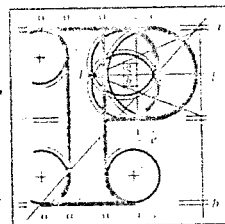


**Our Case Number: ABP-318802-24**

**Planning Authority Reference Number:**



**An  
Coimisiún  
Pleanála**

Beckie Coole  
Calypso  
Fairy Hill  
Monkstown  
Co. Cork  
T12 AP9C

**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](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	Tel	(01) 858 8100
Glaio 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

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**Beckie Coole**

Calypso  
Fairy Hill  
Monkstown  
Co Cork  
T12 AP9C

9th November 2025

**An Coimisiun Pleanala**

64 Marlborough Street  
Dublin 1  
D01 V9O2

To Whom It May Concern

In addition to the observation details attached, I would also like to add why I wholeheartedly believe the proposed site for the Indaver Incinerator is totally unsuitable, and why this should not go ahead.

1. The application contradicts national & local government policy from a maritime, educational and tourism perspective. The government has spent millions of euros developing multiple areas of the harbour and the surrounding areas of Cork harbour to create a multiple faceted economic amenity - a world renowned tourist destination, a state of the art educational facility, and an extremely active maritime harbour.
2. This site is now zoned educational, which ties in with the national and government policy for the area.
3. From an environmental perspective, this site is unsuitable as it is proposed on a flood plane, the coastal erosion is extensive on the coastal side of the site, and due to the fact that the harbour is in a bowl it is a known fact the fumes will have difficulty dissipating in certain weather conditions due to the geographical structure of the harbour. The length of time the plume stayed around the harbour and coastline after the R&H Hall fire in the city is evidence in itself.
4. On 3 different occasions, An Coimisiun Pleanala inspectors have recommended refusal citing over development, site unsuitability and

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incompatibility with educational, amenity and heritage development in the local Cork Harbour area.

From a personal perspective, we live locally, and my immediate and extended family use the harbour on a weekly basis throughout the whole year, both competing regularly in sailing events, and using it from a leisure perspective. I have serious concerns for my children and my family's health if they are exposed on a regular basis to the emissions from an incinerator. Never mind the risk associated should an accident happen, as seems to be an occurrence with incinerators around the world. We live in close proximity to the proposed site for this incinerator and fear for our well being should an accident occur without what appears to be an appropriate major incident reaction plan.

Based on all of the above, which is just a snippet of reasons why this incinerator should not be allowed to go ahead, we truly believe this is not the right site and trust you will take this all into consideration and make the right decision in not allowing Indaver build an incinerator on this site.

Sincerely,

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**Beckie Coole**

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**TO: An Coimisiun Pleanala**

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:** Beckie Coole

**OBSERVER ADDRESS:** Calypso, Fairy Hill, Monkstown, Co Cork. T12AP9C

**DATE:** 13<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)

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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.

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

Beckie Coole