



# Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Colette Murphy,  
Ballinvriskig,  
Whites Cross,  
Upper Glanmire,  
Cork  
T23 ET2C

1<sup>st</sup> November 2021

**RE: R685/21 – Section 5 Declaration**  
**Property: Ballinvriskig, Whites Cross, Upper Glanmire, Cork**

Dear Sir/Madam,

With reference to your request for a section 5 Declaration at the above named property, I wish to advise and having regard to:

- Section 2, 3 and 4 of the Planning and Development Act 2000 as amended, and
- Articles 6, 9, and 10 and Part 1 of Schedule 2 of the Planning and Development Regulations 2001 to 2018

And therefore, the Planning Authority considers that –

- The construction of a garden shed on the north-east side of the existing house at Ballinvriskig, Whites Cross, Upper Glanmire, Cork **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT**.

Yours faithfully,

Aine O'Leary  
Assistant Staff Officer  
Community, Culture and Placemaking  
Cork City Council



We are Cork.

<b>PLANNER'S REPORT</b> <b>Ref. R686/21</b>		Cork City Council Culture, Community and Placemaking
<b>Application type</b>	Section 5 Declaration	
<b>Description</b>	<i>Whether the construction of a garden shed on north-east side of existing house is development and if so, is it exempted development.</i>	
<b>Location</b>	Ballinriskig, Whites Cross, Upper Glanmire, Cork, T23 ET2C	
<b>Applicant</b>	Colette Murphy	
<b>Date</b>	01/11/2021	
<b>Recommendation</b>	<i>Is Development and Is Exempted Development</i>	

This report is to be read in conjunction with previous planning report, dated 07/10/2021 which requested further information.

## 1. FURTHER INFORMATION REQUEST

Further information was requested on 07/10/2021. A response to same was received on 18/10/2021. There were 2 no. items of further information requested.

- 1) The applicant is requested to clarify the height of the proposed structure.

The applicant has confirmed that the height of the proposed structure will be 3 metres. This response is considered acceptable.

- 2) The applicant is requested to confirm that the shed will not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the existing house.

The applicant has confirmed that the shed will not be used for human habitation nor will it be used for the keeping of livestock. The purpose of the shed will be to store garden tools, garden furniture, lawn mower etc. This response is considered acceptable.

## 2. ADDITIONAL ENVIRONMENTAL ASSESSMENT

I note the provisions of sections 4(4), 4(4A) and 177U(9) of the Act which state,

*Section 4(4),*

*Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.*

*Section 4(4A)*

*Notwithstanding subsection (4), the Minister may make regulations prescribing development or any class of development that is—*

- (a) authorised, or required to be authorised by or under any statute (other than this Act) whether by means of a licence, consent, approval or otherwise, and*

(b) as respects which an environmental impact assessment or an appropriate assessment is required, to be exempted development.

#### Section 177U(9)

In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

#### Screening for Environmental Impact Assessment

Having regard to the contents of Article 103 and Schedule 7 of the Planning and Development Regulations 2001, as amended it is considered that the response to the further information relating to the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly, it is considered that **environmental impact assessment is not required**.

#### Screening for Appropriate Assessment

The applicant has not submitted an appropriate assessment screening report. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to the location of the proposed development site relative to these European sites and related watercourses and to the nature and scale of the proposed development it is considered that the response to the further information relating to the proposed development would not affect the integrity of these European sites. Accordingly, it is considered that **appropriate assessment is not required**.

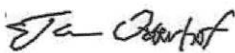
### 3. RECOMMENDATION

In view of the above and having regard to –

- Section 2, 3 and 4 of the Planning and Development Act 2000 as amended, and
- Articles 6, 9, and 10 and Part 1 of Schedule 2 of the Planning and Development Regulations 2001 to 2018

The Planning Authority considers that –



The construction of a garden shed on the north-east side of the existing house at Ballinvriskig, Whites Cross, Upper Glanmire, Cork **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT**.



Jan Oosterhof  
Assistant Planner


26/10/2021

R685/21 Section 5 Ballinriskig

 Kerry Bergin  
To  Aine O'Leary

 Reply  Reply All

 Follow up. Start by Wednesday 27 October 2021. Due by Wednesday 27 October 2021.  
You forwarded this message on 28/10/2021 08:26.

