



**Ballyfasy**  
Wind Farm

## Community Engagement Report

A FuturEnergy Ireland and ART Generation Joint Venture



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# Introduction

Manogate Ltd (the Developer), a joint venture between ART Generation and FuturEnergy Ireland, is seeking planning permission from An Coimisiún Pleanála to construct a 10-turbine wind farm project on lands at Ballyfasy south Co. Kilkenny.

Two options are being considered for the grid connection which will be submitted in a separate application to the wind farm. These have both been shared with the public during the community engagement programme.

The Developer's active engagement with the local community began in December 2024 during the project design phase. The objective was to ensure that the views and concerns of all members of the local community were considered to the extent possible as part of the project design and the Environmental Impact Assessment process.

In the realm of renewable energy wind farms stand as iconic symbols of sustainable progress, harnessing the power of nature to generate clean electricity. However, the journey from conception to operation of a wind farm is far from straightforward. One crucial aspect that significantly influences its evolution is stakeholder engagement. The Ballyfasy Wind Farm project team believe in involving local communities early in the design process with a view to creating more inclusive environmentally friendly and locally accepted wind farms.

While it is not mandatory in Ireland to actively engage with communities prior to submitting a wind farm planning application, it is highly recommended under the Wind Energy Development Guidelines (Department of Environment, Heritage, and Local Government, 2006 and 2016). The Draft Revised Wind Energy Guidelines (Department of Housing, Planning and Local Government, 2019) have retained this position.

At Manogate Ltd we work hard to be good, long-standing neighbours and develop wind farm projects in a responsible and respectful manner so that local communities, as well as Ireland as a whole, can benefit. As a team, we value and respect honest straightforward engagements.

This report shows how we have upheld our commitments by outlining the community engagement programme undertaken by the Ballyfasy Wind Farm project team prior to submitting this planning application. It also highlights the main issues raised during this process and how community feedback informed the final proposal, alongside the steps taken to ensure the proposed development will be of long-term economic benefit to the local community.







# Background

Manogate Ltd is a joint venture between ART Generation and FuturEnergy Ireland.

ART Generation is an Irish renewable energy development company founded in 2002. The company has developed a substantial portfolio of more than 20 onshore wind farms and operates a number of wind farms. It has a large portfolio of Tier 1 onshore wind farm projects at various stages of development. The joint venture with FuturEnergy Ireland ensures a strong Co. Kilkenny involvement in this exciting project.

FuturEnergy Ireland is a leading Irish wind developer established in 2021 as a stand-alone joint venture between Coillte and the ESB. The company was formed with an aim to maximise the potential of Ireland's unique wind and land resources and accelerate Ireland's transformation to a low carbon energy economy.

FuturEnergy Ireland is targeting the development of 1GW of renewable energy by 2030 through the advancement of high quality, carefully considered onshore wind and battery storage projects. This would power an estimated 730,000 homes annually and make a significant contribution to Ireland's commitment to produce 80% of electricity from renewable sources by the end of the decade.



View across Raheenleagh Wind Farm, Co. Wicklow





The key elements of our community engagement model are:

- Detailed and systematic engagement with all ‘near neighbours’ to the project (within 2km) from a very early stage of project design.
- Wider community outreach through online platforms, local print media advertisements, a press release and media coverage and via public community clinics.
- A commitment to open, transparent dialogue and communications.
- Creating opportunities for discussion on key issues via Community Liaison Officer door-to-door visits.
- Inviting the local community to get involved at all stages of the project design process.
- Ensuring that the local community has access to all relevant information, as soon as it is available, in multiple user-friendly formats.

We recognise that enabling meaningful engagement between the project team and local residents is imperative if we are to build a high-quality project that benefits everyone. This engagement must go beyond information provision. Thus our team placed the emphasis on honest two-way dialogue and the involvement of people in decisions that affect them.

# Ballyfasy Wind Farm Project Team Resources

In order to implement our community engagement programme, Manogate resourced the project with a dedicated engagement team from the outset. The following key personnel have been actively involved in community engagement on the Ballyfasy Wind Farm project:



**Sandra Kelly**

Project Manager

Sandra has 20 years' experience working in the engineering and project management sectors. For the past 14 years she has worked exclusively on renewable energy projects in Ireland.



**Tom Whelan**

Community Liaison Officer (CLO)

Tom spent 38 years working in forestry 25 of which were in Coillte in various roles from regional harvesting to tree surgery. This experience in public consultation and community engagement on forest management and operations is invaluable in his role as Community Liaison Officer.



**Tom Boland**

Community Liaison Officer (CLO)

Tom joined the Forest and Wildlife Service in 1972 and moved to Coillte in 1989, where he was involved with training and safety management and in the procurement of felling licences. Tom now brings his extensive forestry experience and communication skills to FuturEnergy Ireland to work in the community in the development of wind energy projects.





### **Niall Barrett**

Community Engagement Manager

Niall has a background in community and youth work. Most recently, he worked as a Community Liaison Officer on power transmission projects. Having previously developed education programmes on sustainability, Niall is now bringing his expertise in the non-profit sector to renewable energy.



### **Janine Thomas**

Communications and Media Manager

Janine looks after communications and media relations at FuturEnergy Ireland. She worked as a journalist for various national newspapers for over 15 years before joining the team. Janine brings her extensive media and communications experience to this project.

## **TOBIN**

### **TOBIN**

TOBIN has been appointed to carry out studies, design and preparation of the planning application and Environmental Impact Assessment Report (EIAR) on behalf of the project. The consultancy firm has an experienced team of planners, environmental scientists and other in-house specialists who work across all sectors of the energy and environment market.

Areas of expertise are underpinned by the principles of sustainability, reducing carbon footprint, managing resource use, protecting biodiversity and improving quality of life with a focus on stakeholder involvement from the outset.

# Summary of Community Engagement

The Ballyfasy Wind Farm project team focused on a consistent and open engagement approach with a uniquely personal touch. In accordance with the Code of Practice for Wind Energy Development Guidelines, we recognised the importance of appointing a Community Engagement Officer (CLO). However, to ensure good coverage of the area, the developer chose to appoint two experienced CLOs to this project. Tom Whelan and Tom Boland were appointed prior to the official project launch in December 2024. Both had knowledge of the area and were experienced in community engagement from their previous employment in Coillte CGA. Most importantly, both have a friendly and respectful disposition and were available to respond to calls within 24 hours.

In general terms, the role of CLOs is to communicate key project information, timelines, updates, activities and benefits as the project moved through the design process. This was achieved through systematic door-to-door visits within the 2km zone, coinciding with each project update as it was published. The regular face-to-face interactions and conversations with local stakeholders allowed for a trusted and respectful relationship to build gradually. Ultimately, the CLOs were on hand to discuss any queries raised by residents and relay those concerns to the project team. Every query submitted whether by phone, text or email was answered. Where a response required technical input, the CLOs acknowledged receipt and ensured it was addressed by the project manager or the relevant expert. On many occasions this led to follow-up meetings between the CLOs and the near neighbours as the project evolved through the design process.

The CLOs were also readily available to take calls and meet with those living outside the 2km priority zone, including with community groups and local political representatives. This was communicated at every opportunity, especially during the delivery of Newsletter 1 (Appendix 1) which was hand-delivered out to 2km at the project launch and was published along with all other project material on the website. The first newsletter set out the project timelines, clearly stating what the community could expect from us and invited people to register for future updates. In the event people chose not to register for future information, Newsletter 1 confirmed that all project material published would be made available on the project website <https://ballyfasywindfarm.ie/project-updates/>.

The team undertook a detailed mapping exercise at the early stages of the project in order to be able to identify all relevant stakeholders, including local residents, landowners, community groups, local political representatives and relevant local authority bodies.



Those living within 2km of the site were prioritised on the basis that these stakeholders are most likely to be impacted by the project development. Within this area 165 dwellings were mapped, which included properties lived in, vacant and with the potential to be occupied (Table 1). Each property was given a unique identifier for the purpose of tracking our engagement and held within a secure stakeholder management software tool (Zoho).

