

Name: Sheila and Denis Broderick

Address: Camass North, Bruff, Co limerick

Case reference: PAX91.323780

Date: 10 November 2025

Re: 10 year planning permission for Ballinlee Wind Farm consisting of 17 no. wind turbines, a permanent 110kV substation, underground electric cabling system between the wind farm site and connecting point at existing Killonan 220/110kV substation and ancillary development. Located in Ballincurra, Ballingayrour, Ballinlee North and South, Ballinrea, Ballyreesode, Camass North and South, Carrigeen, Knockuregare, Ballybane and other townlands in County Limerick.

To whom it may concern,

We write in connection with the above listed planning application. This industry type large scale development is unsuitable for this residential area and fails to take the following into account.

Considerations:

Objection to Proposed Site Entrance on R516

I wish to formally object to the proposed site entrance on the R516, citing serious concerns regarding road safety, prolonged disruption, and the erosion of residential amenity in what is currently a peaceful and well-established rural setting.

As a resident living in close proximity to the proposed entrance, I am deeply concerned that the impact on neighbouring households has not been adequately considered. The entrance is positioned directly between two clusters of family homes—approximately ten in total—whose residents will be exposed to years of construction-related traffic, noise, and safety hazards. This is not a short-term inconvenience but a long-term disruption to daily life.

A more suitable alternative exists just a few hundred metres away on the Croom side on the R516, where a straight stretch of road with no residential properties on either side could accommodate the entrance with far less impact. This option would significantly reduce the intrusion on local families and should be thoroughly investigated. This way residents could access the local road L8012 to avoid the disruption on the R516 to Croom. The proposed entrance raises additional concerns:

- **Proximity to Homes:** The location is alarmingly close to residential properties, placing families directly in the path of heavy construction traffic and machinery.
- **Safety Risks:** Increased traffic poses a serious danger to pedestrians, cyclists, and children—particularly those accessing school transport. How safe will it be for children standing on the side of the road getting on and off school buses.
- **Extended Working Hours:** The developer has not ruled out late working hours, weekends, or bank holidays. This lack of clarity is unacceptable given the estimated 18-month construction period.
- **Noise and Pollution:** Residents will face sustained exposure to noise, dust, and congestion, with no documented mitigation measures or guidelines for limiting out-of-hours work.
- **Planning Oversight:** The absence of enforceable restrictions on working hours is deeply concerning. Given the developer's experience with similar projects, adequate contingencies should be in place to avoid the need for extended or unsociable working hours.

I respectfully urge the planning authority to reconsider the proposed entrance location and enforce strict conditions around construction scheduling. The wellbeing, safety, and quality of life of local residents must be prioritised throughout the planning and execution of this development

Impact on Rural Character and Daily Life

The R516 is a tranquil country road that serves as a vital route for local commuters, school children, walkers, runners, and cyclists. It is deeply embedded in the daily rhythms of the community and contributes to the peaceful rural character of the area.

The proposed development poses a significant threat to this environment, potentially transforming the R516 into a prolonged construction zone. This disruption risks making everyday life intolerable for residents, with no clear provisions in the current plans to safeguard their ability to travel, work, or rest without undue interference.

Many residents rely on this route to reach work and school punctually. Others work from home or follow shift patterns that require daytime rest. The anticipated noise and disruption from construction activities will severely impact their wellbeing, productivity, and income. In our household alone, family members work across various schedules—some remotely, some in offices, and others on shifts. The uncertainty and stress of navigating daily routines amid construction chaos will be constant and deeply distressing.

Without concrete mitigation measures, such as traffic management, noise control, and guaranteed access, the development risks undermining the very fabric of local life. We urge planners to reconsider the scope and execution of this project to ensure residents can maintain their routines safely, reliably, and with dignity.

