

An  
Coimisiún  
Pleanála

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

**Planning Authority Reference Number:**

Sonya & Michael O'Shea  
5 Whitepoint Drive  
Cobh  
Co. Cork  
P24XW83

**Date:** 21 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

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Sonya & Michael O'Shea  
5 Whitepoint Drive  
Cobh, Co Cork  
P24XW83

13 Nov 2025

The Secretary  
An Coimisiún Pleanála  
64 Marlborough Street  
Dublin 1

Re: Objection / Observation on planning case PA04.318802 — Proposed Resource Recovery Centre (including Waste-to-Energy facility), Ringaskiddy, County Cork

Dear Sir / Madam,

We are residents of Whitepoint Drive (address above) and directly facing in line of sight of the proposed location for this facility. We wish to make an official observation / objection to the above-referenced planning application (PA04.318802) lodged by Indaver NV t/a Indaver Ireland.

#### **Summary of Our objection**

We object to the proposed development in its current form for the following principal reasons: (a) unacceptable risk to local air quality and public health from emissions, (b) significant adverse effects on Cork Harbour ecology and Natura 2000 sites, (c) increased traffic hazards and impacts on local roads and port operations, (d) inadequate demonstration of need and of waste hierarchy/alternatives, and (e) negative impacts on amenity, tourism and local heritage. We request that the Board refuse permission for the development.

#### **Grounds (expanded)**

##### **A. Public health and air quality**

- The EIAR and associated air quality modelling must robustly demonstrate no significant short, or long-term risk to local residents from stack emissions (including dioxins, furans, particulates, NOx, mercury and other heavy metals). We are concerned about cumulative impacts with existing industrial sources in Ringaskiddy and Cork Harbour. The applicant's reports to date do not, in our view, adequately quantify cumulative exposure pathways for vulnerable groups (children, elderly).

##### **B. Ecology, Habitats and Natura sites (NIS concerns)**

- Cork Harbour contains internationally important habitats and bird populations. The proposal requires a full, rigorous Appropriate Assessment (NIS) to demonstrate no adverse effect on site integrity of any Natura 2000 site, including cumulative and in-combination effects. The potential for air deposition, thermal discharges, traffic-related disturbance and marine impacts has not been shown to be insignificant. I request the Board to carefully scrutinise the NIS and any updated ecological information.

##### **C. Traffic, access and safety**

- The proposed development will increase HGV movements on local roads and at port junctions. These roads are already subject to heavy port traffic and have limited capacity. We are concerned about road safety, pedestrian/ cyclist safety, and the suitability of proposed access arrangements. An independent transport impact assessment should be required and mitigation must be enforceable.

**D. Need, alternatives and the waste hierarchy**

• The applicant must demonstrate a clear need for this specific plant (capacity, feedstock sources) in the context of national and regional waste management policy and the waste hierarchy (prevention, reuse, recycling before recovery). Questions remain about whether less environmentally damaging alternatives (e.g., increased recycling, mechanical biological treatment, smaller decentralized solutions) have been fully considered.

**E. Visual, amenity and socio-economic impacts**

• The scale and appearance of the facility will change the character of the local area, with potential knock-on impacts on tourism, local amenity and property values. The EIAR should include clear photomontages, shadowing/visual impact assessments and (if relevant) an assessment of impacts on nearby sensitive receptors.

**F. Procedural / history points**

• We note this project has a complex legal and planning history and has recently been re-activated on the Board's public access system under case number PA04.318802; further information has been published and the Board invited submissions. We request the Board to ensure full public consultation and independent review of any significant further information submitted. (Please confirm that any late-stage documentation is publicly accessible and that statutory timelines for observations are respected).

**Requested outcomes / recommendations to the Board**

• Refuse permission for the development on the grounds set out above; OR  
• Require comprehensive, independently-verified additional information and carry out an updated Appropriate Assessment and cumulative impact assessment before any decision; AND  
• If permission is granted, require legally enforceable conditions addressing: strict emission limit values in line with best international practice; continuous emissions monitoring with public access to results; binding requirements for traffic mitigation and a fund to upgrade local roads; a requirement for an independent health impact assessment; and an enforceable obligation to prioritise waste prevention/recycling in the facility's feedstock contracts.

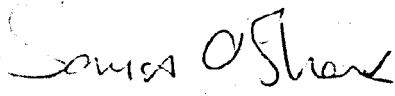
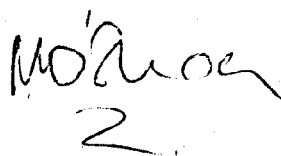
**Fee**

We enclose the fee of €50.00

We respectfully request that the Board takes these concerns into account when considering the application, and that we be notified of any hearing or inspection date.

Please record our objection on the file PA04.318802.

Yours faithfully,

Michael & Sonya O'Shea