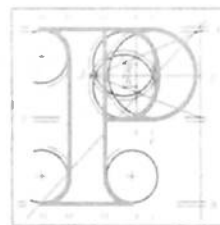


**Our Case Number:** ABP-318802-24  
**Planning Authority Reference Number:**



An  
Coimisiún  
Pleanála

Matthew Hackett  
43 Fuschsia Avenue  
Forest Hill  
Carrigaline  
Cork

P43 RV28

**Date:** 26 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*

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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>
Riomhphost	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 NAME** Matthew Hackett **DATE** 12/11/2025  
**OBSERVER ADDRESS** 43 Fuchsia Avenue, Forest Hill, Carrigaline, Co. Cork, P43 RV28

## 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 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, I with my family frequently use the park on Haulbowline Island for recreation (including a weekly Junior Parkrun event). In good weather we visit Gobby Beach and stay for extended periods while our children play in the clean air. I and one of my children suffer with asthma which is particularly sensitive to changes in air quality (even below what is deemed a safe particulate limit). I note that the Environmental Impact study published by Indaver claims that mitigations are in place to reduce impact to air quality, but the fact remains that the incineration of waste, no matter how cleanly and efficiently done, still results in a reduction in air quality and therefore a reduction in quality of life to those living within the area of influence. The proposed incinerator poses a serious threat to air quality and therefore public health. Emissions from waste incineration — including dioxins, heavy metals, and fine particulate matter (PM2.5)

— are known to contribute to respiratory illness, cardiovascular disease, and other long-term health problems. Locating such a facility near residential areas, schools, and Cork Harbour is wholly inappropriate and inconsistent with sustainable development goals. One must also acknowledge that even the best laid plans fail either due to human error and/or cost cutting. The 9 January 2021 fire at R&H Hall grainstore in Port of Cork, close to the proposed site, has already demonstrated a real life example of incinerator plume dispersal patterns in low winds with thermal inversion in the enclosed harbour basin. This fire saw the plume drift around and sit in inlets and on homes and continued to do so a day later. In similar conditions this would be the dispersal pattern for highly toxic emissions from a fire or explosion at the incinerator plant, as well as for everyday emissions on an ongoing basis. This is unacceptable to human health.

Furthermore, Cork Harbour and the surrounding towns are in an area of natural beauty with many tourists arriving via cruise ships as well as by road/rail and embarking on various activities from Cobh such as boat tours around the islands, visits to Spike Island and trips to Carrigaline/Crosshaven. All of these activities will be ruined by the sight of the proposed development.

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.