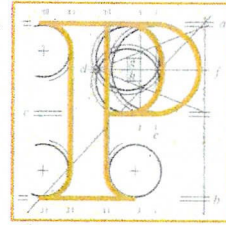


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



An
Coimisiún
Pleanála

Laura and David McGrath
2 Ferryview Park
Ringaskiddy
Co. Cork
P43EP96

Date: 25 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.

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

TO: An Coimisiún Pleanála
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: Laura McGrath and David McGrath **Date:** 17/11/2025

OBSERVER ADDRESS: 2 Ferryview Park, Ringaskiddy, Co.Cork, P43EP96

OBSERVATION DETAILS

I enclose fee of €50.

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.

In addition, significant public investment has been made in recent years in the area to enhance the recreational, cultural and tourism value of the harbour area with the development of Haulbowline Island Recreational Park, now a major local amenity, also in 2025 there was development of the urban public realm a project by Cork County Council to improve the village center creating safe , segregated walking and cycling paths, enhancing landscaping, and implementing traffic calming measures to make the area more pedestrian-friendly and visually appealing, and the continued expansion of the Spike Island visitor centre, which has become a national and international tourism attraction, have transformed the character, usage and public value of the immediate surroundings. These amenities have increased public activity, visitation, and recreational use of the harbour landscape. The siting of a large-scale waste-to-energy facility in such close proximity to these flagship public assets is incompatible with the direction of development undertaken by the Local Authority and undermines the substantial public investment already made.

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 that the proposal contravenes the zoning of the Cork County Development Plan 2022–28 for this site.

I wish to request that An Coimisiún Pleanála convene an Oral Hearing in order to ensure full, transparent and meaningful public participation in this application. Given the scale of the proposed development, the complexity of the issues involved, and the long-standing concerns raised by the community and previous Inspectors' reports, an Oral Hearing is essential to allow for a thorough examination of the evidence, expert input, and the implications of the proposal for the local area.