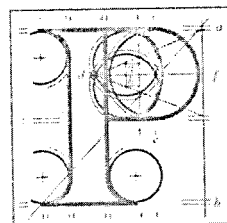


Our Case Number: ABP-318802-24
Planning Authority Reference Number:



An
Coimisiún
Pleanála

Stan Reynolds
The Old Schoolhouse Toames West
Macroom
Co. Cork
P12 AH98

Date: 25 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. As you have previously made a submission, a refund of €50 will be made to the credit/debit card used to make the online submission.

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

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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 Stan Reynolds

DATE 16th November 202

OBSERVER ADDRESS. Carrigmahon Villa, Monkstown, Co. Cork, T12 FY58
The Old Schoolhouse Toames West, Macroom, Co. Cork P12 AH98

OBSERVATION DETAILS

I ask that you please go to your files and get all my previous correspondence on this matter and carefully re-read it for I wish it to be associated with and form a part of this Observation. From that you will see that I was and still am especially concerned about the geographical fact of Ringaskiddy's peripherality – e.g. at the end of a peninsula. There is pretty full analysis of this spatial matter in one of my previous letters. Note that the "motorway" being built to Ringaskiddy assaults -but will not assuage- Ringaskiddy's peripherality and almost all of the trucks feeding an incinerator in Ringaskiddy will still have to cross the river Lee either at the lowest bridging points or by shoe-horning themselves through the Jack Lynch Tunnel. Please do come on an observational field trip to the Cork harbour area to study the huge pressure such crossing points are already on...and please read or re-read my earlier and fuller analysis of this problem.

The historical fact that a steel mill was built on the small island of Haulbowline just nearby the Indaver site in Ringaskiddy should give an exemplary occasion to pause for thought: By locating it there, the existing naval base was extensively trashed and access to the steel mill was of course enormously frustrated in space and time for there was neither road nor rail to the island in the first decades!....really quite mad...so bad in fact that I find myself reluctant to type it out...like some dreadful family secret, we Irish do need to sort of keep quiet about such stupendous errors...all the more stupendous for being so simple.

I remind you that the word "peninsula" is from the Latin for "nearly an island". The negative effects of wrongful location of a large capital project are enormous and last long into the future. For example, it was not possible for the maritime college at Ringaskiddy to be located "on campus" with the rest of the naval base because there was a big steel mill in the way. I have also heard on the grapevine that Cork County Council advised against the building of a student accommodation block alongside the maritime college as the incinerator was due to be built there....so the mischief of frustrating other, more correctly located, projects has already begun...and without a single concrete block being laid by Indaver yet.

Cork Harbour I regret to say, now has quite a few examples of wrongly located infrastructure...indeed it could serve as a place for planners from all over the world to come on field trips to observe how not to locate capital projects. I am sure there are many other such places in other countries too. I have an extensive list and it is still to be found in my earlier correspondence on this wretched matter.

Thank you for your attention. From here on the letter is the format provided by CHASE:

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 Pleanála 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 have already made an objection so that I have not included the 50 euro fee as I understand it is not applicable in this case.

Yours faithfully

Stan Reynolds