 R685.21 - Ballinriskig- Shed - Exempt.docx  
37 KB

On Thu, 14 Oct 2021 at 16:32, John Lane <[REDACTED]> wrote:

**RE: R685/21 - Section 5 Declaration**  
**Property: Ballinriskig, Whites Cross, Upper Glanmire, Cork, T23 ET2C**

Hi Kerry,

Thank you for your email and a scan of the letter that was posted out to us. Regarding the letter, we have not received it yet.

In relation to the 2 queries in the letter, please refer to the following for our response:

1. The height of the proposed structure will be 3m.
2. The shed will not be used for human habitation nor will it be used for the keeping of livestock. The purpose of the shed will be to store garden tools, garden furniture, lawn mower etc.

Please advise if this email is sufficient for a response or if you require the response to be via formal letter.

Regards,  
John

On Thu, 14 Oct 2021 at 12:02, Kerry Bergin <[kerry.bergin@corkcity.ie](mailto:kerry.bergin@corkcity.ie)> wrote:

Hi John  
Please find correspondence attached in relation to your Section 5 Application

Kind Regards  
Kerry

**Kerry Bergin** | Assistant Chief Officer | Planning Development Management |



~~XXXXXXXXXX~~



# Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Colette Murphy

Ballinriskig

Whites Cross

Upper Glanmire

Cork

11<sup>th</sup> October 2021

**RE: R685/21 – Section 5 Declaration**  
**Property: Ballinriskig, Whites Cross, Upper Glanmire, Cork, T23 ET2C**

Dear Sir/Madam,

With reference to your request for a section 5 Declaration at the above named property, I am advised to request further information

1. The applicant is requested to clarify the height of the proposed structure.
2. The applicant is requested to confirm that the shed will not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the existing house

Yours faithfully,

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Kerry Bergin  
Assistant Staff Officer  
Community, Culture and Placemaking  
Cork City Council



**We are Cork.**

<b>PLANNER'S REPORT</b> <b>Ref. R686/21</b>		Cork City Council Culture, Community and Placemaking
<b>Application type</b>	Section 5 Declaration	
<b>Description</b>	<i>Whether the construction of a garden shed on north-east side of existing house is development and if so, is it exempted development.</i>	
<b>Location</b>	Ballinvriskig, Whites Cross, Upper Glanmire, Cork, T23 ET2C	
<b>Applicant</b>	Colette Murphy	
<b>Date</b>	11/10/2021	
<b>Recommendation</b>	<i>Is Development and Is Not Exempted Development</i>	

In this report 'the Act' means the Planning and Development Act 2000 (as amended) and 'the Regulations' means the Planning and Development Regulations 2001 (as amended), unless otherwise indicated.

### 1. REQUIREMENTS FOR A SECTION 5 DECLARATION

Section 5(1) of the Planning and Development Act 2000 as amended states,

*5.—(1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.*

The requirements for making a section 5 declaration are set out in the Act.

### 2. THE QUESTION BEFORE THE PLANNING AUTHORITY

In framing the question to the planning authority, the applicant states in Q2 of the application form:

*Whether the construction of a garden shed on north-east side of existing house is development and if so, is it exempted development.*

The applicant states:

*The front of the will be in line with the front of the house and will not project passed the front of the house. The exterior of the shed and its roof will match that of the main house.*

### 3. SITE DESCRIPTION

The subject site is located within Ballinvriskig, Whites Cross on the southern side of the R616 Regional Road. The subject site comprises an existing detached dwelling which was recently construction under planning permission 18/6055.

### 4. PLANNING HISTORY

#### Subject Site

Planning Ref. 18/6055 – Permission granted for the construction of a dwellinghouse.

Applications in the vicinity

Planning Ref. 16/4770 – Permission granted for the construction of a new dwelling house.

## 5. LEGISLATIVE PROVISIONS

### 5.1 The Act

#### Section 2(1),

*“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.*

#### Section 3(1),

*In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or ‘the making of any material change in the use of any structures or other land’*

#### Section 4(1)(h),

*The following shall be exempted developments for the purposes of this Act-development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;*

#### Section 4(2),

*Section 4(2) provides that the Minister may, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations 2001-2013.*

#### Section 5(1),

*(See section 1 of this report)*

#### Section 177U (9) (screening for appropriate assessment)

*In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.*

### 5.2 The Regulations

#### Article 5(2)

*In Schedule 2, unless the context otherwise requires, any reference to the height of a structure, plant or machinery shall be construed as a reference to its height when measured from ground level, and for that purpose “ground level” means the level of the ground immediately adjacent to the structure, plant or machinery or, where the level of the ground where it is situated or is to be situated is not uniform, the level of the lowest part of the ground adjacent to it.*

#### Article 6(1)

*Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.*

#### Article 9

Article 9 sets out restrictions on exemptions specified under article 6.



