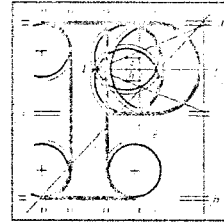


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



An
Coimisiún
Pleanála

Owen O'Connell
9 Whitepoint Drive
P24 YF67

Date: 19 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
Executive Officer
Direct Line: 01-8737263

PA04

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Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
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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 :- Owen O Connell
OBSERVER ADDRESS:- 9 Whitepoint Drive, P24 YF67

OBSERVATION DETAILS

I enclose fee of €50

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.

DATE _____

Additional pages I have already submitted in attached (no of)

Gobby Beach

With regards to the treatment of the foreshore on "Gobby" beach there is a note the drawing C000-061 & 062 that "Sacrificial" material will be applied above the HWM, one assumes as a means of dispersing the energy of waves arriving on the beach. This will clearly alter the character of the beach and the ability of visitors / beach users to use this popular amenity. From the drawings a quick and dirty estimate gives in excess of 3,000 M3 of rock being dumped on the beach as "Sacrificial" material, which by definition means it will need to be replaced when it is dispersed further down the beach due to storm / tide action. The Applicant is therefore polluting / damaging areas outside his property line. The beach and cliff should remain as is and the Applicant provide a sheet pile wall on his side of the "public" pathway driven down to below HWM.

General Comments

So much has changed with in the last 20 years as regards Industry in Cork Harbour, gone is the heavy industry, Verome Shipyard and Irish Steel which the Government spent many millions of Euros decontaminating the site and turning it into a public park. Who will visit this Park when it is in the shadow of an incinerator.

Major investment in Nautical Education Facilities has transformed the area. Who will now attend this facility across the road from an Incinerator.

The Cruise Liner Business has mushroomed in the last 20 years with the primary berthing facilities in Cobh, an industry worth many millions of Euros a year. What passengers are going to be put off by the sight of an Incinerator directly upwind of the Cobh Berth (given the prevailing winds are South West)

The Irish Navy have and are investing in the development of six accommodation blocks on Haulbowline in order to attract recruits to the Service, how many potential recruits are going to be turned off by an Incinerator at their backdoor.

In Short the proposed development has fallen victim to time and Cork Harbour being a different place than it was 20 years ago, whatever merits there were to build the Plant 20 years ago, there are clearly none now. It is all risk to the Harbour Communities and no corresponding benefits.