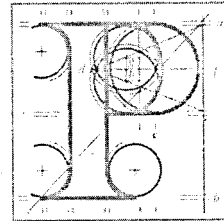


**Our Case Number:** ABP-318802-24

**Planning Authority Reference Number:**



An  
Coimisiún  
Pleanála

Denis Ellis & Others  
Lisaleen House  
Norwood Grove  
Cobh  
Co. Cork

**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*

Kevin McGettigan  
Executive Officer  
Direct Line: 01-8737263

PA04

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Lisaleen House  
Norwood Grove  
Cobh

14<sup>th</sup> Nov 2025

An Coimisiun Pleanala  
64 Marlborough Street  
Dublin 1  
D01 V902

Case Reference Number: PA04.318802  
Applicant: Indaver Ireland  
Location: Ringaskiddy

A Chara,

We refer to the above planning application and wish to make the following submission in relation to the proposed development.

We wish to object to the proposed development based on the points outlined below:

1. The site's location in the centre of Cork Harbour is highly unsuitable due to the susceptibility of the harbour to trap emissions in temperature inversion scenarios which are quite common in the Lower Harbour. We are informed that objections cannot be made on the basis of health concerns (!) but the geography of the location is likely to exacerbate these concerns and it is not clear that this has been fully accounted for.
2. The densely populated environment surrounding the proposed development on high sided hills at a similar level to the chimney stack. Much of Cobh is directly downwind of the stack in the prevailing winds at the same altitude as the stack.
3. The beachside location of the proposed development makes it susceptible to erosion which is already occurring and may increase due to rising sea levels.
4. The size of the proposed site is now smaller than when the original application was made due to the CPO of the western end for roadworks.
5. The proposed site is zoned for educational use.
6. The proposed site is very close to popular tourist attractions in the harbour such as Spike Island and Camden Fort.

7. The planning application does not contain an analysis of other locations for this development.

This is clearly the wrong location for this development; I trust common sense will prevail here and that you will reject this application.

Rgds,

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Denis Ellis

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Amy Ellis

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Kate Ellis

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Harry Ellis