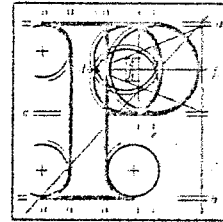


**Our Case Number:** ABP-318802-24

**Planning Authority Reference Number:**



An  
Coimisiún  
Pleanála

John & Coralie Carter  
9 The Terrace  
Currabinny  
Carrigaline  
Co. Cork

**Date:** 28 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](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  
Executive Officer  
Direct Line: 01-8737263

PA04

Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:communications@pleanala.ie">communications@pleanala.ie</a>

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

AN COIMISIÚN PLEANÁLA  
LDG- 086143-25  
ACP- \_\_\_\_\_  
13 NOV 2025  
Fee: € 50 Type: cheque  
Ringaskiddy Co Cork  
Time: 9.15 By: post

**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** JOHN + CORAWE CARTER **DATE** 11/11/2025  
**OBSERVER ADDRESS** 9. THE TERRACE, CURRABINNY  
CARRIGALINE, 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 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) 1

## Submission

message

Mon 10 Nov 2025 at 20:45

[REDACTED]

We wish to state our objection in the strongest manner possible to the proposal of this development by Indaver Ireland.

1) The building of incinerators (Resource recovery centres, Waste to energy facilities) contravenes the principles of sustainable development. Ireland's aim is Zero Waste not burning waste!

2) It would be totally inappropriate for a potentially hazardous installation like this to be located on a flood plain. Also this harbour is prone to thermal inversion. We have no confidence in the proposed self monitoring of the emissions. Emissions should be independently monitored, results of which made available to the public. There is no monitoring or filtering of tiny particles (0.1pm).

3) It is unclear as to Indavers proposed plan for dealing with the three types of toxic residues from their submission.

4) We take issue with Indavers statement ;  
"No impact is envisaged on the nearby SPA". Planning report 2025.

5) The visual obstruction of the Martello tower is outrageous, such an integral part of harbour history.

6) The effect of this proposed development on Gobby beach is deplorable!

On the strength of all the observations , past and present , Indavers proposed development must be rejected. Where is democracy if an Coimisiun Pleanala can simply overturn public opinion and the considered views of their own experts ?

We believe that the public interest should take precedence over the interests of Indaver and their shareholders.

[REDACTED]

John Carter  
CORALIE CARTER

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
13 NOV 2025	
Fee: €	_____ Type: _____
Time: 9.15	By: post