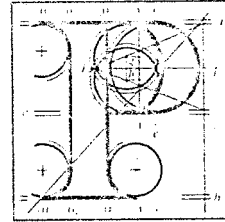


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



**An
Coimisiún
Pleanála**

Ian Manning
c/o Passage West Rowing Club
14 Marriner's View
Church Hill
Passage West

Date: 26 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

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|--------------------|---------|--|
| Teil | Tel | (01) 858 8100 |
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| 64 Sráid Maoilbhríde | 64 Marlborough Street |
| Baile Átha Cliath 1 | Dublin 1 |
| D01 V902 | D01 V902 |

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-|-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.

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

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.

Further to the points outlined above, Passage West Rowing Club (PWRC) wishes to make the following observations from a rower's perspective regarding the proposed development site of the "resource recovery centre" in Ringaskiddy - Case Number: [ABP-318802-24](#).
Coimisiun Pleanala case reference:

PA04.318802, Ringaskiddy, Co Cork.

PWRC has been at the heart of the Passage West community since reforming over thirty years ago, and has been active for many generations before then. In recent years, Loughbeg Beach has become a key base for coastal rowing in Ireland, hosting Rowing Ireland's European Beach Sprint Championship trials in 2024 and the World Rowing Beach Sprint trials and training in 2025. This beach and the nearby Gobby Beach serve not only the Cork area but attract rowers from across the country who travel to participate in these events.

Loughbeg beach has been identified as a world class location for Beach Sprints given its proximity to a major city, cleanliness, and natural beauty and an Incinerator would be detrimental to that. No athlete would want to train next to an incinerator, let alone compete next to one.

Notably, for the first time in Olympic history, Coastal Rowing (Beach Sprints) will feature in the 2028 Olympic Games in Los Angeles. Over the coming years, Loughbeg Beach will become an increasingly important national hub for training and trials, bringing significant visitor footfall and an economic boost to the local area.

PWRC has also been granted planning permission for a new clubhouse, securing a bright future for the club and ensuring it continues to serve the community for many years to come. The benefits of having Loughbeg nearby are already evident: in October, two of our junior members represented Ireland at the Coupe de la Jeunesse Beach Sprint in Spain — an achievement made possible by regular training at this location.

Cork County Council has recently sought to acquire Loughbeg Beach from IDA Ireland for public ownership, recognising its growing importance to the surrounding population. In a recent *Irish Examiner* article (accompanied by a photograph of the beach sprints), senior council official Maurice Murphy described Loughbeg as "*a key area and valuable recreational resource*".

Without even delving into the broader health and environmental risks – clearly demonstrated by the R&H Hall fire in 2021 – it is clear that the proposed incinerator would have a devastating impact on our community. The local context has changed significantly since the original planning application, and the site is neither appropriate nor suitable for this type of development. The use of this area by the club and the wider rowing community is indicative of the hugely increased use for amenity, recreation and education in the overall area on this coast since the site purchase in 2001. It reflects a wider shift in how the harbour is now used and valued. This shift is recognised in the zoning of the site for education and research purposes since 2017, a designation reaffirmed by Cork County Council in 2023, and aligns directly with Fáilte Ireland's ambition to create a world-class Cork Harbour recreational and visitor experience, as outlined in the Cork City, Harbour and East Cork Destination and Experience Development Plan (Cork DEDP) launched in 2024.

The proposed development runs counter to this trajectory. From our perspective, the presence of such a facility would likely reduce the harbour's appeal to rowing clubs, participants, and spectators, undermining opportunities for club growth, event hosting, and the long-term viability of coastal and beach-sprint rowing in the area.

In light of these factors, we respectfully urge you to refuse this planning application and formally request an oral hearing to ensure full public participation in the decision-making process.

Ian Manning

on behalf of Passage West Rowing Club

14 Mariner's View

Church Hill

Passage West