

Ms Shanie Ryan,
Rathcannon,
Athlacca,
Kilmallock
Co Limerick
V35TF66

The Secretary,
An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902

Case reference: PAX91.323780

Date: 18th November 2025

Re: 10 year planning permission for Ballinlee Wind Farm consisting of 17 no. wind turbines, a permanent 110kV substation and ancillary development. Located in Ballincurra, Ballingayrou, Ballinlee North & South, Ballinrea, Ballyreesode, Camas North & South, Carrigeen, Knockuregare, Ballybane and other townlands in County Limerick.

To Whom It May Concern,

I, Shanie Ryan am writing in connection with the above listed planning application at Ballincurra, Ballingayrou, Ballinlee North & South, Ballinrea, Ballyreesode, Camas North & South, Carrigeen, Knockuregare, Ballybane and other townlands in County Limerick.

Some of my summarised observations and concerns are as follows:

1. Design Suitability and Cumulative Impact

Firstly, the proposed development is entirely unsuitable due to the growing cluster of windfarm projects in the wider area. The cumulative visual, landscape, and environmental impacts of multiple windfarms—existing, permitted, and proposed—has not been adequately assessed. The scale and industrial nature of the turbines are wholly incompatible with the rural, agricultural, and residential character of our area and will lead to fragmentation. This development would fundamentally alter the landscape, permanently degrading the scenic and tranquil setting that defines our community. Not enough emphasis and value has been given to the Golden Vale landscape in the Limerick County Development plan. This application has been ill conceived in terms of its zoning and the Limerick County Development Plan needs to be urgently revised.

The Limerick Development Plan 2022 emphasises the need to protect towns and villages economic growth and development. It promotes tourism strategies to promote visitor economy, including in rural settings. We are located in close proximity to one of Limerick's most popular tourism sites, Lough Gur. This development jeopardises the continued promotion and enhancement of this place as a scenic and historical place of importance. The viewpoint from the hill, being one of the biggest draws, will be drastically impacted and spoilt by the proposed 17 turbines a number of km away.

Tourism and rural community vitality are priorities of the planning authority, this development is in complete conflict with these proposed strategies.

2. Traffic Impacts During Construction and Operation

The traffic implications of this project are hugely significant. Construction will require the movement of heavy goods vehicles, abnormal loads, concrete trucks, and continuous site traffic over an extended period and at an alarming frequency. Local roads including our own boreen road in Rathcannon, are narrow, lightly engineered, and not designed to accommodate such a volume or scale of vehicles. This will create safety risks, severe disruption to daily life and long-term road deterioration. These impacts continue into the operational period.

Moreover, the application documentation fails to provide sufficient detailed Construction Traffic Management Plan (CTMP) nor a robust cumulative impact assessment. The proposed underground cable installation will require extensive trenching, temporary road closures, movement of heavy goods vehicles (HGVs) delivery of cable reels, machinery transport, and excavation activity over approximately 26 townlands. The consequent disruption to our county and day to day life is staggering.

As outlined, many of the identified roads are narrow rural and in places single carriageway with limited passing capacity. These roads are used daily by agricultural machinery, school transport and local commuter traffic, including myself and my immediate and extended family, neighbours and friends. The proposed cable route is the road I drive on a daily basis to Limerick City for work.

I am particularly concerned about my young family living in the area, my two children are aged 3 years and 17 months old. At present, we enjoy walking and cycling along these narrow rural roads safely without having to consider unnecessary danger and traffic.

This project will directly intersect everybody who goes about their daily lives walking, driving, cycling and school/sports club travel routes. Risks like agricultural machinery sharing restricted roads. No mitigation has been put forward which comprehensively demonstrates safe traffic management sequencing, diversion planning, or use of escort vehicles where required. This renders the application contrary to public safety and contrary to section 2.7 of TII Traffic and Transport Assessment Guidelines (2014).

3. Property Devaluation and Intergenerational Impact

My partner and I recently commenced renovating my family home in Rathcannon. What should be an exciting time has been fraught with uncertainty and worry. I would like to highlight my disappointment in Limerick County Council for not alerting us to the proposed application, when we applied for planning permission to extend our home two years ago. In my opinion, the County Council had a duty of care to

alert us to such a significant industrial scale proposed windfarm, considering turbines up to 17 x 160 meters high, have been proposed approximately 1.8 km away from our home. We paid a contribution to the County Council and in my view they have failed in their duty towards us.

Furthermore, the distress that the presence of these industrial scale turbines being, in such close proximity to our home has induced, has been significant. We are midway through a costly build and are very concerned about whether we have chosen a safe location and home to raise our young family. We had hoped in the future to leave a beautiful, scenic and valuable home to our children. We are already concerned we will be placed in negative equity in the next few years.

