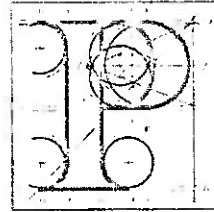


**Our Case Number:** ABP-318802-24

**Planning Authority Reference Number:**



**An  
Coimisiún  
Pleanála**

Michelle A. Hardwick & John F. Smith  
12 Oak Drive  
Rushbrooke Links  
Cobh  
Co. Cork  
P24 YV22

**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  
Executive Officer  
Direct Line: 01-8737263

PA04

Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	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** Michelle A. Hardwick & John F. Smith **DATE** 11.11.25  
**OBSERVER ADDRESS** 12 Oak Drive, Rushbrooke Links, Cobh P24 YV22, Co. Cork  
-----

### 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.

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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.

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

I enclose fee of €50

I have already submitted in 2016 so have paid prior fee

6 Additional pages attached (no of)

# **SUBMISSION TO AN COIMISIÚN PLEANÁLA**

**Re: Indaver Ireland Incinerator Application - Ringaskiddy, Cork Harbour**

Michelle A. Hardwick & John F. Smith  
12 Oak Drive, Rushbrooke Links,  
COBH P24 YV22  
Co. Cork

Ph: 087 149 2338  
[otagomh@yahoo.com](mailto:otagomh@yahoo.com)

11.11 2025

Dear Sir/Madam,

I am writing to lodge my formal objection to the proposed 240,000 tonne waste incinerator (including up to 10% hazardous waste) at Ringaskiddy in Cork Harbour. As a resident whose home sits directly opposite the proposed site, I am compelled to voice my serious concerns about this development.

## **ENVIRONMENTAL CONCERNS AND ECOLOGICAL RECOVERY**

Cork Harbour has undergone remarkable environmental restoration in recent years. The significant work undertaken to stop raw sewage discharging into our tidal waters has yielded extraordinary results. Just one week ago, and again on Sunday 9<sup>th</sup> November at 11am a pod of dolphins were seen in our harbour - a joyous occasion that signals the return of marine life after decades of pollution. These dolphins are here now alongside seals and sea otters, species that require clean, healthy waters to thrive.

This ecological recovery represents years of community effort, substantial public investment and collective hope for our harbour's future. The proposed incinerator threatens to destroy this progress entirely. Burning 240,000 tonnes of waste annually - including up to 24,000 tonnes of hazardous materials - will release persistent organic pollutants, heavy metals and particulate matter directly into our harbour environment. These toxins bioaccumulate in marine life and disrupt the delicate ecosystem that has only just begun to recover.

The dolphins, seals and otters are not merely pleasant additions to our landscape - they are environmental indicators. Their presence demonstrates water quality, food chain health and ecosystem stability. An incinerator of this magnitude will inevitably drive them away or worse, poison them slowly through contaminated waters and fish stocks. We cannot in good conscience allow this environmental vandalism to proceed.

## **HERITAGE, TOURISM, AND ECONOMIC IMPACT**

Cobh is internationally recognized as a heritage town of exceptional significance. As the final port of call for the RMS Titanic and the departure point for millions of Irish emigrants, our town attracts substantial numbers of tourists daily. These visitors come seeking history, maritime heritage and natural beauty - not industrial pollution and toxic emissions.

The visual impact alone is devastating. The photomontage submitted by Indaver shows the building and stack will be visible across vast areas of Cork Harbour, creating an industrial scar on one of Ireland's most scenic waterways. Tourists do not travel thousands of miles to photograph an incinerator dominating the harbour skyline. Our tourism economy, which supports local employment, hospitality businesses and cultural attractions, will suffer immeasurably.

Furthermore, the proposed site is currently zoned for the expansion of the National Maritime College of Ireland and the MaREI Research Centre for Energy, Climate and Marine. These institutions represent investment in education, scientific research, and sustainable marine technology - precisely the kind of forward-thinking development Cork Harbour needs. Instead, Indaver proposes regressive industrial infrastructure that contradicts everything these institutions stand for. We should be pioneering climate solutions, not burning waste and releasing carbon emissions.

## **PROPERTY VALUES AND PERSONAL IMPACT**

Our home sits directly opposite the proposed incinerator site. The impact on my property value will be catastrophic and immediate. No reasonable person wants to live opposite a facility burning 240,000 tonnes of waste, with a towering stack releasing emissions day and night. The evidence is unequivocal: proximity to waste incinerators significantly depresses property values, often by 20-40% or more.

This represents not just financial loss, but the destruction of our primary asset and our life's investment. We chose to live in Cork Harbour for its beauty, community and improving environment. We have watched with pride as the harbour cleaned up, as wildlife returned, as our area became more desirable. Now we face the prospect of being trapped in a home rendered unsellable, watching its value plummet while breathing contaminated air and viewing industrial blight from our windows.

The loss extends beyond mere economics. This is our home, our community, our place of belonging. The psychological impact of living opposite such a facility - the constant worry about air quality, about our children's health, about toxic emissions settling on our property - cannot be overstated. We will become prisoners in our own homes, unable to sell, unable to escape, watching children play under a shadow of industrial pollution.

This incinerator will create a two-tier society in Cork Harbour: those fortunate enough to live far from the facility, and those like us, condemned to suffer its impacts daily while our property values collapse and our quality of life deteriorates.

## **PUBLIC HEALTH AND SAFETY**

The health implications of this incinerator are profound and scientifically documented. Waste incinerators emit dioxins, furans, heavy metals including mercury and cadmium, nitrogen oxides, sulfur dioxide and ultra-fine particulate matter. These substances are linked to respiratory diseases, cardiovascular problems, cancers and developmental issues in children.

