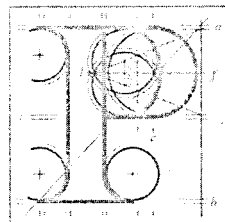


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



An
Coimisiún
Pleanála

Residents of Drakes Point
c/o Evanna Lyons
118 Drakes Point
Crosshaven
Co. Cork
P43 XD39

Date: 26 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

Teil	Tel	(01) 858 8100
Glaao 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

Evanna Lyons

On behalf of the Residents of Drakes Point, Crosshaven, Co Cork
118 Drakes Point, Crosshaven, Co Cork, P43XD39
evannalyons@gmail.com
5/11/2025

An Coimisiun Pleanála
64 Marlborough Street
Dublin 1, D01 V902
Ireland

Re: Observations in relation to the SID application - Proposed Incinerator Project at Ringaskiddy, Cork

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 am writing to formally object, on behalf of the residents of Drakes Point, Crosshaven, Co Cork, to the proposed incinerator project located at Ringaskiddy, County Cork. We, the undersigned residents, believe this development will have significant, long-lasting, and detrimental effects on our community, environment, and quality of life.

1. Environmental Impact Concerns:

We are deeply concerned about the environmental consequences of constructing and operating a waste incinerator in Ringaskiddy.

The following points outline our primary concerns:

- **Air Pollution:** The incinerator will likely release harmful emissions, including toxic gases, particulate matter, and heavy metals, which could adversely affect the air quality in the surrounding areas, including Drakes Point and Crosshaven. Air pollution concerns would also relate to the Cork Harbour SPA which requires the Irish government to meet habitat standards in line with EU Natura 2000 legislation.
- **Health Implications:** The potential release of dioxins and other hazardous pollutants from incineration could result in serious health risks to the residents of nearby

communities, especially vulnerable groups such as children, the elderly, and individuals with pre-existing health conditions.

- **Water and Soil Contamination:** Concerns have also been raised regarding the possibility of contaminants leaching into the local water sources and soil, which could have long-term effects on local ecosystems and public health.

Flood Risk

The site is located on a known flood risk area, marked as the 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)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)

2. Impact on Local Residents and Quality of Life:

The proposed incinerator will be located in close proximity to residential areas, including Drakes Point. The proposed development will also be centered on the world class amenity location of Cork Harbour. This location raises significant concerns about the following:

- **Noise Pollution:** Construction and operational noise from the incinerator will disrupt the peaceful environment currently enjoyed by the residents, particularly in the evenings and weekends.
- **Traffic Congestion and Safety:** The increase in truck traffic associated with transporting waste to and from the facility could lead to congestion on already busy roads, creating potential hazards for both pedestrians and motorists.
- **Visual Impact:** The scale of the proposed incinerator may be visually intrusive in an area of outstanding natural beauty, undermining the aesthetic value of the landscape and the general appeal of the locality. The development will be one of the primary views which visitors on cruise ships will be greeted with when they enter Cork Harbour.

3. Lack of Comprehensive Consultation with the Local Community:

We believe that the consultation process for this proposed development has been insufficient and has not adequately addressed the concerns of local residents. It is crucial that the views of the community, who will be most directly affected by this project, be fully considered in the decision-making process. We respectfully request that a more comprehensive and transparent consultation be carried out, which includes accessible information about potential health and environmental risks, as well as the long-term impacts of the incinerator on local residents.

The ongoing nature of this proposed development means that there have been vast changes in the surrounding areas over this time.

While consultation has occurred in the past, the residential profile of the wider Carrigaline, Crosshaven and Passage West areas has significantly changed in the last 5 years due to huge investment in property developments and expansion of employment opportunities in Cork. We strongly feel that a significant proportion of the newer residents of the Cork Harbour area are unaware of this proposed development and have not been given the opportunity to be consulted.

4. Alternative Waste Management Solutions:

We would also like to highlight that there are more sustainable and environmentally friendly alternatives to incineration for waste management. These include increased recycling efforts, composting, and the promotion of waste reduction strategies. We urge the planning authorities to reconsider the need for a waste incinerator and explore alternatives that would align with national and EU policies promoting sustainability and the reduction of carbon emissions.

5. Legal and Regulatory Concerns:

It is also important to ensure that the proposed incinerator fully complies with all relevant Irish and EU environmental laws, including the EU Waste Framework Directive and the Environmental Impact Assessment (EIA) Directive. We are concerned that these regulations may not have been fully adhered to in this instance, particularly with regard to the thoroughness of the Environmental Impact Assessment and its consideration of all potential risks to the local environment and community.

- **EIS Insufficiency:**

In all three previous reviews of the submitted Environmental Impact Statement by An 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.

