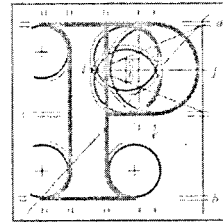


**Our Case Number: ABP-318802-24**

**Planning Authority Reference Number:**



**An  
Coimisiún  
Pleanála**

Mary Coveney & Bekim Paushi  
35 Endsleigh  
Carrigaline  
Co. Cork

**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*

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 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 details:** Mary Coveney and Bekim Palushi

**Date:** 14/11/25

**Observer address:** 35 Endsleigh, Carrigaline, Co Cork.

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.

Please refuse this planning application on the basis that the site is inherently unsuitable, concluded by all 3 Bord Pleanala 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 wish to request an Oral Hearing to continue full public participation in this application.

I have submitted the fee of 50euro.

Other reasons why this incinerator should not go ahead:

#### Physical landscape and environmental impacts

- The inspector Derek Daly recommend refusal of planning based on the fact the physical features of the site are unsuitable.
- Factors such as bolder clay provide significant cause for concern as sea level is rising, more intense frequent storms will mean a faster eroding coastline.
- The micro climate of Ringaskiddy linked with the shape of the land is also another significant reason as to why this application should be rejected.
- Wildlife habitats will be destroyed through pollution levels which can only be estimated. Bird habitats in particular are already on the decline. Ringaskiddy harbour is home to a array of different

#### Social and economic impacts:

Ringaskiddy harbour is an up and coming area with many opportunities for local businesses to thrive. There are significant recreational activities available in Cork Harbour such as wind surfing, surfing, sea swimming, Sauna and Swim, historical walking opportunities, Paddy's point picnic area, Haubowline Park which hosts a weekly Children under 12 years' park run every Saturday. The incinerator would put all of these activities and small business opportunities at risk. No one wants their children doing a park run under the fumes of a toxic waste incinerator. Cork Port Ringaskiddy is the landing point for many tourists coming to Ireland, only a short drive from the proposed location for this incinerator. This is not the image that corresponds with Failte Ireland's global message of "the land of a thousand welcomes." The proposed site is also directly across from Ireland National Maritime College again demonstrating the unsuitability of its location.

#### Health and safety:

If an accident were to occur in the proposed site for the incinerator members of the public at Paddy's Point, Haubowline Park and members of the Naval Service would not be able to evacuate. Depending on the scale of the accident Spike Island personal, international and domestic tourists would also be trapped due to the toxic smog. Currently, there is no appropriate safety plan put in place to ensure the safety of personal using Ringaskiddy, Haubowline, Spike Island and Cobh as their place of work, study or leisure.