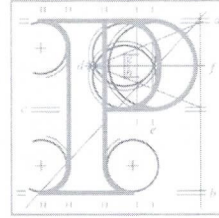


Our Case Number: ABP-318802-24



An
Coimisiún
Pleanála

Mary Jordan
'Suaimhneas'
Barnahely
Ringaskiddy
Co. Cork

Date: 12 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
Executive Officer
Direct Line: 01-8737263

PA04

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

From: mary jordan <maryjordans@hotmail.com>
Sent: Wednesday 12 November 2025 18:37
To: LAPS <laps@pleanala.ie>
Subject: ABP-318802-24 Submission by Mary Jordan

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Good evening,

Please find attached my submission in relation to Case: ABP-318802-24, Waste Recovery Centre (Indaver) at Ringaskiddy.

As per the attached letter received from Mr. Kevin McGettigan, I have previously made a submission and therefore I have not enclosed a fee of 50 Euros.

Please confirm receipt of this submission to this email address or by post to the address listed on my submission.

Many thanks,

Regards,

Mary Jordan

Sent from [Outlook for iOS](#)

To:

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1, D01 V902

Date: 12 November 2025

Observation on SID Application - Case Reference: PA04.318802

Proposed Development of a Resource Recovery Centre (including Waste-to-Energy Facility)
at Ringaskiddy, Co. Cork by Indaver NV t/a Indaver Ireland

Observer Name: Mary Jordan

Observer Address: Suimhneas, Barnahely, Ringaskiddy, Co. Cork.

Previous Submission (2016): Yes; letter received 25th Sept 2025, signed by Kevin McGettigan, Executive Officer, An Coimisiún Pleanála – No €50 Fee Required, or Enclosed.

Observation Details:

Ringaskiddy Village Residents have endured decades of industrial onslaught, and although this has provided much needed employment for Cork as a whole, and significant corporate taxation to the economy, the village has become surrounded by industry, and this has been exacerbated by the relocation of Port of Cork operations from Tivoli Docks downriver to the north of Ringaskiddy. Such a relocation occurred primarily for the betterment of Cork City to develop housing, businesses, and riverside recreational facilities, yet adds to the physical boundary congestion of Ringaskiddy, with the only 'relief' now to the East towards Gobby Beach, Paddy's Point, and Haulbowline Park. This application would result in the final occlusion of those residing in Ringaskiddy, and would be detrimental to both the physical and mental health of the residents.

Furthermore, despite the hinterlands of Ringaskiddy being zoned as industrial, the site (RY-1-09) directly related to this Application has now been zoned as 'suitable for the extension of the Third Level Educational campus and enterprise related development including marine related education, enterprise, research and development'; from source; RY-1-09, Table 4.1.17 Specific Development Objectives for Ringaskiddy; Cork County Development Plan 2022-2028. Such concerns were highlighted by Inspector Ozgur Yukel Finn in 2009 in that "Mitigation measures to locate the facility at a level significantly above the 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".

The site is fundamentally unsuitable for the proposal in terms of size, and the site in question continues to reduce in size due to continued coastal erosion on the eastern boundary, in addition to the Compulsory Purchase Order (CPO) which resulted in the loss of further area on the western boundary as part of the M28 TII Project. This was previously alluded to by Inspector Daly in 2017 in that "it is considered that the actual usable area of the site is inadequate in relation to the scale of the development proposed".

Furthermore, the site is located on a well-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). The suggestion of raising the site levels and also raising the level of Road L2545, and installation of 660m³ water storage tanks under Road L2545 suggests that the applicant have serious concerns relating to flood waters occurring on the site. This increase in road elevation could result in issues elsewhere in the vicinity, in particular northwards into the grounds of the National Maritime College of Ireland (NMCI).

In relation to the current maritime educational and enterprise developments in Ringaskiddy, which are in extremely close proximity to the proposed development, which is effectively on a peninsula and access is only from the west, in the event of a hazardous occurrence, emergency services could be hindered in accessing the area safely just by wind direction and heat radiation alone. With this in mind, there are a number of other facilities and amenities located beyond the site of the proposed development which lend to serious health and safety concerns.

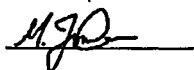
In addition to NMCI, MaREI Campus and Beaufort, facilities include the only national Naval Base and Dockyard. Amenities by road include Gobby Beach, Paddy's Point, Haulbowline Bridge, and Haulbowline Park, and by sea include Spike Island. Should a hazardous incident occur, as which have occurred at other international incinerators, there are grave concerns for those approx.. 1000 personnel and civilian employees at Haulbowline Naval Base, visitors and hobbyists at Gobby Beach, Paddy's Point, and Haulbowline Park as they would require to be evacuated safely. Should visitors to Spike Island (estimated at 80,000 annually) be exposed to downwind combustion particles and smoke from a potential hazardous incident, the only means of evacuation would be by ferry, which can also be constrained by tidal movements.

Referencing the aforementioned amenities within close proximity to the proposed development, Cork Harbour has excelled in terms of tourism. Over 100 Cruise Ships visit Cork Harbour on an annual basis, and as alluded to, approx. 80,000 visitors experience Spike Island, and even more encounter the heritage and Titanic experience at Cobh. From both a visual aspect and reputational aspect, it is reasonable to accept that the insertion of such a development within the second largest natural harbour in the world, would result in those visitor numbers diminishing.

Based on the afore-mentioned reasons, I request that An Coimisiún Pleanála refuse outright the applied permission for this proposed development, and if not, then I request that an Oral Hearing is convened to allow full public participation and independent expert scrutiny of the many health and safety concerns.

Submitted by:

Signed:



Mary Jordan

Our Case Number: ABP-318802-24

An
Coimisiún
Pleanála

Mary Jordan
'Suaimhneas'
Barnahely
Ringaskiddy
Co. Cork

Date: 25 September 2025

Re: Proposed development of a resource recovery centre (including waste-to-energy facility)
in Ringaskiddy, County Cork.

Dear Sir / Madam,

I refer to the above mentioned proposed development. Please be advised that the Commission has received specified additional information from the applicant with regard to this case.

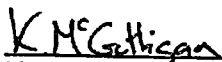
Enclosed for you information is a copy of the letter issued to the applicant by the Commission in accordance with the provisions of section 37(F) of the Planning and Development Act 2000, as amended.

This letter requires the applicant to publish notice of the further information and to make same available for inspection and/or purchase.

It also requires that such notices will enable written submissions in relation to the further information be made to the Commission before a date to be specified in the notice.

If you have any queries in relation to the matter 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

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel (01) 858 8100
LoCall 1800 275 175
Fax (01) 872 2684
Website www.pleanala.ie
Email communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902