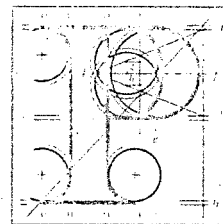


**Our Case Number:** ABP-318802-24

**Planning Authority Reference Number:**



An  
Coimisiún  
Pleanála

Elaine Nicholson & Brian Murphy  
Hoddersfield  
Crosshaven  
Co. Cork

P43 N126

**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,

*Lauren Griffin*

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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	<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

**TO:** An Coimisiun Pleanála  
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

**Date:** 12<sup>th</sup> November 2025

**Observer Name:** Elaine Nicholson & Brian Murphy

**Address:** Hoddersfield, Crosshaven, Co Cork P43 N126

We wish to strongly object to the proposed development of a resource recovery centre by Indaver NV t/a Indaver Ireland.

Our objection is on the following basis:

**1. Health & Safety concerns**

- a. Potential negative impact on health – undocumented and unspecified emissions from hazardous waste that will pollute the widespread locality. Unknown impact on agriculture, aquaculture, nautical activity and poses a serious public health risk. Minute particles emitted from the site will lead to contamination of air, food and water sources which would have a detrimental effect.
- b. Historical explosions in existing Indaver sites leading to fatalities and widespread damage demonstrates the lack of overall control and safety of such a facility. (Antwerp 2018)
- c. Pollutants would be trapped in the harbour basin. The fire in R&H Hall grain storage facility in 2021 and the lingering smoke and contaminants that spread far from the source over a number of days was a demonstration of the airflow within the region and negative consequence of a potential incident.
- d. Residents and nearby villages would experience year-round industrial noise and odour. These effects contravene the protection of residential amenities and tourism in the Lower Harbour.

**2. Site unsuitability**

- a. The proposed site is adjacent to a public recreational park that is widely used by all ages and hosts a weekly juvenile parkrun, all of which would be impacted by the construction and operation of this facility. The proposed development would remove access to a public beach in the vicinity which is a valuable amenity to the locality.
- b. The proposed site is in close proximity to the Ringaskiddy port, and in the event of any issues with the site, this could have a detrimental effect to the operation of the port and the local economy. In addition, the proposed development would impact negatively on thousands of tourists arriving by ferry and also passing cruise ships arriving to Cobh, and could effect future tourism expansion and development for the Munster region.

- c. There is a national third level education institute directly opposite the proposed site which also serves international students. The proposed site itself 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. The proposed incinerator is therefore in direct contravention of the County Development Plan and contrary to the specified objectives for the immediate area.
- d. The proposed site is in a known flood plain and risks catastrophic failure in the event of flooding, with possible pollution from potential seepage of waste.
- e. The proposed development will have a negative aesthetic impact on Cork harbour, which is the second largest natural harbour in the world and hosts regattas and nautical events year round, as well as attracting tourists from all over the world. The development conflicts with the county development plan (2022 – 2028), Port of Cork 2050, World Class tourism destination.
- f. Unknown and unspecified impact to flight paths up to and including the department of defence air traffic to the Haulbowline naval base.
- g. 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.
- h. The proposed 75m tall stack would be higher than any other structure in the Lower Harbour—and visible for kilometres. From Cobh, Crosshaven, Spike Island and Carrigaline it would dominate the skyline and alter the character of the harbour. The County Development Plan protects these scenic coastal views and specifically prohibits visually dominant industrial features.
- i. The plant would employ fewer than 50 people once built and could deter high-tech or tourism investment. By contrast, the County Development Plan designates Ringaskiddy for research, innovation and clean-technology uses—industries incompatible with a large incinerator.

### **3. Operational concerns**

- a. We have concerns on the impact on traffic and congestion during the construction and operation of the site in an already congested area. The site would require continuous heavy-goods traffic and operate 24 hours a day.
- b. Clear and concise explanation of waste storage and subsequent disposal of residual waste is not defined.
- c. Unnecessary requirement for an additional incinerator in the country. EPA 2023 data shows existing national plants already handles approx. 1 million tonnes of residual waste per year, which is close to the entire national total. An additional facility would exceed the capacity projected in the National waste management plan 2024 – 2030 and de-incentivise the reduction of waste.

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. The health risks are beyond an acceptable level for the neighbouring residential villages and towns and would have a detrimental effect on generations to come.