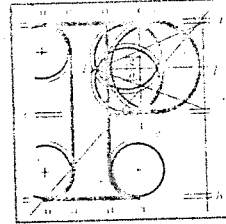


Our Case Number: ABP-318802-24
Planning Authority Reference Number:



**An
Coimisiún
Pleanála**

Norma Hahnel obo Mondral Demesne Residents Assoc.
25 The Demesne
Monkstown
Co. Cork
T12 HDC6

Date: 02 December 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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Láithreán Gréasáin
Ríomhphost

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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

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 MÓNIRAL DEMESNE RESIDENTS ASSOC. DATE 8/11/2025
OBSERVER ADDRESS 25 THE DEMESNE, MONKSTOWN, CORK
 T12 HDL 6

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. (Oznuur Yukef Finn, 2009)

Notwithstanding the zoning of the greater Ringaskiddy area as industrial, the Indaver site area where the incinerator build is proposed (RY-1-09) 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-1-09, 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 MARCI 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, Yukef 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

AN COIMISIUN PLEANALA
LDG- 084119-25
ACP-
13 NOV 2025
Fee: € 50
Type: cheque
By: post
Time: 9.15

Handwritten text, likely bleed-through from the reverse side of the page, including the date 21/3/02.

TO WHOM IT MAY CONCERN

We as a neighbourhood group, i.e. MONDRAL, The Demesne Residents Group, strongly object to the planning application PA04.318802 by Indaver for an incinerator in Cork harbour.

Cork harbour is the second largest natural harbour after Sydney harbour and this has to be protected at all costs. Marine life is abundant in the harbour, both children and adults enjoy the harbour for a huge amount of recreation purposes and tourism plays a big role in the economy of the surrounding towns. If INDAVER are allowed to go ahead with this proposal for an incinerator all of the above are at definite risk of being wiped out. This has been ongoing for 24 years and in that time this area has been rezoned as well, which should automatically stop this building from going ahead. In a world where we are trying to reduce greenhouse gas emissions and trying to bring about the slowing down of climate change, this can only happen when we reach zero emissions, so how can we possibly think we will ever do this if we allow incinerators to exist.

Cork Harbour is a natural resource that cannot be put at risk of such pollution. We should be protecting our gorgeous coastline, not sending it on a trajectory of destruction.

I FORMALLY REQUEST AN ORAL HEARING IN RELATION TO THIS APPLICATION BY INDAVER

Yours sincerely

MONDRAL

THE DEMESNE RESIDENTS GROUP

*Norma Heaney - Signing on behalf of
"MONDRAL"
Demesne Residents Association*

THE LENNON FAMILY.

THE GILLAN FAMILY.

THE HAYES FAMILY

THE ELLIS FAMILY.

THE BARTER FAMILY.

THE BRADLEY FAMILY

THE KENNEALLY FAMILY.

THE KELLY FAMILY.

THE O CONNOR FAMILY.

THE FIELDING FAMILY.

THE HURLEY FAMILY

THE HAHNEL FAMILY

THE BRUEN FAMILY

THE DALY FAMILY

THE WALSH FAMILY

THE HILLIARD FAMILY

THE CLARKE FAMILY

THE MCKENNA FAMILY

THE BRADLEY FAMILY

THE MULCAHY FAMILY

THE RYAN FAMILY

THE JAMES FAMILY

HILDE HAHNEL

THE MURPHY FAMILY

THE DOYLE FAMILY

THE GILL FAMILY

THE COGAN FAMILY

THE TEEGAN FAMILY

THE CAVE FAMILY

THE CUNNINGHAM FAMILY X 2

THE HALL FAMILY