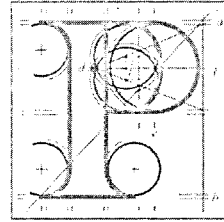


**Our Case Number:** ABP-318802-24

**Planning Authority Reference Number:**



**An  
Coimisiún  
Pleanála**

Cllr Jack White & Robert White  
c/o Cork County Council  
County Hall  
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.

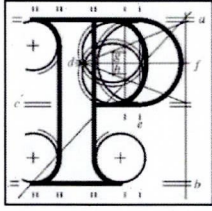
Yours faithfully,

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



An  
Bord  
Pleanála

## Observation on a Planning Appeal: Form.

### Your details

#### 1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

Your full details:

(a) Name

CLLR JACK WHITE & ROBERT WHITE

(b) Address

C/O Cork County Council  
County Hall  
Cork

### Agent's details

#### 2. Agent's details

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's address

Click or tap here to enter text.

## Postal address for letters

3. During the appeal process we will post information and items to you **or** to your agent. For this observation, who should we write to? (Please tick ✓ one box only.)

You (the observer) at the address in Part 1

The agent at the address in Part 2

## Details about the proposed development

4. Please provide details about the appeal you wish to make an observation on. If you want, you can include a copy of the planning authority's decision as the observation details.

**(a) Planning authority**

(for example: Ballytown City Council)

Cork County Council

**(b) An Bord Pleanála appeal case number (if available)**

(for example: ABP-300000-19)

ABP-318802-24

**(c) Planning authority register reference number**

(for example: 18/0123)

Click or tap here to enter text.

**(d) Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Ringaskiddy, Co. Cork

## Observation details

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

### **Submission Opposing ABP-318802-24**

Proposed Resource Recovery Centre (Waste-to-Energy Incinerator), Ringaskiddy, Cork Harbour

To: An Coimisiún Pleanála

Date: 11 November 2025

From:  
Cllr Jack White  
&  
Robert White

#### **Introduction:**

As a resident and a Public Representative, along with my brother Robert - I wish to object to the proposed “Resource Recovery Centre” at Ringaskiddy, Co. Cork (ref. ABP-318802-24).

My principal concern is the severe and irreversible damage this development would inflict on Cork Harbour’s tourism economy—one of the region’s fastest-growing and most strategically important sectors.

Tourism in the harbour has undergone a remarkable transformation in recent years. With major investment from Fáilte

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

Ireland, Cork County Council and the Port of Cork, the area is being reshaped as a heritage, recreation and cruise destination. Positioning a large-scale incinerator at the heart of this environment would directly undermine that progress, compromise visitor perception, and contradict both local and national policy.

In addition, there are substantial issues regarding site suitability, coastal erosion, public health, and residential amenity, all of which further justify refusal.

## **1. The Harbour's Tourism Renaissance — and What's at Stake:**

### **1.1 A national tourism asset:**

Cork Harbour has been identified by Fáilte Ireland as one of Ireland's "signature maritime destinations." The Cork City, Harbour & East Cork Destination Experience Development Plan highlights the harbour's potential to deliver year-round tourism growth by linking the harbour islands—Cobh, Spike, Haulbowline, Crosshaven, and Camden Fort Meagher—through new greenways and blueways.

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

The Plan's vision is clear: Cork Harbour is being developed for people, heritage and leisure, not new heavy industry. The proposed incinerator stands entirely at odds with that vision.

### **1.2 Cruise tourism — a growing success story:**

The Port of Cork announced in spring 2025 that 93 cruise vessels would call to Cobh this season, plus 14 to Bantry—making Cork Ireland's leading cruise port. The harbour approach itself is the product: ships market the experience of "sailing into picturesque Cork Harbour."

Introducing an incinerator with a tall stack, visible plumes, odour potential, and heavy truck movements at this gateway would irreparably alter that experience. Cruise lines operate on reputation; even minor perception issues regarding air quality or industrialisation can result in route changes. Cobh's status as Ireland's cruise capital depends on maintaining the pristine, welcoming image that this proposal would destroy.

