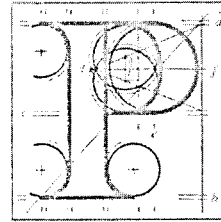


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



An
Coimisiún
Pleanála

Bríd Kirby
18 Northwood Court
Cobh
Co. Cork

Date: 24 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.

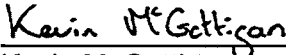
The Commission will revert to you in due course with regard to the matter.

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.

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
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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

To : An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902

Observation on SID Application

Case Reference: PA04.318802, Ringaskiddy, Co. Cork
Proposed Development: Resource Recovery Centre (including waste-to-energy facility)
Applicant: Indaver NV t/a Indaver Ireland

Observer Details: Brid Kirby
18 Norwood Court, Cobh, Co. Cork
bridfitzkirby@gmail.com

Date: 17 November 2025

Personal Statement

A chairde,

I wish to submit the following observation on the above case.

- This is my first time to submit an observation to An Coimisiún Pleanála.
- I previously contributed as sub-consultant to other EIA on SID in Ireland; involved in key pre-construction activities up to and including PSCS Stage 1.
- I worked for power generating/transmission/distribution semi-state (Horizon Power, Western Australia) on Land and Environment team; involved from site selection through to commissioning, and negotiation of Indigenous Land Use Agreements.

Grounds of Observation

1. Fundamentally Changed Receiving Environment

In the near quarter century since Indaver acquired the proposed development site, multi-million euro State investment and progressive vision have transformed the setting, character and international profile of the east Ringaskiddy peninsula and Cobh town.

- East Ringaskiddy now hosts world-leading energy, climate and marine research and innovation, business development, education and public amenity facilities.
- Cobh and Spike Island became a central part of Ireland's domestic and international tourist economy.
- Remediation and creation of Haulbowline Recreational Park.
- Post-Brexit, Haulbowline is the largest naval base in the northwestern EU.
- Pharmaceutical sector, Port of Cork, shipping and logistics continue to grow.
- Cork Lower Harbour Energy Group pharmaceutical collaboration of on-site wind energy created a significant green energy identity for the lower harbour.

Over three decades this intimately connected part of the lower harbour has shed its 'dirty steel' image, regained very high sensitivity, and has become more than the sum of its parts. This profound, positive transformation was delivered by national government departments, Cork County Council, third-level institutions, Irish Naval Service, Port of Cork, in addition to private companies and investors. A new development zone has emerged; one of world-class life sciences, clean renewable energy, maritime education, research, innovation, tourism, public amenity and marine leisure. It is a hub for marine renewables, particularly to support off-shore wind and green hydrogen. Waste management by controlled incineration is not synergistic with this zone.

Elements of New Zone	Year Opened	Investment
National Maritime College of Ireland (MTU) 750 full-time degree students; 3,500 part-time students (mature mariners CPD courses).	2004	€52 million
Spike Island The award-winning 'Irish Alcatraz'.	2015	€13 million to date (of planned €40 million)
Cork Lower Harbour Energy Group Four wind turbines	2016	€30 million
MaREI (UCC) The largest integrated maritime and energy research centre in the world. Home to the prestigious International Project Office of Future Earth Coasts, National Ocean Test Facility and Beaufort Building ¹ Caters for 225 Master degree students and PhD researchers.	2017	€30 million
Paddy's Point, Ringaskiddy Public jetty, all tidal slipway, floating pontoon, secure boat storage	2020	Developed by Port of Cork
Haulbowline Island Recreational Park/ remediation of Irish Steel/Ispat site 'Haulbowline is a symbol of a region reborn' - Winner of Ireland's Engineering Project of the Year, 2019 'Cork harbour has been transformed', Mayor Cllr. Christopher O'Sullivan, 2019.	2021	~€65 million
Haulbowline Naval Base	Ongoing	~€50 million
Estimated total		~€267 million

Cork County Development Plan 2022-28, Volume 4, Table 4.1.17 states that Objective No. RY-I-09 applies to the proposed development site.

