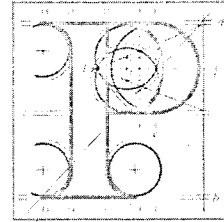


**Our Case Number:** ABP-318802-24

**Planning Authority Reference Number:**



An  
Coimisiún  
Pleanála

Thomas Dwyer  
Albaron  
Monkstown  
Co. Cork  
T12 R28D

**Date:** 10 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. As you have previously made a submission, a refund of €50 will be made to you in due course.

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*

Kevin McGettigan  
Executive Officer  
Direct Line: 01-8737263

PA04

Teil (01) 858 8100  
Glaao Áitiúil LoCall 1890 275 175  
Facs Fax (01) 872 2684  
Láithreán Gréasáin Website [www.pleanala.ie](http://www.pleanala.ie)  
Ríomhphost Email [communications@pleanala.ie](mailto:communications@pleanala.ie)

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

AN COIMISIÚN PLEANÁLA  
LDG- 084298-25  
ACP- \_\_\_\_\_  
14 NOV 2025  
Fee: € 50 Type: Cheque  
Time: \_\_\_\_\_ By: \_\_\_\_\_

084298-25

**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

9.15 Post

**OBSERVER NAME** THOMAS DWYER **DATE** 13 Nov 2025  
**OBSERVER ADDRESS** ALBARON Monkstown Co. Cork  
T12 R98D

**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 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 Pleanála 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)

## Indaver Ireland Observation

PA04.318802

Cork Harbour is the second largest natural harbour in the world and has thousands of people living all around its shores. These communities use this beautiful harbour either to earn their livelihood or use its waters for recreational activities.

It is also a mecca for visitors from all over Ireland, Great Britain, Europe, USA and all corners of the world.

One of the most significant and most often visited attractions in the harbour, Spike Island, which is located directly downwind of the proposed incinerator when the prevailing winds blow attracts visitors from all over the globe. This development will obviously have a detrimental effect on this famous attraction.

The most popular attractions and activities which attract visitors to the harbour, Cork City and Ireland are listed.

### Attractions

- Titanic Heritage Centre
- Spike Island
- Port of Cork Cruise Liner Terminal
- Cobh Cathedral
- Midleton Distillery
- Royal Cork Yacht Club (oldest yacht club in the world)
- Camden Fort Meagher
- National Maritime College
- Fota Wildlife Park

Ringaskiddy Martello Tower (the amazing views of Cork Harbour, from this prominent location, will be gone forever if this development is allowed to happen)

## Activities

- International Fishing Competitions
- SailCork International Sailing Centre
- Boat Hire Tours
- Cork Harbour sight seeing cruises
- International Sailing Events

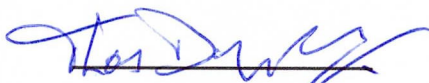
As can be seen from the list above, Cork Harbour has an enormous number of attractions and activities which keep bringing visitors back year after year to this amazing natural attraction.

It would be an absolute disgrace were this monster to be built right on the shore of this magnificent Harbour.

Residents, politicians and experts have been fighting against this development for 23 years, citing the hazardous waste and fallout which will be generated by the process and the enormous dangers associated with incinerators such as this.

It is my hope that An Coimisiun Pleanala will refuse permission for this project to proceed for once and for all, and allow the residents of Cork Harbour know that they will not have to endure any further pollution from any more hazardous industrial developments in the Harbour region.

Signed:



Thomas Dwyer

Albaron

Monkstown

Co Cork T12 R28D