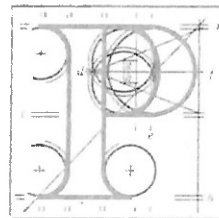


Our Case Number: ABP-318802-24



**An
Coimisiún
Pleanála**

Neil Barry
Avondale
Camden Road
Crosshaven
Co. Cork
P43V611

Date: 30 October 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

Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

PA04

Tel	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde Baile Átha Cliath 1 D01 V902	64 Marlborough Street Dublin 1 D01 V902
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From: Neil Barry <neilbarry7@hotmail.com>
Sent: Wednesday 29 October 2025 09:57
To: Kevin McGettigan <k.mcgettigan@pleanala.ie>
Subject: Re: Your Observation Reference: SID-OBS-003061

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Hi Kevin,

Thanks for your note.

My address is;
Avondale, Camden Road, Crosshaven, Co. Cork, P43V611

Best regards,
Neil

To:

The Secretary,
An Coimisiún Pleanála,
64 Marlborough Street, Dublin 1.

Re: Objection to Proposed Resource Recovery / Waste-to-Energy Facility, Ringaskiddy,
Co. Cork – Case Ref: PA04.318802

Dear Sir/Madam,

I hereby submit a formal objection to the above-referenced planning application on behalf of the residents and stakeholders of the Ringaskiddy, Cobh, Carrigaline and Crosshaven communities, and on the broader strategic basis of the future of Cork Harbour. My objections are rooted in environmental, amenity, health, land-use compatibility and reputational grounds, and are supported by the strategic policy framework of the Cork County Development Plan 2022-2028 (CCDP).

1. Strategic Vision & Land-Use Compatibility

According to Volume 1 of the CCDP, this Plan provides “the county’s principal strategic planning policy document ... set in the context of the sustainable development strategy for the country.”

In particular:

- Policy Objective “**Economic Role of Cork Harbour Area**” within the CCDP recognises that Cork Harbour supports “c.72,000 population and +29,000 jobs ... supporting port activities, industry, marine sector research and development, tourism and marine leisure activities.”
- The CCDP highlights the importance of protecting the harbour’s **natural and built heritage**, and advancing it as a major strategic asset.

Thus, the proposed development of a large-scale waste-to-energy facility at Ringaskiddy conflicts with the Plan’s strategic vision of the harbour as a marine-leisure, tourism and amenity destination, rather than as the site of an intensive industrial combustion facility.

2. Amenity, Tourism & Environmental Quality

The CCDP (and associated plans such as the Cork City, Harbour and East Cork Destination & Experience Development Plan) emphasise the enhancement of the harbour’s amenity and its positioning as a world-class destination:

- The DEDP sets as a strategic goal to “Develop Cork Harbour as a world class visitor destination within Ireland’s Ancient East.”
- CCDP amenity policies call for protecting environmental quality, green infrastructure and ensuring that development does not adversely impact amenity.

By locating a waste-to-energy facility so prominently, the application undermines the harbour’s amenity value and the long-term tourism/premium leisure positioning envisaged in the CCDP. Approving such a facility would detract from the strategic branding of Cork Harbour, negatively affecting investment, visitor experience and the quality of life of residents in Cobh, Carrigaline, Crosshaven and Ringaskiddy.

3. Waste Management & Circular Economy Obligation

The CCDP and related waste management planning recognise the need for sustainable waste treatment, reduction, reuse and recycling. For example, the CCDP refers to the implementation of the regional waste management plan and the coordination of waste planning policies.

While the applicant may propose a waste-to-energy (WtE) or resource-recovery facility, the objection may argue:

- The CCDP’s policy direction is towards **waste prevention, reuse, recycling** and supporting the circular economy, not the first resort to incineration/thermal treatment.
- The proposed facility is inconsistent with this policy stance, unless it can clearly demonstrate that other less intensive options have been exhausted and that emissions, amenity impacts and cumulative burdens are acceptable.

4. Precautionary Principle, Human Health & Cumulative Impact

CCDP states that it has been subject to full Habitats Directive assessment and proper planning must have regard for environmental quality and biological integrity.

The objection should emphasise:

- The applicant’s EIAR/NIS must address the **cumulative impacts** of emissions, traffic, industrial activities (port / motorway / existing industrial estates) together with this facility.
- The Plan’s requirement for protection of amenity, air quality, human health and the environment means that where uncertainties exist (i.e., dispersion modelling, long-term impacts), the precautionary principle must apply.
- Approving the development would likely conflict with CCDP objectives for preserving local amenity, environment and human health in the harbour settlements of Ringaskiddy, Cobh, Carrigaline and Crosshaven.

5. Incompatibility with Harbour Regeneration & Value-Based Planning

The CCDP recognises the harbour's strategic economic, social and environmental value: regeneration, tourism, high quality development. Approving a waste-burning facility in this context would be counter-productive.

Specifically:

- The CCDP (and supporting documents) envisage Cork Harbour evolving as a leisure, marine innovation, cruise-tourism and high-value employment zone. Approving a large industrial combustion facility would degrade the image of the harbour, send a negative signal internationally and undermine years of investment in visitor infrastructure.
- This would not only conflict with the CCDP but also place economic risks on the communities of Cobh, Carrigaline and Crosshaven, whose future growth is tied to amenity, environment and tourism rather than heavy industry.

6. Conclusion & Request

Given the above policy references from the Cork County Development Plan 2022-2028, and the strategic positioning of Cork Harbour as outlined in associated documents, I urge the Board to refuse the application for Case Ref. PA04.318802. The proposed facility is incompatible with the objectives of the CCDP, will undermine amenity, environmental quality and tourism potential, and carries unacceptable risk to human health and the future value of the harbour region.

If the Board were minded to consider granting permission, the applicant must be required to provide **substantial additional information**: full cumulative impact assessment, worst-case emissions modelling, traffic and noise modelling for adjoining communities, alternative site/technology analysis consistent with circular economy policy, and detailed mitigation/monitoring regime binding by condition.

I trust the Board will uphold the proper planning and sustainable development of the area in accordance with the County Plan and wider national and European environmental obligations.

Yours faithfully,
Neil Barry
Crosshaven resident
Oct 28th, 2025