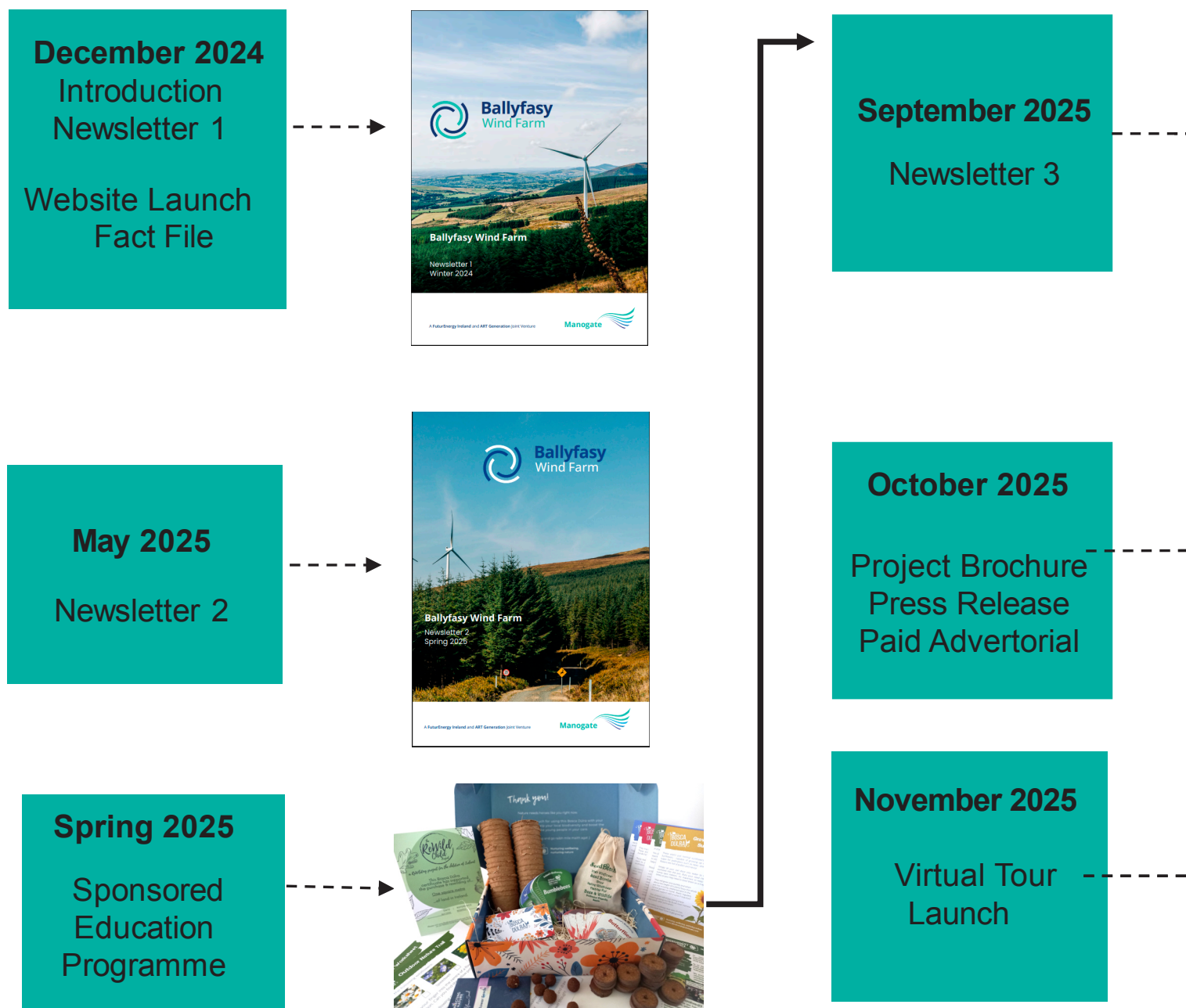
This defined 2km area was used as the basis for continuous engagement with the closest stakeholders and defined as the project “near neighbours”. The 2km prioritisation therefore ensured that stakeholders in this area were notified first of all updates and communicated in person, where possible. Note, 98% of all properties visited by the CLOs were occupied liveable dwellings. The remainder consisted of unoccupied, derelict dwellings, amenity centres and schools. The CLOs called to all occupied houses on four separate occasions as a minimum and met a significant number of homeowners within 2km of the site.

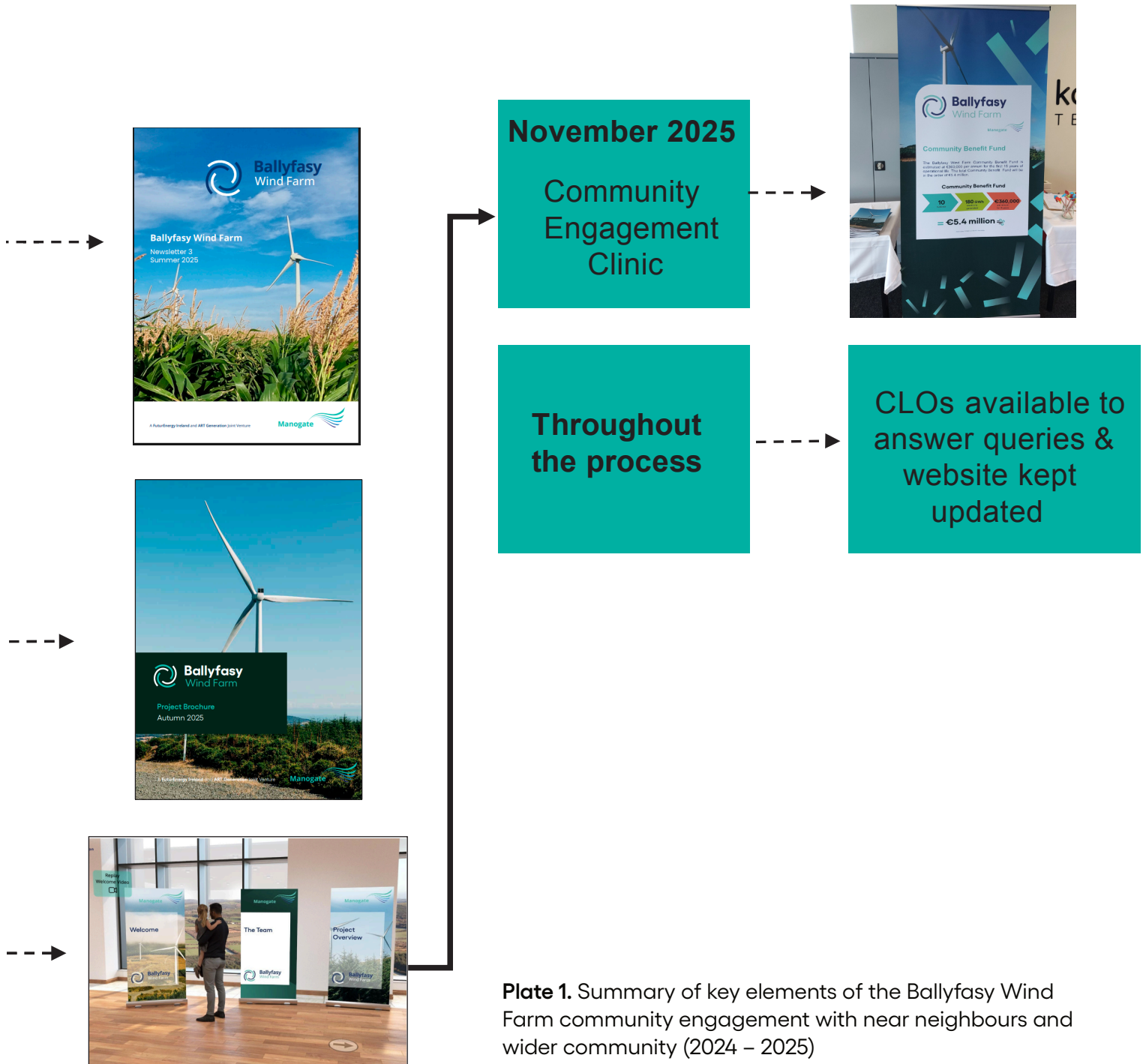
**Table 1 - Occupied dwellings within 2km of the proposed final layout of 10 turbines**

| Distance from Turbines | No. of dwellings |
|------------------------|------------------|
| 720m – 1km             | 51               |
| 2km                    | 117              |
| <b>Total</b>           | <b>168</b>       |

# Community Engagement Timeline

Infographic summary of community engagement carried out for the proposed Ballyfasy wind farm (2024 - 2025).