Suitable for the extension of the Third Level Educational campus and enterprise related development including marine related education, enterprise, research and development. Consideration will also be given to established operators in Ringaskiddy for the provision of ancillary office accommodation and for Research and Development facilities.

- The proposed development no longer aligns with its proposed setting.
- Conflicts with Cork County Development Plan 2022-28 specified objective RY-I-09 for this land parcel.

¹ **Awards:** 2017 Royal Irish Architectural Institute – Winner – Best Educational Building
2017 American Architecture Prize Design of the Year – Winner – Education Buildings
2017 The Plan Award (Italy) - Finalist

2. Strategic Value to the State of Proposed Development Site

With regard to Observation 1, undeveloped land with shoreline access is in limited supply in proximity to the Irish Naval Headquarters at Haulbowline. Post-Brexit, Haulbowline is the largest naval base in the northwestern EU.

The implications for Ireland in the changed geopolitical and security landscape of Europe were discussed at the public Consultative Forum on International Security Policy Conference held in June 2023. Maritime security, and how best the government might cooperate more closely with international partners, including the EU in relation to the EU's Maritime Security Strategy, was discussed. The State's role and responsibilities in protecting offshore critical infrastructure was examined, particularly in view of increasing investment in offshore wind energy and the importance of safeguarding telecommunications networks. Foreign, security and defence policies were debated. The advent of digital warfare is shaping our future defences. Undeveloped land in proximity to Haulbowline could have a valuable future use for Defence Force or Revenue activities, purposes e.g. Revenue's maritime fleet, surveillance, drone port etc.

- It must be considered that the location of the proposed development site could also be of strategic value to the State, should the Defence Forces or Revenue require ancillary development space in the near future.

3. Changing Legislative Landscape

Extract from EIAR Chapter 1, Section 1.2.2:

It will address a local need for treatment facilities while contributing to a diversity in renewable energy generation and reaffirming Ringaskiddy's strategic industrial role.

This statement is at variance with WtE's exclusion from EU Taxonomy since 2020. Due to its carbon footprint, WtE technology is no longer considered a sustainable investment. In response to the European Commission Circular Economy Action Plan, the European Investment Bank no longer considers WtE part of the circular economy.² The policy landscape is shifting to WtE as linear.

November 2025, Brussels: EU member states have agreed the new Nationally Determined Contribution (EU NDC) under the Paris Agreement, reducing net GHG emissions even further by 2035. Members have also agreed to a legally binding 2040 headline target.³

November 2025, Ireland - The Climate Change Advisory Council (CCAC) announced that Ireland is set to exceed the National Climate Plan 2021-25 carbon budget by 10 million tonnes (MT CO₂ Eq). These excess emissions will have to be added to the cuts required in the 2026-30 carbon budget. Failure to meet legally binding 2030 climate commitments exposes Ireland to potential fines of up to €26 billion.

WtE plants produce significant CO₂; higher for fossil carbon (plastic). Carbon capture (CCUS) is not included in Indaver's design. Chapters 12 Climate and 18 Material Assets do not state the CO₂/GHG cost of still having to export hazardous residual waste post-incineration.

- Ireland is already over its carbon budget. This development would lock in a new stream of fossil emissions every year.
- EU has formed a policy shift away from WtE, as it is not aligned with the circular economy.

² European Central Bank, May 2023, *Circular Economy Guide*, p.11

³ [Commission welcomes strengthened EU climate ambition ahead of COP30](#), 5 November 2025

4. Location

Proximity to residential areas (Section 6.1.2.6), areas of high amenity (Section 5.2.1) and prevailing winds were demonstrated evaluation criteria for Poolbeg WtE.

Extract from Poolbeg WtE EIA, Section 6.3.2: *'A major advantage of the Poolbeg site is the relatively large distance between the land and residential areas. The closest major residential neighbourhoods are all located greater than 1km from the site. There are 1.4km between the site and Ringsend, 1.5km between the site and Sandymount and 2.5km between the site and the beach in Clontarf. Another advantage of the site is that the prevailing wind is southwesterly which would bring the dispersion plume out to sea.'*

Such criteria were not applied in Indaver's weak, retrospective site selection report, steered by existing ownership.

