



An
Coimisiún
Pleanála

Our Case Number: ABP-318802-24

Planning Authority Reference Number:

Noel Corcoran
Crosshaven House
Crosshaven
Cork

P43 T886

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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Crosshaven House
Crosshaven
Co.Cork, P43 T886

Date: 17th November 2025

Attention:

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1, DO1 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

Dear Sir/Madam,

I write to formally record my strong objection to the re-activation of the planning application by Indaver Ireland Limited to build a waste-to-energy/incinerator facility, as reported in the media (see article: "Planning body reactivates application for proposed Cork Harbour incinerator").

My grounds for objection are as follows:

Environmental concerns

According to the article, the project would treat up to 240,000 tonnes of hazardous and non-hazardous waste per annum at a 13.55-hectare site approximately 800 m east of Ringaskiddy. This scale of operation raises serious concerns about emissions, local-air quality, and the possible negative impact on the surrounding environment, including nearby communities and the harbour area. The fact that "significant additional data" on environmental impacts has only now come to light suggests that earlier assessments may have been inadequate.

Site suitability / local impacts

The location—as described—via the L2545 road from Ringaskiddy village to Haulbowline Island is in close proximity to residential areas, local road infrastructure and sensitive ecological zones. One must question whether the site is appropriate for a large-scale incinerator of this kind. Potential impacts on traffic, noise, the harbour environment, and local quality of life are real and must be fully evaluated.

Procedural / governance issues

Of particular concern is the previous High Court decision which quashed the original granted planning permission (May 2018) in May 2021, on the grounds of objective bias due to a board member's prior consulting role with the company. This casts doubt on the transparency and integrity of the decision-making process. The re-activation of the application appears to circumvent a fresh full application process, which may deprive local people of a fair opportunity to examine all material de novo.

Community and long-term sustainability implications

The local community's voice must be heard and given full weight. The article notes that the community group Cork Harbour Alliance for a Safe Environment (CHASE) objected and the matter

went to the High Court. A facility of this magnitude will remain in place for decades and will have lasting impact on the area's environment, amenity and attractiveness for residents and tourism. The precautionary principle suggests extreme care should be taken.

Lack of fresh public consultation

Since the application is described as a "reactivation" of an existing application rather than a fully new one, there is a risk that the full scope of new information (environmental, traffic, emission, etc.) may not receive proper public scrutiny. Full transparency and fresh independent assessment are essential.

In light of the above, I respectfully request that Cork County Council take the following actions:

Ensure that all additional data and documentation regarding environmental impacts, traffic, emissions, waste volumes, alternative technologies and site-selection rationale are made publicly available in full and in a timely manner.

Insist on a fresh planning application rather than simply re-activating the older one, to enable robust public consultation, full assessment and independent scrutiny.

Guarantee that the decision-making process is fully transparent, with no conflict of interest and with full involvement of the local community and relevant stakeholders.

Consider whether the proposed location is genuinely suitable for the scale and type of facility proposed, including taking into account cumulative impacts and alternative waste-management strategies (such as reduction, reuse, recycling and smaller scale facilities closer to waste-generating centres).

Ensure that there are robust safeguards for emissions, monitoring, traffic management, amenity protection for the local area, and that long-term liability and after-use issues are comprehensively addressed.

Please acknowledge receipt of this letter and confirm that my objection has been recorded. I would appreciate being kept informed of the next steps, consultation deadlines, an oral hearing and opportunities for input from local residents.

Thank you for your time and for considering the concerns of the community in this matter.

Yours faithfully,
Noel Corcoran
Crosshaven House
Landline: 021-4832005
Email: info@crosshavenhouse.ie