**Table 2 - Detailed breakdown of Community Engagement with the project's near neighbours and wider community for the proposed Ballyfasy Wind Farm (2024 to 2025)**

| TIMELINE             | ACTIVITY  |
|----------------------|---|
| May 2024             | Community Liaison Officers appointed to the project<br>Tom Whelan and Tom Boland were chosen as the CLOs for this project due to their geographical proximity to the project area.  |
| June 2024            | Dwelling verification process carried out.<br><br>The project CLOs explored the 2km radius of the project area to verify dwellings and to designate them as inhabited, vacant or derelict.  |
| December 2024        | <p><b>Introductory Newsletter</b> was distributed to all houses out to 2km from the site boundary by the project CLOs, December 4-6. Deliveries involved door-knocks seeking to engage residents in conversation. Where no one was home, a note was left with the newsletter with CLO contact details inviting local residents to get in touch. Newsletter 1 explained who the developers are, the need for onshore wind, the reasons for selecting this site, a timeline with key milestones, and what people can expect from us and when. It also introduced the key team members with photos and short biographies and gave contact details. Local community groups also received a copy of the newsletter. <b>See Appendix 1</b> Newsletter 1</p> <p>Newsletters were sent to all local political representatives for South Kilkenny the evening prior to the newsletter drop. An open invitation to contact us and meet with us was extended.</p> <p><b>Newsletter 1 was accompanied by:</b></p> <ul style="list-style-type: none"> <li>- Project website launch <a href="http://www.ballyfasywindfarm.ie">www.ballyfasywindfarm.ie</a>.</li> <li>- Detailed Frequently Asked Questions list (FAQ)</li> </ul> <p>The project team replied to all queries and questions that arose from near neighbours and the wider community following completion of newsletter deliveries. The initial FAQ list was updated with new questions that arose during this initial engagement.</p> |
| January - April 2025 | <p>The Community Liaison Officers contacted local schools to start the education element of the community engagement programme.</p> <p><b>Sponsored education for local schools, Bosca Dúlra and team-led workshops</b> To deliver a quality education programme, the developer partnered with Biodiversity in Schools to sponsor Bosca Dúlra educational resources. These resource boxes included a collection of native plant seeds, corresponding information packs, biodegradable planter pots, nature flash cards and posters.</p> <p>The resource boxes were hand-delivered to four schools in the local area by the CLOs:</p> <ul style="list-style-type: none"> <li>- Listerlin National School - 2 boxes.</li> <li>- Ballyfacey National School – 2 boxes.</li> <li>- Shanbogh National School – 2 boxes.</li> <li>- St. Beacon's National School, Mullinavat – 2 boxes.</li> </ul> <p>In addition to the sponsorship of these educational resources, the project team also offered workshops, delivered by the CLOs and Niall Barrett, Community Engagement Manager. All schools approached accepted the offer of a free workshop on Climate Change and Renewable Energy. Across the four schools approximately 150 pupils were engaged.</p>  |

| TIMELINE                       | ACTIVITY   |
|--------------------------------|--|
| <b>April - May 2025</b>        | <p><b>Newsletter 2</b> was published and delivered to near neighbours within 2km of the site between May 13 and May 14 and distributed to local community groups. This newsletter contained an initial turbine layout, study and survey updates and estimated project timelines. An invitation to submit queries or meet in person was offered.</p> <p><b>See Appendix 1</b> for copy.</p> <p>A copy was also sent to all South Kilkenny elected representatives the evening before the general newsletter drop.</p> <p>The project team replied to all queries and questions that arose from near neighbours and the wider community following completion of these deliveries.</p>  |
| <b>June - July 2025</b>        | <p><b>Continuous Stakeholder Engagement</b></p> <p>The summer months of 2025 were a period of back-and-forth direct engagement between CLOs and members of the local community</p>   |
| <b>August - September 2025</b> | <p><b>Newsletter 3</b> was published and delivered by CLOs to near neighbours within 2km of the site on September 10 and 11. This newsletter provided information on the potential community benefit fund, a revised draft of the proposed turbine layout and a further update on studies and to the estimated timelines. The newsletter was also distributed to local community groups.. On each occasion, an invitation to submit queries or meet in person was offered. See <b>Appendix 1</b> for a copy of Newsletter 3.</p> <p>The project team replied to all queries and questions that arose from near neighbours and the wider community following delivery completion.</p>   |
| <b>October 2025</b>            | <p><b>A Detailed Project Brochure</b> was delivered by the CLOs on October 31 to all households within the 2km radius. The purpose was to make those in the community aware of progress and to publicise and give advance notice of the planned Community Engagement Clinic.</p> <p>This 35-page brochure shared information about the project, including the wind farm design process and extracts from the Environmental Impact Assessment Report. There is also a final turbine layout map included. See Appendix 1 for copy the brochure.</p> <p><b>The brochure was accompanied by:</b></p> <ul style="list-style-type: none"> <li>- An invitation emailed to local political representatives to attend the community clinics in November.</li> <li>- A press release to local media.</li> <li>- Paid advertisement in local media publicising the Community Engagement Clinic.</li> </ul> <p>A cover letter accompanied the brochure, which invited community members to attend the Ballyfasy Community Engagement Clinic on November 11 2025. It was highlighted that this event was operating on an appointment-only basis and provided booking details.</p> <p>The project team continued to reply to all queries and questions that arose from near neighbours and the wider community during and after the brochure distribution.</p> <p>The <b>Virtual Exhibition</b> was launched simultaneously through the project website. It provides a project overview, timeframes, team biographies, site maps and details of archaeology &amp; cultural heritage, ecology, noise, landscape &amp; visuals, a full set of photomontages, community benefit fund information and an e-copy of the 19-page detailed project brochure. The Ballyfasy Wind Farm Virtual Tour can be accessed via the project website homepage. See also Table 4 which summarises the visitor numbers being a total of 350 views.</p> |

| TIMELINE  | ACTIVITY  |
|---|---|
| <b>October 2025</b>   | Regarding the project website, <a href="http://www.ballyfasywindfarm.ie">www.ballyfasywindfarm.ie</a> received 465 views between December 2024 and end of November 2025.  |
| <b>November 11 2025</b><br><br><b>Community Engagement Clinic</b> | <p><b>A full day community engagement clinic</b> was held at Marine Point, Belview Port, Co. Kilkenny, which is located within 13km of the proposed project area, from 1.30pm to 8.30pm. This venue location was based on its size, facilities, additional on-site services, security and proximity project area commuter routes.</p> <p>This event was run on an appointment-only basis, with community members offered 30-minute slots to discuss their queries one-on-one with the project manager and specialists.. All slots we booked up ahead of the event, and every request for a booking was accommodated.</p> <p>Based on the numbers that attended (26), we are satisfied that the venue was suitable and did not unduly preclude/prevent those with an interest in the project from attending. The location was well received. A few local homeowners could not attend due to other commitments. The team arranged separately to meet these individuals where requested.</p> <p>Material on display at the clinics included:</p> <ul style="list-style-type: none"> <li>- 8 pull-up displays</li> <li>- Large A1 size maps on location with respect to the developable area, geology and hydrology and other EIAR related maps.</li> <li>- Turbine layout map</li> <li>- Grid route map</li> <li>- Turbine delivery route map</li> <li>- Community benefit fund</li> <li>- Project timelines</li> <li>- Photomontages from varying locations around the site (near and far)</li> </ul> <p>Eleven team members were on hand to answer questions and discuss matters of concern with attendees throughout the day. One political representative from the community attended the event.</p> <p>Project team members present on the day included:</p> <ul style="list-style-type: none"> <li>• Sandra Kelly – FEI Project Manager.</li> <li>• Sinead O'Malley – FEI Development Director.</li> <li>• Janine Thomas – FEI Communications and Media Manager.</li> <li>• Niall Barrett – FEI Community Engagement Manager.</li> <li>• Tom Whelan – Community Liaison Officer.</li> <li>• Tom Boland – Community Liaison Officer.</li> <li>• Allison Murphy – TOBIN Associate Director.</li> <li>• Sarah Nolan – TOBIN Project Ecologist</li> <li>• John Dillon – TOBIN Hydrogeologist/Environmental Engineer.</li> <li>• Nicola Dawson – FEI Land Manager.</li> <li>• Juliet Ryan – FEI Planning Manager</li> </ul> |

