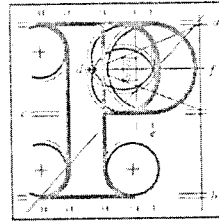


**Our Case Number: ABP-318802-24**



**An  
Coimisiún  
Pleanála**

Sean O'Neill  
33 The Close  
Downshire Park  
Blessington  
Co. Wicklow

**Date:** 20 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	1800 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

## Eimear Reilly

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**From:** Eimear Reilly  
**Sent:** Thursday 20 November 2025 09:07  
**To:** 'Sean O'Neill'  
**Subject:** RE: ABP-318802-24 - SID-OBS-003434

Many thanks Sean – a formal acknowledgement will issue to you via post in due course.

Kind regards  
Eimear

---

**From:** Sean O'Neill <seanoneill1604@gmail.com>  
**Sent:** Wednesday 19 November 2025 16:12  
**To:** Eimear Reilly <e.reilly@pleanala.ie>  
**Subject:** Re: ABP-318802-24 - SID-OBS-003434

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Hello Eimear,

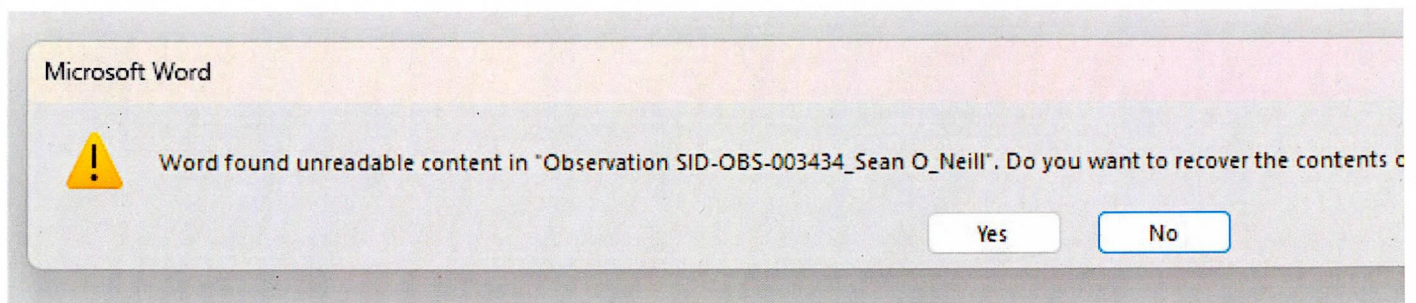
Apologies about that. Please see attached for PDF.

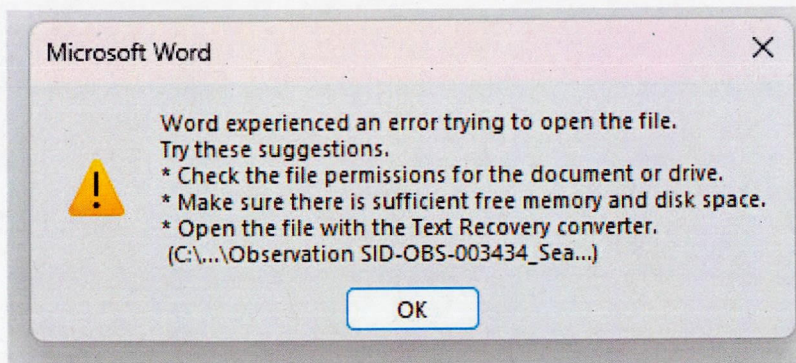
Thanks,  
Sean

On Wed, Nov 19, 2025 at 3:42 PM Eimear Reilly <[e.reilly@pleanala.ie](mailto:e.reilly@pleanala.ie)> wrote:

Good afternoon Sean

Please be advised that the submission that you lodged to An Coimisiún Pleanála in relation to ABP-318802-24 is corrupted – see details below:





If you wish for your submission to be validated and considered by the Commission, you are hereby requested to attach an uncorrupted copy of your submission by return email, or to [laps@pleanala.ie](mailto:laps@pleanala.ie).

If you have any questions in relation to this, please phone myself at 01-8737184.

Kind regards

Eimear

Eimear Reilly  
Executive Officer  
Strategic Infrastructure Development  
An Coimisiún Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902  
Teil: 01-873-7184  
Facs: 01-8722684

Má fhaigheann tú an ríomhphost seo lasmuigh de na gnáthuaireanta oibre, ní bheidh mé ag súil le freagra ná gníomh lasmuigh de d'uaireanta oibre féin.

If you receive this email outside of normal working hours, I do not expect a response or action outside of your own working hours

Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phrintáil.

Please consider the environment before printing this mail.

**Fógra Rúin:** Tá an ríomhphost seo agus aon chomhaid atá nasctha leis faoi rún agus dírithe amháin don seolaí. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bainisteoir an chórais.

**Tabhair faoi deara led thoil:** aon tuairimí nochtaithe san ríomhphost seo is iad tuairimí an tseoltóra féin agus níl sé intuigthe gurb iad tuairimí An Coimisiún Pleanála nó go gcloíonn siad le polasaithe ráite An Coimisiún.

**Confidentiality Notice:** This email and any files transmitted with it are confidential and intended solely for the addressee. If you have received this email in error please notify the system manager.

**Please Note:** any views expressed in this email are those of the individual sender and may not necessarily reflect the views or accord with the stated policies of An Coimisiún Pleanála.

TO: An Coimisiun Pleanala  
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** Sean O'Neill  
**OBSERVER ADDRESS** 33 The Close, Downshire Park, Blessington, Co. Wicklow

**DATE** 12/11/2025

#### OBSERVATION DETAILS

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 Pleanala 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 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 enclose fee of €50