Our community includes families with young children, elderly resident, and people with existing respiratory conditions. The prevailing winds will carry these emissions directly over residential areas. We are not talking about abstract risks - these are real health threats to real people who have committed their lives to this community.

The site's location on a known flood-risk area compounds these dangers exponentially. Climate change is increasing the frequency and severity of extreme weather events. Storm surges and flooding events that were once rare are becoming routine. What happens when floodwaters inundate a facility storing and processing hazardous waste? The potential for catastrophic environmental contamination is terrifying. Emergency services would be overwhelmed, evacuation routes limited and the harbour ecosystem devastated for generations.

## **SITE UNSUITABILITY AND PLANNING HISTORY**

It is highly significant that multiple oral hearing inspectors - independent experts tasked with objective assessment - have concluded this site is not fit for purpose. Their professional judgment should not be dismissed. The site's proximity to homes, schools, the Naval Service base on Haulbowline Island, recreational facilities and educational institutions makes it fundamentally unsuitable for hazardous waste processing.

## **DEMOCRATIC ACCOUNTABILITY AND REPEATED REJECTION**

This application has now been rejected THREE times over twenty-four years. At what point does "no" actually mean "no"? The people of Cork Harbour have spoken clearly, consistently and democratically through:

- 38,000 objections to the first application in 2001
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When a community says no three times over 24 years, that is not indecision - it is definitive rejection. When multiple planning inspectors recommend refusal, that is expert validation of community concerns. When the High Court quashes permission due to bias, that is the justice system protecting democratic processes.

Yet Indaver persists, resubmitting essentially the same proposal to the same unsuitable site, seemingly operating on the assumption that corporate determination will eventually wear down community resistance. This is not legitimate planning process - it is attrition warfare against residents. It prioritises profit over people, commercial interests over community welfare and corporate persistence over democratic decision-making.

The planning system must mean something. Community objections must matter. Expert recommendations must carry weight. Democratic processes must be respected. If an applicant can simply resubmit indefinitely until they receive the answer they want, the entire planning system becomes meaningless and communities are rendered powerless.

We are not opposing this development because we misunderstand it. We oppose it because we understand it perfectly - and we have consistently, informed and legitimately rejected it for 24 years. Our voices deserve to be heard. Our decision deserves to be respected. Our community deserves protection from this relentless commercial pressure.

The community's opposition is not NIMBY-ism - it is informed, evidence-based, sustained democratic resistance to a dangerous development in fundamentally the wrong location. The fact that Indaver continues to pursue this site despite three rejections, overwhelming opposition and expert opinion against it demonstrates a troubling disregard for community welfare, environmental protection and the democratic planning process itself.

## **ALTERNATIVES AND THE CIRCULAR ECONOMY**

Ireland urgently needs to prioritise waste prevention, reuse and recycling - the upper tiers of the waste hierarchy. Large-scale incineration undermines these objectives by requiring massive waste throughput to remain economically viable. Once built, incinerators create perverse incentives to generate waste rather than prevent it.

We should be investing in circular economy infrastructure: repair facilities, reuse centres, advanced recycling technologies and comprehensive composting systems.

These create more jobs, reduce environmental impact and align with EU policy and climate commitments. Incineration is a 20th-century solution being forced upon a 21st-century problem.

## **CONCLUSION**

I urge An Coimisiún Pleanála to refuse this application decisively and finally. Cork Harbour is at a pivotal moment. We have witnessed its rebirth - dolphins swimming in waters that were quite toxic years ago. We have seen our community unite around protecting this precious resource. We have invested our lives, our homes and our futures in this place.

The proposed incinerator represents everything we have fought against: environmental degradation, health risks, visual blight and the prioritisation of commercial interests over community welfare. It threatens to undo years of progress in a matter of months.

Our harbour is finally healing. Our wildlife is returning. Our property values are recovering. We can swim in cleaner waters and dream of a sustainable future. Do not let this incinerator destroy everything we have built and everything we hope to become.

Cork Harbour deserves better. Our community deserves protection. Our wildlife deserves to live. Our children deserve clean air and a healthy environment. Our families deserve homes that retain their value and their dignity.

I implore you to refuse this application and close this chapter permanently. Let Cork Harbour continue its journey toward environmental recovery, sustainable development and a future we can all be proud of.

Yours Faithfully,

Michelle A. Hardwick  
John F. Smith

**Enclosed: €50 submission fee**

TO: An Coimisiun Pleanala  
64 Marlborough Street  
Dublin 1, D01 V902

<b>AN COIMISIUN PLEANALA</b>	
LDG- _____	
ACP- _____	
:17 NOV 2025	
Fee: € _____	Type: _____
Time: _____	By: _____

**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** \_\_\_\_\_ Michelle A. Hardwick & John F. Smith **DATE** 11.11.25  
**OBSERVER ADDRESS** \_\_\_\_\_ 12 Oak Drive, Rushbrooke Links, Cobh P24 YV22, Co. Cork  
\_\_\_\_\_

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*In total*  
4  Additional pages attached (no of) 5

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**Re: Indaver Ireland Incinerator Application - Ringaskiddy, Cork Harbour**

Michelle A. Hardwick & John F. Smith  
12 Oak Drive, Rushbrooke Links,  
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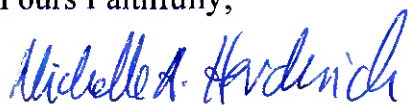
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Yours Faithfully,



Michelle A. Hardwick  
John F. Smith



~~Enclosed:~~ €50 submission fee

*Paid online:*

*P.S. I sent my payment, observation & submission via the online portal, but omitted to sign this document. So I've sent this copy instead. Thank you.*