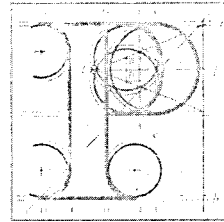


Our Case Number: ABP-318802-24

Planning Authority Reference Number:



An
Coimisiún
Pleanála

Johanna Murphy
The Brake
Lake Road
Cobh
Co. Cork
P24 FX07

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

Tel	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

JOHANNA MURPHY

— & SONS LTD. —

Sunday 16th November, 2025.

Case Reference Number PA04.318802

OBJECTION TO THE PROPOSED INCINERATOR IN CORK HARBOUR

To Whom It May Concern,

I, Johanna Murphy, the undersigned both resident and business woman in of Cork Harbour and its surrounding communities, wish to formally express my objection to the proposed construction and operation of the incinerator within the Cork Harbour area. My concerns are grounded in the potential adverse impacts on property values, the visual and environmental character of the region, the viability of local tourism, and the balance of commercial activity currently present in the harbour.

Impact on Property Values in Cobh

The prospect of an incinerator, particularly one with a prominent chimney and continuous emissions, poses a significant threat to the desirability of residential property in Cobh and adjacent areas. Evidence from similar developments elsewhere indicates that such facilities can negatively affect house sales and valuations. Homebuyers will be deterred by the presence of industrial-scale waste processing, and the resultant uncertainty could undermine the stability of the local property market.

Visual and Environmental Concerns

The architectural scale of the proposed incinerator, especially a large chimney emitting smoke around the clock, would constitute a major visual intrusion in what is otherwise a scenic and historic coastal landscape. The continuous release of emissions raises concerns regarding air quality and potential environmental

Johanna Murphy & Sons Ltd. Estate Agents,
The Brake, Lake Road, Cobh, Co. Cork, Ireland. P24FX07
e: info@johannamurphy.com | w: johannamurphy.com | t: 086 2626 026



JOHANNA MURPHY

— & SONS LTD. —

degradation. These risks are particularly acute in a location renowned for its natural beauty and biodiversity, where any deterioration could have long-lasting consequences for the ecosystem and the wider community.

Tourism and Community Enhancement Efforts

Cork Harbour and the town of Cobh have increasingly focused on enhancing their appeal as tourism destinations, with significant investments made by local groups and authorities to restore heritage sites, improve public amenities, and promote the region's unique attractions. Tourism is a vital component of the local economy, supporting jobs and fostering community pride. The introduction of an incinerator, with its associated visual and environmental drawbacks, risks undermining these efforts and deterring potential visitors. The presence of such a facility is inconsistent with the image and aspirations of a vibrant, welcoming harbour destination.

Sufficiency of Existing Commercial Activity

The harbour is already home to extensive commercial and industrial operations, including shipping, logistics, and energy infrastructure. These activities contribute significantly to the local and regional economy. The addition of an incinerator is not only unnecessary in this context but may also upset the careful balance between industry, residential life, and environmental stewardship that the community has worked hard to maintain. There is no demonstrable need for further industrialisation, particularly at the expense of other economic and social priorities.

Conclusion and Call for Preservation

In light of the above, I respectfully but firmly object to the proposed incinerator in Cork Harbour. I urge decision-makers to recognise the importance of preserving the scenic, environmental, and community values that make the harbour an attractive place to live, work, and visit. The long-term interests of residents, local businesses, and future generations will be best served by safeguarding the unique qualities of Cork Harbour, rather than permitting further industrial encroachment.

Johanna Murphy & Sons Ltd. Estate Agents,
The Brake, Lake Road, Cobh, Co. Cork, Ireland. P24FX07
e: info@johannamurphy.com | w: johannamurphy.com | t: 086 2626 016



JOHANNA MURPHY

— & SONS LTD. —

I call upon all relevant authorities to reject this proposal and to work collaboratively with the community to promote sustainable development that respects both the heritage and the future potential of Cork Harbour.

Yours sincerely,

Johanna Murphy

Johanna Murphy

Johanna Murphy & Sons Ltd. Estate Agents,

The Brake, Lake Road, Cobh, Co. Cork, Ireland. P24FX07

e: info@johannamurphy.com | w: johannamurphy.com | t: 086 2626 026

