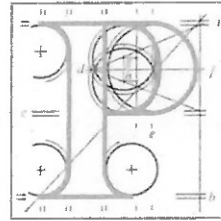


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



**An
Coimisiún
Pleanála**

Michael Martin
Mellieha
Carrignafoy
Cobh
Co. Cork

Date: 18 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
Executive Officer
Direct Line: 01-8737263

PA04

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

Mellieha,
Carrignafoy,
Cobh
Co. Cork
11th Nov. 2025

Case Reference PA04.318802

To whom it may concern,

OBSERVATION DETAILS

This project, if realised, will have a serious detrimental impact on Cork Harbour as a visual and ecologically attractive amenity for Irish and overseas visitors. Myself and my wife Geraldine own and operate a small family business in the tourism sector providing historical walking tours in Cobh. One of the main platforms on which we encourage tour operators overseas to send their precious clients to Cork is the sense of clean environment and visual beauty that they can enjoy when here. The presence of a toxic waste incinerator overlooking the harbour would have a drastically negative impact on the appeal that brings visitors to our business and many other in the hospitality industry. The presence of a toxic waste facility creating the perception of toxic emissions will undoubtedly destroy the image of a clean safe environment in which to holiday.

Having struggled in the tourism sector for years with the impact of Covid, Volcanic Ash eruptions, Foot and Mouth disease and Avian Flu, the building of this incinerator surely will be the final nail in the coffin of a small family business that generates independent income and provides employment in the delivery of a sustainable healthy activity for visitors to the area. Apart from concerns for our business I have cause to be worried that this planning application for this site in Ringaskiddy has multiple flaws (outlined below) rendering the whole project frightening and undesirable.

Notwithstanding any 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 Pleanála 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.

Both my wife and I are grandparents and are experiencing real anxiety regarding the future of our health of grandchildren should this incinerator go ahead.

I wish to request an Oral Hearing to continue full public participation in this application.

Dr. Michael Martin