- In contrast, Ringaskiddy town has grown eastwards; RY-T-04 now lies 360m west of the proposed plant, further highlighting the unsuitability of this location.
- The winds in Cork Harbour will disperse the plume in-land, across harbour communities.

5. Air Quality – UFPs and BC

Updated Air Quality Directive (EU 2024/2881) introduced new controls for ultrafine particles (UFPs) and black carbon (BC). These are omitted in EIAR.

- Please request Indaver include UFPs and BC in EIAR to comply with updated Directive.

6. Air Quality – Dispersal Maps

Variations across the 2016, 2019 and 2025 air quality models presumably reflect the addition of more up to date weather data, higher resolution terrain, larger domain etc. For transparency, a consistency matrix comparing 2016-2025 input files should be provided, to demonstrate what data/assumptions have been updated or changed, and why.

- Please request Indaver provide consistency matrix, to align with the integrity of the EIAR process.

7. The Plume – Glaring in its Omission

The plume of the proposed development is scarcely mentioned in the EIAR and FI.

EIAR	Section title	Number of references to 'plume'
NTS	Non-Technical Summary	2
Chapter 4	Description of the proposed development	0
Chapter 6	Population and human health	'Smoke plume': 2; in the context of a fire
Chapter 8	Air Quality	22; in reference only to modelling and building downwash
Chapter 9	Climate	0
Chapter 11	Visual and landscape	53 (recurring for individual viewpoint)

EIAR	Section title	Number of references to 'plume' assessments)
Chapter 14	Archaeological, architectural and cultural heritage	1
Chapter 16	Cumulative impacts	2; only in relation to helicopter operations
Appendix 4.2	Furnace start up and shut down procedures	0; 'steam': 2
Appendix 4.4	Compliance with BAT	0; 'steam': 2

Visual descriptions of the plume are largely presented in sub-consultant Chapter 11, with repeated reference to 'an occasional visual plume'.

In as far as I can understand, plume suppression is not discussed or proposed by Indaver. This again contrasts with Poolbeg WtE EIA, which discussed the visual thermal plume, stating that suppression was not proposed as it would require wasteful internal energy consumption. It further stated that plume suppression is only used for aesthetic reasons and is therefore not considered BAT.

Omission of a technical plume description would be misleading. Best practice requires at a minimum a verified assessment of the extent and frequency of when it could be visible:

- how many days a year it would be expected to be visible;
- how big the plume's reach would be;
- shape; distinctive patterns caused by atmospheric stability, wind speed and turbulence, and plume rise; looping, fanning, coning, fumigation, lofting, trapping etc.

Distinct to air quality modelling, where plume shape will influence pollutant dispersal and GLCs, a visual plume assessment will enable a fuller visual and amenity impact assessment, particularly from the waterside and elevated viewpoints of Cobh and Rushbrook, where 1000s of residents overlook east Ringaskiddy.

The higher the RH, the bigger the plume. Poolbeg WtE plume is a prominent, permanent feature of the Dublin skyline. The plume is highly visible, especially on colder days. Given Poolbeg operates at same proposed 850-1000°C in a maritime environment, it is reasonable for us to expect a comparable, visible thermal plume.

- Conflicts with Directive 2014/52/EU Article 5(1). Please request provision of a plume visibility assessment, including simulated model of thermal plume, to align with the intended purpose of EIAR process. Should include cross-section contour mapping demonstrating corresponding elevations between top of stack and plume and urban/residential Cobh and Rushbrook. Results should be integrated into Chapters 11, 14 and 16, for consideration of loss of amenity (see point 9 below).

8. Visual Disamenity of Plume

Topographically, the proposed development site is centrally positioned within the basin-shaped lower harbour. This confers the proposed building, but particularly the top of the stack at 75mOD, a high level of intra-visibility within the harbour.

