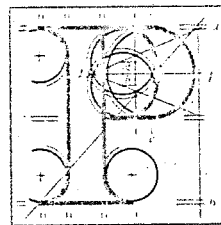


Our Case Number: ABP-318802-24
Planning Authority Reference Number:



**An
Coimisiún
Pleanála**

Barry McAuley
17 Cedarwood Avenue
Waterpark
Carrigaline
Cork

Date: 26 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,

Kevin McGettigan

Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

PA04

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Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
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64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

17 Cedarwood Avenue,
Waterpark,
Carrigaline,
Co. Cork

12th November 2025

Dear Sir/ Madam,

I would like to formally object to the proposal outlined in application 318802.

From their own emissions to air assessment, it is acknowledged that impacts on the Cork Harbour SPA as a result of air emissions and bioaccumulation could potentially occur. No mitigation is offered. Given the priority is to protect the SPA, the application should therefore be refused.

The impacts of the emissions to air to the protected bird species in the area have not been assessed. Avian species are particularly susceptible to airborne particulate and furan pollution and the commissioning of an incinerator that inevitably produces both is contrary to the stated aims of the Cork Development Plan to protect the SPA. The populations of the birds would inevitably decline as a direct consequence of approving this application.

Similarly, from emissions to water during construction, surface water pollution is given as an inevitable consequence with subsequent irreversible harm to the water quality directly impacting Cork Harbour SPA.

The Martello tower is a protected site and the visual impact to this due to the construction and overbearing nature of the proposal is in contravention of the Cork County Development Plan objectives regarding Heritage. As a site with a Very High Overall Landscape Value, this visual amenity would be irreversibly damaged by the proposed buildings and stack. Furthermore, the line of sight from the Ringaskiddy Martello tower to the fortifications at Westmorland will be directly impacted and the sightlines to Haulbowline will be negatively affected. As these are conditions for considering industrial development, the application must be refused on these grounds.

The plans, as submitted, are invalid as the drawings do not take into account the new road that is nearing completion. It is unclear what impact the construction would have on the newly constructed road without up to date drawings. Indeed, according to the crude drawing over a Google Maps satellite view of the site in Figure 1 of the Planning Report, it suggests the site extends into the soon to be opened road. It should be confirmed if the applicants has permission to use Google copyright material in their application.

The plans do not indicate how the area denoted as Not part of Folio is to be incorporated into the overall site setting. The architectural drawings omit the building and chimney stack profiles.

The geography of Cork Harbour SPA as a large, sheltered bay system has not been assessed as part of the potential emissions to air. There remains a potential for significant accumulations of pollutants during periods of low wind given the topography and terrain of the surrounding hillsides. An effective concentration of poisonous pollutants with the potential for harmful consequences, including respiratory issues, would result. The impacts to human, as well as animal and protected species, has not been assessed from this potential situation.

Cobh already has a 37% higher incidence of cancer than other parts of the country. The additional pollution caused by the proposed development will only make a bad situation worse.

There is a pathway through the site that has not been assigned as zoned for industrial use in the Cork Development Plan. This pathway is destroyed as part of the proposal. Another over 30% of the proposed site has been zoned as not suitable for industry: Suitable for the extension of the Third Level Educational campus and enterprise related development including marine related education, enterprise, research and development. Consideration will also be given to established operators in Ringaskiddy for the provision of ancillary office accommodation....

Therefore, the proposal is in contravention of the stated zoning of the lands per Cork Development Plan.

As a general observation, the applicants have had years to prepare and compile this application and it's verbose and partisan proposal whilst anybody with an observation is given little over 7 weeks (this is a minimum timeline, not a guideline). I believe in cases such as this where there is a mountain of information to disseminate, the window of opportunity to submit observations should be more aligned with the time required to thoroughly investigate the proposal. For a case like this, 7 weeks is woefully inadequate.

If the proposed incinerator (or RINGASKIDDY RESOURCE RECOVERY CENTRE as the applicants euphemistically call it) is given approval then I believe the inclusion of a condition could help quell some of the health related the concerns. The condition should state that the directors and board of Indaver live within 5km downwind of the proposed site for a minimum of 5 years after commissioning. The condition should extend to the board members of An Coimisiún Pleanála who approve the application. Any deviation from this condition should result in the immediate decommissioning of the installation. I acknowledge it would be a highly irregular condition, but would give confidence to some that those applying and approving genuinely believe in the safety of the proposal on those living in the vicinity.

On the basis of all the above, I urge the refusal of this application and enclose my fee of €50.

Yours sincerely,

Barry McAuley