

An Coimisiun Pleanála,
64, Marlborough St.,
Dublin 1.

Dated: 03.02.2026

Name: Alice Keogh

Address: Kilbride, Glenmore, Co. Kilkenny.

Dear Sir/Madam,

Please find enclosed my Observation on the proposed **Ballyfasy Wind Farm/Case Reference number – PAX10.323957.**

Also included are the observations of the following people listed below:

1. Anna Keogh, Kilbride, Glenmore, Co. Kilkenny.
2. Mary O'Doherty Jnr, 8 Elgon Walk, Ardkeen Village, Waterford.
3. Enda Keogh, Kilbride, Glenmore, Co. Kilkenny.
4. Michela Keogh, Kilbride, Glenmore, Co. Kilkenny.
5. Siobhan Ryan, 8 Elgon Walk, Ardkeen Village, Waterford.

We would appreciate your consideration on this matter which will hugely impact the lives and health of the community within this area.

Yours Sincerely,
Alice Keogh

AN COIMISIÚN PLEANÁLA	
LDG-	086426-26
ACP-	
05 FEB 2026	
Fee: €	50 type: Cash
Time: 10:15	By: hand

Name: Alice Keogh

Address: Kibride, Glenmore, Co. Wick.

Application Name: Ballyfasy Wind Farm

Case Reference: PAX10.323957

FORMAL OBJECTION TO PROPOSED BALLYFASY WINDFARM

Dear Secretary,

I am writing as a resident of Kibride to formally object to the proposed Ballyfasy Wind Farm. Our home is located less than 2km from the nearest turbine and is the centre of our family life and our children's upbringing. The scale of this industrial project, featuring 10 turbines up to 180m in height, is entirely incompatible with our settled rural environment.

My objection is based on the following fundamental grounds:

1. Dismissive Approach to Noise and Health (AM and LF Noise)

In their submission, the developers significantly downplay the impacts of Low-Frequency Noise (LFN) and Amplitude Modulation (AM), treating these rhythmic "thumping" or "beating" sounds as imperceptible. This dismissive stance is deeply concerning to our household. Planning permission is not a defence against private nuisance, as established in the landmark High Court decision *Webster v Meenacloghspar*.

Recent rulings like *Byrne & Moorhead v. ABO Energy* have acknowledged that wind turbine noise can cause profound sleep disturbance, anxiety, and heart palpitations and this is a genuine concern for our household.

2. Failure of Meaningful Community Engagement

There are 168 identified as being within 2km of the proposed windfarm, of which our house is one. The developer's engagement strategy has been "structurally and operationally resistant to inclusive practices". Rather than fostering a "social licence to operate" through genuine dialogue, the developer has treated engagement as a superficial, "box-ticking" exercise.

By replacing traditional "town hall" meetings with one-on-one "clinics," the developer prevented our community from collectively hearing the same message and prevented us from harnessing our local expertise to challenge the proposal. The clinic was held 13km from the proposed site leaving many people unable to attend. A fundamental principle of the Aarhus Convention is the right to public participation at an early stage, yet critical information—such as specific site entrances and turbine specifications—was withheld until after the planning application was submitted, making it too late for us to "shape and refine" the project.

3. Road Safety and School Traffic Hazards

The construction period (18–24 months) will introduce intense HGV traffic to narrow "L" roads used daily by school buses (servicing St Beacons NS and Ballyfasy NS) and families. The developer estimates 200,000 additional trips, not including the foundation pours and delivery of the turbines, which we feel poses an unacceptable safety hazard for our children and community. Our local roads lack the foundations for these industrial loads, and the developer's traffic plan fails to account for the safety of pedestrians and cyclists on these narrow routes.

4. Unacceptable Proximity to the Local National School

The concentration of industrial turbines around our local school is a direct threat to the welfare of our children. Four industrial-scale turbines are proposed within 2km of the school, and all ten turbines are within a 3km radius. This creates an intensive industrial environment for our children's primary place of education.