(Article 6) Schedule 2, Part 1, Class 3

Classes 1-8 relate to development within the curtilage of a house and Class 3 relates to *“the construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.”*

**Schedule 2, Part 1, Class 3**

*Exempted Development – General*

Column 1 <i>Description of Development</i>	Column 2 <i>Conditions and Limitations</i>
<p><i>Development within the curtilage of a house</i></p> <p><b>CLASS 3</b> <i>The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.</i></p>	<ol style="list-style-type: none"> <li>1. <i>No such structure shall be constructed, erected or placed forward of the front wall of a house.</i></li> <li>2. <i>The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.</i></li> <li>3. <i>The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.</i></li> <li>4. <i>The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.</i></li> <li>5. <i>The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.</i></li> <li>6. <i>The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.</i></li> </ol>

**6. ASSESSMENT**

The purpose of this report is to assess whether or not the matter in question constitutes development and whether its fall within the scope of exempted development. Matters pertaining to the acceptability of the proposal in respect of the proper planning and sustainable development of the area is not a consideration under section 5.

**6.1 Development**

The first issue for consideration is whether or not the matter at hand is ‘*development*’.

‘*Development*’ as defined in the Act (3)(1) comprises two possible chief components: ‘*the carrying out of any works on, in, over or under land*’, or ‘*the making of any material change in the use of any structures or other land*’. In order to ascertain whether or not the subject use is considered to be development as so defined, consideration must first be given to whether any works on, in, over or under land have or will be carried out, and secondly to whether any material change in the use of any structures or other land have or will take place.

‘*Works*’ is defined in section 2(1) of the Act as ‘*the carrying out of any works on, in, over, or under land*’ including ‘*any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal, and in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.*’

The construction of a garden shed is an act of construction and falls within the definition of ‘works’. Therefore, the proposal constitutes development within the meaning of the Act.

### **6.2 Exempted development**

The next issue for consideration is whether or not the matter at hand is exempted development. Section 2(1) of the Act defines ‘exempted development’ as having ‘the meaning specified in section 4’ of the Act (which relates to exempted development).

Section 4(3) of the Act states that exempted development either means development specified in section 4(1) or development which is exempted development having regard to any regulations under section 4(2).

I consider that the proposal comes within **subsection (2) of section 4**, i.e. the Regulations, and not subsection (1).

#### **Section 4(1)**

I do not consider that the proposal comes within the scope of section 4(1) of the Act.

#### **Section 4(2)**

It is therefore necessary to consider whether the proposed lean-to shed comes under the scope of section 4(2) (i.e. exemptions specified in the Regulations), having regard to the use of the word ‘or’ in section 4(3).

I consider that article 6 and **Class 3** applies, as the development is for a shed to the side of the house.

Having assessed the proposed development against Class 3 and its conditions and limitations I find as follows:

#### Condition / Limitation 1

*No such structure shall be constructed, erected or placed forward of the front wall of a house.*

#### Assessment

The structure is proposed to be constructed to the side of the dwelling as indicated on the site layout submitted with the section 5 application.

#### Condition / Limitation 2

*The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.*

Assessment

The applicant in the application form states that the shed will have a floor area of 25m<sup>2</sup>. The dwelling has recently been constructed following a grant of permission in 2018 and no outbuildings/ sheds have been erected on the site.

Condition / Limitation 3

*The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.*

Assessment

The proposed shed would not reduce the amount of private open space to the rear or side of the house to less than 25m<sup>2</sup>.

Condition / Limitation 4

*The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.*

Assessment

The shed has not been constructed yet but the applicant in the application form states that the finishes will match that of the existing dwelling.

Condition / Limitation 5

*The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.*

Assessment

No details of the height of the proposed structure have been submitted by the applicant. The applicant should be requested to clarify the height of the proposed structure.

Condition / Limitation 6

*The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.*

Assessment

The applicant should be requested to confirm that the shed will not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the existing house.

**Conclusion**

Further Information Required.