| TIMELINE                               | ACTIVITY   |
|--|--|
| <b>December 2025</b>                   | <p><b>Advertisements</b> will be placed in a regional and national newspaper, informing the public of a 'notice to submit' a planning application and grid connection application for the project. Please refer to Table 3 - Media Report for details.</p> <p><b>Site Notices</b> will be placed around the proposed project site and along the grid connection route.</p> <p><b>A letter</b> will be distributed to the 2km priority area advising of the intended submission date.</p>   |
| <b>Planning application submission</b> | <p>Two planning applications will be submitted to An Coimisiún Pleanála, one for the wind farm and the other for the grid connection. The EIAR will be available for viewing at the offices of An Coimisiún Pleanála and Kilkenny County Council. When the full suite of documentation for each application has been received by An Coimisiún Pleanála, it will be uploaded and available to the public to view at <a href="http://www.ballyfasyplanning.ie">www.ballyfasyplanning.ie</a> and <a href="http://www.ballyfasygridplanning.ie">www.ballyfasygridplanning.ie</a></p> |
| <b>Post-planning submission</b>        | <p>The CLOs will remain available as key points of contact to answer any queries that may arise.</p>   |









## General engagement points to note:

- The project team has maintained a continuous log of all communications with stakeholders using the Zoho management software tool. All feedback in the form of questions, concerns, requests for information and general commentary have been logged by the CLOs. All queries were responded to as information became available and we are satisfied that there were no questions left unanswered.
- All published project material has been routinely uploaded to [www.ballyfasywindfarm.ie](http://www.ballyfasywindfarm.ie), including additional information requested by stakeholders as a result of door-to-door conversations. These can be found on the **Project Update page**. The project website will continue to be maintained and updated as information becomes available.
- An extensive Frequently Asked Questions section on the website has been regularly updated since the project was publicly launched. This provides detailed responses on a range of topics including, but not limited to, noise, shadow flicker, health impacts, property price impact. See more on the FAQ on page 17 of this report.
- The CLO work included being available on Saturdays and in the evening in an effort to meet residents unavailable during the working days.
- All Ballyfasy project communications material included both CLOs contact numbers, the project email and postal address.

## Local elected representatives in Co. Kilkenny

The project CLOs routinely contacted local interest groups from the wider community and local elected representatives in Co Kilkenny to keep them up to date and informed. Typically, this took the form of hand delivering or emailing the latest project newsletter.

In the case of local political representatives (see Table 3 on opposite page), all newsletters and brochures were emailed, and hard copies posted once the 2km near neighbour had received the material first. In addition, political representatives were invited on each occasion to get in touch if they had any queries or concerns.



Learn Renewables workshops were held in St Beacons School Mullinavat

**Table 3 - Local political representatives contacted during engagement**

| Elected TDs/Councillors       | Party       | Response  |
|-------------------------------|-------------|---|
| John McGuinness, TD           | Fianna Fáil | Acknowledged Newsletter 2   |
| Catherine Callaghan, TD       | Fine Gael   | Acknowledged Newsletter 2   |
| Jennifer Murnane O'Connor, TD | Fianna Fáil | No response   |
| Natasha Newsome Drennan, TD   | Sinn Féin   | No response   |
| Peter 'Chap' Cleere T.D.      | Fianna Fáil | Acknowledged Newsletter 3   |
| Cllr Pat Dunphy               | Fine Gael   | No response   |
| Cllr Jenny Catt Slattery      | Fianna Fáil | No response   |
| Cllr Ger Frisby               | Fianna Fáil | No response   |
| Cllr Fidelis Doherty          | Fine Gael   | Engaged during every newsletter drop. Attended clinic and was in favour of the project. |
| Cllr Tomas Breathnach         | Labour      | No response   |

The project team received an acknowledgement of receipt from John McGuinness's office. Meanwhile, Fidelis Doherty attended the community clinic and was quoted in a KCLR FM article as being supportive of the project and the potential of the community benefit fund (see Appendix 1).

**Table 4 - Website visits, virtual tour visits, local on-site clinic attendance**

| Summary of  | Numbers                     |
|---|-----------------------------|
| <b>Project website user hits</b><br>Dec 2024 – Dec 2025                 | 465 views on pages or links |
| <b>Virtual Exhibition hits</b><br>(Nov 2025 – Dec 1 <sup>st</sup> 2025) | 350                         |
| <b>Community clinic attendance:</b><br>(Nov 11 2025)                    | 26                          |





Ballyfasy project team members at the community clinic in November 2025



Table 5 - Media Report

| Date             | Topic  | Media Type Available   | Purpose   |
|------------------|--|--|---|
| November 3, 2025 | Press release issued highlighting detailed project brochure and community clinic | Press release issued to the Kilkenny People, Kilkenny Observer, RTE (Waterford), KCLR FM   | To publicise the Ballyfasy Wind Farm project to a wider audience and to encourage people to attend the Ballyfasy Community Clinic |
| w/c Nov 3        | Advert publicising the community clinics   | Print media (Kilkenny Observer, Kilkenny People) & on project website<br>In-person clinics advertised 1 week in advance.<br>See Appendix 1 for copies. | To publicise the Ballyfasy Wind Farm project to a wider audience and to encourage people to attend the Ballyfasy Community Clinic |
| w/c Nov 11       | Media coverage of the clinic on KCLR FM  | Radio news coverage an interview with the project manager Sandra Kelly and online article  | To ensure the project is in the public domain and all information is being shared widely.   |









**Table 6 – A summary of the main issues raised during the course of engagement**

| Topics   | Issues raised  |
|--|--|
| <b>Health Impacts</b>                            | Concerns expressed around the potential for health impacts on local residents. How can the developer mitigate or reassure people?<br>Concerns expressed on behalf of a sound and visually sensitive minor living in the area.  |
| <b>Community Benefit Fund</b>                    | How will it be governed? Who can be part of the Fund Committee?<br>What type of activities will it support?  |
| <b>Property Prices</b>                           | How will the wind farm affect property prices in the area and what will the developer do to mitigate against decreases in value?   |
| <b>Traffic/Transport/Construction Management</b> | How will traffic disruption be managed during construction to and from the site and how would issues be resolved?  |
| <b>Shadow flicker</b>                            | How can the developer ensure that shadow flicker won't occur?  |
| <b>Visual impact</b>                             | Concerns expressed in relation to the negative impact on residential properties which may have direct views from windows looking towards turbines.<br>Concerns also expressed in relation to the height of the turbines.   |
| <b>Setback Distances</b>                         | A number of residents were concerned about the setback distances and highlighted the need for the Wind Energy Development Guidelines (2006) to be updated and published.   |
| <b>Noise</b>                                     | How much noise will the wind farm create? How will the project be cumulatively assessed in terms of noise considering the other wind farms planned in the area?<br>How will the developer ensure that the wind farm will not breach noise limits/ impact upon residential amenity? |
| <b>Biodiversity &amp; Ecology</b>                | What steps is the developer taking to ensure protection of existing wildlife in the area?  |
| <b>Local water supplies</b>                      | How will construction of the wind farm affect local water supply and quality?  |
| <b>Grid Connection</b>                           | What are the options for the transmission connection to the national grid?   |

Table 6 summarises the main issues raised as collated by the CLOs during conversations. All these topics are also addressed in detail within the EIAR chapters 5 - 15. Many of the concerns were initially brought up during door-to-door newsletter deliveries and via subsequent phone calls and email correspondence.

