

**Thomas & Catherine Fuller**  
**Camas House, Camas, Bruff, Co Limerick V35 XK81**

The Secretary  
An Coimisiun Pleanala  
64 Marlborough Street  
Dublin 1  
DO1 V902

**Case Reference PAX91.323780**

**Date:** 17 November 2025

**Re: 10-year planning permission for Ballinlee Wind Farm consisting of 17 no. wind turbines, a permanent 110kV substation, underground electric cabling systems between the wind farm site and connection point at existing Killonan 220/110kV 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,

We, Thomas and Catherine Fuller write 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.

We recognise the importance of wind energy in meeting Ireland's National renewable energy targets and addressing climate change. However, this development is unsuitable for this location and fails to take proper account of the environmental, social, and cultural impacts on the local area. There are alternatives, Ireland has approximately 16% of the EU's coastline and the availability of offshore is approximately seven times greater than onshore. Wind turbines are already moving towards being obsolete. Norway is now investing in kite technology that is producing significantly higher rates of generation. If it is truly about the generation of clean energy, it cannot be about the most convenient solution today, at the expense of our most valuable resources, the people and the land on which we live.

**Context**

In 2008, while looking for a property to purchase, we drove through the gates and over the bridge spanning the Morning Star. The bridge has dating stones one of 1838, the other appears to be 1742. My wife turned to me and said, "I don't care what the house is like, I want to live here." We bought Camas House and the land that surrounds it, a house that needed plenty of work, time and investment. We survived the crash – just – we survived Covid-19, and built a home for our dogs,

horses and rescue animals. This is a home with clear views to the Galtee Mountains and the Ballyhouras, and with an abundance of wildlife.

The house (V35 XK81) appears to be approximately 650m from the location of Turbine 5 (T5) on the planning submission. However, the curtilage of the property, at the closest point to T5, is within the guidelines for setback.

Camas House is a registered equine premises M1442317.

### Equine

We keep and breed horses, as well as rescue horses from Limerick Animal Welfare. The unknown reaction of our horses to the noise, shadow flicker and other physical phenomenon concerns us greatly. There is a wealth of published information such as [TB bodies unite over windfarm plans - Premium](#) from the Farmers Journal.



The construction and delivery route (R516) is used by equine owners for crossing and roadwork. There are four signs along the route between Croom and Bruff that warn drivers of equines on the road. The increase in traffic and the significant size of these vehicles represent a much-increased danger and risk to users - be they horse riders, walkers, runners or cyclists, or in fact any driver.



### **Biodiversity**

We have been so lucky to live where we do. The Golden Vale is rich in native fauna and flora, and the Morning Star provides a riparian habitat. The river provides ideal conditions for brown trout for fly fishing and the tributaries toward Garryspillane are back to spawning of salmon (Inland Fisheries Ireland).

All of these protected bird species are regularly seen close to the construction site. All are in danger of loss of habitat during the construction phase and/or fatality by blade strike during operation.

Hen Harrier – we have sighted on numerous occasions in and around our woodland and nearby young conifer plantations. There are recorded breeding pairs in the Ballyhouras, within hunting range, and the counties of Limerick, Cork, Clare and Kerry would be noted for their presence.

Protected under the Wildlife Act 1976 and Amendment Act 2000, EU Birds Directive Annex I, Bern Convention under Annex III.

Common Buzzard – can be regularly seen and heard. They use thermals for flight and glide and would be in danger of blade strikes. Protected under the Wildlife Act 1976, EU Birds Directive, Bern Convention under Annex II.

Barn Owl – protected under the Wildlife (Amendment) Act 2000 and red-listed indicating they are of the highest conservation concern. The Barn Owl is regularly seen in the area of Bruff and the area that is earmarked for the industrial-scale development of the windfarm. There is a recently taken picture of 3 Barn Owls on the wall of a property in the locale.

Short-Eared Owl – especially in winter and in the daytime and can be seen in the construction area, which is open countryside, hunting in the grasslands. EU Directive Annex I and Wildlife Acts 1976 & 2000

Grey Heron – is common to the area due to the wetlands, river and the pond we have to the front of our house. Although common it is protected in Ireland under the Wildlife Acts of 1976 and 2000 and by EU law.

Gulls – such as the herring and black headed would regularly be seen, as the land in question is often in flood – numerous times during any year. These gulls are protected under the Wildlife Acts and EU legislation.

The following protected mammals would also be regularly seen and present in and around the construction area.

Irish Brown Hare – regularly seen in the fields and close to the house, especially in spring. The hare is protected under the Wildlife Act (1976) and Wildlife (Amendment) Act (2000). As it is a “quarry species” it allows for hunting and coursing during 12<sup>th</sup> August to 31<sup>st</sup> January. Though we would not expect a turbine to be actively hunting, rather disturbing the hare’s environment.

