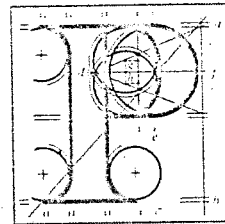


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



**An
Coimisiún
Pleanála**

Laura and Gary Hanrahan
Suncourt
Glen Road
Monkstown
Co. Cork

Date: 19 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

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
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64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Suncourt,
Glen Road,
Monkstown,
Co. Cork.

13th November, 2025

An Coimisiun Pleanala,

64 Marborough Street,

Dublin 1.

DO1V902

Re: Observation on SID Application – Case reference: PA04.318802, Ringaskiddy, Co. Cork.

Dear Sirs,

We hereby submit, for your consideration, our formal observations and objection in respect of Planning Application Reference No. **PA04.318802**, lodged by **Indaver Ireland Limited**, concerning the proposed development of a **Resource Recovery Centre (including a waste to energy facility)** at **Ringaskiddy, County Cork**.

Our objection is founded upon substantial and legitimate concerns relating to, inter alia, the proposed development's incompatibility with existing land use zoning objectives, the potential for significant adverse environmental and public health impacts, and the relevant planning history associated with the subject site.

We respectfully request that these matters be duly taken into account in the assessment of the said application.

1. Zoning Conflict with Cork County Development Plan 2022–2028

- The proposed site (RY-1-09) is **not zoned for industrial use** under the current County Development Plan. The land has been zoned for educational purposes.
- **Table 4.1.17** of the Development Plan designates this land for:
 - *Extension of third-level educational campus.*
 - *Marine-related education, enterprise, research and development.*
- The proposal is in **direct contravention** of this zoning and therefore **incompatible with the strategic objectives** for Ringaskiddy.

2. Proximity to Sensitive Institutions

- The **National Maritime College of Ireland** is located **210 metres** from the site boundary.
- The site is adjacent to the **ESPA protection area**, raising concerns for both environmental and educational impacts.
- A significant investment has been made in this destination harbour and it is going in a new direction. Incineration has no place in these plans.
- The use of the area has increased significantly (Maritime College, Haubowline Park, Gobby beach, Luck beach and Spike Island)

3. Air Quality and Health Concerns

- The proposed incinerator includes a **75-metre stack**, which would emit a **visible plume** over the Ringaskiddy peninsula.
- **Cork Harbour's bowl-like topography** means emissions could settle over surrounding areas, increasing exposure.
- **No active air monitoring stations** are currently functioning in Cork, leaving public health **unprotected and unmonitored**.
- Emissions may include **dioxins and other harmful pollutants**, which are known to pose **serious health risks**, especially to vulnerable populations.
- There are no air monitors currently working in Cork. Who is looking after our health?
- As confirmed by 'Plume Plotter UK' the plume can blow in any particular direction on any particular day.
- One of the recommendations of incinerator locations from the **WHO is to stay away from areas characterised by thermal inversions**

4. Flood Risk and Site Unsuitability

- The site is located in a **known flood risk area**, identified in:
 - **Table 4.1.17** of the County Development Plan
 - **OPW Floodinfo.ie** under IDs: 1364, 13082, 12085
- Development in such zones is **inherently unsuitable**, especially for hazardous infrastructure.
- The land is eroding into the sea and sits at a Cul de Sac posing a serious risk in the event of an emergency. It is a small site, awkwardly shaped and getting smaller.

5. Planning History and Precedent

- **Three separate Bord Pleanála Inspectors** (2004, 2009, 2017) previously concluded the site was **unsuitable** for this type of development.
- The current proposal **ignores these expert assessments**, undermining the integrity of the planning process.

6. Conclusion and Request

Given the above points:

- The proposal **violates the Cork County Development Plan 2022–2028**.
- It poses **significant risks to public health, education, and the environment**.

- It is located in a **flood prone and strategically misaligned zone.**
- It is **one of the first things you will see when you come into the harbour mouth.**
The stack would be 75m tall. It would be very big, very extensive and very obvious.
- It has been **rejected by planning inspectors on multiple occasions.**

We respectfully request that this application be refused. The site is fundamentally inappropriate for a waste to energy facility and contradicts both planning policy and public interest. We also wish to request an **Oral Hearing** to continue full public participation in this application.

Fee of 50 Euro has been included.

Yours sincerely,

Laura and Gary Hanrahan
