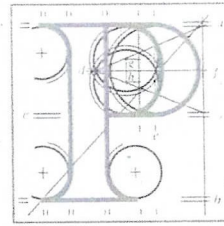


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



An
Coimisiún
Pleanála

Albert Terrace Cobh Residents
c/o Maria Ham
11 Albert Terrace
Cobh
Cork

P24 PF88

Date: 19 November 2025

Re: Proposed development of a resource recovery centre (including waste-to-energy facility)
in Ringaskiddy, County Cork.

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

The Commission will revert to you in due course with regard to the matter.

Please be advised that copies of all submissions / observations received in relation to the application will be made available for public inspection at the offices of the local authority and at the offices of An Coimisiún Pleanála when they have been processed by the Commission.

More detailed information in relation to strategic infrastructure development can be viewed on the Commission's website: www.pleanala.ie.

If you have any queries in the meantime please contact the undersigned officer of the Commission. Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Griffin

Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

PA04

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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

TO: An Coimisiun Pleanála
64 Marlborough Street
Dublin 1, D01 V902

OBSERVATION ON SID APPLICATION - Case reference: PA04.318802, Ringaskiddy Co Cork
Proposed development of a resource recovery centre (including waste-to-energy facility)
by Indaver NV t/a Indaver Ireland

OBSERVER NAME

ALBERT TERRACE COBH RESIDENTS DATE 15/11/25

OBSERVER ADDRESS

C/O M. HAM, 11 ALBERT TERRACE,
COBH, CO. CORK P24 PF88

OBSERVATION DETAILS

Notwithstanding the information submitted in August 2025, the site is fundamentally too small for the project proposed and continues to reduce in size, with coastal erosion on one side and boundary reduced by M28 on the other. It is considered that the actual usable area of the site is inadequate in relation to the scale of development proposed. (Derek Daly, 2017).

By all 3 Bord Pleanála Inspectors, the EIS was found to be deficient in substance even where found legally adequate in form. The information as submitted to the Board is therefore insufficient to enable the Board to carry out an environmental impact assessment in an appropriate manner, and to form a basis for an informed decision on the application. (Daly, 2017). Despite revisions, the updated EIS material continues to repeat earlier conclusions and provide assertions without evidence.

There is no de novo site selection in the material submitted in 2025, but instead a justification based on site ownership by Indaver, with inadequate consideration given to major public and private investment initiatives which have transformed the character of the immediate area in the intervening period since 2000. (Daly 2017)

The site is located on a known flood risk area, marked as same in Table 4.1.17: Specific Development Objectives for Ringaskiddy, and on OPW floodinfo.ie, (Flood Summary ID-1364, 13082, 12085). Mitigation measures to locate the facility at levels significantly above projected flooding levels would exacerbate the negative visual impact of the proposed large structure. It is my considered opinion that the site is inherently unsuitable for location of a use which processes, and generates hazardous compounds. (Oznur Yukel Finn, 2009)

Notwithstanding the zoning of the greater Ringaskiddy area as industrial, the Indaver site area where the incinerator build is proposed (RY-I-09) is zoned as suitable for the extension of the Third Level Educational campus and enterprise related development including marine related education, enterprise, research and development. (RY-I-09, Table 4.1.17: Specific Development Objectives for Ringaskiddy, Cork County Development Plan 2022 - 28) This is dismissed in the August 2025 information but it is of critical importance that this zoning be upheld as it is directly linked to the investment in the NMCI and MaREI Campus areas and the potential for future growth of this sector. The proposed incinerator is therefore in direct contravention of the County Development Plan and contrary to the specified objectives for the immediate area.

Please refuse this planning application on the basis that the site is inherently unsuitable, concluded by all 3 Bord Pleanála Inspectors (Jones 2004, Yukel Finn 2009, Daly 2017) and the proposal contravenes the zoning of the Cork County Development Plan 2022 - 28 for this site.

I wish to request an Oral Hearing to continue full public participation in this application.

I enclose fee of €50

I have already submitted in 2016 so have paid prior fee

Additional pages attached (no of)
1x additional page

Page 2: ADDITIONAL INFORMATION

**OBSERVATION ON SID APPLICATION- Case Reference: PAO4.318802,
Ringaskiddy, Co Cork**

**Submission from ALBERT TERRACE COBH RESIDENTS GROUP
(P24 VE28, P24 YF43, P24 H308, P24 KX36, P24 Y985, P24 PF88)**

Personal & Environmental Concerns

- As the prevailing winds in the area are South Westerly, this puts Albert Terrace (and the whole of Cobh) in the direct path of the plume from the proposed Incinerator.
- The daily and continuous presence of microparticles and other toxic byproducts in the air from the proposed Incinerator are therefore of great concern.
- The proposed Incinerator site would need continuous collection and storage of waste to keep the incinerator running. We have concerns about the implications of this, ie waste & toxic leakage to the surrounding area and harbour which would affect both humans and wildlife as well as the natural environment.
- Historically, there is already a great amount of toxic waste in the harbour from the Haulbowline site. There was an incredible amount of difficulty confining the toxic waste at the site and whilst it is deemed "Safe for Now" there is no guarantee that this will remain safe for the future. It is highly inappropriate to add to this with further toxic waste.
- There is high evidence already of toxicity in our area with a large number of cancers present in the population.
- We are concerned for the future wellbeing of not only ourselves, but the next generations coming through – our children will bear the impact of this proposed Incinerator.

ONCE DONE, THIS CANNOT BE UNDONE