We are gravely concerned about the shadow flicker and distracting noise that will enter classrooms (both during construction and operational phases), potentially disrupting concentration and the daily learning environment, especially for kids that have additional learning needs. The developer has failed to provide a specific assessment of how this concentration of large-scale machinery will impact the long-term well-being and safety of the youngest members of our community.

5. Visual Domination and Inadequate Setbacks

At a tip height of 180m, these turbines will exert a total spatial dominance over our landscape. Even following the 2019 Draft Guideline of four times the tip height, these turbines will be as close as 720m to many homes. Turbines placed this close represent an overbearing intrusion into our private living space. Furthermore, we demand "zero shadow flicker" at our home and school, as recommended in the 2019 Draft Guidelines. Relying on unverified automated software to stop a massive blade is not a sufficient guarantee for our family's health.

6. Abuse of "Design Flexibility" (Section 37CC)

The developer is seeking "Design Flexibility" under Section 37CC to decide on the final turbine specifications *after* permission is granted. This means we are being asked to accept a development where the exact rotor diameter, tip height, and sound power levels remain unconfirmed. We contend that it is impossible for the Commission to carry out a robust Environmental Impact Assessment (EIA) when the "worst-case scenario" remains a moving target, leaving residents in the dark about the true impact on their properties.

7. Devaluation and Community Sustainability

This development puts our family's single largest asset—our home—at financial risk. Local evidence suggests such developments can lead to property devaluations of 15% to 40%. This project effectively "sterilises" the land for future generations, making it nearly impossible for our children to build homes here. We fear this will lead to a decline in school enrolments, local GAA clubs and the eventual "slow death" of our local community life.

Conclusion While we recognise national climate goals under Section 15(1) of the Climate Action Act, we implore that the potential for permanent injury to our residential amenity and child welfare is not outweighed by this project's contribution to energy targets. I respectfully request that An Coimisiún Pleanála refuse permission for the Ballyfasy Wind Farm.

Kind Regards

Abbe Keogh.

Name: Anna Keogh

Address: Kilbride Adanmore Co. Kilkenny

Application Name: Ballyfasy Wind Farm

Case Reference: PAX10.323957

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• I am worried about our pet cats who get scared very easily and are outside a lot

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Kind Regards


Dara Keogh Alice Keogh

Ballyfasy Windfarm Objection

Name: *Mary O Doherty Junior*
Address: *8, Elger Walk, Ardkeen Village, Waterford.*
Application Name: Ballyfasy Wind Farm
Case Reference: PAX10.323957

Date: *31-1-26*

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Dear Sir/Madam

I wish to formally submit my objection to Ballyfasy windfarm, a project consisting of ten 180m tall wind turbines.

I would first like to note that this area of Ballyfasy already has 2 wind farms in place, Ballymartin and Ballylog. These wind farms contain multiple turbines of 120m in height and are placed in areas quite suitable for their placement, being set in locations not intrusive or obstructive and of a more suitable height. Ballyfasy wind farm, however, is on a much larger scale and in and is completely inappropriate given the size, community location and close proximity to local residents with a proposed turbine height of 180 metres.

The townland of Ballyfasy is flanked in all directions by windfarms such as BallyMartin, Rahora, Smithstown and the proposed CastleBanny. I am, rightfully, concerned with the concentration of such a large amount of turbines and the cumulative effect these have on local wildlife. The natura and biodiversity report all show the varied and diverse range of wildlife in the area, both protected species and other including Curlew, pinemartens, salmon, otter holts, badger, deer, common frog, newt and a large bat population (52,000 flights recorded in the biodiversity report and 7 species of bat identified). The bat survey in particular raised the issue of too many wind farms in the area being a significant and negative effect on conservation efforts with high potential for maternity roosts on site.

The project is vastly unpopular with the local community as can be seen from the large demonstrations and talks at the local community centres that have had massive attendance from the parish. I have also seen the various newspaper articles about the project and radio segments from local stations such as KCLR and WLR as well as it being highlighted by a number of councillors and TDs in the area.

