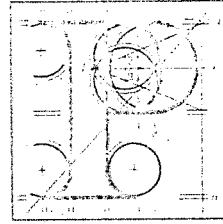


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



An
Coimisiún
Pleanála

Serghei Semenciuc
151 Drakes Point
Crosshaven

P43 FH56

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.

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

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	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Observation on SID Application

TO: An Coimisiún 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: Serghei Semenciuc

Address: 151 Drakes Point, Crosshaven, P43 FH56

Date: 17 November 2025

Dear Sir / Madam,

I wish to lodge a formal objection to the proposed development of the Resource Recovery Centre (including waste-to-energy facility) at Ringaskiddy, Co. Cork.

Notwithstanding the information submitted in August 2025, the site remains fundamentally unsuitable for the scale and nature of the development proposed. The available usable land continues to reduce due to coastal erosion on one side and boundary restrictions from the M28 on the other. As previously noted by Inspector Derek Daly (2017), the actual usable site area is inadequate for a project of this magnitude.

Furthermore, all three Bord Pleanála Inspectors have previously found the Environmental Impact Statement (EIS) to be deficient in substance, despite being considered legally adequate in form. The updated EIS submitted in 2025 repeats earlier unsupported assertions rather than providing robust new evidence. This documentation remains insufficient to allow the Board to conduct a thorough environmental impact assessment or make an informed decision.

There has been no de novo site selection process in the current submission. Instead, justification relies predominantly on Indaver's ownership of the site. This fails to consider the extensive public and private investments since 2000 that have significantly changed the character and strategic importance of the area, as identified by Daly (2017).

The site is also located on a known flood risk zone, as identified in the Cork County Development Plan 2022–2028 (Table 4.1.17: Specific Development Objectives for Ringaskiddy) and on OPW floodinfo.ie (Flood Summary ID-1364, 13082, 12085). Proposed mitigation measures requiring elevating the facility above projected flood levels would

further intensify the negative visual and environmental impact of an already large structure. As stated by Inspector Oznur Yukel Finn (2009), the site is inherently unsuitable for a development that processes and generates hazardous materials.

Additionally, although the wider Ringaskiddy area is zoned industrial, the specific site (RY-I-09) is zoned for the extension of the Third Level Educational campus and for enterprise-related development, including marine education, innovation, and research aligned with NMCI and the MaREI Centre. The proposed development directly contravenes the zoning objectives outlined in the Cork County Development Plan 2022–2028. These objectives are of critical importance to the growth and sustainability of this strategic education and research hub.

Beyond these technical and legal grounds, I also wish to express serious concerns regarding:

- Public health and air quality impacts
- Traffic and safety implications for Cork Harbour
- Climate goals and renewable energy policy alignment
- Visual and environmental degradation of Cork Harbour
- Availability of safer and more sustainable waste management alternatives

For the reasons outlined above, I respectfully request that this planning application be refused. I also request an Oral Hearing to ensure continued full public participation and transparency in this process.

Yours faithfully,

Serghei Semenciuc