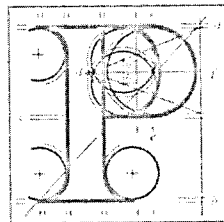


**Our Case Number:** ABP-318802-24  
**Planning Authority Reference Number:**



An  
Coimisiún  
Pleanála

John Fitzgerald  
Hilltown  
Ballyorban  
Monkstown  
Co. 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  
Executive Officer  
Direct Line: 01-8737263

PA04

Teil	Tel	(01) 858 8100
Glaó 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 COIMISIUN PLEANÁLA	
LDG-	086082-25
ACP-	
12 NOV 2025	
Fee: €	50
Type:	pmo
Time:	7.15
By:	psr

**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 FITZGERALD **DATE** 11/11/25  
**OBSERVER ADDRESS** HILLTOWN, BALLYORBAN,  
MONKSTOWN, 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 **Environmental Impact Statement (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 still continues to be inadequate.

'No site selection assessment has been done since 2001 despite the enormous change that has taken place in the area. It failed the W.H.O. site selection process then and certainly fails it now after 20 years. There is **no renewed site selection assessment** 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 only qualification it has is that they own the site.

The site is in a flood risk area. Indaver plans to overcome this problem was to raise the entire area by 4m, which will be an eyesore for all who use this area for recreation. 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 the location of a use that processes and generates hazardous compounds. (Oznur Yukel Finn, 2009)

Indavers submission ignores the fact that part of their site (RY-I-09) is now zoned for marine education and related enterprise and activities. That part of their site is no longer zoned for industry. The proposal is therefore in contravention of the County Development Plan.

Please refuse this planning application on the basis that the site is inherently unsuitable, as 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 - 2028 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) 2

AN CONDIȚII PLEANĂLA

LDG- \_\_\_\_\_

ACP- \_\_\_\_\_

12 NOV 2025

Fee: € 50 Type: pmo

Time: 9:15 By: post

①

My father brought me to Gobby beach as a young boy. I know bring my young son to the same place.

I was horrified to realise the scale of this toxic burning monstrosity. I sometimes like to the mortello through the wild gorse area and the field. The views are superb and to think that one of the few places to like locally will be no more is a scandal.

This is a hugely important harbour for recreation, tourism and a home for thousands of people. Now especially when life in Ireland has become so rushed, that a peaceful scenic spot will be 'developed' in such a destructive way.

The site is next to the brilliant maritime college, the naval base, the ferry port to France and close to sailing, fishing, swimming etc. This harbour is for the people and is next to an S.A.C.!

P.T.O. =>

③ In addition I would like to state that I am a local tour operator.

This Incinerator flies in the face of Fáilte Ireland's tourist plan.

The harbour is heavily frequented by tourists on cruise ships and by other means of entry. Cobh, Spike, Crosshaven etc

My son plays sports locally and cycles and we use the adjacent public park at Haulbowline. This costs €23 million and was developed by Cork County Council.

This chimney will be seen emitting poisonous toxic fumes.

The harbour is surrounded by hills and has been deemed totally unsuitable as a location for an incinerator due to 'Atmospheric Inversion' — this can keep the smoke 'set like' fog, effectively trapped in the harbour for all to breathe. The decision to keep this community in harms way and subject us to years of battle should never have been allowed.

yours sincerely  
John Fitzgerald

Wild Way Private Tours