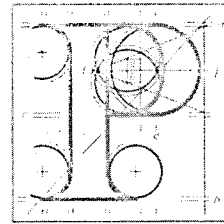


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



An
Coimisiún
Pleanála

Niamh & Jim Quain
8 West Avenue
Carrig na Curra
Carrigaline
Co. Cork
P43 E671

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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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: Niamh & Jim Quain

DATE: November 17th, 2025

OBSERVER ADDRESS: 8 West Avenue, Carrig na Curra,
Carrigaline, Co. Cork P43 E671

OBSERVATION DETAILS

There are huge concerns over the location of this incinerator. It is at the end of a cul-de-sac (how are people in the area supposed to evacuate safely) sits on the edge of a cliff that has proven coastal erosion, it is on a flood plain, OPW's rules require safe, dry access for critical infrastructure, this location cannot provide it.

It will be seen from all aspects of the 2nd largest natural harbour in the world, this will have a detrimental visual impact on the harbour. A harbour that is used by many rowing clubs, sailing clubs and anglers. The development of this incinerator will impact significantly on the tourism, recreation and amenity value of Cork. This area is a very different place to 24 years ago when Indaver first applied for planning. Over €160m has been invested into the area including Spike Island, Camden Fort and the Haulbowline Recreational Park and two educational colleges (Maritime & Beaufort) have located to this area. Cork has over 100 cruise ships coming into its harbour every year –In 2024 Fáilte Ireland said it was developing Cork Harbour Tourism Plan to position Cork Harbour as a world-class tourism destination. Do we really want a massive 72mtr incinerator to be the first thing they will see in this beautiful harbour?

This incinerator will also have an impact on the wildlife and biodiversity in the area. Currabinny Woods, Cuskinny Nature Reserve, Harpers Island and Oysterhaven not to mention our popular tourist destination Fota Wildlife Park are all within close proximity to this proposed Incinerator.

The area has now been rezoned from Industrial to educational.

Thermal inversions in Cork Harbour can trap emissions at ground level rather than allowing safe dispersion. The application omits PFAS assessment, ultrafine particle analysis, and key pollutant monitoring. Therefore, claims of safety cannot stand when these pollutants are unmeasured and the dispersion environment is ignored.

In the event of an accident the only escape route available our Naval Base with 1000+ personnel only would be across Haulbowline Bridge. The most basic understanding of evacuation procedures would insist that people are never evacuated towards the incident they are fleeing.

There is nothing pragmatic or essential about waste incineration. It is an industry in decline globally because of its massive carbon footprint and toxic pollution legacies including millions of tonnes of toxic ash.

Incinerator fly ash is a highly hazardous waste that contains some of the most toxic chemicals known, and it is better to avoid its generation than to deal with its disposal. Instead of polluting technologies like incineration, we need zero-waste policies that include waste prevention, re-use, better collection and sorting, composting, recycling and safe non-combustion residual waste disposal technologies for truly circular waste management solutions.

From a public perspective this planning process has failed to create trust, credibility and legitimacy. 3 planning applications, 3 high court appeals, 1 finding of objective bias, 2 overturned by board and granted, 3 planning inspectors have recommended refusal and still 24 years later this application to build this incinerator is ongoing!

The people who have been fighting this for the past 24 years deserve for this to be put to bed for once and for all – they deserve to be able to put their heads on their pillows at night and never have to worry about this again. In the world of profit and loss and corporate strategy, what has happened to the simple and basic things that anyone can understand – common sense, heart and conscience.

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.

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