Otter – a well-known sight along the Morning Star at Camas House, as there is a resting place near the bridge. The otter is protected by the Wildlife Act 1976, EU Law. The Limerick Development Plan is designed to protect and conserve the natural heritage, which includes the otter and other protected species. This is very much at odds with the proposed development of an industrial scale windfarm.

Badger – we have a badger sett and regularly see them on or around our drive at night. The badger is protected in Ireland under the Wildlife Act 1976 and the Amendment 2000, and it is illegal to injure them or interfere with their setts

Red Squirrel – a regular visitor to our garden and paddocks with plenty of cover available for them. They are protected under the Wildlife Acts (1976, 2000 and 2010).

Pine Marten – has become more prevalent in the local area and is protected by the Wildlife Acts in Ireland which make it illegal to destroy or disturb its breeding or resting places.

#### **Fire and Contamination**

The risk of fire to turbines and sub-station. There appears to be no action plan in place for the potential of fire. It appears that there has been no interaction with local fire services. Fire mitigation in the application appears to be vague, if even documented, to say the least.

The risk of contamination from escape of lubricants during operation appears not to have been assessed and with no plans for mitigation. The application only appears to cover the delivery of lubricants during maintenance. Turbines of this size can hold up to 1,500 litres of lubricants that pose a threat to the environment should they leak. There appears to be no mitigation measures in place for such an incident.

## **Health**

The industrial scale of this windfarm, as proposed, is unsuitable and far from compatible with a quiet rural community, with several hundred people living within 1km. The community expectation of a right to a healthy environment is being undermined by this proposed development. There appears to be no recognition of the impacts, such as Covid-19, that risk to health can have on communities.

There is no commitment to shadow flicker curtailment. Again, the developer shows its disregard of the community with a vague commitment to compliance, using outdated 2006 guidelines.

There will be a significant increase in ambient noise. The EPA in 2022 has described such dramatic changes in the soundscape as 'very substantial' and 'profound'. The construction disturbance, operational noise, shadow flicker and the permanent change to our environment will have a huge negative impact on the home we chose in 2008.

We chose our home precisely because it is in a peaceful location with a natural soundscape. The developer is proposing to add permanent noise, that has the potential to create significant health implications. Please note that Catherine Fuller is an experienced, senior health professional, who is all too aware of the potential negative health implications. The developer has decided to avoid addressing them in their submission.

This application does not support the 'Principal of Just Transition – Cap 2024'. That is, "to ensure that Ireland achieves its climate objectives in a way that is fair and equitable and protects vulnerable people and communities".

We would suggest that this application infringes on Articles 7 & 37 of the EU Charter of Fundamental Rights. The WHO is barely mentioned, and the developer makes no commitment to comply with WHO 2018 Noise Guidelines. The developer is relying on outdated 2006 guidelines and by not using accepted modern guideline, the developer's EIA fails to deliver. There is no evidence provided in the EIA as to the noise impact of an array of wind turbines. The measurements used in the EIA are vague and not scientifically secure. The developer provides no assessment of low-frequency and infrasound impact, especially as it relates to our home. This is, despite, well established evidence that homes near windfarms, especially in a rural location, experience low frequency noise (LFN) exceedances and perceptible infrasound.

## **Visual**

The area chosen by the applicant is low lying and with a significant rural population, there is no possibility of the array of wind turbines 'blending' in. It is a wholly inappropriate location for such an industrial development.



This is the view from the R516 at the Water Tower, Bruff toward Rathcannon Castle. It clearly demonstrates that 160m turbines will NOT blend into the landscape.

I refer to the developer's own website as it refers to development in areas of low population density. The area in question is clearly NOT an area of low population density.

<https://greensource.ie/wind-energy/>

*Onshore wind energy is the power that's generated by wind turbines located on land driven by the natural movement of the air.*

*Wind farms are usually constructed in areas with **low population density** and where air flow is not interrupted by buildings or other obstacles.*

The area of construction lies in the Golden Vale and the L1414 is a designated brown signed route indicating its tourist value. The Golden Vale Drive is listed at <https://visitballyhoura.com> and <https://limerick.ie> described as 'the sweeping drive will introduce you to the natural features that gave Golden Vale its evocative name.'



### **Disruption (Construction Route, Build)**

The planning application is disingenuous to say the least, especially when referring to reports of flood in the construction area of T1 to T5. This is an annual occurrence, taken 12<sup>th</sup> November 2025 and it is still raining.