Disruption to Community Well-being

This development will severely affect:

- Families with school-going children
- Individuals commuting to work
- Residents working from home
- Elderly and vulnerable members of the community may feel trapped in their homes
- Shift workers and those working from home whose sleep and productivity will be compromised

I wish to raise a formal objection regarding the proposed delivery and installation of 17 turbines, which involves the movement of approximately 170 delivery vehicles over a period of at least 17 days and nights. This level of activity presents a serious risk of road blockages that could effectively confine residents to their homes and severely disrupt daily life.

There is currently no clear or publicly available plan outlining road closures, diversions, or traffic management strategies to mitigate these impacts. The absence of such documentation is deeply concerning, particularly given the scale and duration of the project, which will affect the area for years—not merely a few weeks.

To date, the developer has not provided a traffic impact assessment or any evidence of how commuter routes will be affected. There is no indication of alternative routes for those who may wish to avoid the area during peak construction periods. This lack of transparency undermines public confidence and leaves residents without the information needed to plan their routines safely and effectively.

I strongly urge the planning authority to require the developer to:

- Conduct and publish a comprehensive traffic impact report.
- Install traffic counters to collect data during peak commuting hours (6:30–9:30 AM and 3:00–6:30 PM).
- Provide detailed plans for road closures, diversions, and emergency access.
- Offer clear communication to residents about expected disruptions and alternative travel options.

Unacceptable Working Hours and Lack of Enforcement Detail

The proposed working hours—7am to 7pm, Monday to Saturday—with no exclusion of Sundays or Bank Holidays, are wholly inappropriate for a residential rural area. While the contractor claims safety and cleanliness will be maintained, the plans fail to specify what measures will be implemented or how they will be enforced.

Inadequate Communication and Resident Access

The traffic management plan indicates that residents will be informed via flyers, yet there is no mention of how their access needs will be accommodated. This lack of meaningful engagement and facilitation risks isolating residents and restricting their freedom of movement.

Loss of Amenity and Property Value

The development would seriously injure the amenity of nearby residential properties due to excessive noise and disturbance. Additionally, the visual dominance of the turbines will negatively impact the landscape and likely lead to depreciation in property values.

Loss of Amenity – Broadband and mobile Services

The potential impact on broadband and mobile services has not been addressed in Ballinlee submission, which is a significant concern given that several family members rely on these services to work from home. It is essential that connectivity remains unaffected. Studies have indicated that wind turbines and their rotating blades can interfere with signal transmission, potentially degrading service quality. This issue must be thoroughly evaluated to ensure uninterrupted access to reliable communication infrastructure.

Objection to Wind Turbines in Carrigan on R516: Floodplain Risk

I strongly object to the proposed wind turbine development in Carrigan due to the significant floodplain risk associated with the site. According to floodplains.ie, this area is identified as having a high risk of flooding. The introduction of large-scale infrastructure such as wind turbines could exacerbate this risk, potentially leading to flooding in areas and homes that have never previously experienced such events.

The project team has failed to provide any meaningful assessment or mitigation strategy to address this concern. Their assertion that the development will not increase flood risk—without offering supporting data or analysis—is insufficient and dismissive. The planning report states that flood risk is not discussed further, which is unacceptable given the site's designation as a high-risk floodplain.

It is worth noting that planning permission would not be granted for residential housing on this site due to flood concerns and it is difficult to get house insurance as a result of the floodmaps. It is therefore inconsistent and unjustifiable to permit the construction of industrial-scale turbines, which may have an even greater impact on the local hydrology. This issue must be thoroughly addressed to ensure the safety and protection of existing homes and residents.

The document submitted with planning, outlines that stage 3 is not required for 3 of the flood sources. I urge that stage 3 is required, surface flooding along this road in camass north is a problem when heavy rain. There are no adequate water drainage systems in place. The site being inland does not elevate it from flooding over the years.

Please critique all statistical data provided on the documents as by their very nature they can show a picture to suit the story being told. The average rainfall from 1991 to 2020 diagram doesn't explain why that 30 year period was picked, surely the avg rainfall in the last 2, 5 and 7 years would tell a more accurate picture. See Appendix 2 below for recent photos on flooding in the area close to the proposed main site entrance.