- **Contradictory to Ireland's targets around EU Climate Obligations:**

The use of waste incineration is in direct opposition to EU Guidance on circular economy targets and the waste hierarchy guidance provided by the EU which prioritises waste prevention and waste recycling over incineration. This is only being further incentivised by stronger EU focus on circular economy:

- **Contravention of the Cork County Development Plan**

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.

Conclusion:

In light of the concerns outlined above, we strongly urge An Coimisiun Pleanála to reject the planning application for the proposed incinerator at Ringaskiddy. We request that the impact on local communities, the environment, and public health be thoroughly reassessed and that alternative, more sustainable methods of waste management be prioritised. We ask that a full hearing be conducted in front of An Coimisiun Pleanála with due process being prioritized for public consultation.

We trust that our concerns will be given full consideration, and we are available to discuss any further details or provide additional information if required.

Thank you for your attention to this important matter.

Yours faithfully,

Evanna Lyons

On behalf of the Residents of Drakes Point, Crosshaven, Co Cork

65 Properties and 120+ Residents.

Full list of residents attached in Appendix 1

Appendix 1:

Evanna Lyons and Brenton O'Callaghan, 118 Drakes Point

Amanda and Paul Rocks, 140 Drakes Point

Una and Conor McDermottroe, 104 Drakes Point

Heather and Rodolphe Haitse, 143 Drakes Point

Ann and Daniel Cuffe, 172 Drakes Point

Marie and Tommaso Lemma, 149 Drakes Point

Andreas Hempel and Jackie Jeffery, 152 Drakes Point

Nabeela and Muhammad Sami, 199 Drakes Point

Tracey O'Connell and Alan Costello, 85 Drakes Point

Brenda and John Finn, 89 Drakes Point

Mick and Cici O'Neill, 133 Drakes Point

Laura and Jonathan Higgins, 111 Drakes Point

Aoife and Shane Stout, 32 Drakes Point

Alison and Tim Garrad, 99 Drakes Point

Paula and Chris Adams, 73 Drakes Point

Aoife and Dave Kelleher, 103 Drakes Point

Noemi and Istvan Toth, 141 Drakes Point

Rory and Sarah O'Brien, 110 Drakes Point

Katriona and Fraser Heaslip, 120 Drakes Point

Kasia and Maciej Matraszek, 72 Drakes Point

Karen and Rory Hofler, 114 Drakes Point

Gary Heslin, 17 Drakes Point

Alex and Mattie Phelan, 202 Drakes Point

Meg and Chris Forde, 92 Drakes Point

Darragh O'Connor and Alma O'Donnell, 175 Drakes Point

Gill Burrowes, 58 Drakes Point

Valerie Donovan, 156 Drakes Point,

Radostina Milcheva McKenna and Peter McKenna, 30 Drakes Point

Keith Mulroy and Carole Harney, 126 Drakes Point

Emer O'Connell, 155 Drakes Point

Conor and Clíona Moynihan, 113 Drakes Point

Geraldine Kelly, 187 Drakes Point

Colm and Julie Hogan, 119 Drakes Point

Aileen, Damon, Tadgh, Lily and Skye Andrews, 115 Drakes Point

Brenda and Greg Farnhill, 88 Drake Point

Trevor and Franzi Sheehan, 93 Drakes Point

Fintan and Adrienne O'Keefe, 94 Drakes Point

Mary Martin, 95 Drakes Point

Jennifer Hollywood and Patrick Walsh, 128 Drakes Point

Laura O'Reagan Kennelly and Patrick Kennelly, 106 Drakes Point

Fiona Richardson and Alan Bradfield, 87 Drakes Point

Jenny Geary, 21 Drakes Point

Grace Meade, 10 Drakes Point

Jacinta McIntyre, 15 Drakes Point

Daragh Connolly and Patricia Bland, 28 Drakes Point

Kamila and Michal Szulc, 26 Drakes Point

Paul O'Driscoll and Kellie Cahalane, 34 Drakes Point

Mary McCarthy, 23 Drakes Point

Kelly Nery, 135 Drakes Point

Deirdre Stuart, 138 Drakes Point

Ailbhe Doyle and James O'Reagan, 117 Drakes Point

Brendan and Sarah Woods, 161 Drakes Point

Kate and Niall Irish, 112 Drakes Point

Mili and Laura C6so, 86 Drakes Point

Leon and Monika Zuparic Iljic, 181 Drakes Point

Kim Buckley, 69 Drakes Point

Yenni Luquet, 29 Drakes Point

Stacey O'Sullivan, 67 Drakes Point

Hugh and Lisa Walsh, 45 Drakes Point

Amy Cronin and Adam Daunt, 101 Drakes Point

Carol and Conor Barry, 35 Drakes Point

Patricia O'Flaherty, 49 Drakes Point.

Brendan and Sarah Woods, 161 Drakes Point

Bernice and Tony Pereira, 84 Drakes Point

Gillian Vaughan, 116 Drakes Point