The opposition to the plan has also been highlighted across various media platforms stating residents, councillors and TD's disapproval of this project with the negative aspects of Ballyfasy windfarm noted such as noise, environmental destruction, light flicker, size, infrasound, negative impact on property values, Aarhus convention breaches, residential unsuitability, visual impact, road unsuitability, likely pollution of waters to homes due to high radon in area and possible chemical contamination and special areas of conservation downstream from the site. I personally agree with every point listed above and would label the development as preposterous in both nature and conception.

Water quality is a concern as the site is at a high elevation and feeds downstream to a vast array of water tables including Special Areas of Conservation such as the Lower river Suir, Barrow and Nore. Planning documentation stipulates a very real and significant risk to wildlife and vegetation in these waterways through semisolid release, chemical contamination, accidental release of silt and sediment. Ballyfasy, being a rural area, has very little infrastructure in the area for residents such as water treatment and distribution for residents.

Radon release is not mentioned though, Ballyfasy is a high radon area. Construction releases this toxic, cancer causing chemical into the air and it settles into groundwater. This water is then fed through waterways into family homes and reports make no mention of mitigation or management. It is worth noting that radon is the second highest cause of lung cancer after smoking in Ireland.

The local road networks are also completely unsuitable for a project such as this, many roads in the area are single lane traffic only and are in a poor condition. The amount of heavy machinery, HGV, LGV and general vehicles that will be visiting the site during the construction phase is more than the locality can handle. A nearby bridge recently collapsed in the area (3 Friars) and Ballynoony to Ballymartin is a particularly treacherous stretch of road with many accidents with traffic levels at their current level. The roads will be in a treacherous state with the amount of traffic proposed (over 200,000 vehicles over two years) and absolutely unsuitable for current infrastructure.

The issue which I feel has the most impact though is the visual impact this project will have. Ten 180m tall structures will be visible for miles in every direction, these turbines are double the size of the Statue of Liberty. Ballyfasy and surrounding areas is not only rural, agricultural land, Ballyfasy is an area with many family homes, there are over 150 residential properties within a 2km radius of the proposed wind farm. To live within a structure of this size would encroach upon these families and compromise the residential amenity of their homes.

The overall visual impact on a wider scale is concerning as idyllic rural landscapes, a symbol of national identity and heritage, succumb to a dystopian field of towering machinery. Ireland has always been a draw for international visitors for the lush, green landscapes, approving 180m tall turbines in the midst of this greenery would be jarring to say the least.

The push for renewables is an important one but we should do so with community involvement and in such a way that respects the area in which it is proposed. Ballymartin and Rahora are prime examples of wind farms done correctly as their size and location are more in keeping with the area in which they inhabit. Ballyfasy wind farm on the other hand in neither of these things, it is imposing and towers over the community and the environmental cost is more than we should be willing to pay.

Name: Enda KEOGH

Address: KILBRIDE, GLENMORE, CO. KILKENNY

Application Name: Ballyfasy Wind Farm

Case Reference: PAX10.323957

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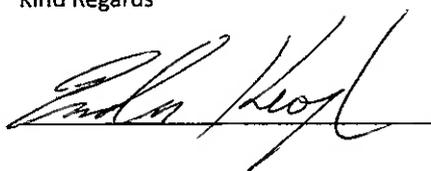
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Kind Regards



Name: Michaela Keogh
Address: Hilbride, Glenmore, Co. Wick
Application Name: Ballyfasy Wind Farm
Case Reference: PAX10.323957

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① I'm worried about health affects.

② I'm worried about how it'll affect livestock.

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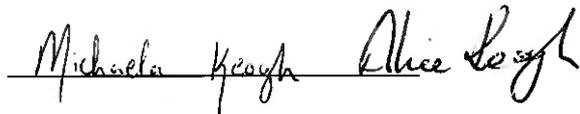
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Ballyfasy Windfarm Objection

Name: *John Ryan*
Address: *8 Elson Walk, Ardkeen Village, Waterford City*
Application Name: Ballyfasy Wind Farm
Case Reference: PAX10.323957

Date: *3/1/26*

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