Further to point 8 above, the extent of the visual envelope presented in EIAR Figures 11.0a (visibility of top of building) and 11.0b (visibility of top of stack) does not incorporate a visible thermal plume. This element has been under-described and under-assessed in the EIAR.

The wide, flat topography at Poolbeg and Carranstown WtEs means neither site is overlooked from a height. This hugely contrasts with the elevated views over Ringaskiddy from Cobh and Rushbrook. It will place 1000s of Cobh and Rushbrook residents living at eye-level or over-looking the top of the stack.

Appendix 8 Air Quality, Section 8.3.2.5 acknowledges this:

The terrain of the facility is complex in the sense that the maximum terrain in the modelling domain peaks at 162m which is above the stack top of all emission points onsite.

The elevated topography of the southwestern aspect of Great Island is also demonstrated in Appendix 8, Figure 8.5 terrain model.

Chapter 11 Visual and Landscape, Section 11.5.2.1.2 also acknowledges:

There will be clear views from many residential properties on the higher ground and particularly from the area around White Point. ...The main process building will be however of much larger scale than the NMCI or Beaufort buildings. The views will be clear and direct, and the proposed development will become the most prominent element in this direction extending above the existing ridgeline. The stack, with an occasional visual plume, will also appear as one of the highest elements in the surrounding area appearing taller than the Martello tower... The effect on views from the town overall will be...moderate, neutral and permanent upon completion with areas of significant effect around the White Point area.

This visual assessment was based on 'an occasional visual plume'.

With reference to point 8 above, it is reasonable for us to expect these same residents will be placed at eye-level with a Poolbeg-type billowing plume. Such a plume would greatly escalate the predicted level of impact and loss of amenity on the southern aspect of Great Island. From Cobh and Rushbrook, harbour views across to Crosshaven, Curraghbinny and Ringaskiddy would be impacted (please see Plate 12). Furthermore, residents of east Ringaskiddy, the closest living <360m west of the proposed plant, will also likely suffer nuisance and loss of amenity. On-deck passengers on docked cruise ships at Cobh would also be placed at eye-level with the visual plume.

- Conflicts with Cork County Development Plan 2022-28, landscape of national importance, of very high value and very high sensitivity; objective GI 14-9, protect visual and scenic amenity, protect skylines.
- Cork Harbour, and particularly Cobh, is well known to the wider public and at an international level. Its visual resource sensitivity is very high.
- The waterside views of Cobh and Whitepoint, and the elevated views from residential property, especially those of Cobh and Rushbrook that overlook the top of the proposed stack, are also highly sensitive.
- Any large, permanent plume would introduce intrusive, negative changes of large magnitude, major-substantial effect, with loss of amenity. Cobh, with its elevated view across the harbour, would be unable to absorb the scale of the development and the negative impact to its skyline (please see **Plates** below).

9. Cobh and Brand Ireland - Additional View Receptor Points

The amenity and recreational value and tourist economy of Cobh and the harbour has grown hugely in recent years, and is set to develop further. Pre-covid, Cobh and Fota annually attracted >700,000 visitors to the area annually.⁴ Not included in EIAR are the addition of

⁴ Fáilte Ireland, Cork City & County Councils, 2024, [Fáilte Ireland - Cork City, Harbour and East Cork Destination and Experience Development Plan](#), p.19

regular 30 min train and bus services to Cork City, and the expansion to an all year round twice-weekly Brittany Ferry. Plans for new harbour ferry service capable of carrying up to 300 passengers have been announced (€80 million, electric catamarans, 17 harbour stops). It is estimated cruise tourism generates €17 million annual revenue in the region. Visionary planning has invigorated Cobh, now a highly sensitive receptor.

