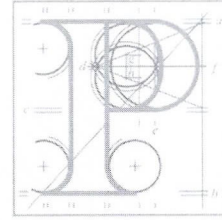


**Our Case Number:** ABP-318802-24



An  
Coimisiún  
Pleanála

Ballymore Community Association Ltd  
Walterstown  
Cobh  
Co. Cork

**Date:** 22 December 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.

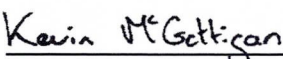
The Commission will revert to you in due course with regard to the matter.

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

Tel  
Glaó Áitiúil  
Facs  
Láithreán Gréasáin  
Riomhphost

Tel  
LoCall  
Fax  
Website  
Email

(01) 858 8100  
1800 275 175  
(01) 872 2684  
[www.pleanala.ie](http://www.pleanala.ie)  
[communications@pleanala.ie](mailto:communications@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

~~No Refund due~~

**From:** Suzanne Damery <suzannedamery60@gmail.com>

**Sent:** Friday 14 November 2025 11:56

**To:** LAPS <laps@pleanala.ie>; Kevin McGettigan <k.mcgettigan@pleanala.ie>

**Subject:** Please find attached Observation ON SID APPLICATION - CASE REFERENCE NO. PA04.318802, RINGASKIDDY, CO. CORK from Ballymore Community Association, Walterstown, Cobh, Co. Cork, Contact person : Suzanne Damery, Secretary, Ballymore Community Association, ...

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

We are not liable for €50 payment as we have already submitted in 2016.

Suzanne Damery  
'Phone No. 087 6473855

**From:**

**Ballymore Community Association Ltd Walterstown, Cobh, Co. Cork.**

**TO: An Coimisiun Pleanala**

**64 Marlborough Street,  
DUBLIN 1, D01 V902**

**OBSERVATION ON SID APPLICATION - Case reference: PA04.318802, Ringakiddy Co. Cork**

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

OBSERVER NAME: BALLYMORE COMMUNITY ASSOCIATION LTD.

OBSERVER ADDRESS: WALTERSTOWN, COBH, CO. CORK

Contact : Suzanne Damery, (Secretary) Ballymore Community Association, Walterstown,  
Cobh, Co. Cork. Email: [Suzannedamery60@gmail.com](mailto:Suzannedamery60@gmail.com)

DATE: 14<sup>TH</sup> NOVEMBER 2025

**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 Pleanala 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 Pleanala 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.

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

We have already submitted in 2016 so have paid prior fee