### **Engagement**

The clandestine nature of the developer and lack of community engagement, frankly, appals us. We have a background in development: Informal and formal engagement with the local community would be second nature. However, it appears that Greensource has used every tactic at its disposal to avoid proper community engagement, especially in a group setting.

[Community Engagement and Stakeholder Consultation — Planning Permission Ireland](#)

The link refers to the following

*Community engagement refers to the process of involving local communities in the decision-making processes that affect them. This can include a range of activities from informing the community about proposed developments to involving them in planning and decision-making processes.*

Stakeholder consultation, on the other hand, involves engaging with a broader group of individuals or organizations that have an interest in or could be affected by the proposed development. This includes local residents, business owners, environmental groups, local authorities, and potentially affected service providers.

This has not happened!

The applicant refers to threats etc as an excuse not to engage with the community in an appropriate forum, and yet on requesting detail of reported incidents of threats made to the Gardai, information has not been forthcoming. Our understanding is that the applicant has reported no such incidents to the Gardai in relation to this application.

Sample emails

13<sup>th</sup> October 2025 at 11.42am

Dear Mr. & Ms Fuller,

I hope you are both well. Thank you for your email. Unfortunately, we were unable to make arrangements for a call last week as I was on annual leave and resources were constrained due to the recent submission.

Could you please advise on your availability for a video or phone call this week so we can schedule a suitable time?

Kind Regards,  
Nadine

**The Community Team at Ballinlee Green Energy**

T: +353 (0)61 975 200

A: Station Road, Adare, Co. Limerick

E: [info@ballinleegreenenergy.ie](mailto:info@ballinleegreenenergy.ie) | W: [www.ballinleegreenenergy.ie](http://www.ballinleegreenenergy.ie)

2<sup>nd</sup> October 2025 at 12.13pm

Dear Nadine,

With greatest respect there must be more than one person available to meet with my wife and I?

Regards

Tom & Cathy Fuller

Sent from [Outlook for iOS](#)

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**From:** InfoBallinleegreenenergy<[info@ballinleegreenenergy.ie](mailto:info@ballinleegreenenergy.ie)>

**Sent:** Thursday, October 2, 2025 12:09:19PM

**To:** TomFuller<[tfullerb2b@outlook.com](mailto:tfullerb2b@outlook.com)>

**Subject:** Re: Ballinlee Community Clinics - Session 2

Dear Mr & Ms. Fuller,

Thank you for your email.

Unfortunately, I will be on annual leave myself next week and will not be available to meet in person. We are happy to arrange a phone or video consultation for the following week at a time that suits you both.

Please note also, the planning application for the proposed project is now available for review on: [www.ballinleegreenenergyplanning.ie](http://www.ballinleegreenenergyplanning.ie)

Kind Regards,

Nadine

**The Community Team at Ballinlee Green Energy**

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### **The Economics**

The community fund appears to be nothing more than an elaborate 'bribe' that is out of sync with the profits expected by the developer. Developers and funders of onshore windfarms plan a 'break even' on construction and finance costs etc at year 6 to 7. If the developer truly believes there is no impact of property values, especially to those properties within 1km, the developer should be able to underwrite any loss that may be suffered by the owner of a property within 1km. See link that indicates an initial 14.7% loss.

<https://www.universityofgalway.ie/media/researchsites/ceris/files/WP-2023-01.pdf>

It should be noted that the payback period for break even for offshore windfarms is similar due to the greater efficiency of producing energy, due to more consistent wind conditions. This suggests ease of profit is more of a motivation for constructing windfarms onshore rather than offshore.

Wind speeds are generally higher and more frequent and constant offshore, which means the turbines can generate more electricity. The turbines used are often larger than their onshore counterparts, enabling greater economies of scale and provision of more efficient energy generation.

Whereas the location of onshore wind turbines must be very carefully chosen to fit in with local communities and ecology, offshore wind turbines are generally located far from residential areas so they are largely unaffected by these elements. Still development of offshore wind farms need to be done in harmony with fisheries and other users of the sea ecosystem

Finally, offshore wind power is often a more reliable source of energy as these turbines are integrally designed to withstand extreme weather conditions. (Hitachi Energy 2/5/2023 – Alfredo Parres)

## **Summary**

For the reasons highlighted in this submission that would directly affect our way of living.

We reiterate the following: This application does not support the 'Principal of Just Transition – Cap 2024'. That is, "to ensure that Ireland achieves its climate objectives in a way that is fair and equitable and protects vulnerable people and communities".

This wind farm would permanently alter the rural character of the area. It will expose nearby residents to health and amenity risks, devalue local properties, and threaten the long-term sustainability of our community. This is the wrong location for an industrial scale development of this nature.

For these reasons, we ask that the Board refuse planning permission.

Regards

Thomas & Catherine Fuller

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