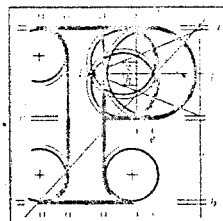


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



An
Coimisiún
Pleanála

Michael Wren
Eversley
Chrurch Bay Road
Crosshaven
Co. Cork

P43 KW66

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.

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

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Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
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 – Michael Wren

OBSERVER ADDRESS – Eversley, Church Bay Road, Crosshaven, Co Cork. P43 KW66

Date 17.11.2025

Observation Details:

As a lifelong resident and active user of Cork Harbour, I strongly oppose the proposed development.

Cork Harbour is internationally recognised as one of the world's largest natural harbours, its landscape, wildlife, and open water views are central to its identity. Cork harbour has already a number of Thermal Oxidisers /Incinerators installed plus an Oil refinery and does not need to be further industrialised with a national incinerator programme.

Ireland has signed up to carbon footprint goals with EU which really is counterintuitive to this potential bad step with such an incinerator/location. The reductions for example in single use plastics and movement to more sustainable materials should result in LESS waste needing to be Incinerated...investment and direction and taxes should aimed at reducing waste at source ...not burning more of it surely.

Tourism is already important but going to be become more vital for Ireland in the future as we see decline due to AI and inward investment. The surrounding historic sites listed below must surely be the greatest list of any harbour worldwide(even comparing to Sydney(below)).

Cobh / Queenstown has had significant growth for cruise liners including the QE2. The value of this business is vital for many struggling small to medium businesses who are priorities for government. Spike Island is until now of rapidly growing fame all which above is seriously threatened by this inconceivable location for such an Incinerator.

With the ongoing expansions at Ringaskiddy Port, the cumulative industrial impact on the harbour is already substantial. Adding another large-scale development will tip the balance even further, damaging tourism, the landscape, and the character of the community

“Irish Examiner reported on 13th Sept 2018 that Cork County Council had been told to prepare plans to get a number of harbour forts, Martello towers, and what was once the largest gunpowder factory in the world added to Unesco's world heritage status list. Please see below

the full list but consider These sites include Spike Island (Fort Westmoreland/Mitchell); Fort Camden/Meagher; Fort Carlisle/Davis; Ringaskiddy Martello Tower; Haulbowline Island Martello Tower; Haulbowline Island naval buildings; the Belvelly, Rossleague, and Monning Martello towers” (At one time not so long ago there was a lot of fish / wildlife in the harbour and this has all more or less pushed out...do we actually want to make this this worse?)

Having spent my childhood years sailing, fishing and swimming in and around Cork harbour I wish the same simple natural and sustainable experiences for my children and yours! The harbour has always seriously impressed the many foreign visitors that I showed it off too.

I believe this proposal threatens what makes Cork Harbour unique and special. If we allow its heritage and natural beauty to be compromised, they cannot be recovered. I urge serious reconsideration of this development.

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 Pleanala 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.

Background;

This is what we should be aspiring towards:

Look at Australia for a good example...have a look at photos of it.

Sydney Harbour is both **protected** and one of the world's most beautiful harbours. It is **protected** as part of the [Sydney Harbour National Park](#) and its surroundings

[Sydney Opera House](#), located on the harbour, is a UNESCO World Heritage site

ARTICLE BY CORK EXAMINER THU, 13 SEP, 2018 - 06:00

By Sean O’Riordan

“ Cork County Council has been told to prepare plans to get a number of harbour forts, Martello towers, and what was once the largest gunpowder factory in the world added to **Unesco’s world heritage status list.**

The Department of Culture, Heritage and the Gaeltacht has informed the council that the National Monuments Service is currently planning to create a new list of nominations for **Unesco.**

The current **Unesco** heritage list contains 1,037 sites in 167 countries, but only two in Ireland — Brú na Bóinne and Skellig Michael

The department has told the council to present its sites, predominantly around Cork harbour, in a ‘serial nomination’.

The news was welcomed by Cllr Marcia D’Alton, who last May proposed that **the historic military installations in the harbour should be protected by the Unesco designation.**

Military historians claim that Cork has some of the finest historic harbour defences of anywhere in the world.

Ms D’Alton has proposed that the Napoleonic-era sites and fortifications stretching from Cork Harbour to Ballincollig be considered for inclusion on the Unesco list.

These **sites include Spike Island (Fort Westmoreland/Mitchell); Fort Camden/Meagher; Fort Carlisle/Davis; Ringaskiddy Martello Tower; Haulbowline Island Martello Tower; Haulbowline Island naval buildings; the Belvelly, Rossleague, and Monning Martello towers; Collins Barracks, and the Ballincollig Royal Gunpowder Mills”**

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