



Board Direction

Ref: PL04.245843

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27th April 2016.

The Board decided to defer consideration of this case and to issue a Section 132 notice to the applicant regarding the following:

Given that the site is located in an area classed as being under strong urban influence under the Cork County Development Plan, 2014-2020, the board is not satisfied in regard to the housing need of the applicants for a house in this area or that the applicants comply as persons eligible for housing under Section 4.4.3 of the development plan. In particular the board notes that no evidence has been submitted as to the nature and extent of farming which is carried on at the landholding from which the proposed site is taken. Given that the applicants state their intention as taking over the farm on the surrounding landholding the Board seeks confirmation, including maps, of all of the farm land which will comprise this farm. Information should also be submitted indicating the location of farm buildings and farm sheds located on this farm. The board also seeks confirmation of the location of the current places of residence of the applicants, together with descriptions of same as well as the location of the residence of the parents of Ms Emily Geaney, the current owners of the lands.

The board notes that on the day of inspection by the board appointed inspector, a shallow hole on the site was observed to be full of water, suggesting that percolation on the site may be poor. The board further notes that the site suitability Assessment report indicated trial holes and percolation test holes were located at the western boundary of the site whereas drawings submitted with the application showed the percolation area located to the eastern boundary. For these reasons the board may not

satisfied that the site will be suitable to dispose of effluent by way of septic tank. As this is a new issue not raised previously in the appeal the applicants are requested to comment on these matters as provided for under S137 of the Act.

Allow 4 weeks.

Board Member: _____ Date: 11th May 2016
Michael Leahy