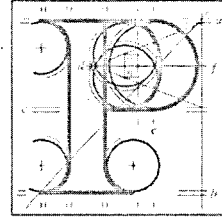


**Our Case Number: ABP-318802-24**



**An  
Coimisiún  
Pleanála**

Grainne and Peter Fealy  
37 The Park  
Janeville  
Carrigaline  
Co. Cork

**Date:** 01 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. 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

Tel (01) 858 8100  
Glaó Áitiúil LoCall 1800 275 175  
Facs (01) 872 2684  
Láithreán Gréasáin Website [www.pleanala.ie](http://www.pleanala.ie)  
Ríomhphost Email [communications@pleanala.ie](mailto:communications@pleanala.ie)

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

**OBSERVER NAME** GRAINNE + PETER FEALY **DATE** 10 Nov 2025  
**OBSERVER ADDRESS** 37 THE PARK, JANEVILLE, CARRIGALINE,  
C. 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 Pleanála 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-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 Pleanála 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.

I enclose fee of €50

I have already submitted in 2016 so have paid prior fee

Additional pages attached (no of)

Formal Objection — Case Ref: PA04.318802

Proposed Waste-to-Energy Incinerator, Ringaskiddy, Cork Harbour

To: An Bord Pleanála / EPA Licensing Team

Re: Objection to Indaver Waste-to-Energy Facility, Ringaskiddy

From: Gráinne and Peter Fealy

Address: 37 The Park, Janeville, Carrigaline, Co. Cork

Email: grainne\_hegarty@yahoo.com

Phone: 0877699581

Date: 9th November 2025

AN COIMISIÚN PLEANÁLA	
LDG-	084044-25
ACP-	
12 NOV 2025	
Fee: €	50 Type: pmo
Time: 9:15	By: post

Dear Sir / Madam,

I wish to lodge a formal objection to the proposed waste incinerator development at Ringaskiddy, Cork Harbour, Ref: PA04.318802.

I live in Carrigaline with my family, having purchased a home in one of the new housing estates containing close to 900 houses, built since the last planning submission was refused more than 12 years ago. We bought our home here to raise our young children in a safe, clean town. This proposal now threatens the very reasons we invested our future here.

#### 1) Public health & density of residential population

Carrigaline — the largest town in County Cork outside the city — has a rapidly growing population and is home to many young families. Locating a major emission-based facility so close to that concentrated and youthful population raises serious health concerns.

#### 2) Cumulative industrial burden

Ringaskiddy is already a heavy industrial and pharmaceutical cluster. Adding a large incinerator increases cumulative pollution and industrial exposure for nearby communities.

### 3) Air quality & harbour dispersion risk

Cork Harbour's basin topography can trap pollutants and lead to localised poor dispersion events, increasing exposure risk for residents.

### 4) Visual, environmental & tourism impact

Cork Harbour is an important amenity and tourism destination. A visible industrial stack would harm scenic views and undermine tourism initiatives.

### 5) Traffic and road safety

This development would significantly increase heavy goods vehicle traffic on already busy residential and commuter routes.

### 6) Coastal vulnerability – flooding & erosion

Parts of Ringaskiddy are documented as having erosion and flood-risk challenges, raising concerns about locating essential waste infrastructure in a vulnerable coastal area.

### 7) Economic risks to marine and tourism reputation

Real or perceived pollution risk could damage the harbour's clean coastal identity, impacting seafood, recreation, and tourism industries.

### 8) Property value risk and relocation challenges

We have made a significant financial investment in our home. A high-emission industrial plant nearby could devalue property and make relocating extremely challenging, while also posing challenges to the value of our own house and future security for our family.

### 9) Availability of sustainable alternatives

Ireland is transitioning toward recycling and circular-economy solutions. Developing a large incinerator risks locking the region into outdated waste management methods.

10) Strong, consistent community opposition

Local residents have opposed this project for decades, demonstrating sustained and legitimate concern for health and wellbeing.

For the reasons outlined above, I respectfully request that application PA04.318802 be refused. Additionally, I formally request an Oral Hearing due to the significant public interest, the scale of potential long-term impacts, and the need for full transparency and community participation.

Thank you for considering this submission.

Sincerely,

Gráinne and Peter Fealy