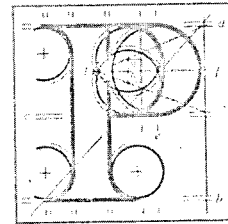


**Our Case Number:** ABP-318802-24

**Planning Authority Reference Number:**



**An  
Coimisiún  
Pleanála**

Anastasiya Stepnova  
27 Ravensdale  
Herons Wood  
Carrigaline  
Co. Cork  
P43 XD70

**Date:** 20 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](http://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.

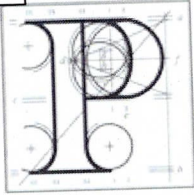
Yours faithfully,

Kevin McGettigan  
Executive Officer  
Direct Line: 01-8737263

PA04

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:communications@pleanala.ie">communications@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



## Observation on a Strategic Infrastructure Development Application

### Observer's details

#### 1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's  
name

Anastasiya Stepnova

(b) Observer's  
postal address

27 Ravensdale Herons Wood Carrigaline P43 XD70  
Co. Cork

### Agent's details

#### 2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Not applicable

(b) Agent's postal address

Not applicable

## Postal address for letters

3. During the process to decide the application, we will post information and items to you or to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in

The agent at the postal address in Part 2

## Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation.

(a) **An Coimisiún Pleanála case number for the current application (if available)**

(for example: 300000)

PA04.318802

(b) **Name or description of proposed development**

Proposed development of a resource recovery centre (including waste-to-energy facility) by Indaver NV t/a Indaver Ireland

(c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Ringaskiddy, Co Cork

## Observation details

### 5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word limit** as the box expands to fit what you write.

You can also insert photographs or images in this box. (See part 6 – Supporting materials for more information).

1. The site is fundamentally too small to accommodate the proposed development, and its size is continually diminishing due to coastal erosion on one side and the land take associated with the M28 on the other (Derek Daly, 2017).
2. All three Bord Pleanála Inspectors previously found the EIS lacking in substance, even where it was deemed legally adequate. The information provided was therefore insufficient for the Board to conduct a proper environmental impact assessment or to make an informed decision (Daly, 2017). Despite the subsequent revisions, the updated EIS continues to echo earlier conclusions without supplying the necessary supporting evidence. Furthermore, the material submitted in 2025 still does not include a fresh site-selection process. Instead, it relies solely on Indaver's existing land ownership to justify the location, without adequately accounting for the significant public and private investments that have reshaped the area since 2000 (Daly, 2017).
3. The site is identified as being at risk of flooding, as documented in Table 4.1.17: Specific Development Objectives for Ringaskiddy and confirmed on OPW's floodinfo.ie (Flood Summary ID-1364, 13082, 12085). Proposed mitigation measures would require elevating the facility well above projected flood levels, which would only worsen the already considerable visual impact of such a large structure.
4. In my view, the site is entirely unsuitable for any activity that handles or produces hazardous substances (Oznur Yukel Finn, 2009).

## 5. Grounds

5. Although the wider Ringaskiddy area is zoned for industrial purposes, the specific Indaver site (RY-I-09) is designated for the expansion of third-level educational facilities and for enterprise-related uses, including marine education, research, and development (RY-I-09, Table 4.1.17, Cork County Development Plan 2022–28). This is dismissed in the August 2025 submission, but the zoning is directly linked to major investment in the NMCI and MaREI campus areas and is essential for future sectoral growth. The proposed incinerator therefore conflicts with the County Development Plan and contradicts the stated development objectives for the area.
6. I firmly believe that the proposed facility would severely diminish the recreational and tourist appeal of the wider area, leading to negative economic consequences.
7. The development also presents risks to public safety. Emissions from such a facility are associated with birth defects, cardiac conditions, childhood learning difficulties, cancers, and respiratory illnesses.

For these reasons, I urge that this application be refused. The site has been deemed inherently unsuitable by all three Bord Pleanála Inspectors (Jones 2004, Yukel Finn 2009, Daly 2017), and the proposal is clearly at odds with the zoning provisions of the Cork County Development Plan 2022–28.

## Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

If your supporting materials are physical objects, you must send them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

## Fee

7. You **must** make sure that the correct fee is included with your observation.

### **Observers (except prescribed bodies)**

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request

## Oral hearing request

8. If you wish to request the Coimisiún to hold an oral hearing, please tick the “Yes, I wish to request an oral hearing” box below.

You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

## Final steps before you send us your observations

9. If you are sending us your observation using **the online uploader facility**, remember to save this document as a Microsoft word or PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

This also applies to prescribed bodies sending an observation by email.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

---

**For Office Use Only**

<b>FEM – Received</b>		<b>SIDS – Processed</b>	
Initials		Initials	
Date		Date	

**Notes**