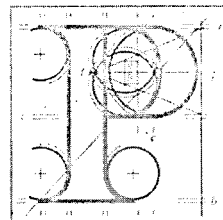


**Our Case Number:** ABP-318802-24

**Planning Authority Reference Number:**



An  
Coimisiún  
Pleanála

Ruth Houlihan & Carl Jackson  
1 Cloyne Terrace  
Cobh  
Co. Cork  
P24 R744

**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](http://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,

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Kevin McGettigan  
Executive Officer  
Direct Line: 01-8737263

PA04

Teil	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
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64 Sráid Maoibhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

**Ruth Houlihan & Carl Jackson**

1 Cloyne Terrace  
Cobh, Co. Cork  
P24R744

09/November/2025

**The Secretary**

An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

**Subject: Formal Objection to Proposed Ringaskiddy Resource Recovery Centre**

**Case Reference: PA04.318802**

Dear Sir/Madam,

This letter constitutes a formal objection to the planning application by Indaver Ireland for a waste incinerator at Ringaskiddy, Co. Cork (Ref: PA04.318802).

This proposal is fundamentally contrary to the principles of proper planning, sustainable development, and the public good. It seeks to situate a high-risk industrial facility on a site that is demonstrably unsuitable, primarily due to its existing and significant environmental, infrastructural, and community burdens.

My objections are predicated on two primary and critical areas of concern:

**1. Insupportable Cumulative Industrial Burden and Land-Use Conflict**

Cork Harbour is widely regarded as a significant natural amenity, yet it concurrently supports a high density of industrial and commercial activity. The harbour is already subject to substantial pressure from extensive shipping, Port of Cork operations, a power plant, and several large pharmaceutical manufacturing plants.

This concentrated industrial activity exists in direct proximity to a significant tourism sector (evidenced by over 100 annual cruise liner visits) and substantial recent public investment in amenity (the €25m Haulbowline Island Park, Spike Island) and education (the adjacent National Maritime College & MaREI campus).

The introduction of a 240,000-tonne-per-annum incinerator into this already congested, mixed-use environment is, in my view, unsustainable. It represents a significant risk of over-industrialisation, creating a land-use conflict that is irreconcilable with the established and future tourism and amenity-based development of the harbour. The location is, therefore, fundamentally inappropriate for this type of facility.

## **2. Significant Risks to Public Health and Safety**

The facility is designed to process up to 24,000 tonnes per annum of suitable hazardous waste and is projected to generate 11,100 tonnes of new hazardous ash, which would subsequently require transport back through the harbour for export.

**Risk of Major Accident:** The proponent's own Environmental Impact Statement (EIS) identifies a 'substantial risk' of a major bunker fire. This risk is not merely theoretical; the applicant's operational history includes serious incidents, such as fires and explosions at its European plants (Antwerp 2016/2018, Doel 2025).

**Proximity to Cobh:** The site is located in close proximity to the 15,000 residents of Cobh and Great Island plus Midleton, Ringaskiddy, Crosshaven, Monkstown, Passage West. Prevailing wind patterns indicate a high probability that any emissions—whether from a major accident or routine fugitive releases—would be transported directly over this large and growing residential population.

**Inadequate Oversight and Assessment:** Standard emissions monitoring protocols may be insufficient to protect against major accidental releases. Critically, it is understood that no independent, comprehensive Health Impact Assessment (HIA) has been conducted to evaluate the long-term epidemiological risks to the 15,000 residents in the adjacent downwind area.

## **Conclusion**

In summary, this proposal presents significant, well-documented risks and is sited in a fundamentally inappropriate location. It contravenes the statutory County Development Plan, places a vulnerable residential population at undue risk, and threatens the substantial multi-million-euro public investment in Cork Harbour's future.

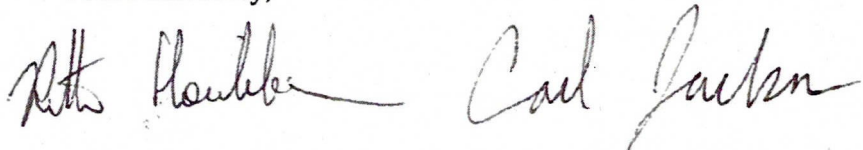
The documented history of this application, which includes three separate recommendations for refusal from the Board's own Senior Planning Inspectors (2004, 2011, 2017) and a High Court decision in 2021 to quash the 2016 permission

due to 'objective bias,' severely undermines public confidence in the integrity of this planning process.

I respectfully request that the Board refuse permission for this development.

Furthermore, I wish to formally request an Oral Hearing on this matter to ensure full public participation and scrutiny.

Yours sincerely,

Handwritten signatures of Ruth Houlihan and Carl Jackson. The signature of Ruth Houlihan is on the left, and the signature of Carl Jackson is on the right.

**Ruth Houlihan & Carl Jackson**