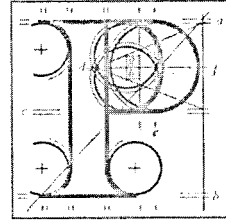


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



**An
Coimisiún
Pleanála**

Mella Leonard & Others
18 Avondale
Old Church Road
Passage West
Co. Cork
T112 A2KP

Date: 20 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

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	www.pleanala.ie
Riomphost	Email	communications@pleanala.ie

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

Re: Case Reference PA04.318802

Proposed Resource Recovery

Centre / Waste-to-Energy Facility,

Ringaskiddy, Co. Cork

14th November 2025

To Whom It May Concern,

I wish to lodge this observation on the proposed development by Indaver NV at Ringaskiddy. I do so not only as a concerned resident of Cork Harbour, but also as a long-standing observer of this landscape's **geology, ecology, history, culture, and most importantly its future intentions.**

1. The Landscape Is Already “Speaking” — and the Application Ignores It

Ringaskiddy is not a blank canvas. It is a peninsula with **one of the most geologically reactive soils in Cork**, marked by coastal erosion, subsidence concerns, and a delicate marine interface. Any development of this scale must acknowledge these characteristics not simply through technical reports, but through *responsive design*.

However, this proposal seems to treat the site as if the land were inert, unchanging, and willing to hold the weight placed upon it. Local biodiversity assessments, maritime conditions, and community health contexts seem to be treated as hurdles instead of vital constraints.

2. The “Accidental Monument” Problem

If built, the facility will inevitably become a **permanent visual monument**; one that outlives political cycles, corporate boards, and planning assumptions.

In the event of sea-level rise projected to accelerate this structure risks becoming an *accidental monument of poor foresight*, a stranded industrial relic surrounded by flood risk, defence works, or abandonment.

This is not hypothetical; this is the known trajectory of coastal infrastructure internationally. Approving this facility would be approving a future problem that Cork will inherit long after the presumed benefits are gone.

3. The “Harbour Logic” Argument Has Been Lost

Cork Harbour’s long-standing logic has been:

- Health-related uses
- Education and research uses
- Tourism and maritime heritage
- Port-related activities that do not conflict with the above

A large-scale incinerator introduces a logic that conflicts with every one of these established uses. It has the potential to alter the harbour’s identity from a knowledge and nature gateway to an industrial-risk corridor. That is a transformation too consequential to justify for a facility that relies on a continuous supply of waste a resource we are supposedly trying to reduce.

4. A Facility That Requires Waste to Thrive Is Misaligned with 21st-Century Policy

Ireland’s circular economy strategies aim to *reduce* waste generation dramatically. A waste-to-energy plant, however, creates a perverse incentive: it thrives only when waste volumes remain high.

This directly conflicts with national and EU policy goals. The project, therefore, is **philosophically incompatible** with the long-term waste-reduction trajectory.

Planning should not approve infrastructure that depends on the failure of the policies we are simultaneously trying to advance.

5. The Cultural & Emotional Landscape Has Been Overlooked

Communities develop emotional geographies places tied to identity, comfort, memory, and meaning.

Ringaskiddy is one such place. The proposed facility does not integrate with or respect that emotional landscape. Instead, it risks placing a psychological burden on residents: worry, stigma, and chronic uncertainty about emissions and emergency scenarios.

Planning law recognises residential amenity, and amenity includes **the right not to feel overshadowed** literally or figuratively by an industrial structure of this scale.

6. The “Unwritten Future Residents Test”

Cork Harbour is expanding. In 30 years, the people living here will ask:
“Did our predecessors make decisions aligned with our wellbeing?”

If this facility is approved, future residents may be left with:

- An aging incinerator to decommission
- Coastal defence costs
- A tourism and amenity impact
- Questions about why long-term environmental and health uncertainties were accepted for a short-term solution

Planning decisions must withstand the test of future regret. This proposal does not.

Conclusion

This application positions Ringaskiddy as a convenient industrial outpost. In reality, it is a living, changing, culturally rich coastal environment that deserves planning aligned with its long-term integrity not a project whose viability depends on abundant waste and infrastructural permanence.

I therefore respectfully submit that this development is not in the best interests of Cork Harbour, its residents today, or the generations who will inherit the consequences of this decision.

“I respectfully ask An Coimisiún Pleanála, in making its decision, to consider the significant impact of granting permission for a development so misaligned with its surroundings. Cork Harbour is a magnificent amenity cherished by residents and visitors alike. For the sake of the local community, the environment, and future generations, I urge you to refuse permission for the proposed building and development of a horrendous and humongous incinerator.”

In 2025 we the undersigned are still saying no!!

Euna Leonard:

Rocklow House, Lee Carrow, Passage West Co Cork T12 Y2YC

Claire Leonard:

Grove House, Lee Carrow, Passage West, Co Cork T12 PKD7

Ciara Leonard Higgins:

18 Avondale, Old Church Road, Passage West, Co Cork T12 EAE7

On behalf of the above mentioned.

Yours faithfully,

Mella Leonard

14 The Meadows,

Passage West,

Co Cork.

T112 A2KP