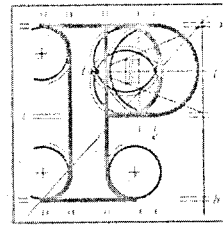


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



**An
Coimisiún
Pleanála**

David O'Shea
Ballybrassil
Ballymore
Cobh
Co. Cork
P24 XH33

Date: 13 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

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 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: David O'Shea, Signed:  07 NOV 2025

DATE: 07/November/2025

OBSERVER ADDRESS: Ballybrassil, Ballymore, Cobh, County Cork, P24 XH33

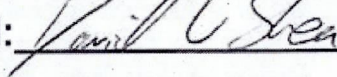
OBSERVATION DETAILS:

1. I understand that waste needs to be managed. I am not opposed to landfills. I am opposed to burning it in an incinerator as a solution. Recycling rates have increased and continue to increase which negates the need for incineration. I understand the need to generate electricity. I am not opposed to wind turbines, gas fired power generation stations in the harbour area. I am opposed to waste to energy generation. I would classify waste incineration to energy in the same unacceptable electricity generation option as coal fired electricity generation. I would even be open minded to nuclear options and would have welcomed the considered LNG terminal in Cork Harbour. I would consider the large pharmaceutical industries and wind turbines in the area as something we can be proud of but out would be outrightly opposed to this proposed incinerator.
2. The lower Cork Harbour area has improved incredibly over the last number of years in terms of visual appearance. Likewise in terms of an environmental point of view. I am self employed and work in the large industries which we are all lucky to have in this area. Each of these industries have somewhat of an impact on appearance and inevitably on the environment but are what I would deem reasonable and managed. In times past, the heavy industries in the lower harbour, which are now thankfully gone, would be deemed utterly unacceptable today. I would classify this incinerator as similarly unacceptable. It will be visually unacceptable from all areas of the lower harbour, incompatible with tourism. I also believe that the emissions will have an unacceptably negative impact on the health of a large catchment of the population. This view on the impact of health is based on my GPs opinion which he has shared with me. I have never objected to a proposed development before. There has been developments that I would have preferred had not occurred or perhaps done differently, but I never had such a strong opinion that resulted in objecting to a development. I would simply not give it a second thought and leave it in the capable hands of the planning authorities. I feel very strongly about this development. The Cork County Council have rejected this multiple times, I don't understand exactly how it is still being considered. This development is not like any other development that I can think of. Please keep in mind that as families are incredibly busy, for each objection received, this would represent the opinion of a much wider quantity of people that didn't get time to object or thought that "someone else will do it". I am pro-business and worked in the oil and gas industry for over ten years. I understand the need to balance ideal scenarios to practical requirements. Please take a step back, put the moral foot forward, do the correct thing and reject this proposed incinerator. You are the "someone else will do it" that is hoped and expected from your community.

3. 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).
4. 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.
5. 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)
6. 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)
7. 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.

Signed: 

Date: 07 NOV 2025