By and large face-face conversations proved to be the most productive in terms of gathering, and understanding the concerns and our CLOs being able to respond with accurate, factual responses. In many cases the CLOs were able to alleviate concerns but on occasions an in-depth technical response was required and therefore referred to the project manager.

Overall, the experience of engaging homeowners in conversations has been positive and has given the team a full appreciation of what matters most to the neighbours closest to the project and indeed to the wider community.

As outlined in Table 2, a list of frequently asked questions was included on the project website from the beginning of the engagement process (see FAQ list). Based on the Developer's own experience on projects throughout Ireland, questions relating to those in Table 6 above are quite common. Our approach has been to provide the answers (including peer-reviewed references) from the start, keep these updated and add new questions as they arise.

There were several meetings with local homeowners attended by the CLOs throughout the engagement programme. The project team acknowledges that not everyone was satisfied with the answers provided nor pleased about hosting the potential project in their locality. However, we responded to the best of our ability and continue to endeavour to build relationships until such time as a final planning decision has been made.

While it is not always possible to satisfy the preferences of every community member on engagement matters, it is important to point out there are many members of the community who welcome the wind farm have found the engagement programme to be very extensive and were appreciative of our efforts to respond to queries and have our CLOs available.

It is also worth noting that the CLOs were always treated with respect in all instances have established trusted working relationships with many near neighbours. The long timeframe for this engagement (12 months) has allowed people to digest the information, discuss among themselves and reach out to the project team on any items that they felt needed further clarification.

## Response to questions asked during engagement

As outlined in the previous section, the main queries from local residents include health impacts, community benefit fund information, property price impacts, traffic disruption relating to construction, shadow flicker, potential turbine noise, visual impacts, biodiversity/ecology and water supply.

### Impacts associated with health

A review of the literature relating to health effects associated with wind turbine noise finds no evidence of any significant health effects associated with low frequency noise or infrasound. The project team posted a detailed Frequently Asked Question (Q.6) on this topic that can be viewed under the Fact File on the project website.

There is no evidence to support an increased likelihood of significant health issues associated with noise sensitive medical conditions. Meetings with individuals with specific medical concerns were held by the CLOs during their door-to-door visits and during the community clinic with the project manager and portfolio director in attendance.

Further details can be found in the EIAR chapter.

### Impacts associated with the Community Benefit Fund

The CLOs were asked about the structure and administration of the proposed Community Benefit Fund. The project team posted a detailed Frequently Asked Question (Q.8) on this topic that can be viewed under the Fact File on the project website.

The Ballyfasy Wind Farm Benefit Fund will be designed and established based on the Rulebook for Community Benefit Funds under RESS as published by the Department of Environment Climate and Communication in May 2025. RESS (Renewable Electricity Support Scheme) is a policy initiative to deliver on the Government's Climate Action Plan and has specific requirements in relation to providing local support for those living close to wind farm developments.

An important feature of RESS is that all projects must establish a Community Benefit Fund to be used for the wider environmental social and economic wellbeing of the local community. It is accepted that those living in closest proximity to the project should be priority beneficiaries and that is why some of the fund is designated for Near Neighbour payments. However, it is important that broader community benefits apply as well.

Regardless of route to market, the developer commits to following RESS guidelines for any future community benefit fund for this project.

See more on the community benefit fund in **"Potential Enduring Benefits"**.



## Impacts associated with property prices

Concerns were raised about potential impacts on the value of properties surrounding the site area. There are several wide-ranging international studies that consider potential effects of wind farms on nearby property values. Based on our review of available research papers we have not identified any peer-reviewed evidence in Ireland that indicates wind farms have a significant impact on property value. In other parts of the world, the vast majority of studies indicate that there is no evidence to support the claim that a wind farm has a negative long-term impact on local property prices.

Much of the research data emphasises the specific context of an individual wind farm, which makes engaging with local communities even more important. The specific location the quality of the community engagement programme and the level of net community gain in the form of a benefit fund and/or near neighbour scheme has been cited as important considerations. A detailed Frequently Asked Question (Q.7) on this topic can be viewed under the **Fact File** on the project website.



Peer-reviewed evidence in Ireland indicates wind farms do not have a significant impact on property value

## Impacts associated with traffic/transport/construction management

Concerns were raised about the potential disruption of traffic during the construction period. In most cases these were raised by near neighbours who lived south of the site, which will be least impacted as most access points for construction traffic are from the north.

The intention is that a liaison group will be established prior to the commencement of construction. The project team will meet with this group monthly during the construction phase and monitor activities. The group will assist with developing plans for communicating effectively with those directly impacted by construction activity especially traffic planning to minimise disruption.

The noise assessment considered all construction-related noise associated with machinery and traffic and all site activities and found that the proposed layout complies with all relevant regulations. Further details can be found in the EIAR.

## Impacts associated with potential shadow flicker

Concerns were raised directly with the CLOs from numerous households about the potential impact of shadow flicker from the turbines. The proposed layout can conform with the Wind Energy Development Guidelines 2006 of a maximum 30 minutes of shadow flicker per day or 30 hours per annum at any sensitive receptor through the management of turbine operations during periods when there is a potential for shadow flicker.

Further to this, in accordance with emerging best practice and the draft Wind Energy Development Guidelines 2019 the project is committed to elimination of shadow flicker subject to safe shut down of the turbines through the daily management of turbine operations. Frequently Asked Question No. 6 was posted on this topic and can be viewed under the **Fact File** on the project website. Further details on this can be found in the Shadow Flicker chapter of the EIAR.

The developers of Ballyfasy Wind Farm have made commitments to 'Near Zero' shadow flicker from this project.

## Impacts associated with noise and visual impact

Noise and visual impacts were addressed as part of the layout design process. A decision was made early in the design process to ensure that a minimum distance of 720 metres would be maintained between nearest inhabited dwellings and turbines. This approach was guided by learnings from previous projects where it proved popular with near neighbours to increase the setback distances greater than the current recommended setback of 500 metres as set out in the Wind Energy Development Guidelines (WEGs) 2006. The setback of 720m also complies with the Draft Wind Energy Development Guidelines 2019, which are not as of the time of writing this report official policy and may change in the final form. The Draft WEGs recommend a minimum setback of four times the tip height of proposed turbines to protect residential amenity.

## Visual Impact

Various configurations and layouts were examined as part of the initial constraints-led design considerations. Following a series of design iterations, the proposed layout was set as to a 10-turbine layout. This was led by feedback from the project team, landowners, neighbours and the need to ensure sufficient separation distances are maintained for on-site constraints. In particular, a detailed visual impact assessment and ecological constraints dictated that a 10-turbine layout was deemed the most suitable, providing a balance between efficient use of the site area and minimising the visual impacts on the local and wider area as much as possible.

In the case of Ballyfasy Wind Farm, designing an appropriate project layout was the main driver in the initial assessments from the Landscape and Visual consultant. Conversations with local residents on maximising setback distances from properties influenced the layout along with the environmental constraints of the site.

A number of residents requested images of what the wind farm would look like from their particular location. The photomontages prepared for the project are not intended to show the view from every dwelling but to be representative of local, regional and sensitive views in a wide area around the development site.

On the Ballyfasy Wind Farm Virtual Tour an interactive photomontage viewer presents 30 viewpoints. Residents can judge the visual impact of the project from these selected locations. In addition, a hard copy booklet of all 30 photomontages was available at the on-site community clinic for attendees to discuss with the project team. This helped to alleviate concern around visual impact for many people who came to the clinic.

