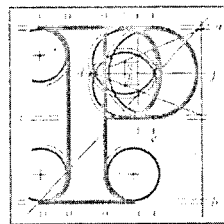


**Our Case Number:** ABP-318802-24  
**Planning Authority Reference Number:**



An  
Coimisiún  
Pleanála

Nicholas Walsh  
1 Beechmount  
Crosshaven  
Co. Cork  
P43 RV09

**Date:** 11 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*

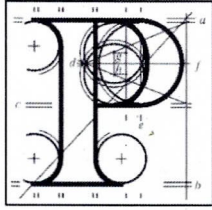
Kevin McGettigan  
Executive Officer  
Direct Line: 01-8737263

PA04

**Teil** (01) 858 8100  
**Glaó Áitiúil** 1890 275 175  
**Facs** (01) 872 2684  
**Láithreán Gréasáin** [www.pleanala.ie](http://www.pleanala.ie)  
**Ríomhphost** [communications@pleanala.ie](mailto:communications@pleanala.ie)

**Tel**  
**LoCall**  
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**Website**  
**Email**

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



## Observation on a Strategic Infrastructure Development Application

### Observer's details

#### 1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's  
name

Nicholas Walsh

(b) Observer's  
postal address

Click or tap here to enter text.

1 Beechmount, Crosshaven, Co Cork, P43 RV09

### Agent's details

#### 2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

N/A

(b) Agent's postal  
address

Click or tap here to enter text.

N/A

## Postal address for letters

3. During the process to decide the application, we will post information and items to you or to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1

The agent at the postal address in Part 2

## Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation.

- (a) **An Bord Pleanála case number for the current application (if available)**  
(for example: 300000)

PA04.318802.

- (b) **Name or description of proposed development**

Proposed development of a resource and recovery centre (including waste to energy facility) by Indaver NV t/a Indaver Ireland

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Ringaskiddy, Co Cork

## Observation details

### 5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word limit** as the box expands to fit what you write.

**You can also insert photographs or images in this box. (See part 6 – Supporting materials for more information).**

I am an active marine leisure user of Cork Harbour and a resident of Crosshaven for the last 60 years. I find it inconceivable that after 24 years of campaigning by tens of 1000's of local people and numerous voluntary bodies, that Bord Pleanála are still entertaining this application after 3 of the Boards inspectors have found multiple reasons to refuse this application.

The current Cork County Council development plan zones the site for Marine and Educational use in dramatic conflict with the applicants proposed use as an incinerator.

The amenity value of Cork Harbour has soared in the 24 years since the first application and tourism is now one of our most valuable commodities the area possesses. Cruise liners, Harbour Cruises, Spike Island and Fort Camden tours to name but a few, show what a fantastic amenity and tourism product we have.

The investment by Failte Ireland, Cork County Council and others in the vicinity demonstrate the commitment and value we and others have in promoting the area as an amenity and tourist destination. The siting of an incinerator will have disastrous repercussions to the local residents, tourism employment and our recreational environment.

The operation of an incinerator in the area reduces our obligations to move towards a circular green economy, with incineration the easy option rather than ongoing commitment from government and citizens to reduce their carbon footprint and embrace recycling and embrace net zero living.

To any casual observer, siting an incinerator

1. Across the road from educational centres of excellence (Nautical college, Marei Institute & Beaufort Institute),
2. At a road pinch point, with the only access/egress to Harboline Island and our Naval headquarters
3. Immediately adjacent to Spike Island (a world class and world recognised tourist attraction)
4. Visually offensive to fantastic vistas from Cobh and Fort Camden
5. Where the smoke stack at 75m, is a visual intrusion to the immediate vicinity and dwarfs the historic adjacent Martello tower

Considering the above points the site cannot be deemed appropriate.

In Addition

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 another boundary reduced by the proposed 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).

All 3 Bord Pleanála Inspectors found that the EIS 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.

## 5. Grounds

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

1. The site is inherently unsuitable, concluded by all 3 Bord Pleanala Inspectors (Jones 2004, Yukel Finn 2009, Daly 2017)
2. The proposal contravenes the zoning of the Cork County Development Plan 2022 - 28 for this site.
3. The siting of this incinerator destroys our public amenity and has disastrous implications for our local tourist industry.

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

Yours Sincerely

*Nicholas Walsh*

## Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

If your supporting materials are physical objects, you must send them together with your observation by post or deliver it in person to our office.

You cannot use the online uploader facility.

## Fee

7. You **must** make sure that the correct fee is included with your observation.

### **Observers (except prescribed bodies)**

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request

## Oral hearing request

8. If you wish to [request the Board to hold an oral hearing](#), please tick the “Yes, I wish to request an oral hearing” box below.

You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

## Final steps before you send us your observations

9. If you are sending us your observation using **the online uploader facility**, remember to save this document as a Microsoft word or PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

This also applies to prescribed bodies sending an observation by email.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

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**For Office Use Only**

<b>FEM – Received</b>		<b>SIDS – Processed</b>	
Initials		Initials	
Date		Date	

**Notes**