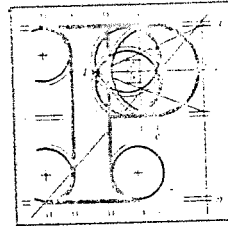


**Our Case Number:** ABP-318802-24  
**Planning Authority Reference Number:**



**An  
Coimisiún  
Pleanála**

James Deacon & Others  
Coolmore Road  
Carrigaline  
Cork

**Date:** 02 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

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Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

TO: An Coimisiun Pleanala

64 Marlborough Street

Dublin 1, D01 V902

**OBSERVATION ON SID APPLICATION - Case reference, Ringaskiddy Co Cork:  
PA04.318802**

Proposed development of a resource recovery centre (including waste-to-energy facility)  
by Indaver NV t/a Indaver Ireland

OBSERVER NAME James Deacon, Mary Deacon, Bernard Smyth, Nora Smyth, Christine Smyth

Date: 13-Nov-2025

OBSERVER ADDRESS Coolmore Road, Carrigaline, Co. Cork

**OBSERVATION DETAILS**

1. Cork harbour has facilities and natural resources to enable it to be a world class tourist destination. The positioning of the incinerator site within Cork harbour could not be more visibly intrusive to any harbour activity and physically obstructive to Education , Defence and beach amenity access close to the incinerator site.
2. Area proposed for incinerator site (RY-I-09) is zoned as suitable for educational development which is in keeping with recent harbour plans and future development. 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.
3. 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).
4. 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.
5. 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)

6. The site proposed for the incinerator is prone to sea erosion and flooding and so is not suitable for such a large processing and storage facility dealing with toxic materials.
7. The proposed incinerator site has one road access route. This one access route is also use by the Naval Service, NMCI, general public using public park, beach and other amenities etc. The emergency access/exit to/from these and other existing sites would be severely compromised if not cut off by an emergency situation on the incinerator site.
8. Independent monitoring of the environment such as air quality is questionable with two of three air quality sites checked in October 2025 were not operational and have been out of order for a number of weeks (information from Ringskiddy meeting 6 Nov 2025)

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.

I enclose fee of €50