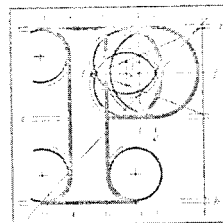


Our Case Number: ABP-318802-24
Planning Authority Reference Number:



An
Coimisiún
Pleanála

Jim Sheeran
13 Diamond Hill
Monkstown
Co. Cork

Date: 10 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.

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	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

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

TO: An Coimisiun Pleanála
64 Marlborough Street
Dublin 1, D01 V902

AN COIMISIÚN PLEANÁLA
LDG- 084 303-25
ACP- _____
11 4 NOV 2025
Fee: € 50 Type: Bank Draft
Time: 9.15 By: Post

~~0843~~
084303-25.

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

Observers NAME JIM SHERKIN Date 11 /November /2025

Observers ADDRESS 13 DIAMOND HILL, MONKSTOWN, 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 that 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*)
- The proposed plant has a planned annual intake of 240,000 K-tons of material. The applicants have stated that 70,000 tons of ash to be disposed of, therefore 170,000 tons will be discharged from the flue stack. This discharge is constituted of particulate matter and gases into the atmosphere. The constituents of which are partly toxic, hazardous and/or irritants but mostly dirty.
 - That means 465 Tons per day. Therefore, on a sunny day with a SE wind at 12knots, these, 465 tons, will be deposited on a shadow stretching up to 40 kilometers, including the area to the NW just 2 kilometers away– which is over Monkstown.
 - The particulate matter will fall and cover all surfaces, roofs, paths, cars, lawns, windows, washing hanging out, outdoor furniture. As this matter and these gases hang in the air, should one sit out in a garden, use the children’s playground, play tennis at the club or dare sailing or play golf?
 - Worse, will the primary school be allowed to open their play area for the 400 pupils?

- So, depending on wind direction, each area encompassing the plant will receive a dose of outfall daily - 365. Therefore, all residents and business (not just Monkstown) within the shadow of the plant will be subject to the outfall.
- And all of the outfall (*TOXINS INCLUDED*) landing on exposed surfaces will eventually be washed into the river by the rain (which falls abundantly).
- Then there are the odours emanating from any stored waste deposited on site awaiting incineration. There might be thousands of tons of waste festering on the site, this is an issue for all local residents, institutes and businesses in proximity to the plant.

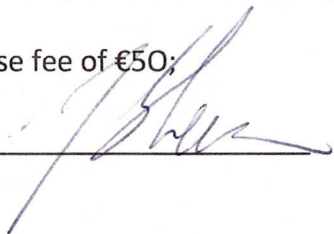
This is the element of the development which is not controlled, and the neighbouring residents, businesses and tourists are required to pick up the cost, clean up the material, smell the stink and endure the inconvenience of this process.

- Thus, as there will be a problem with discharges, who wants to live under such a constant threat? This is a major consideration in terms of property value. Residents who will find it objectionable may wish to leave, they will discover a problem that selling their homes in such circumstances will be difficult as demand will decrease and thus the value of property will decrease.
- 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-O2 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 THREE 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;



A handwritten signature in blue ink, written over a horizontal line. The signature is stylized and appears to be 'J. Jones'.