**7. ENVIRONMENTAL ASSESSMENT**

**7.1 Screening for Environmental Impact Assessment**

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No 3) Regulations 2011) and Schedule 7 of the Planning and Development Regulations 2001 (as amended) it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly, it is considered that an environmental impact statement is not required to be submitted.

### **7.2 Screening for Appropriate Assessment**

Section 177U (9) of the Act requires planning authorities to screen applications for a section 5 declaration for appropriate assessment. The provisions of the *Habitats Directive*, the *Appropriate Assessment Guidelines for Planning Authorities 2009* (revised 2010) and the Act are noted. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to the location of the proposed development site relative to these European sites and related watercourses and to the nature and scale of the proposed development it is considered that the proposed development would not affect the integrity of the European sites referred to above. Accordingly, it is considered that appropriate assessment is not required.

### **8. RECOMMENDATION**

The question has been asked whether *the construction of a garden shed on north-east side of existing house*

### **9. RECOMMENDATION**

It is recommended that the following further information be sought:

1. The applicant is requested to clarify the height of the proposed structure.
2. The applicant is requested to confirm that the shed will not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the existing house

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Jan Oosterhof  
Assistant Planner

07/10/2021

**COMHAIRLE CATHRACH CHORCAÍ  
CORK CITY COUNCIL**

Community, Culture & Placemaking Directorate,  
Cork City Council, City Hall, Anglesea Street, Cork.

R-Phost/E-Mail [planning@corkcity.ie](mailto:planning@corkcity.ie)  
Fón/Tel: 021-4924762  
Líonra/Web: [www.corkcity.ie](http://www.corkcity.ie)

**SECTION 5 DECLARATION APPLICATION FORM**  
under Section 5 of the Planning & Development Acts 2000 (as amended)

**1. POSTAL ADDRESS OF LAND OR STRUCTURE FOR WHICH DECLARATION IS SOUGHT**

BALLINURISKIG, WHITES CROSS, UPPER GLANMIRE,  
CORK, T23 ET2C.

**2. QUESTION/ DECLARATION DETAILS**

**PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT:**

Sample Question: Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?

Note: only works listed and described under this section will be assessed under the section 5 declaration.

Construction of garden shed on north-east side of existing house. The front of the shed will be in line with the front of the house and will not project passed the front of the house. The exterior material of the shed and its roof will match that of the main house.

**ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:**

(Use additional sheets if required).

The existing house on the site was recently constructed under Planning Permission 18/6055.

Comhairle Cathrach Chorcaí  
Cork City Council  
08-09-2021  
Strategic Planning & Economic  
Development Directorate

3. Are you aware of any enforcement proceedings connected to this site?

If so please supply details: N/A

4. Is this a Protected Structure or within the curtilage of a Protected Structure?

If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority?

5. Was there previous relevant planning application/s on this site?

If so please supply details: 18/6055

**6. APPLICATION DETAILS**

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square meters (sq. M)

(a) Floor area of existing/proposed structure/s	<u>25 m<sup>2</sup></u>
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 <sup>st</sup> October, 1964, (including those for which planning permission has been obtained)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas. (sq m) <u>N/A</u>
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing/ previous use (please circle)	Proposed/existing use (please circle)
<u>N/A</u>	<u>N/A</u>

**8. LEGAL INTEREST**

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner <input checked="" type="checkbox"/>	B. Other <input type="checkbox"/>
Where legal interest is 'Other', please state your interest in the land/structure in question	<u>N/A</u>	
If you are not the legal owner, please state the name and address of the owner if available	<u>N/A</u>	

9. I / We confirm that the information contained in the application is true and accurate:

Signature: Walter Murphy

Date: 06-Sep-2021

- The Planning Authority may require further information to be submitted to enable the authority to issue the declaration.
- The Planning Authority may request other person(s) other than the applicant to submit information on the question which has arisen and on which the declaration is sought.
- Any person issued with a declaration may on payment to An Bord Pleanála refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
- In the event that no declaration is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a declaration was due to be issued by the Planning Authority.

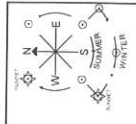
*The application form and advisory notes are non-statutory documents prepared by Cork City Council for the purpose of advising as to the type information is normally required to enable the Planning Authority to issue a declaration under Section 5. This document does not purport to be a legal interpretation of the statutory legislation nor does it state to be a legal requirement under the Planning and Development Act 2000 as amended, or Planning and Development Regulations 2001 as amended.*

**DATA PROTECTION:** The use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Act 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.



