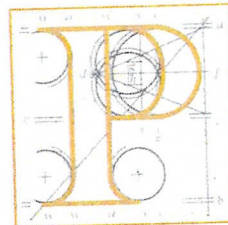


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



An
Coimisiún
Pleanála

Roberta Cappieri
6 Bayly Drive
Douglas
Co. Cork

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
Executive Officer
Direct Line: 01-8737263

PA04

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Roberta Cappieri
6 Bayly Drive
Douglas
Co. Cork
16th November 2025

**Reference: 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.**

To Whom It Concerns,

I wish to submit an observation in relation to the above-mentioned application. The site selected is completely unsuitable and not zoned for such a centre.

This application overlooks the wider picture of Cork harbour as a flourishing tourism, leisure, educational and residential hub. While the zoning of the greater Ringaskiddy area is 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 in direct contravention of the County Development Plan** and contrary to the specified objectives for the immediate area. **In the intervening years, major public and private investment initiatives have transformed the character** of the immediate area in the intervening period since 2000. (Daly 2017). This application is justified based on site ownership by Indaver, rather than selection based upon appropriateness and de novo site selection.

The previous **EIS was found to be deficient in substance** even where found legally adequate in form, by all 3 Bord Pleanala Inspectors. 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.

Additionally, 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).

This development is utterly unsuitable and beyond inappropriate. Please refuse this planning application on the basis that the site is inherently unsuitable, concluded by all 3 Bord Pleanala 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.

Yours Sincerely

Roberta Cappieri