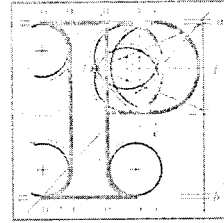


**Our Case Number:** ABP-318802-24

**Planning Authority Reference Number:**



An  
Coimisiún  
Pleanála

Karen Donegan Mannix  
3 The Park  
Cobh  
Co. Cork  
P24 RX60

**Date:** 24 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

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 Pleanala

64 Marlborough Street,

Dublin 1,

D01 V902

**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** Karen Donegan Mannix      **Date:** 16/11/2025

**OBSERVER 3** The Park, Cobh, Co. Cork P24RX60

### **OBSERVATION DETAILS**

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I strongly oppose the proposed Incinerator. We look to the harbour as part of our daily lives. We enjoy the amenity for leisure for ourselves and our families. Especially since Covid, there is much more appreciation of our harbour and the benefits of swimming in and around the harbour. We in Cobh will be in a direct line from the Site. So much has been developed as a community to embrace swimming and water sports in the harbour. All the amazing amenities that have been developed along with Tourism.

I am also deeply concerned that this is the wrong location on a very poor site, bang in the middle of a very heavily populated community.

The thermal air movement in the harbour and its surrounding topography pushes air to stay in the harbour and not disperse a huge amount of the time. The plume will spread a 65 km radius.

We live down wind from the site. Cobh has already a far higher than nationally or internationally, percentage of population affected by Cancer and respiratory disease. Yes, we strongly feel this is due to the legacy of Irish Steel (Ispat). But also, this harbour is a worldwide centre of excellence for the pharmaceutical industry. There is a feeling that there is a poor monitoring of the air in the harbour. Many of the EPA air monitors are out of action. So how can we have a benchmark to compare or evaluate the present air quality? The population in the harbour are not being minded by the EPA.

The cruise liners are not allowed to burn their incinerators at port. Yet, Indaver will operate 24/7 365 days a year!!

Also, for 24 years we have been fighting this project. The community and inspectors have turned this down 3 times. Judicial review has shown the lack of due diligence and care taken by Indaver in their research and planning. How can we trust an organisation like this. Why are a private company running this and our waste management services. It should be state owned and not privatised.

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 were 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 enclose fee of €50.

I wish to request an Oral Hearing to continue full public participation in this application

Kind regards,

Rose Sany