

AN COIMISIÚN PLEANÁLA
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ACP- _____
29 JUN 2026
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Time: 9:15 By: Post

Brian Kelly

Sharavogue

Birr

Co. Offaly

R42AK80

17/06/2026

Case Reference PAX92.324279- Proposed Ballincor Wind Farm Development and
Associated Road and Infrastructure Works

Dear Sir/Madam,

I am writing to formally object to the proposed temporary access road associated with the Ballinacor Wind Farm development in County Offaly.

I have serious concerns regarding the proposed location of this temporary access road due to its immediate proximity to my family home and the curtilage of my property. In my opinion, the proposed development would result in a significant and unacceptable negative impact on my residential amenity, safety, property, and quality of life.

The proposed road is to be constructed immediately adjacent to the curtilage of my home and within extremely close proximity to areas regularly used by my family. The level of excavation, heavy construction activity, and associated HGV traffic proposed in such close proximity to a private residence is wholly inappropriate and will result in excessive noise, vibration, dust, and disturbance over a prolonged period.

I am particularly concerned by the apparent lack of adequate mitigation measures contained within the planning documentation. There appears to be insufficient detail regarding how nearby residential properties and essential services will be protected during the construction and operation of the temporary road.

The proposed works also pose a serious risk to existing infrastructure serving my property. The water supply servicing my home may be directly affected by excavation works associated with

the road construction. Any disruption or damage to this essential service would have a severe impact on my household.

In addition, an existing electricity pole and the underground electrical supply entering my property are located within or immediately adjacent to the footprint of the proposed access route. The planning documentation does not adequately address how this infrastructure will be protected, maintained, or relocated during the proposed works. I am concerned that there is no clear contingency plan in place in the event of service interruption or damage.

I further wish to raise concerns regarding the potential for subsidence and ground instability arising from the scale of excavation and soil removal required to facilitate the proposed road. Given the proximity of these works to my dwelling house and the curtilage of my property, I believe that a full independent structural and geotechnical assessment should be carried out prior to any consideration of approval.

There are also significant road safety concerns associated with the proposed development. The existing road network in the area is narrow and unsuitable for the increased volume of heavy construction traffic associated with the wind farm development. It is not possible in certain sections for two heavy goods vehicles to pass safely without difficulty. I have already witnessed multiple near misses and incidents involving large vehicles in the vicinity of my property. The introduction of substantial additional HGV traffic will significantly increase the danger to residents, pedestrians, and road users, particularly when entering and exiting private properties.

I also wish to express concern regarding the lack of meaningful consultation and engagement with affected residents. Despite the significant impact this proposal may have on my home and family, there has been inadequate direct consultation regarding the location of the proposed temporary road, the likely impacts on nearby residents, or the mitigation measures proposed to minimise disruption.

Furthermore, I believe insufficient consideration has been given to alternative access arrangements. Existing road infrastructure is already present in the area and, in my view, could potentially facilitate access without the need to construct a temporary road immediately adjacent to established residential properties.

Should this development be considered for approval, I respectfully request that stringent conditions be attached, including but not limited to:

- A full independent pre-construction structural survey of my property and curtilage;
- A detailed traffic management and road safety plan;
- Full protection and uninterrupted maintenance of all water and electricity services;
- Effective dust, vibration, and noise mitigation measures;
- Ongoing environmental and structural monitoring during construction works;
- Appropriate remediation and compensation arrangements for any damage, disruption, or loss of residential amenity arising from the proposed development.

I respectfully request that An Bord Pleanála give full and careful consideration to the concerns outlined above before any determination is made in relation to this proposed development.

Yours faithfully

Brian Kelly
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0864005289

