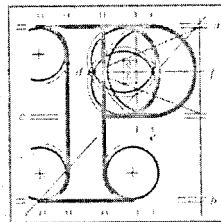


Our Case Number: ABP-318802-24
Planning Authority Reference Number:



An
Coimisiún
Pleanála

Ben, Brenda Flaherty & Family
Drotava
Beausite
Rushbrook
Cobh
Co. Cork

Date: 02 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. 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

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

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

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

AN COIMISIÚN PLEANÁLA	
LDG-	084080
ACP-	
12 NOV 2025	
Fee: €	50
Type:	Cheque
Time:	9.15
By:	post

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 BEN, BRENDA FLAHERTY + FAMILY **DATE** 08/11/25
OBSERVER ADDRESS 'DROTAVA', BEAUSITE, RUSHBROOKE COBH
CO. CORK

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)

In addition to the attached sheet, we would also like to bring the following to your attention:

1. Public Health Risk.

We would suggest that the burning of waste materials would cause a significant air pollution problem for the whole Cork harbour area. Pollutants would be trapped in the natural harbour basin and would not dissipate. We would also suggest that there is currently insufficient monitoring of air particles in the area. It is known that Cork Harbour has a higher average cancer rate than any other part of the Country, obviously risking our children's and future generations health. We would also suggest that the proposed development would breach current W.H.O. guidelines.

2. Tourism.

It is our opinion that the current levels of tourism in the Harbour area would be significantly impacted. Already there has been huge investment in Spike Island, Haulbowline Peoples Park and recreational amenities in the Harbour area. The proposed development would also impact on the current levels of cruise ships entering the harbour.

2. Visual Impact.

The proposed development along with its very high buildings and 75m emissions stack would injurious to the visual aspect of the whole harbour area.

3. Risk of major accident.

As all incinerators have been prone to fires and accidents, we would suggest that people could be trapped on Haulbowline Island or one of the third level Colleges and unable to escape.

Ben Flaherty
Brenda Flaherty
Shane Flaherty
Mark Flaherty

AN COIMISIÚN PLEANÁLA	
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