

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



An  
Coimisiún  
Pleanála

Kieran & Lisa Jordan  
The Penthouse  
Point Road  
Crosshaven  
Co. Cork

**Date:** 03 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

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## Submission of Objection to Planning Application

Case Reference: ABP-318802-24 (formerly PA0045)

Applicant: Indaver Ireland

Location: Ringaskiddy, Co. Cork

Date: *15th November 2025*

From: *Kieran and Lisa Jordan, The Penthouse, Point Road, Crosshaven, Co. Cork.P43 VX 2*

Re: Objection to the Proposed Waste-to-Energy Incinerator, Ringaskiddy, Cork Harbour

We are submitting this objection to the above planning application for a hazardous and non-hazardous waste incinerator at Ringaskiddy. We strongly oppose the granting of permission for the development for the following reasons, relating to planning suitability, public health, environmental protection, coastal vulnerability, traffic impact, and conflict with the strategic development vision for Cork Harbour.

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### 1. This Proposal Contradicts the Established Development Vision for Cork Harbour

Cork Harbour has undergone significant and strategic regeneration over the past decade. The area has increasingly become a centre for:

- Maritime education and training (NMCI, UCC Beaufort Building)
- Innovation and research
- Tourism, leisure and heritage-focused development
- Public recreational amenities and community wellbeing

The proposed site is adjacent to Gobby Beach and sits within a landscape that is now actively used and enjoyed by local residents, students, researchers, military personnel, families, and visitors.

Furthermore, part of the land owned by the applicant has been zoned for educational use in the Cork County Development Plan since 2017. This zoning reflects a long-term vision for the harbour that prioritises research, learning, innovation, and public access — not heavy industrial incineration.

The incinerator proposal is incompatible with the current and emerging character, land use patterns, and economic development direction of the Lower Harbour.

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## 2. Conflict with Fáilte Ireland's Strategic Tourism Development Framework

Fáilte Ireland is currently preparing a Lower Harbour Destination and Visitor Experience Masterplan, with public consultation scheduled for next month. This masterplan focuses on:

- Enhancing coastal access and recreation
- Protecting scenic, heritage and cultural landscapes
- Developing sustainable tourism-based economic growth
- Promoting the harbour as a destination of natural, cultural, and recreational value

A large-scale industrial incinerator, with a 24/7 operational cycle, constant HGV traffic, emissions, and visual impact directly undermines the objectives and design principles of this nationally supported tourism plan.

Approving this incinerator now would undercut ongoing strategic planning, and risk damaging future tourism and recreation revenue for the region.

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### **3. Coastal Vulnerability and Climate Resilience Concerns**

Cork County Council has already acknowledged coastal vulnerability and erosion risk in this area. The Council is in the process of developing a Coastal Vulnerability Index in partnership with UCC and national agencies, due for completion in 2026.

Locating a hazardous industrial development on a known eroding coastline, with climate change and sea level rise already impacting the area, is not consistent with precautionary coastal management or climate adaptation principles.

This site is not suitable for long-term industrial use requiring coastal security, flood resilience, and emergency access.

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### **4. Traffic and Infrastructure Concerns**

The proposal includes:

- 40–50 truckloads of waste per day
- Movement across already pressured road infrastructure
- Use of the Jack Lynch Tunnel, a critical regional transport artery

This represents an unsustainable strain on the road network. The traffic profile is incompatible with the nearby educational campuses, residential areas, and tourism/recreational transport needs.

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### **5. Public Health and Community Wellbeing**

Cork Harbour is a residential, recreational, educational and ecological environment. Locating a hazardous waste incinerator in close proximity to:

- Family housing
- Beaches and walking routes
- University research facilities
- Naval and maritime training centres

is inappropriate and poses unnecessary risk. Communities should not be required to accept incineration-related air emissions, noise disruption, and 24/7 industrial activity when viable alternatives for waste reduction and circular resource use exist.

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## 6. Proven and Sustained Community Opposition

Over 30,000 signatures were collected opposing this development when the proposal was first introduced, and public opposition has only strengthened, not diminished, over time. Ringaskiddy and the Lower Harbour communities have consistently and clearly expressed that this development is unwanted, unsuitable, and unjustified.

Community opposition is grounded in evidence, planning context, and lived understanding of the landscape and its future value.

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## Conclusion

### The proposed incinerator:

- Contradicts the County Development Plan
- Conflicts with ongoing Fáilte Ireland strategic tourism planning
- Endangers a vulnerable coastal environment
- Places unsustainable pressure on transport networks
- Harms the long-term wellbeing, identity, and economic potential of Cork Harbour

For these reasons, I respectfully request that An Coimisiún Pleanála refuse permission for this application in its entirety.

Thank you for considering this submission.

Signed,

*Kieran and Lisa Jordan*

*The Penthouse, Point Road, Crosshaven, Co. Cork. P43 VX21*