This windfarm will significantly devalue our home, and it has been demonstrated time and again that these developments have a negative impact on property value. As Fianna Fail TD Niall Collins said in one of our community meetings “he wouldn’t want to live beside a turbine”. And research shows this sentiment is shared by many others, as windfarms have led to dwindling populations, essentially destroying rural life.

This concern extends to my children who may inherit these homes. The uncertainty and distress associated with potential property devaluation already affects my family’s quality of life.

4. Impact on Health, Wellbeing, Families and Mental Health

The risk of adverse health impacts from noise pollution, low-frequency noise, and shadow flicker is deeply concerning. I am particularly concerned about the compound impact of 17 x 160 meter high turbines, located less than 2km away from my children.

Recent cases have proven quality of life and health impact of windfarms. For example, Ballyduff Windfarm, in Co. Wexford, the High Court held that noise from two turbines amounted to ‘unreasonable interference’ with the enjoyment of properties and made an order for shutdown of turbines. This is relevant and demonstrates the legal liability for nuisance from wind farm operations.

Ireland’s planning system still relies on Wind Energy Development Guidelines (WEDG) 2006, are functionally obsolete and outdated for modern turbine heights, noise impacts, shadow flicker and cumulative development impact. This is unacceptable and is placing myself and my young family at risk of health issues. I and my family are entitled to legal protections under Irish planning law, World Health Organisation and the Aarhus Convention, to residential amenity which includes peace and quiet, enjoyment of our home and protection from noise nuisance and protection of the character of surrounding area.

The worry surrounding the effects on my two young boys’ health has placed an immense emotional strain on our family. Time spent researching and campaigning during valuable evenings and weekends—time that should belong to our children—is taking a real toll on our wellbeing.

I am also aware of the damage that has been done to a number of families, neighbours and friendship groups, in the area. While Greensource do not concern themselves with this fact, it has led to an unfortunate separation amongst a once close-knit community. I am aware of at least two families that have not spoken in months because of this specific proposed development. And the detrimental impact of this relationship breakdown on their children/cousins is completely regrettable and preventable. It

has led to an atmosphere of paranoia and divisiveness in a once very close-knit community. It is not right, that a development company driven by greed, can come into a community and cause untold damage.

5. Loss of Residential Amenity and Rural Tranquility

My partner and I have chosen to live rurally, to enjoy peace, family proximity, and an un-spoilt landscape. The introduction of industrial-scale turbines would drastically alter the setting, erode our enjoyment of our homes, and degrade the tranquility of the area for up to 70 years.

The National Planning Framework 2040 emphasises safeguarding rural tranquility and protecting rural character and avoiding inappropriate industrialization of rural landscapes. The National Landscape Strategy 2015 notes the state must protect and enhance areas.

6. Unsuitable Site and Flood Risk

The proposed location is entirely unsuitable due to its position on and adjacent to a floodplain within the Corcass area of North Camas/ and South Camas. Increased runoff, alteration of natural hydrology, and disturbance of saturated soils present unacceptable environmental and community risks. It defies logic that this is a proposed area and will lead to increased flooding and unnecessary ground disruption. There is a natural drainage system in place which cannot be disturbed. I have included photographs taken by myself in August 2020 and a recently shared photograph from November 2025 displaying regular and extensive flooding.

7. Biodiversity and Wildlife Impacts

The area supports sensitive species including whooper swans and other protected birds. Disturbance, collision risk, and habitat fragmentation have not been adequately assessed or mitigated. Athlaca and Bruff is a beautiful region surrounded by rivers, wetlands, agricultural grasslands, hedgerow and wildlife. This development carries significant ecological risk of harm. The EU Birds Directive and Irish Wildlife Acts and Habitat Directives provides protections for whooper swans and other bird species – to protect them from collision risks which have been proven to be hazardous. Swans are highly sensitive to changes and the proposed site is in the center of their feeding habitat. Please see attached a photograph I took of 3 Mute swans near the proposed site and their nest. This development is unacceptable and breaches the States obligations under EU nature law.

8. Inadequate Public Consultation

The consultation process was wholly inadequate, with poor communication, limited engagement, and insufficient incorporation of community concerns. We were not consulted as part of Greensource's community engagement. We are living within 1.8km of a turbine and deem it be entirely unacceptable

that we were not contacted by Greensource and notified. This contravenes best practice under the Aarhus Convention and national planning participation standards.

Furthermore, there has been a concerted effort in my opinion to prevent transparency and shared information amongst the community. The way in which Greensource has operated under a cloak of secrecy, encouraging landowners to not share information, for their own interests and agenda has been malevolent and dishonest.

I strongly urge that this development be rejected for the reasons outlined above.

I request that for an Oral Hearing in relation to this wind farm application, for the reasons outlined above. In particular, the proximity and impact this will have on Lough Gur, an architectural and archaeological site of international importance, and the impact on our Golden Vale's High Value Landscape. Furthermore, the scale of the project and the pattern of population distribution which will have widespread impact on our local community.

Kind Regards,

Name: Shanie Ryan