Destination ⁵	2022	2023	2024	2025
Cobh Cruise Terminal ⁶		180,000	190,000	>170,000
No. of cruise ships		94	103	90
Ringaskiddy Ferry Terminal		116,000	151,490	
Spike Island ⁷	66,000	68,000	71,400	
Titanic Experience, Cobh	94,000	94,000	110,000	
Cobh Heritage Centre	51,487	61,235	56,744	
Fota Wildlife Park	415,045	430,024	428,745	
Fota House & Arboretum	135,775	142,872	141,283	
Camden Fort Meagher – newly opened	-	-	20,000	

Other Destinations		
Sirius Arts Centre, Cobh Funded by Irish Georgian Society, National Built Heritage Service's Historic Structures Fund	Currently underway	€2 million
Fáilte Ireland Blue Way (announced 2024; RTDS strategic objective 3)		

With all due respect to Poolbeg and Carranstown, neither are internationally-featured tourist destinations. Cobh is one of the most photographed places in Ireland.⁸

The proposed development would alter the harbour's identity. Main building, stack and plume would be immediately and unavoidable visible upon arrival by train, road or sea to Cobh. Ironically, in trying to minimise the visual impact of the building by the proposed muted colour scheme and screening, it will manage to look like a regular, functional-ugly, industrial emissions stack, and a most prominently, awkwardly placed one. It will not evoke the architectural curiosity of Spittelau (Vienna), Amager Bakke (Copenhagen), Roskilde (Denmark) or Maishima (Osaka) — which further speaks to the fact that if the plant it needs to be 'hidden', then it is in the wrong location. Sailing into the harbour, stack and plume would visually jar with the spires of St Colman's Cathedral, Cobh, Cobh Museum (former Presbyterian church), and Christchurch, Rushbrook.

⁵ [Fáilte Ireland - Visitor Numbers to Attractions Dashboard | Activities and Attractions | Tourism Research & Statistics](#), accessed 16 November 2025

⁶ Passenger numbers. Excludes crew.

⁷ Winner of Fáilte Ireland *Visitor Attraction Survey 2023 – Performance*; Winner 2017 World Travel Awards – Best European

⁸ [Cobh named one of Europe's Top 25 Towns - Ring of Cork](#) by Condé Nast.

Stack and plume would lie within the intentionally cumulative intervisibility of historic military defences; Cove Fort, Forts Meagher (Camden), Davis (Carlisle), Mitchel (Westmoreland), Ringaskiddy and Haulbowline Martello towers. The plume would be particularly visible in transit to Spike Island, and from its west bastions (please see Plates 1-4).

The photomontages presented from Cobh/Great Island can only capture part of the panoramas that tourists broadcast all over the world. In Plates below, please find examples of additional vantage points in Cobh, community assets where local residents and tourists frequently congregate and take in the view; Kennedy Pier, Promenade Park, outside Cobh Heritage Centre, playground on Five Foot Way, the 'Black Bars' on Lake Road, in addition to just one examples of a typical elevated residential view overlooking Ringaskiddy. The potential visual impact to residential, amenity, and tourist destinations is visually presented (with apologies for the quality of my mock-ups!). A plume is assumed.

- Conflicts with Cork County Development Plan 2022-28, landscape of national importance, of very high value and very high sensitivity; objective GI 14-9, protect visual and scenic amenity, protect skylines.
- Conflicts with Fáilte Ireland RTDS strategic objective 1, to develop Cork Harbour as a world class visitor destination; and objective 9.3, to develop Cobh as an international destination.

10. Residents Concerns re. Risk of being Knowingly Mislead

In another jurisdiction, Indaver opened a new incinerator at Rivenhall, Essex, UK, in August 2025.⁹ Essex County Council granted permission under condition that plume would not be visible.

Less than 2 months later Indaver successfully argued that it would be more energy efficient to let the plume be visible.¹⁰

Any lack of transparency at EIAR stage degrades the process. It would seem the maxim, *It is easier to ask forgiveness than permission*, applied in the above instance.

- Any such risk would mock the rigours of the Irish planning process.

11. Community Gain

Ringaskiddy is well served in community gain initiatives from local industries.

It is difficult to see societal benefits to Ringaskiddy from this proposed development. Sixty-three operational jobs are of minimal economic gain where >3,800 people already work in local pharmaceutical plants. The IDA estimate 21,500 people are employed in the pharma and biomed sectors in Ringaskiddy and surrounding towns. In a housing crisis, and with a lack of student accommodation in Ringaskiddy¹¹, it seems unlikely many employees would find accommodation locally.