### **1.3 Spike Island, Haulbowline Park, and the visitor experience:**

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

Spike Island has become one of Ireland's most celebrated attractions, named Europe's Leading Tourist Attraction at the World Travel Awards and welcoming tens of thousands of visitors annually. Its ferry approach across the lower harbour—offering sweeping views of the water and coastline—is central to its appeal. The sight or smell of an operating incinerator across the same waters would severely diminish that experience.

Likewise, the recently completed Haulbowline Island Amenity Park, now one of Cork's most popular recreation spaces, sits almost opposite the proposed site. Families, walkers and tourists use this park for its panoramic harbour views and clean sea air. To impose a waste-to-energy plant directly within that visual field would undo years of public investment and regeneration.

I am a regular user of this park myself, so I know first-hand its value to residents of the area.

#### **1.4 Greenways and blueways: the harbour reclaimed for people:**

Cork County Council and Transport Infrastructure Ireland are investing heavily in active travel and leisure infrastructure—from the upgraded Passage Railway Greenway to the planned Lee-to-Sea Greenway linking Cork City to Crosshaven. These developments are designed to make the harbour a recreational loop for cyclists, walkers and water users.

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

The incinerator proposal runs counter to this momentum. Tourism today depends on narrative and authenticity; the harbour is being reimaged as an accessible, nature-based, sustainable landscape. An industrial incinerator would replace that narrative with the opposite one.

### **1.5 Policy alignment: tourism, not waste infrastructure**

In November 2024, a new Cork tourism framework was announced to attract more visitors and extend the season through heritage, culture and outdoor recreation initiatives. The Oireachtas record and local development plans both highlight the opportunity to grow visitor numbers by showcasing Cork Harbour's unique maritime identity.

Siting a large-scale incinerator at Ringaskiddy—at the gateway to Spike Island, Haulbowline Park and the Cobh cruise terminal—would fundamentally undermine those policy goals. It would also contradict the National Tourism Policy (2023-2030), which prioritises sustainability, landscape protection, and the visitor experience.

## **2. Site Unsuitability and Environmental Concerns**

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

## **2.1 Coastal erosion and flood risk**

The proposed site lies on low-lying reclaimed land at the tip of the harbour, in an area already identified by Cork County Council as vulnerable to coastal erosion and tidal flooding. Climate change projections for 2050–2100 show increased storm surges and sea-level rise, making long-term resilience highly questionable. Building permanent waste infrastructure here is not future-proofed and poses unnecessary risk.

## **2.2 Public health and air quality**

Local residents have consistently expressed deep concern about potential emissions, odours and traffic pollution. While the applicant refers to “best available technology,” experience from similar facilities shows that stack emissions, heavy goods vehicle movements and ash handling can affect nearby populations. Given the prevailing south-westerly winds, any release could impact residential areas in Monkstown, Passage West, Cobh, and Carrigaline.

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

### **2.3 Cumulative impact on residents and amenity**

The Ringaskiddy peninsula already hosts significant industrial and port activity. Residents have endured decades of traffic, noise and environmental stress. This proposal would intensify those pressures and further industrialise a landscape now being actively repositioned for public and tourism use. The community's consistent opposition over multiple planning cycles reflects genuine, evidence-based concern—not "NIMBYism" but legitimate planning principle.

### **3. Conclusion**

Cork Harbour is no longer a forgotten industrial zone—it is an emerging tourism powerhouse, generating sustainable employment and pride for the wider region. Public bodies, private operators, and communities have invested heavily to achieve that transformation.

Approving an incinerator at Ringaskiddy would undo that progress, compromise Cork's international image, and risk long-term economic damage far greater than any short-term energy benefit.

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

For reasons of tourism protection, site unsuitability, public health, and community well-being, I respectfully urge An Coimisiún Pleanála to refuse permission for this development.

**Kind Regards,**

**Cllr. Jack White**

**&**

**Robert White**

## Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

## Fee

7. You **must** make sure that the correct **fee** is included with your observation. You can find out the correct fee to include in our [Fees and Charges Guide](#) on our website.

This document has been awarded a Plain English mark by NALA.

Last updated: April 2019.

