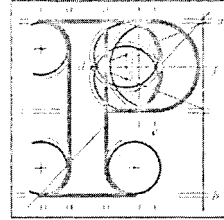


Our Case Number: ABP-318802-24
Planning Authority Reference Number:



An
Coimisiún
Pleanála

Jerry Buttimer TD
Constituency Office
24A Douglas West
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.

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.

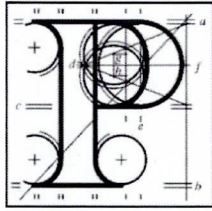
Yours faithfully,

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	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
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

JERRY BUTTIMER TD

(b) Address

Constituency Office
24A Douglas West
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 on ABP-318802-24

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

From: Jerry Buttimer, T.D., Cork South-Central

To: An Coimisiún Pleanála

Date: 11 November 2025

Introduction:

As a Teachta Dála representing the people of Cork South-Central, I wish to make a submission regarding planning application ABP-318802-24, the proposed Resource Recovery Centre (waste-to-energy incinerator) at Ringaskiddy, Co. Cork

This submission reflects the serious and widespread concerns of local residents, community groups, tourism operators, and business representatives throughout the harbour region. While acknowledging the need for modern waste management and sustainable energy solutions, it is clear that the scale, location, and environmental context of this proposal render it fundamentally unsuitable for approval.

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.

My concerns—and those of my constituents—centre on four key areas:

1. Tourism and economic development,
2. Public health and community wellbeing,
3. Environmental and coastal resilience, and
4. Land use compatibility and cumulative impact.

1. Tourism and Economic Development:

Cork Harbour has, over the past decade, undergone a remarkable transformation. Once seen primarily as an industrial zone, it has evolved into one of Ireland's most important maritime tourism destinations, with growing international recognition.

Fáilte Ireland's Cork City, Harbour & East Cork Destination Experience Development Plan identifies the harbour as a national tourism priority, emphasising its heritage, landscape, and recreation potential. This vision has been supported by substantial investment—both public and private—across Spike Island, Haulbowline, Cobh, and Crosshaven.

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 achieved global acclaim, named Europe's Leading Tourist Attraction at the World Travel Awards.
- Haulbowline Island Amenity Park, opened in 2021, has quickly become one of Cork's most visited outdoor spaces.
- Cobh welcomed 93 cruise vessels in 2025, reaffirming its place as Ireland's leading cruise destination.

These developments depend entirely on the harbour's visual, environmental, and reputational quality. A waste-to-energy incinerator with a visible stack, potential plume, odour risk, and heavy vehicle traffic would damage the aesthetic and experiential value on which the local tourism economy depends.

At a time when Cork County Council, the Port of Cork, and Fáilte Ireland are promoting greenways, blueways, and sustainable recreation, the introduction of a large-scale industrial facility at the harbour's gateway would undermine the very progress achieved to date. I am passionate about seeing tourism develop, and its potential must be defended.

2. Public Health and Community Wellbeing

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.

Communities across the harbour—particularly in Ringaskiddy, Monkstown, Passage West, Cobh, and Carrigaline—have voiced consistent and legitimate concerns about the potential effects of this development on air quality, odour, noise, and traffic.

While technological safeguards are referenced, residents are understandably concerned about the cumulative burden of emissions in an area already hosting significant industrial activity. The prevailing south-westerly winds would carry any emissions toward residential areas on the eastern and northern sides of the harbour, while increased HGV traffic would further strain the already-congested N28 corridor.

It is essential that the principle of precaution guides planning decisions where human health is concerned. Until it can be demonstrated conclusively that this development would pose no additional risk to local residents, it should not proceed.

3. Environmental and Coastal Resilience

The proposed site is located on low-lying coastal land at the mouth of Cork Harbour—an area identified by Cork County Council and the Office of Public Works as being vulnerable to tidal flooding, coastal erosion, and storm surge.

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.

In the context of climate change and sea-level rise, locating critical waste infrastructure on such exposed ground raises profound questions about long-term resilience and sustainability.

Government and local authority policies now require that essential infrastructure be climate-adapted and future-proofed. This proposal does not meet those standards.

Moreover, the site is visually prominent from many key public vantage points, including Haulbowline Park, Spike Island, and the Cobh waterfront. The visual and landscape impact would be severe and permanent.

4. Land Use Compatibility and Cumulative Impact

Ringaskiddy has served Cork and Ireland well as a centre of pharmaceutical and port activity. However, it is also an area that has absorbed decades of industrial pressure. The County Development Plan and Regional Spatial and Economic Strategy both stress the need to balance this with new forms of economic activity—particularly tourism, leisure, and innovation sectors.

The proposed incinerator would further industrialise an already saturated landscape, running contrary to local policy objectives and community aspirations. It would also directly conflict with the

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.

growing recreational and tourism uses that are now being actively developed in the lower harbour.

It is important to note that similar proposals for this site have been refused in the past, primarily on environmental and locational grounds. Those fundamental issues remain unchanged.

5. Conclusion

Cork Harbour stands today as a model of regeneration and resilience—an area that has successfully blended industry, community, and tourism. That progress has been hard-won and deserves protection.

This proposal represents a step backwards: environmentally unsound, economically short-sighted, and socially divisive. It is inconsistent with the direction set by national tourism, climate adaptation, and local development policies.

For these reasons—relating to tourism protection, public health, environmental suitability, and land use balance—I respectfully urge An Coimisiún Pleanála to refuse permission for the proposed development at Ringaskiddy.

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.

Yours sincerely,

Jerry Buttimer T.D.

Teachta Dála, Cork South-Central

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.