## Noise

Potential noise emissions from the proposed development and the potential effects on local residents were an important consideration in the design of the turbine layout. The 10-turbine layout was subject to a detailed noise impact assessment and it was determined that the proposed layout will meet the noise requirements set out in the Wind Energy Development Guidelines 2006, relevant current guidance and best practice. The noise assessment also involved working with community members in order to compile the background noise levels. To do this, noise monitors were placed at local residences surrounding the project study area during survey period.

At the community engagement clinic, the process of cumulatively assessing noise was explained along with the difference between 20-year-old turbines and modern wind turbines, 2006 guidelines, post-commissioning noise monitoring, adherence to the planning application and mitigation measures that can be used. According to feedback, these discussions were very informative and helpful to attendees.

The noise assessment considered all construction-related noise associated with machinery and traffic and all site activities and found that the proposed layout complies with all relevant regulations.

Please find further details in the EIAR.



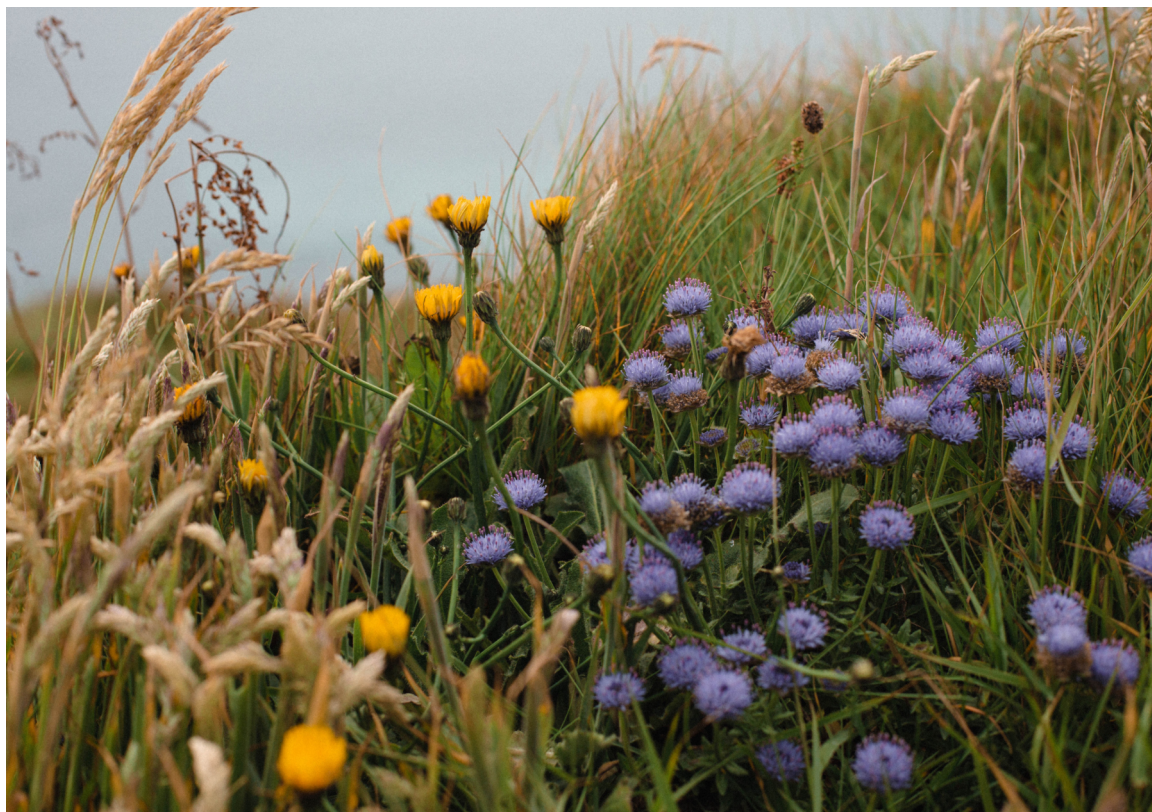
## Impacts associated with biodiversity and ecology

Concerns were raised about potential impacts on local ecology and habitats in the site area. Detailed site surveys and assessments were undertaken to consider potential impacts on all aspects of biodiversity including habitats mammals bats birds etc.

The initial survey findings informed the layout design such that potentially sensitive areas were avoided in the layout. More detailed surveys were undertaken following from the preliminary infrastructure layout designs and amendments were made to avoid sensitive areas insofar as possible. Based on these assessments it is considered that there will not be significant impacts on biodiversity in general and no further changes to the layout are required. The ecologist involved in the EIAR was present at the community engagement event to answer any related questions.

## Impacts associated with water supply

A number of queries were received in relation to how local water supplies might be impacted, particularly during the construction period. The Hydrologist who wrote the relevant section of the EIAR was present at the Community Engagement event to reassure stakeholders that firstly, wells located close to houses are hydraulically separated from turbine sites and secondly, in the unlikely event that impacts occur, swift action would be taken to resolve the situation.



# Potential Enduring Community Benefits

Ballyfasy Wind Farm has the potential to bring significant positive benefit to the local community. The project will create sustainable local employment, it will contribute annual rates to the local authority and provide a local Community Benefit Fund in line with the Renewable Energy Support Scheme (RESS). A Community Benefit Fund will be put in place for the RESS period to provide direct funding to those areas surrounding the project.

## Community Benefit Fund

There are two important government policy developments that will have a bearing on the establishment of future community benefit funds. The first is RESS, and its terms and conditions published by the Department of Environment, Climate and Communications. The second is the updated Wind Energy Development Guidelines, which have yet to be released. Both sets of policies specify government requirements on future community benefit funds for renewable energy projects. FuturEnergy Ireland confirms that these important policies will be fully adopted and integrated in our design and establishment of the Ballyfasy Community Benefit Fund regardless of route to market.

Based on RESS, for each megawatt hour (MWh) of electricity produced by the wind farm, the project will contribute €2 into a community fund for the RESS period i.e. 15 years of operation. The Ballyfasy Wind Farm, if constructed as proposed, means that the project could provide more than €360,000 per annum to the Community Benefit Fund for the first 15 years of its operational life. Therefore, over the expected lifetime of Ballyfasy Wind Farm, the Community Benefit Fund will be in the order of €5.4 million.

These figures are indicative only and will be dependent on the generation capacity of the wind farm, which is influenced by a number of factors including:

1. Number of wind turbines.
2. Capacity and availability of energy production of those turbines.
3. Quantity of wind.

RESS guidelines for the annual distribution of this fund are as follows:

- A minimum of €1,000 shall be paid to each household located within a distance of a 1-kilometre radius from the nearest turbine.
- A minimum of 40% of the funds shall be paid to not-for-profit community enterprises whose primary focus or aim is the promotion of initiatives towards the delivery of the UN Sustainable Development Goals, in particular Goals 4, 7, 11 and 13, including education, energy efficiency, sustainable energy and climate action initiatives.

- A maximum of 10% on administration.
- The balance of the funds shall be spent on initiatives successful in the annual application process, as proposed by clubs and societies and similar not-for profit entities, and in respect of Onshore Wind RESS 1 Projects, on “near neighbour payments” for households located outside a distance of 1 kilometer, but within a distance of 2 kilometers from such RESS 1 Project.
- The area of benefit shall not extend beyond a radius of 25km from the RESS project.
- If an alternative route to market to RESS is sought by the developer, the developer commits to matching an equivalent Community Benefit Fund for a 15-year period.

## How the fund works

The Government's 'Community Benefit Fund Good Practice Principles Rulebook' provides full details on how the fund is to be governed and requires local community participation in all decisions in regard to how the funding should be used. The fund is open to individuals, and not-for-profit groups such as community and voluntary groups, charities, social enterprises and clubs and societies. High quality administration, local where possible, is also a key expectation. Further details can be found [here](#).