Comhairle Cathrach Chorcaí  
Cork City Council  
08 SEP 2021  
Strategic Planning & Economic  
Development Directorate

SITE AREA 0.743 Acres / 0.301 Hect  
(excluding 1/2 of public road)  
SITE OUTLINED IN RED



90M SIGHT DISTANCE FROM THE PROPOSED ENTRANCE  
SET BACK 3M FROM THE EDGE OF THE NEAR-SIDE EDGE OF  
EXISTING PUBLIC CARRIAGEWAY.

Contractors Signature: \_\_\_\_\_  
Clients Signature: \_\_\_\_\_

*Proposed garden shed.*

700MM HIGH SILT FENCE (INDICATED IN ORANGE) INSTALLED  
TO PREVENT THE RELEASE OF SEDIMENTS, EFFLUENTS, NUTRIENTS  
OR OTHER CONTAMINANTS TO ANY NEARBY WATERCOURSE.  
THIS WILL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION  
ON SITE BY MURPHY NEW HOMES.

MAINTAIN EXISTING TREES AND HEDGING ON  
EXISTING SITE BOUNDARIES AND PROVIDE  
INFILL PLANTING WHERE NECESSARY

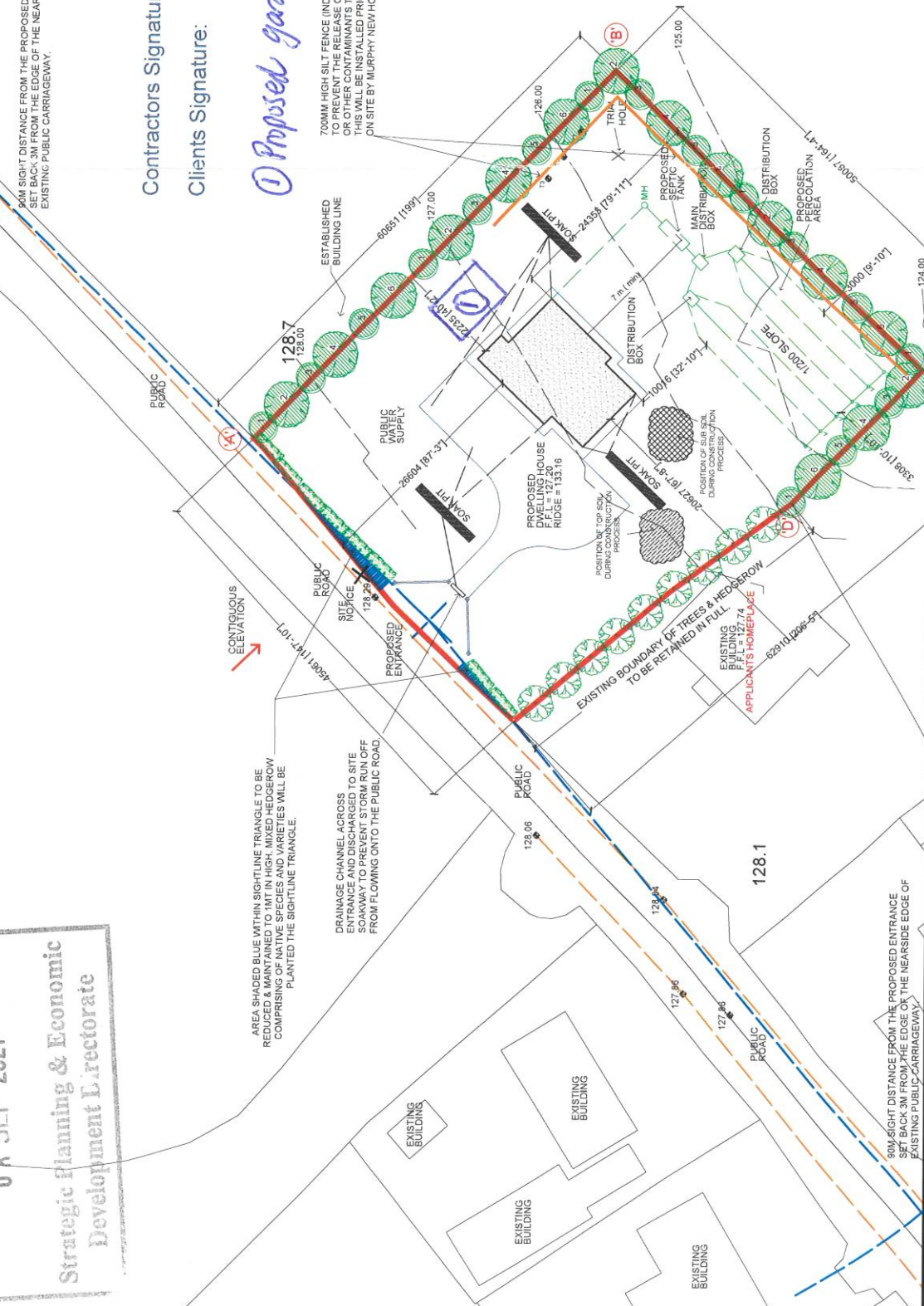
SITE BOUNDARIES 'A' to 'B', 'B' to 'C' & 'C' to 'D' SHALL  
BE HEDGED WITH A MIX OF DECIDUOUS SHRUBS SUITABLE  
FOR HEDGING AND COMMON TO THE LOCALITY.

