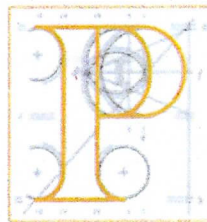


Our Case Number: ABP-318802-24



An
Coimisiún
Pleanála

Tom Browne and Carmel Browne & Others
Dundeady
Strand Road
Monkstown
Co. Cork
T12 YX6Y

Date: 16 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
Executive Officer
Direct Line: 01-8737263

PA04

Teil	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1800 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

An Coimisiun Pleanala
64 Marlborough Street
Dublin 1, D01V902.

OBSERVATION ON SID APPLICATION-Case reference:PA04,318802, RINGASKIDDY, CO CORK.

OBSERVERS NAME: 1.Tom Browne 2.Carmel Browne.

ADDRESS: Dundeady, Strand Road, Monkstown, Co Cork.T12PR2H.

OBSERVERS NAME 3.David Barry 4.Janet Barry.

ADDRESS: Grants Cottage,Strand Road, Monkstown, Co Cork. T12YX6Y.

OBSERVERS NAME: Kristin Browne, Lisa Browne.

ADDRESS:: Bramble Cottage, Barnahely, Ringaskiddy, Cork.P43F500

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 an informed decision on the application. (Daly,2017). Despite revisions, the updated EIS continues to repeat earlier conclusions and provide assertions without evidence.

There is no de novo site selection in the material submitted 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 flood info.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. (Poznur Yukel Finn,2009).

Notwithstanding of the zoning of the greater Ringaskiddy area as industrial, the Indaver site area where the incinerator build is proposed (RY-1-09) is zoned as suitable for the extension of the Third Level Educational campus and enterprise related development marine related education, enterprise research and development. (RY-1-09,Table4.1.17.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 the 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 2002-2028 for this site.

I wish to request an Oral Hearing to continue full public participation in this application.

€50 fee paid online

11/11/2025