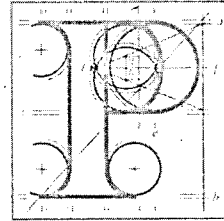


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



An
Coimisiún
Pleanála

Monkstown Bay Sailing Club
3 De Vesci Place
Monkstown
Co. Cork
T12 HK22

Date: 19 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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64 Sráid Maoilbhríde 64 Marlborough Street
Baile Átha Cliath 1 Dublin 1
D01 V902 D01 V902

TO: An Coimisiun Pleanala
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 : Monkstown Bay Sailing Club **Date:** 12 November 2025

OBSERVER ADDRESS : 3 De Vesce Place, Monkstown, Co. Cork, T12 HK22

OBSERVATION DETAILS

Monkstown Bay Sailing Club was founded in 1970. Our members sail extensively in Monkstown Bay and throughout the greater harbour area — including the waters adjacent to Ringaskiddy, Haulbowline, and Gobby Beach and around Spike Island. (See map reference, Curlane Bank, Spit Bank and West Channel are regularly used for racing and recreation by our members). Our younger members train and learn to sail in the waters around Monkstown bay and compete in the extended harbour area as outlined above as they progress.

The area around the proposed site is of integral educational value to the maritime community in Cork.

Cork Harbour is the 2nd biggest natural harbour in the world after Sydney with identified world class potential as a tourist destination and amenity for use by locals and visitors. The proposed Incinerator site is located only a few hundred meters from Spike Island which has already become a world class tourist destination after significant work and investment by Cork City Council.

This area of Cork Harbour has been part of a progressive and fundamental change in use since the early 2000s and is now a centre for marine leisure, education, and visitor activity. This transition was recognised in the 2017 study “The Economic Impact of the Marine Leisure Industry on Cork Harbour”, which found that:

“Marine leisure activity in Cork Harbour contributes an estimated €10.63 million annually to the regional economy, with a multiplier effect of 1.6 and further growth potential linked to increased event hosting and training.” (Hincks Centre for Entrepreneurship Excellence, Cork Institute of Technology, 2017)

The study identified sailing, yacht racing, cruising, dinghy training, kayaking, rowing, and open-water swimming as the main growth areas. These activities have since expanded significantly, driven by public investment and strategy.

In 2024 Failte Ireland released The Cork City, Harbour and East Cork Destination and Experience Development Plan (Cork DEDP). This is a five year sustainable tourism development plan. One of the main aims of this plan is to **Develop the Cork Harbour experience to become a "world class harbour experience" and provide new ways for the visitor to engage with Cork Harbour islands and communities.** Already Cork Harbour hosts Volvo Cork Week, Cork

Harbour Festival and multiple international, national and local sailing events that together bring thousands of visitors annually to the area.

Sailing and our Maritime Heritage play a key role in this tourism strategy, which has a symbiotic relationship with the education focus at NMCI (National Maritime College of Ireland) and MaRei (Research Centre for Energy, Climate and Marine research and innovation),

Cork Harbour's topography means that it is shaped like a bowl. This causes thermal inversions as can be seen by cloud and fog hanging low in the harbour under certain conditions. Should an Incinerator be located within the harbour area dangerous dioxins and gases from the Incinerator stack will at times be pushed down to ground level by the Thermal Inversion rather than pumped into the atmosphere. This will have serious negative health effects on sailors, residents and harbour visitors.

The proposed Incinerator is completely at odds with the aim of developing the harbour as a tourist destination.

In line with the development of this area to facilitate education, research, amenity and tourism use, the zoning on 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).

While this is dismissed in the August 2025 information, 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)
- the proposal contravenes the zoning of the Cork County Development Plan 2022 - 28 for this site.
- The proposal is at odds with the aim of developing the harbour as a world class experience.

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

We enclose fee of €50.

