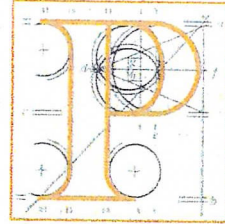


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



An
Coimisiún
Pleanála

Cobh GAA Club
C/o Colm Cotter, Chairperson
Cobh GAA
Páirc Uí Chonaill
Carrignafoy
Co. Cork
P24 CH68

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.

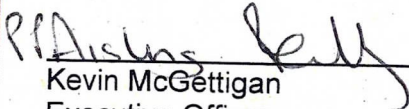
The Commission will revert to you in due course with regard to the matter.

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.

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
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 Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1, D01 V902.

OBSERVATION ON SID APPLICATION - Case reference: PA04.318802, Ringaskiddy, Co. Cork
Proposed Development: Resource Recovery Centre (including Waste-to-Energy Facility) by
Indaver NV t/a Indaver Ireland.

OBSERVER NAME Colm Cotter, Chairperson, Cobh GAA Club DATE 08/11/25

OBSERVER ADDRESS Cobh GAA, Páirc Uí Chonaill, Carrignafoy, Cobh, P24 CH68

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 (which will continue over time) 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 Environmental Impact Statement (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. A proper EIS should be conducted to support and inform the decision makers and to follow proper decision making.

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). A fantastic public park has been built on the old ISPAT site, at a substantial cost to the public finances. It's visited by growing numbers of the public and it's a great public amenity to have in Cork Harbour. Cobh GAA have used the pitch located in this park for training.



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. This development plan is what our local authorities and government want the land used for and it should be kept that way.

Cobh GAA's facilities at Páirc Uí Chonaill, Carrignafoy, occupy an elevated position overlooking Cork Harbour. The elevation of our upper pitch is approximately 65–70 metres above sea level, which means it is visibly above the Ringaskiddy peninsula and has a direct line of sight to the proposed Indaver plant and chimney.

By comparison, the proposed Indaver chimney is approximately 75 metres high, only marginally higher than our pitch elevation. From this vantage point, the stack and plume will be clearly visible, and—of greater concern—prevailing south-westerly winds, confirmed by Met Éireann long-term wind pattern data for Cork Harbour, will carry emissions, fumes, and particulate matter directly across the harbour toward Cobh and surrounding residential areas.

Cobh GAA's grounds are located approximately 4.5 kilometres in a direct line northeast of the proposed Indaver site, with an unobstructed visual alignment across the open harbour. This topographical and atmospheric alignment means that under normal wind conditions, airborne particulates and plume dispersal will travel from the Ringaskiddy peninsula toward the elevated eastern slopes of Cobh, where our playing facilities are located.

Our GAA facilities are in daily use by a membership of approximately 500 children and adults, and are also used extensively by Cobh Camogie Club, Cobh LGFA (approx. 500 members), local & visiting primary & secondary schools, visiting clubs and their supporters



and members of Great Island Athletics club. These activities take place outdoors, often for several hours each day, almost all year round.

The proposed Indaver plant, if constructed, will operate continuously over its lifetime, emitting airborne particulates and gases that will be transported across the harbour and deposited in Cobh and the surrounding area. This would result in continued, unavoidable exposure of our members, players, and visitors to these emissions during outdoor physical activity. Cobh GAA is charged with the safety & welfare of its members and visitors while using its facilities. Such exposure is incompatible with public health objectives, with the promotion of community wellbeing, and with the active sporting culture that has been developed through decades of volunteer effort in Cobh.

Please refuse this planning application on the basis that the site is inherently unsuitable, as concluded by all three Bord Pleanála Inspectors (Jones 2004, Yukel Finn 2009, Daly 2017), and because the proposal contravenes the zoning of the Cork County Development Plan 2022-28 for this site.

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

I enclose fee of €50.

Signed:

Colm Cotter

Chairperson, Cobh GAA Club

Páirc Uí Chonaill, Carrignafoy, Cobh, P24 CH68

08 November 2025