Flooding Source	Stage 3 Requirement	Comment
Fluvial	Required	NIFM indicates that there is a risk of fluvial flooding within the site for the present day 1% AEP event and above.
Pluvial/Overland Flow	Not Required	Pluvial flooding exists in all areas. Adequate storm water drainage systems will minimise pluvial flood risk.
Estuarial/Coastal	Not Required	The site is located inland and at an elevation of 50mOD. Therefore, this flood risk is not relevant to this site.
Groundwater	Not Required	There is no known history of such an occurrence in the vicinity and no features associated with groundwater flooding were identified within or in close proximity of the site.

Objection to Wind Turbines in Carrigan on R516: Wildlife Impact

I also object to the proposed development on the grounds of its impact on local wildlife. The plans include tree felling, yet there is no indication of how many trees or hedgerows will be removed. These natural features are vital habitats for a wide range of birds and wildlife species.

The absence of a detailed ecological assessment or mitigation plan raises serious concerns about biodiversity loss and habitat destruction. Hedgerows and mature trees

are essential corridors for wildlife movement and nesting, and their removal could have long-term consequences for local ecosystems.

The planning authority must require a comprehensive environmental impact study and clear commitments to protect and preserve wildlife habitats before considering approval of this development.

Objection to Wind Turbines in Carrigan on R516: cable laying

I do not consent to cable laying in front of my house, it will again be severely disruptive with work going on either side of my house.

The Company Ballinlee

The company refused to meet with the community as a whole choosing 1:1 clinics instead. I have engaged with them but they have failed to provide answers to any questions I put to them, information regarding the planning arrived after the information was shared on national newspapers. The FAQs are very generic and could come from any site, I asked that they include all queries they received so that as a community we can all learn from each other. The maps they provided on their sites for the clinics were tiny maps, doing a disservice to us as a community. I see they have provided this information on the planning documents but I should have seen this before it went to planning.

I was never offered a feedback form or tour of an existing wind turbine farm to see for myself, I did request they provide information of where I go visit and see for myself but never got a reply to this.

These projects by Green Source as almost a carbon copy of each other.

<https://ballinleegreenenergy.ie/>

<https://cloonkettgreenenergy.ie/>

<https://tullacondragreenenergy.ie/>

<https://ballinleegreenenergy.ie/>

<https://ballycargreenenergyplanning.ie/>

Appendix 1

Correspondence with Ballinlee

Hi Nadine, thank you and your colleagues for your time yesterday

Here are the questions I posed and would appreciate if the answers to these could be published on your information site

1. Please provide details and include on the map where the main site entrance will be along with any road infrastructure that needs to change. (bypassing a bridge near Croon was mentioned) why this site entrance was chosen when there are many residential houses in close proximity to the entrance
2. Please provide a better map and some form of mapping of development. The map provided to date a menuseule and houses are tiny dots
3. Provide details on the day time work hours and period that the development will take on site. 18 months mentioned. Also details the period for getting the huge turbines to site. 17 days mentioned. please give more granular data on proposal that's planned and impact to residents
3. Any effect to broadband and mobile services anyone living within the 1 km
4. Provide details of similar turbines that you recommend we not to see for ourselves that noise and shadow flicker won't be an issue

Regards

Shelbo

RE

Info BallinleeGreenEnergy info@ballinleegreenenergy.ie

14 Aug 2017 12:11 PM ☆ ☺ ↶ ⋮

Hi Shelbo

Thank you for your email and meeting with the team this week

I appreciate you sharing your questions and for your suggestion to share these on the project website. Once the next round of community clinics are complete we will compile all the questions asked by the community and share them on the project website

Your input is much appreciated

Appendix 2

Photos taken 11/11/2025 – normal rainfall, no rain warning. In a few days swans can often be seen here. This is regularly flooded













