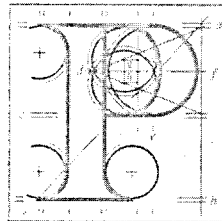


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



An
Coimisiún
Pleanála

Nora Noonan
4 Shamrock Place
Ringaskiddy
Co. Cork
P43N573

Date: 05 January 2026

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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TO: An Coimisiun Pleanála
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AN COIMISIÚN PLEANÁLA
LDG- 084354-2518L-002695-25
ACP- _____
17 NOV 2025
Fee: € 50 Type: Cash
9:15 By: Post

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 Nora Noonan **DATE** 11/11/25
OBSERVER ADDRESS 4 SHAYROCK PLACE RINGASKIDDY
CO. CORK P43N573

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.

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 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

Additional pages attached (no of 2)

Submission of opposition to the incinerator in Ringaskiddy 2025

The Noonan Family,
4 Shamrock Place,
Ringaskiddy,
Co. Cork.

We as a family of five living in Ringaskiddy, wish to submit an opposition to building an incinerator in our village.

My name is Nora Noonan and I moved to the very quiet and peaceful village of Ringaskiddy twenty years ago. In the past twenty years there have been many and varied changes in this place that make the proposal of an incinerator inappropriate.

The population of the village has probably doubled since I arrived with many houses being built in several estates, with one brand new one just above us which is yet to be filled with 15 new families.

Two university buildings have been built which yet again increase foot fall. These are directly opposite the proposed site and recently this area has been rezoned for educational purposes.

Part of the Island of Haulbowline has been changed into a public amenity park which sits ideally between Cobh and Spike Island.

One of only three crematoriums serving the south of Ireland is now based here, with a constant flow of traffic in and out.

Huge investment has been put in to Paddy's Point slipway and pontoon to facilitate access for small craft to enter the harbour.

Many seals and otters have made their home around this area.

The whole Port of Cork is moving to Ringaskiddy making it a very busy port with only a limited capacity for boats which is often full already.

Car ferries activity has doubled and now they dock twice a week from March to October, doubling their turn over with cars unloading and loading Wednesdays and Saturdays.

The past year has been spent making the village a narrow, cycle friendly village to discourage trucks from coming through the village, at a huge cost. Though the village looks much nicer the number of carpark spaces has been dramatically reduced with no spaces at all now for trucks to park.

There are now three regular bus routes, an increase from one in 2005, showing the increase in population, students and tourist who come to the area.

Gobby beach is a popular beach for walkers and some windsurfers. The past few years has seen huge erosion on the cliff side next to Gobby beach with many of the trees falling as their roots have become exposed and this causes more of the cliff face to slip away. My husband John is a regular walker on the cliffside and coastline and has seen vast change since he moved here in 2007. Storms have taken their toll on the Gobby beach itself with sections being swept away over night near the entrance only a few years ago.

Luc beach to the south of Ringaskiddy became popular during Covid and is now accessed by car and bus and can be crowded during the summer months though 20 years ago only local families knew about it.

In 2013 wind turbines were located around the village, using renewable energy.

Rubbish has been greatly reduced to less than half with recycling, glass and food waste all being processed separately reducing the need for an incinerator. Not enough rubbish is being generated now to feed the incinerator

and so rubbish would need to be shipped in from abroad. Where would these ships go and how would the rubbish be transported from the docks to the incinerator?

The M28 is being built behind the village to reduce traffic in the village, however it has reduced the amount of open space between here and the beach, where the incinerator is proposed. It is very much a dead end with already too many trucks using this compact space. Where would all these extra lorries bringing waste, park, fuel or wait?

We are part of the second largest harbour in the world, with the the oldest yacht club in the world (the Royal Cork Yacht Club, founded in 1720) just around the corner in Crosshaven. Across from us, Spike Island is famous for its **1,300-year history**, which includes being home to a 7th-century monastery, a 24-acre fortress, and, for a time, the world's largest convict depot in the 19th century. It is now a popular heritage and tourism destination in Cork Harbour, known as "Ireland's Alcatraz" due to its prison history. Over **70,000** visitors annually can explore the star-shaped Fort Mitchel, military gun parks, and the former prison cells. This is mere metres from the propose incinerator site. Other historical sites within range are Fort Camden/Meagher; Fort Carlisle/Davis; Ringaskiddy Martello Tower; Haulbowline Island Martello Tower; Haulbowline Island naval buildings.

Curraghbinny Wood is located just around the headland and evidence of Bronze Age man (circa 1500 B.C.) is also found here in the form of a grave cairn to their dead. It is a compact wood, covering just 35 hectares, with a diversity of tree species. How would these old established trees be affected by the smoke from this proposed incinerator?

Cobh to the north, is famous for being the last port of call for the RMS Titanic before its maiden voyage in 1912, its rich maritime history including being the departure point for many Irish emigrants, and its picturesque scenery, including colourful houses and the prominent St. Colman's Cathedral. The town also has a connection to the sinking of the RMS Lusitania, where survivors and victims were brought to Cobh. Imagine being on one of the **180,000** people who travel to Cobh annually on one of over **100** cruise ships coming to see what might have been the last glimpse of home for their ancestors and instead seeing an enormous incinerator with a constant stream of smoke bellowing out of a huge stack that will be visible from miles in its elevated position!

Most cruise ships dock in Cobh but frequently cruise ships dock in Ringskiddy if 2 are in port on the same day. Imagine being docked next to a ship full of rubbish for the incinerator when you come to visit Ireland. It doesn't give a great impression of our 'Fáilte' go h-Éireann that Fáilte Ireland would like to portray. Not only will these fill up the docks but they will be an eyesore and I can't image how badly they will smell, full of rubbish that can't or won't be recycled. We have come so far in our recycle/reuse campaign as a country that it would be hypocritical of us as a nation to ship in rubbish to burn and leave us to breathe in the fumes of the rubbish of others, after going to the trouble of recycling our own.

Where will the plumes of smoke go? In 2021 a fire broke out in a grain store in Ringakiddy and the smoke did not go up and away but rather went sideways across towards Crosshaven and hung in the sky. This to me sets off alarm bells if we consider that that fire and smoke only lasted a few days but this proposed incinerator will never stop pumping out smoke.

My young family love living in Ringaskiddy, close to the park, beach and playground with a small community who are there for each other. It is a small community in a large harbour. We are not only fighting for the health of our own families but for the families of the neighbouring towns of Shanbally, Monkstown, Passage West, Cobh, Crosshaven and Carrigaline. All of which have had massive population growth over the last 25 years and who are within the plume reach of the smoke which will hover over our heads in this bowl-shaped harbour, rather than blow out to sea.

This populated and popular area was never an appropriate site as three inspectors have already recommended refusal over the past 25 years. It is even more unsuitable now. I would request that there be yet another 'Oral Hearing' so that it can be assured that the truth can be discovered.

Le meas,