Proponents cannot equate the proposed design with the oft-cited urban examples of European cities.

- The proposed development does not feature district heating, which is more suited to urban areas for economies of scale. Ringaskiddy cannot gain from this.
- In Continental European cities there is a tradition of municipal ownership, burning non-hazardous MSW.

⁹ [Rivenhall incinerator begins burning county's household waste](#), BBC, posted 4 August 2025

¹⁰ [New Essex incinerator wants to change rules to allow smoke plume](#), BBC, posted 4 October 2025

¹¹ See Submission 1; site is zoned for residential accommodation.

In giving total control to a private operator, the State will still incur substantial waste management costs.

- Community gain potential at this location is very low.

12. Radioactive Safety

A radioactivity detection system is proposed (Section 4.7.1 Waste Acceptance).

Hazard ID (Appendix 6.1) makes zero reference to radioactive material.

It is understood radioactive iodine from local hospital waste is currently placed in a shielded container and exported. The IWMA noted (2021) that radioactivity alerts at WtE plants are 'mostly caused by medical waste or incontinence pads that are related to radiotherapy with short half-lives that can ultimately be treated at these locations. However, they must be stored safely until it is determined that they can be treated.'¹² Such scenarios are not described in EIAR.

Are Indaver planning to import feedstock from overseas that could potentially contain radioactive material? In 2023 a Veolia WtE near Nice accidentally incinerated radioactive waste.¹³ Such an event in Cork harbour would have detrimental consequences.

- Please request clarification and commitment from Indaver.

15 Other Considerations

- The proposed design features a high carbon cost (no CCSU), no district heating (no heat recovery), and a comparatively small export to grid. The four nearby wind turbines of the Cork Lower Harbour Energy Group on the Ringaskiddy peninsula collectively produce ~12MW, not far below Indaver's proposed 18.5MW export to grid.
- The regular occurrence of thermal inversions in Cork Harbour is not mentioned in NTS, Chapter 8, and Chapter 16 etc. This has clear implications for dispersal and exceeding of air standards. Has it been taken into account by Indaver?

Summary

We all agree it is necessary to balance economic and environmental issues with sustainable forward-thinking.

An improved WtE design with carbon capture, utilisation and storage (CCUS), and heat recovery for district heating would be today's Best Available Technology. This is not what is proposed by Indaver.

The proposed development would alter the harbour's identity. The plant and thermal plume presence would be magnified in the now sensitive water-side setting of east Ringaskiddy, particularly when viewed from the north.

In the interim since the development was first proposed almost quarter of a century ago, a new zone of development has irrevocably transformed east Ringaskiddy. A re-invigorated Cobh is now a highly sensitive receptor. It a pivotal ambassador for Irish tourism and a globally recognised image of Brand Ireland.

¹² [210826_501.181.8_IWMA-submission-on-draft-NHWMP-to-EPA_CW_Rev1.pdf](#), Irish Waste Management Association, 2021, letter from Secretary to EPA.

¹³ [À Nice, Veolia incinère en silence un déchet radioactif | Mediapart](#) 1 April 2023, accessed 10 November 2025

This is the wrong WtE design, in the wrong location. Please refuse this planning application.
For the above reasons, I respectfully request an oral hearing be undertaken to ensure full public participation in this application.

Mise le meas,
Brid Kirby

Plates NTS. Please forgive my amateurish photo editing of Poolbeg plume insertions. I wished to convey the potential visual impact to several amenities in Cobh.



Plate 1: Potential view SSE from West Beach (town centre) to Spike Island ticket office and ferry departure point on Kennedy Pier.



Plate 2: Potential view SW from landing pier, Spike Island



Plate 3: Potential view SW from Fort Mitchel, 2nd Bastion, Spike Island



Plate 4: Potential view SW from landing pier, Spike Island, at nightfall



Plate 5: Potential view SSW from Cobh Promenade Park and playground. Hosts a busy weekly market, regular concerts, coffee kiosk, festival days etc.

