



An
Coimisiún
Pleanála

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

Susan Carmody
5 Grahams Terrace
Church Street
Cobh
Co. Cork
P24 A461

Date: 02 December 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

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TO: An Coimisiun Pleanala
64 Marlborough Street
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AN COIMISIUN PLEANALA	
LDG-	086075-25
ACP-	
12 NOV 2025	
Fee: €	50
Type:	cheque
By:	post

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 SUSAN CARMODY **DATE** 10/11/25
OBSERVER ADDRESS 5 GRAHAM'S TERRACE, CHURCH STREET,
COBH, CO. CORK. P24 A461.

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 **Environmental Impact Statement (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 still continues to be inadequate.

'No site selection assessment has been done since 2001 despite the enormous change that has taken place in the area. It failed the W.H.O. site selection process then and certainly fails it now after 20 years. There is **no renewed site selection assessment** 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 that have *transformed the character of the immediate area in the intervening period since 2000. (Daly 2017).* The only qualification it has is that they own the site.

The site is in a flood risk area. Indaver plans to overcome this problem was to raise the entire area by 4m, which will be an eyesore for all who use this area for recreation. 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 the location of a use that processes and generates hazardous compounds. (Oznur Yukel Finn, 2009)

Indavers submission ignores the fact that part of their site (RY-I-09) is now zoned for marine education and related enterprise and activities. That part of their site is no longer zoned for industry. The proposal is therefore in contravention of the County Development Plan.

Please refuse this planning application on the basis that the site is inherently unsuitable, as 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 - 2028 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)

AN COIMISIÚN PLEANÁLA
LDG- _____
ACP- _____
12 NOV 2025
Fee: € 50 Type: _____
Time: 9.15 By: post