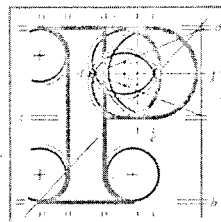


**Our Case Number:** ABP-318802-24

**Planning Authority Reference Number:**



An  
Coimisiún  
Pleanála

Walterstown Group Water Scheme (WGWS)  
c/o Justin Norton  
1 Ashbrook  
Walterstown  
Cobh  
Co. Cork

**Date:** 26 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

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:communications@pleanala.ie">communications@pleanala.ie</a>

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:** **Walterstown Group Water Scheme (WGWS)**

**Signed:**  **Justin Norton** (Chairperson)

**DATE:** 7 Nov. 2025.

**OBSERVER ADDRESS:** **Walterstown GWS**  
**1 Ashbrook**  
**Walterstown**  
**Cobh**  
**Co. Cork**

**OBSERVATION DETAILS:**

1. The Walterstown Group Water Scheme is a volunteer group responsible for the pumping, treating, storing and distribution of water to approximately 67 homes, the local primary school and community centre in the Walterstown area on the Great Island, near Cobh. We have been in operation for more than 20 years and are a community organised committee.  
We want to use our small community organisation as a collective group to irrefutably object to the proposed incinerator. The proposal of such incinerator is outrageous for reasons highlighted by CHASE (Cork Harbour Alliance for a Safe Environment) and our own collective opinion. Our community organisation entails of families who work in all spheres of industry, from agriculture, education, medical fields, pharmaceutical industry, engineering industry, construction industry, IT, Defence Forces, power generation amongst many more. Despite these wide range of perspectives and opinions that such backgrounds accumulates, there is a uniform opinion amongst the committee / residence that this proposed incinerator should not be permitted on the basis that it is wholly unfitting for a scenic / tourist orientated area. Granted that there is industry within the area, industry that all our families benefit from, but this proposed incinerator grossly tips the scales on what is acceptable / warranted in the area. The risk to health is also a basis for objection. Medical professionals have spoken about the risks with this proposal and is best left to those professionals to make the case, our organisation heeds their concerns.
2. 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).

3. 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 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.
4. 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)
5. 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)
6. 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.

Signed:

*Justin Norton*

Date:

7 Nov. 2025