SELECT FROM THE FOLLOWING:  
HOLLY, HAWTHORN, FIELD MAPLE, BEECH AND LAUREL.  
THE HEDGING SHALL BE PLANTED CONTINUOUSLY AND  
INDEFINITELY MAINTAINED ALONG THESE BOUNDARIES.

PLANT A MINIMUM OF 31 DECIDUOUS TREES OF NATIVE  
(NOT DWARFED) SPECIES:

- 1-BEECH (FAGUS SYLVATICA)
- PLANTING HEIGHT 150-250cm. MATURE HEIGHT 12m
- 2-ASH (FRAXINUS EXCELSIOR)
- PLANTING HEIGHT 200-300cm. MATURE HEIGHT 24m
- 3-BEECH (FAGUS SYLVATICA)
- PLANTING HEIGHT 150-200cm. MATURE HEIGHT 24m
- 4-OAK (QUERCUS ROBUR)
- PLANTING HEIGHT 250-400cm. MATURE HEIGHT 20m
- 5-SILVER BIRCH (BETULA PENDULA)
- PLANTING HEIGHT 250-400cm. MATURE HEIGHT 18m
- 6-HORNBEAM (CARPINUS BETULUS)
- PLANTING HEIGHT 250-400cm. MATURE HEIGHT 15m

LANDSCAPING SHALL BE IMPLEMENTED NOT LATER THAN THE  
FIRST PLANTING SEASON AFTER COMMENCEMENT OF THE  
DEVELOPMENT.



Rev.	Description	Date	Checked By	Drawn By	Checked By
005	Issued For Contract	01/05/19	CC	CC	
004	Issued For Contract	03/04/19	CC	CC	
003	Client modifications	22/02/19	CC	CC	
002	Modifications to Site Size	30/07/18	PR	PR	
001	Issued For Approval	26/07/18	PR	PR	