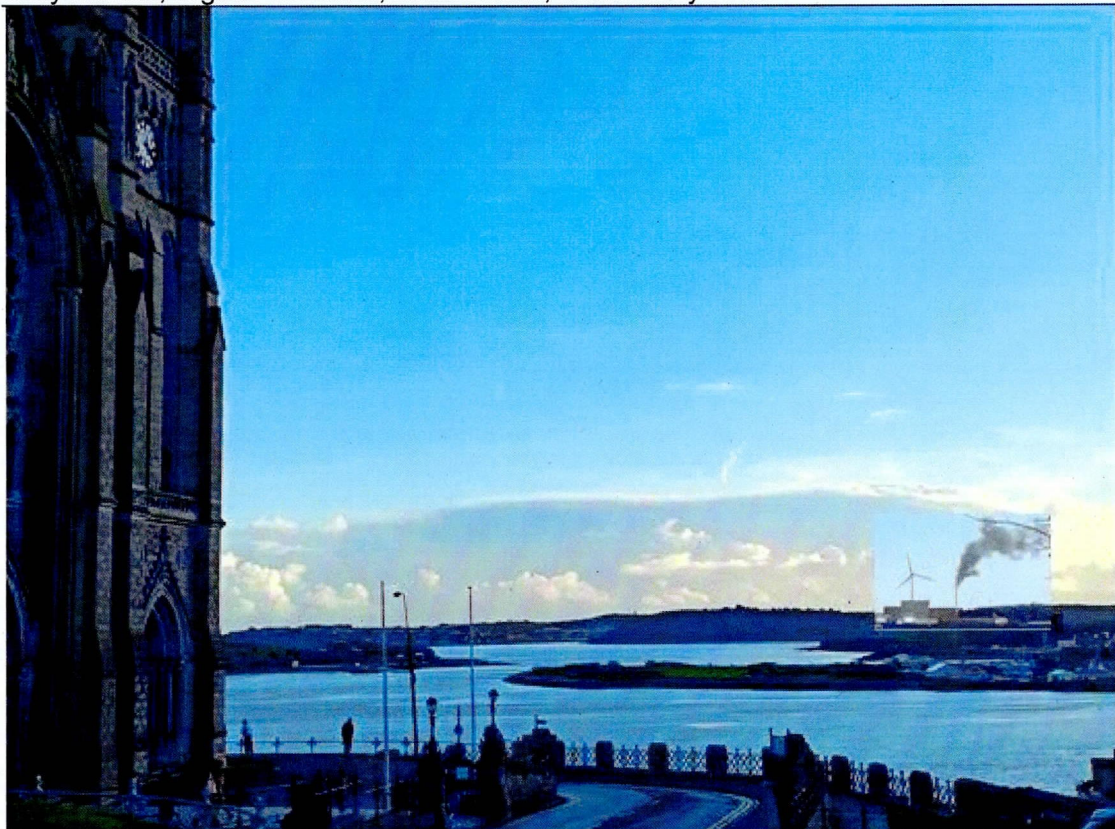


Plate 6: Potential view SSW from St. Colman's Cathedral, Cobh



Plate 7: Potential view SSW from Cathedral Place, Cobh



Plate 8: Potential view SSW at Deck of Cards houses



Plate 9: Potential view from Ellis Island commemorative statue at Cobh Heritage Centre



Plate 10: Potential view from the increasingly-famous Shantyman on the Five Foot Way



Plate 11: Potential view S over playground on Five Foot Way, from Scenic Route S53



Plate 12: Potential view S from example of residential area overlooking site; Norwood Court



Plate 13: Potential view S from the 'Black Bars' amenity viewpoint, at dusk. Where local residents and tourists stop and sit to enjoy the panorama.



Plate 14: Potential view S from High Road = **Scenic Route S53**



Plate 15: Potential view SSE from White Point



Plate 16: Potential panoramic view over Cobh, Spike Island, and Cork Harbour (A4 size)

Plate 17: Potential panoramic view over Cogh, Spike Island, and Cork Harbour (A3 size)

