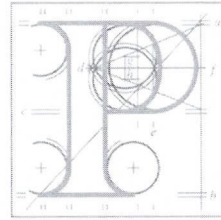


**Our Case Number:** ABP-318802-24



An  
Coimisiún  
Pleanála

Finbarr O'Flaherty  
Shanbally  
Ringaskiddy  
Co. Cork

**Date:** 12 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.

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

Teil (01) 858 8100  
Glao Áitiúil 1800 275 175  
Facs (01) 872 2684  
Láithreán Gréasáin www.pleanala.ie  
Ríomhphost Email communications@pleanala.ie

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

**From:** Finbarr O'Flaherty <[finny0407@gmail.com](mailto:finny0407@gmail.com)>  
**Sent:** Wednesday 12 November 2025 18:25  
**To:** LAPS <[laps@pleanala.ie](mailto:laps@pleanala.ie)>  
**Subject:** Submission re ABP-318802

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

To whom it may concern , please see my submission re the significant additional information relating to this application . I already Paid the €50 euro submission fee relating to the initial application so was advised to e-mail this directly to you.

Please confirm receipt of same

Regards  
Finbarr O Flaherty

To: An Coimisiún Pleanála  
64 Marlborough Street  
Dublin 1, D01V902

**OBSERVATION ON SID APPLICATION – Case Reference PA04.318802,  
Ringaskiddy, Co Cork – Proposed development of a resource recovery centre ( including  
waste-to-energy facility e) by Indaver t/a Indaver Ireland**

**Observer Name** Finbarr O’Flaherty     **Date** 12<sup>th</sup> November 2025

**Observer Address** Shanbally, Ringaskiddy, 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 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.

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-1-09) 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-1-09, 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.

Further to the points outlined above, I cannot understand how this application is still materially viable given the significant passage of time that has elapsed since being originally submitted. I believe the Irish planning laws are fundamentally flawed and need to be reviewed with a view to adopting a Statute Of Limitations, moreover in this application given that the landscape and environment in which we live have transformed hugely in the intervening years, mostly for the good and the long term benefit of all who live and work in this area of the lower harbour. Covid and all that went with it have totally amplified our appreciation of outdoor areas and amenities and this area at Gobby Beach and Loughbeg Beach, once a well kept local secret, are now used on a daily basis by thousands of people from all over Cork and beyond . I only recently had a hip replacement operation and as I recover these are my go to places every day to help with my rehabilitation.

I hope once able, I can again walk the shoreline from Gobby To Loughbeg beach without having to circumvent any shingle introduced as part of this proposal to prevent coastal erosion. The foreshore is owned by the state , and by extension, the people of Ireland . Indaver should not be allowed interfere with it in any way and the fact that this is even being considered highlights again the total unsuitability of this site.

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.

Respectfully

Finbarr O' Flaherty