Should the project receive a positive planning outcome, the project team and the local community will work together to develop an appropriate local structure that would design the Ballyfasy Wind Farm Community Benefit Fund. This group will make decisions on funding allocations and, with the assistance of an administrator, manage the fund, ensuring transparency and good governance.





## Employment Opportunities

It is estimated that the proposed project will create approximately 75 jobs during the construction phase and 20 - 26 long-term technical jobs during the operational and maintenance phases of the proposed development. During construction, additional employment will be created in the region through the supply of services and materials. There will also be income generated by local employment from the purchase of local services i.e., travel and lodgings.

## Local County Council Rates

Should the project be constructed and operated as designed, annual rates will be paid to the local authorities of approximately €570,000 annually. This would make Ballyfasy Wind Farm an important future contributor to Kilkenny County Council's funding. This could positively impact local infrastructure and amenities such as roads, public lighting, street cleaning, libraries, fire services and public amenities. on-site recreational amenities and employment.





# Ongoing Liaison and Contact

The project phases detailed below outline the varying levels of engagement anticipated depending on the level of project activity. Underpinning the engagement will be dedicated Community Liaison Officers who are contactable by email and phone. These details will remain on the project website, which will be in place for the duration of the project. As the Ballyfasy Wind Farm progresses, regular updates will be posted to this website.

## 10.1 Post-planning submission until six months pre-construction

If the proposed project receives a favourable planning decision and progresses successfully through the next stages of development, there will be a period of 24 to 36 months when key community-related activities will begin. The first is a participatory design process for the Ballyfasy Community Benefit Fund (CBF) that will take place in the months preceding and during construction work.

The team will start reaching out to residents within the 2km zone as well as those living in the wider community, to bring together a small group who are interested in working on the design and structure of a community-based entity that would ultimately run the Community Benefit Fund. This process will start with a scoping exercise followed by a series of facilitated workshops. It is hoped that representatives involved in existing local development initiatives will become stakeholders and therefore contribute to this strategy.

## 10.2 Pre-Construction and Construction phase

Six months prior to construction, we will initiate the formation of a liaison group with the CLOs acting as the key point of contact. The project team will meet this group monthly to prepare for the construction phase and monitor activity during construction. This group will develop plans for communicating effectively with residents directly impacted by construction activity and deliveries, especially traffic planning to minimise disruption.

The project will also engage with local suppliers to outline its future needs and promote the use of local suppliers and service providers wherever possible. This may take the form of a “meet the buyer” event.



### **10.3 Operational Phase**

The project will move forward with a proposed annual meeting with the liaison group to update them on the project's performance and address any issues. Once again, the CLOs will be available throughout this period to directly address any issues raised by local residents. The project website will also be maintained as a means of providing regular, up-to-date information. There will be regular updates on the performance of the Community Benefit Fund and regular calls for funding proposals.

### **10.4 Decommissioning Phase**

A year prior to decommissioning, the project team will engage with the established liaison group as well as all residents within the 2km zone to outline the decommissioning plan and address any issues.

In line with the Government's Renewable Energy Support Scheme and the Code of Practice 2016, the project will publish an annual report of all engagement activities on the project website.



## Conclusion / Commitment

In conclusion, this report illustrates that there has been very active and extensive community engagement in the vicinity of the proposed Ballyfasy Wind Farm project throughout the pre-planning/design phase. Many of our neighbours are supportive of the project, despite some concerns from local residents.

Our project team have worked hard to ensure that information has been made available to the local community on a transparent basis, that all concerns and questions raised locally have been addressed to the extent practically possible and that the community engagement work on this project has been extensive and carried out to the highest standards. To this end, we are satisfied that we have achieved and surpassed these objectives



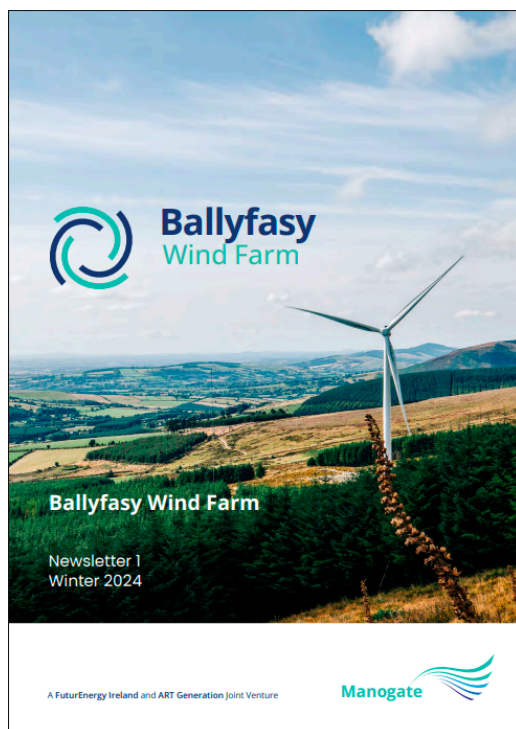


# APPENDIX 1:

## Project Literature

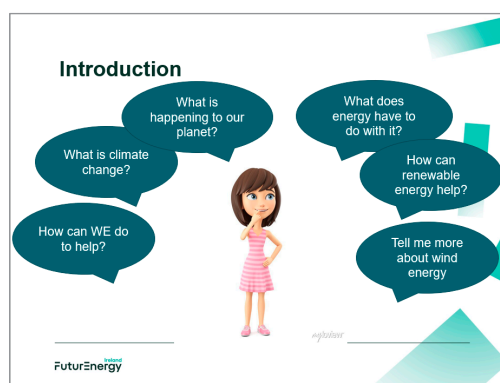
All Project newsletters, brochure, webinar information and other information are accessible from the project website at [www.ballyfasywindfarm.ie](http://www.ballyfasywindfarm.ie)

### December 2024: Newsletter 1 and website launch:



### Sponsored Education Programme (National Schools):

Biodiversity in Schools: Bosca Dúlra



In-house workshop:  
Climate Change,  
Energy & Your Future

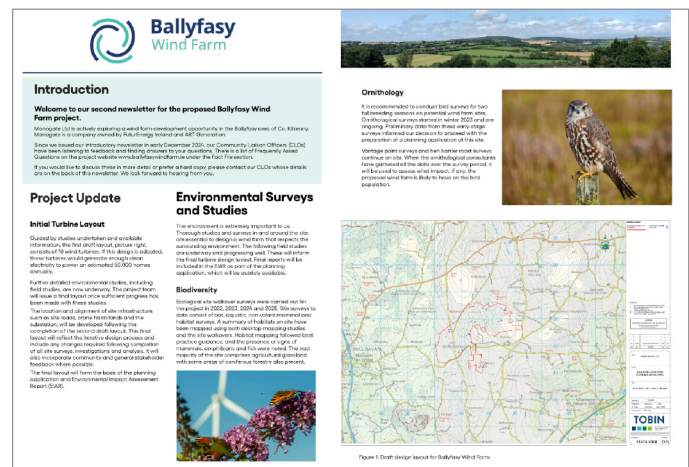


May 2025 Newsletter 2:

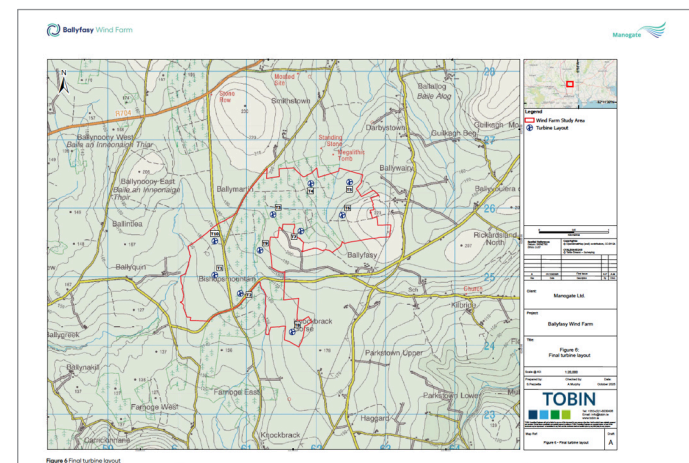




## September 2025: Newsletter 3



## October 2025: Detailed Project Brochure





## Advert for the community clinic



**Ballyfasy Wind Farm**

Ballyfasy Wind Farm is a proposed renewable energy project being developed by Manogate Ltd near Mullinavat in Co. Kilkenny.

