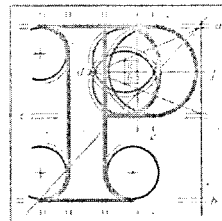


**Our Case Number:** ABP-318802-24

**Planning Authority Reference Number:**



An  
Coimisiún  
Pleanála

Ruth Lachs  
Apartment 2  
Dolphin House  
Lower Road  
Crosshaven  
Co. Cork  
P43 Y322

**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,

Kevin McGettigan  
Executive Officer  
Direct Line: 01-8737263

PA04

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:communications@pleanala.ie">communications@pleanala.ie</a>

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: RUTH LACHS**

**OBSERVER ADDRESS: APARTMENT 2, DOLPHIN HOUSE, LOWER ROAD,  
CROSSHAVEN, CO. CORK P43 Y322**

**EMAIL: rutilachs@gmail.com**

**DATE: 03/11/2025**

**OBSERVATION DETAILS**

I am writing on behalf of a group of older women who regularly meet to swim, walk and to take part in cultural community events in the village of Crosshaven where we live. We are extremely concerned that there is a planning application back on the table for an incinerator in Ringaskiddy.

We have a number of concerns:

1. We feel strongly that Ireland must find other ways of dealing with waste, like creating less in the first place. Addressing packaging, consumerism and single-use plastics is essential for management of waste and conservation of the natural environment.

2. Cork Harbour is amongst the world's largest natural harbours, and is a beautiful amenity for leisure, for trade, for the tourism business and for local life, as well as wildlife and environment. Amongst the species affected would be great crested grebes in the area, and bats, whose presence has increased over the last years from 3 species to 6 species (Dara Fitzpatrick).

3. The incinerator will be an eyesore in a harbour that is used by millions of people every year. It may also generate smoke and particles that are dangerous to the environment.

4. Is the energy generated by the incinerator going to be used in a positive way? Is the emission from the incinerator going to be harnessed and contained/recycled? If contained, how is this going to be sustainable long-term?

According to local experts, the site proposed for the incinerator is not suitable for a number of reasons:

1. It is fundamentally too small for the project proposed and continues to reduce in size, with coastal erosion on one side and boundary reduced by the 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).

2. The information as submitted to the Board is 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.

3. 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)

4. 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)

5. 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.

6. Cork Harbour is a densely populated area and the presence of the incinerator and any related emissions may be a health risk and a safety hazard to people, businesses and wildlife in the area.

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.

I have paid the fee of €50.

Thank you for reading this submission.

Yours,

A handwritten signature in black ink, appearing to read "Ruth A. Lachs". The signature is written in a cursive style with a large initial 'R'.

Ruth Lachs

On behalf of Hilary Parmenter, Fabienne St-Pierre, Sabine Funke, Maureen Collins,  
Katrina Emtage – Crosshaven Residents