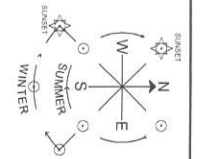
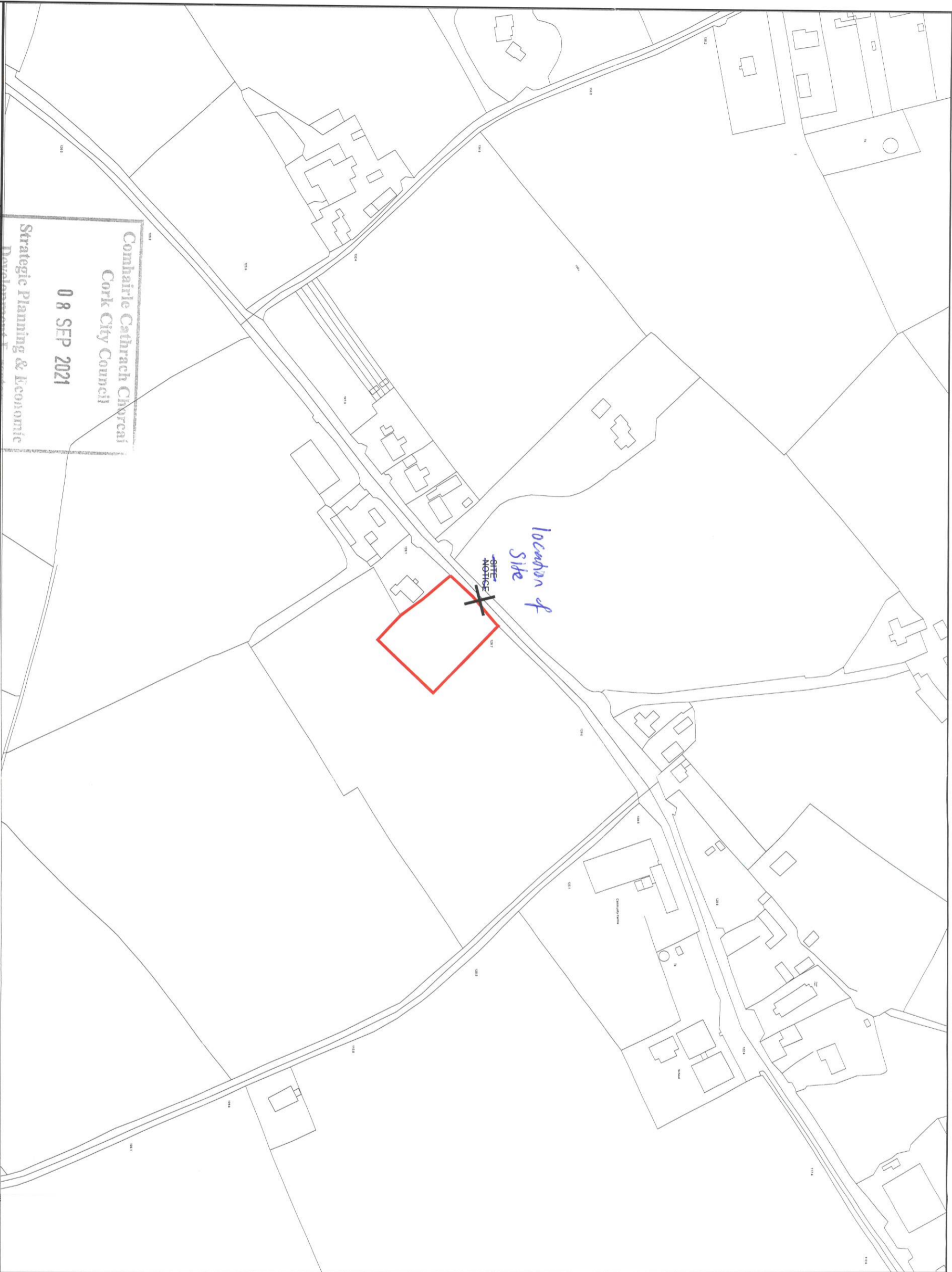
**MURPHY NEW HOMES**  
Clonmeen Banteer, Co. Cork  
Tel: 029-563111 Fax: 029-56843  
Web: www.mgroup.ie Email: info@mgroup.ie  
PART OF THE MGROUP OF COMPANIES

Client: Colette Murphy  
Address: Ballinvriskaig  
Title: Site Layout Plan | Floor Area: 250.3 Sq. Mtrs  
Drawn By: PR | Date: 26/07/18 | Scale: 1/500  
Dwg. Ref.: Rev.: 008

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Drawing Status: Contract





Comhairle Cathrach Chorcaí  
Cork City Council  
08 SEP 2021  
Strategic Planning & Economic  
Development Director

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Rev.	Description	Date	Drawn By	Checked By	Rev.	Description	Date	Drawn By	Checked By
001	Issued For Planning	31/07/18	PR	PR					

**MURPHY NEW HOMES**  
Clonmeen, Banteer, Co. Cork  
Tel: 029-56311 Fax: 029-56843  
Web: [www.mgroup.ie](http://www.mgroup.ie) Email: [info@mgroup.ie](mailto:info@mgroup.ie)  
PART OF THE M-GROUP OF COMPANIES

SITE AREA 0.743 Acres / 0.301 Hect  
(excluding •• of public road)  
SITE OUTLINED IN RED

Client:	Colette Murphy		
Address:	Ballinivrislig,		
	Whites Cross, Co. Cork.		
Title:	Site Location Map	Floor Area:	
Drawn By:	PR	Date:	31/07/18
Dwg. Ref.:		Scale:	1:2500
		Rev.:	001