You are invited to meet the team, learn more about the project and ask your questions.

**Community Engagement Clinic**  
 Tuesday, November 11, 1.30pm-8.30pm, Third Floor,  
 Marine Point, Belview Port, Co. Kilkenny, X91 W0XW.

The clinic is appointment only. Please book your slot by:  
 Email: [ballyfasyproject@futureenergyireland.ie](mailto:ballyfasyproject@futureenergyireland.ie)  
 Call: Community Liaison Officer  
 Tom Whelan on 087 741 1122  
 Text: 087 741 1122 and request a call back

We look forward to hearing from you  
 For more information on this project, please visit  
[www.ballyfasywindfarm.ie](http://www.ballyfasywindfarm.ie)



### Media release: Community Clinic to take place for Ballyfasy Wind Farm

**November 3, 2025**

A Community Engagement Clinic will take place for Ballyfasy Wind Farm as the project enters the final phase of public consultation. The proposed renewable energy site is located near Mullinavat in south Co. Kilkenny.

The wind farm is being developed by Manogate Ltd, a joint venture between ART Generation and FuturEnergy Ireland. ART Generation is a Kilkenny-based renewable energy development company while FuturEnergy Ireland is a standalone joint venture between Colliette and ESB.

The Community Clinic will take place on Tuesday November 11, 1.30pm-8.30pm at Marine Point, Belview Port, Co. Kilkenny, X91 W0XW. The clinic will give the local community an opportunity to access the most recent information, meet the project team and discuss the Project in detail. The clinic is by appointment only to ensure that community members have dedicated time with specialist members of the project team to discuss their individual queries.

As part of the community engagement programme, all residences within 2km of the proposed site recently received brochures delivered by the Project's dedicated Community Liaison Officers, Tom Whelan and Tom Boland. The brochure includes details of the design process, extracts from the Environmental Impact Assessment Report and a final layout map that shows 10 turbines. The brochure is also available to view and download at [www.ballyfasywindfarm.ie](http://www.ballyfasywindfarm.ie).

To complement the brochure, a Virtual Exhibition has also been launched on the project website. This online tour features photomontages that show what the proposed turbines will look like from various viewpoints.

The Ballyfasy team has been engaging with the local community since the Project launched in late 2024. The proposed wind farm would provide a boost to the local area through investment in the local economy, job and supply chain opportunities, rates contributions and community funding.

The proposed Ballyfasy Wind Farm has the potential to produce more than 180,000 MWh of electricity a year and provide a Community Benefit Fund of an estimated €360,000 per annum for 15 years. In total, approximately €5.4 million would be contributed to the local area via community funds, depending on wind farm output and turbine type.

Sandra Kelly, Project Manager for Ballyfasy Wind Farm, said: "We waste €1 million an hour importing expensive fossil fuels, which hike electricity bills and makes us vulnerable to global conflict.

"Each rotation of a turbine provides enough electricity to power an average Irish home for up to 16 hours. Ten turbines would generate enough clean electricity to power more than 40,000 homes in Co. Kilkenny annually. Ballyfasy Wind Farm would help to combat climate change, strengthen our energy independence and improve security of supply."

We encourage anyone interested in this project to come to the community engagement clinic and find out more about the project."

Manogate Ltd intends to make a planning application for the wind farm to An Coimisiún Pleanála in late Q4 2025.

To book an appointment at the community clinic or for any queries, please contact CLO Tom Whelan on 087 741 1122 or email [ballyfasyproject@futureenergyireland.ie](mailto:ballyfasyproject@futureenergyireland.ie). All information is available at [www.ballyfasywindfarm.ie](http://www.ballyfasywindfarm.ie).

#### About FuturEnergy Ireland

FuturEnergy Ireland is a leading Irish wind developer established in 2021 as a stand-alone joint venture between Colliette and the ESB. The company was formed with an aim to maximise the potential of Ireland's unique wind and land resources and accelerate Ireland's transformation to a low carbon energy economy.

FuturEnergy Ireland is targeting the development of 1GW of renewable energy by 2030 through the development of high quality, carefully considered onshore wind and battery storage projects. These projects would power an estimated 730,000 homes annually, make a significant contribution to Ireland's commitment to produce 80% of electricity from renewable sources by the end of this decade, and deliver material emissions reductions. [www.futureenergyireland.ie](http://www.futureenergyireland.ie)

#### About ART Generation

ART Generation is an Irish renewable energy development company founded in 2002. The company has developed a substantial portfolio of more than 20 onshore wind farms and operates a number of wind farms. It has a large portfolio of Tier 1 wind farm projects at various stages of development.

#### Press queries

For press queries, please contact Janine Thomas, Communications and Media Manager at FuturEnergy Ireland, on [janine.thomas@futureenergyireland.ie](mailto:janine.thomas@futureenergyireland.ie)

## Media coverage of the project

Wednesday November 12, 2025

KCLR FM

[Public engagement event held for proposed south Kilkenny windfarm](#)


KCLR FM radio news clip: [Wind farm plan promises power, funds for Kilkenny communities](#)

Future Energy Ireland's proposed 10-turbine wind farm near Mullinavat could power 40,000 homes annually. Councillor Fidelis Doherty said a community benefit fund would support local groups if approved.

KCLR FM Daily Show radio clip: [Discussion on community engagement on proposed Ballyfad Wind Farm plans](#)

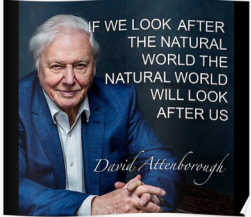
Project Manager Sandra Kelly speaks to Dermot Keyes about Ballyfasy Wind Farm

## April 2025 Presentation to Transition Year secondary schools



**Today's talk**

- Climate Change
- Energy sources
- Some challenges
- Wind Energy
- Career Opportunities in the Wind Energy Sector



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## December 2025: 'Notice to Submit' advertorial

### Notice to Submit Planning Permission

**Friday December 5 2025**

Dear Homeowner,

A Notice to Submit a planning application for the proposed Ballyfasy Wind Farm will be published in the Kilkenny Observer and the Irish Independent newspapers this week. A separate notice for the associated grid connection planning application will also be published in parallel. Planning notices will be erected around the project site for this development. The application will be submitted by Manogate Ltd.

When An Coimisiún Pleanála has received and validated both planning applications, the full suite of planning application documentation, including the Environmental Impact Assessment Report (EIAR), will be uploaded and available to view at [www.ballyfasyplanning.ie](http://www.ballyfasyplanning.ie) and [www.ballyfasygridplanning.ie](http://www.ballyfasygridplanning.ie) respectively, and at [www.pleanala.ie](http://www.pleanala.ie). A hard copy of the planning application and EIAR will also be available at the offices of An Coimisiún Pleanála and Kilkenny County Council.

There is a useful FAQ section on An Coimisiún Pleanála's website that provides guidance on public participation. Any person or body may make observations on the project after the applications have been submitted. The timeframe to make an observation is seven weeks. To give you an indication of timeline, on average it takes 12 to 18 months for a decision to be made on wind energy projects. We will keep you up to date with any further news.

Yours sincerely,

Ballyfasy Project Team



**Ballyfasy**  
Wind Farm

Contact Us

[Ballyfasyproject@futureenergyireland.ie](mailto:Ballyfasyproject@futureenergyireland.ie)

Tom Whelan CLO: 087 741 1122

Tom Boland CLO: 087 448 2251





[ballyfasywindfarm.ie](http://ballyfasywindfarm.ie)

A **FuturEnergy Ireland** and **ART Generation** Joint Venture

