



Development

Resource Recovery Centre development, comprising a Waste to Energy Facility (waste incinerator with energy recovery) for the treatment of non-hazardous and hazardous waste. The development also includes an upgrade to a section of the L2545 road; coastal protection measures on Gobby Beach; a connection to the national electricity distribution grid; the raising the ground levels in part of the site; the provision of an amenity walkway along the eastern and part southern boundary of the site and associated works.

Location

Ringaskiddy, County Cork.

Applicant

Indaver Ireland.

Type of Application

Application to the Board pursuant to section 37E.

Dates of Site Inspection

14th March 2016, 5th April 2016, 21st April 2016, 6th September 2016

Inspector

Derek Daly.

13.0 RECOMMENDATION.

Having regard to the assessment and conclusions set out above I recommend that the application be refused.

REASONS AND CONSIDERATIONS

- 1 Notwithstanding the zoning of the area for industry as stated in objective ZU 3.7 of the County Development Plan and objective I-15 of the Local Area Plan all of which permit consideration of an industrial use on the site, such consideration is also subject to an appraisal in the overall context and provisions of the statutory plans and development in the immediate area.

It is considered that the proposed development would not be compatible with recent development in the area, including the Maritime College, IMERC and Beaufort campuses, which are supported by objective C-01 of the Local Area Plan and major public investment on Haulbowline and Spike Islands. It is, therefore, considered that that proposed development would be contrary to the proper planning and sustainable development of the area.

- 2 Central to any consideration of a site, for the nature of the development proposed, is the necessity in the Environmental Impact Statement for a robust assessment in the context of a site selection process and a robust assessment and evaluation of alternatives. In relation to the site selection process consideration of alternatives, a *de novo* assessment or evaluation was not carried out and the assessment is majorly reliant on the initial process of 1999/2000. The overall appraisal and identification of alternative sites was seriously deficient and did not give sufficient consideration and weighting to recent development in the Ringaskiddy peninsula area which include major public and private investment initiatives and which have transformed the character of the area in the intervening period since 2000.

- 3 While the Environmental Impact Statement is legally adequate, there is, however, a requirement that the process of Environmental Impact Assessment be robust. Therefore the information contained in the Environment Impact Statement should provide for, identification and examination of likely impacts, mitigation measures and the impacts arising from mitigation measures. The Environmental Impact Statement should include relevant information and data to permit such assessment.

The EIS relating to the proposed development is, however, deficient in content, in particular in relation to the baseline information in appendices 6.3 and 6.4. The baseline information presented in appendices 6.3 and 6.4 is to assist in the modelling and subsequent evaluation of potential dioxin intake. The baseline data as presented, however, does not and cannot support the results, outcomes and stated likely impacts as presented in the Environment Impact Statement. 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.

- 4 Notwithstanding that the site of the proposed development is considerable in overall site area, owing to the configuration of the site, which wraps around another site and the options for development footprints arising from this configuration, the site is therefore restricted in terms of usable area for the placement of a development of any major scale. It is considered that the actual usable area of the site is inadequate in relation to the scale of development proposed.

The development as proposed would therefore constitute overdevelopment of the site, which would seriously injure the amenities of the area and of property in the vicinity, and would not be in accordance with the proper planning and sustainable development of the area.

- 5 The site is in close proximity to the Haulbowline Naval Base, a facility of national strategic importance and from which military helicopter aircraft carry out a wide range of operations. In the course of the oral hearing, evidence was presented indicating that 'military aviation procedures' and requirements are and operate differently to, the 'operational requirements of civil aviation'.

Evidence was also presented at the oral hearing, of potential risks on the safety of military aircraft operating at the naval base arising from a plume from the operations of the proposed development. Specifically, potential risks on safety included the potential danger arising to the aircraft and the personnel on board from this plume and/or if the pilot determined that the aircraft was required to take a diversionary flightpath to avoid potential risk arising from the plume.

In the context of the information presented the proposed development would, therefore, present an unacceptable risk to aircraft navigation, impair the operation of the naval base and be contrary to the proper planning and sustainable development of the area.

Derek Daly

Senior Planning Inspector.

27th January 2017.