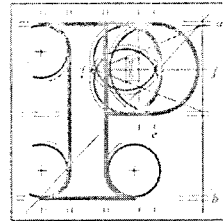


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



**An
Coimisiún
Pleanála**

Siobhan Mulcahy
21 Ballynoe Mews
Cobh
Co. Cork
P24 Y802

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.

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

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

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 Siobhan Mulcahy **DATE** 05 Nov 2025
OBSERVER ADDRESS 21 Ballynoe Mews, Cobh, Cork P24 Y802
.....
.....

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

I have already submitted in 2016 so have paid prior fee

Additional pages attached (no of)

Along with the items mentioned on page 1. Cork harbour is now a tourist destination with Spike Island and various Harbour tours. Liners bringing thousands of tourists into the country nearly every day during the summer months to Ringaskiddy and Cobh. Incinerators and tourism do not align. This is the second largest natural harbour in the world. Spike Island is Ireland's version of Alcatraz. Imagine Sydney opera house with an incinerator behind it. Imagine tourists on the Carnival of the Seas next to a ship of toxic waste being imported into the country. The tourism sector of Cork harbour is a massive factor against allowing planning. It would be detrimental to these businesses bringing millions to the Irish economy.

The national maritime college is also right next door. Should these future defenders of our waters be subject to pollution? All the finances spent on the state of the art facilities. only to allow a toxic facility alongside

Millions have been spent trying to clean up the harbour. The old Irish steel site, IFI and also the works done by Irish Water to divert the waste effluent. We were actually being fined by the EU for not cleaning up the environmental damage done by Irish steel and there is still work to be done. The idea to allow Indaver to proceed would be negligent in my opinion. Importing waste to burn in the harbour is wrong on so many levels after all the work trying to undo the harm of the past. Let's not make the same mistakes again, we should learn from those errors and not repeat them.

We, as locals, know that the environmental impact that has been submitted by Indaver is way off the mark. From our years of objecting and paying specialists to do proper environmental surveys we know that pollutants will be emitted. It is a too densely populated area for this to be allowed. The beaches, the risk of flooding. There are so many reasons to say no.

I fear for the safety of myself and all the other people that allowing this would affect. I would definitely sell my house and move if it was ever allowed. I'm astonished they are even allowed to continually re-submit? At what point will the people, councillors, senators be listened to? I would like my three year old daughter to live in a clean safe environment and if this goes ahead it won't be the case.

I along with the entire harbour community will continue to object forever on this matter. In no way will it ever be acceptable. Another location away from populations needs to be found. Maybe in Belgium, perhaps next to the Indaver head office?

I beseech all the planners to please, please, please listen to ALL of the people of Cork. Please reject this foreign company from destroying our beautiful harbour. We do not need this type of business or money.

Indaver proposal must be rejected and stopped from ever applying again. How much money and time and they taking from all of us. It needs to be stopped once and for all. No approval and no more submissions allowed. I implore you once again to listen to the people. We DO NOT want this under any circumstances.

Regards,
Siobhan Mulcahy

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: Roderick & Siobhan De Lacy Staunton **DATE: 11 NOVEMBER 2025**

OBSERVER ADDRESS: 9 Castlepoint Court, Crosshaven, Cork P43 PH00

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.

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