



## Board Direction

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**Ref:PL08.247524**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20<sup>th</sup> March 2017.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

### Reasons and Considerations

Having regard to the location of the proposal in an infill site adjacent to a school and within walking distance of other services, the Board considered that, subject to compliance with the conditions set out below, the proposal would be appropriate and would serve to re-inforce the local rural village community.

The Board adopted the Inspector's report in relation to Appropriate Assessment screening and concluded that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the Castlemaine Harbour Special Area of Conservation (Site Code 000343) or any other European Site in view of the site's conservation objectives.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposal was positioned in a good location in terms of reinforcing community and that it would be in accordance with the proper planning and sustainable development of the area.

## Conditions

- 1 Plans Partic.
2. Rural Roof
3. External finishes including type pf stone to be agreed with the PA  
Reason: In the interests of visual amenity
4. Rural Entrance and Rural Front Bound 1.
5. RuralUnderground
6. Ruralwaterdrain
7. Ruraldrainage 1.
8. Septic1
9. LanHouse1
10. S48 Unspec.

Board Member: \_\_\_\_\_ Date: 21<sup>st</sup> March 2017  
Michael Leahy