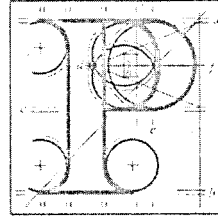


Our Case Number: ABP-318802-24



**An
Coimisiún
Pleanála**

Margaret O'Callaghan & Others
3 Gordon Villas
Monkstown
Co. Cork

Date: 01 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.

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

Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

PA04

Teil (01) 858 8100
Glao Áitiúil LoCall 1800 275 175
Facs (01) 872 2684
Láithreán Gréasáin Website www.pleanala.ie
Ríomhphost Email communications@pleanala.ie

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

Your case no. ABP 318802-24.

TO: An Coimisiun Pleanála
64 Marlborough Street
Dublin 1, D01 V902

OBSERVATION ON SID APPLICATION

DATE 5/11/25

OBSERVER NAME

M. G. Ballaghan

OBSERVER ADDRESS

3 Gordon Villas,
Monkstown - Co Cork.

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

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 EIS was found to be deficient even when found legally adequate in form but deficient in substance. *"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."* Despite revisions, the updated EIS material continues to repeats earlier conclusions and provide assertions without evidence.

There is no new 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 and which have transformed the character of the immediate area in the intervening period since 2000.

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). *Notwithstanding the proposed mitigation measures to raise the design levels of the proposed facility, the site of the proposed development 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, and specifically the area where the Incinerator proposed (RY-I-09, Table 4.1.17: Specific Development Objectives for Ringaskiddy, Cork County Development Plan 2022 - 28) 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. 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 IMERC Campus areas and the potential for future growth of this sector. The proposed incinerator is therefore in direct contravention of the County Development Plan.

Please refuse this planning application on the basis that the site is completely unsuitable, concluded by all 3 Bord Pleanála Inspectors and the proposal is completely contrary to the intended use of that site in the context of the surrounding area.

I enclose fee of €50

I have already submitted in 2016 so have paid prior fee

Additional pages attached (no of)

I wish to request an Oral Hearing

3 Garden Villas,

Market Street,

Co. Cork.

5/11/95

An Coinisúir Pleanála,

64 Seard Mairbhán,

Bracke Aile Clait 1.

Dol V 902.

Dear Sirs, I have already objected

to the proposed development on both

grounds, on the one in our family

Hortons.

It has now been brought

to my notice that you could have

an invasion of both from waste

coming in from Point of Cork. We have

ought for 85 years. - enough is

enough.

Am. G. Booklyn.