



An
Bord
Pleanála

Inspector's Report

ABP-311404-21

Development	Licence for 15m high smart streetpole solution and associated cabinet.
Location	Johnswell Road, Kilkenny
Planning Authority	Kilkenny County Council
Planning Authority Reg. Ref.	S.254.61
Applicant(s)	Cignal Infrastructure Ltd.
Type of Application	Section 254 Licence.
Planning Authority Decision	Refuse Licence.
Type of Appeal	First Party v Refusal of Licence
Appellant(s)	Cignal Infrastructure Ltd.
Observer(s)	None.
Date of Site Inspection	15 th September 2022.
Inspector	Stephanie Farrington

1.0 Site Location and Description

- 1.1. The site is located within a grass verge at the entrance to Beechlawns housing development along Johnswell Road, Kilkenny.

2.0 Proposed Development

- 2.1. The proposal seeks permission for a licence for a 15m high slim line Alpha 2 pole and associated cabinet at Johnswell Road, Kilkenny City. The pole has a diameter of 324mm for the lower approx. 12 metres which increases slightly in width to 406mm in the upper area of the pole.

3.0 Planning Authority Decision

3.1. Decision

Kilkenny County Council issued a notification of decision to refuse permission for the development in accordance with the following reasons and considerations:

“Having regard to the provisions of the Kilkenny City and Environs Development Plan 2014-2020, the proposed location of the structure taken in conjunction with its height and the proximity to the rear of houses within the Beechlawn housing development and its position at the entrance to Beechlawns would result in a development that would be visually obtrusive and would seriously injure the residential amenities of the area and would therefore be contrary to the proper planning and development of the area”.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Planners Report (11/08/2020)

The initial planner’s report recommends a request for further information. The following provides a summary of the key points raised:

- The report refers to the planning history pertaining to the site wherein permission was refused for a proposed 12 pole at this location. The proposal

includes the provision of a pole at the same location and the height has been increased to 15m.

- Reference is made to the location of 2 no. streetlights either side of the proposed pole. The report outlines that the existing streetlight to the east is replaced and incorporated within the design of the proposal.
- Further information is recommended in relation to the relocation of the structure further east and reduction in the height of the structure to negate against visual impact and a justification for the proposed satellite dish.

Planners Report (30/07/2021)

- The Senior Executive Planner's report outlines that a meeting was undertaken with the applicant, Area Planner and Executive Engineer from the Roads Design Office and the revised location was agreed.
- The report outlines that there are no further issues arising and recommends that permission is granted for the Section 254 licence subject to 14 no. conditions.
- A note from the Senior Planner is attached to the planner's report. This outlines that notwithstanding the revised proposals it is considered that the revised location is not sufficiently distant from the existing housing and the location at the back of the existing footpath given the 15m height would result in a structure that would be visually obtrusive and would impact negatively on the residential amenity of adjoining properties. The note recommends that permission is refused for the licence on grounds of visual impact and impact on residential amenity.
- The application was refused for the reason set out in the Senior Planner's recommendation.

3.2.2. Other Technical Reports

Roads Report

- Recommends a request for further information in relation to arrangements for installation works and access for maintenance works, details on the adequacy of the foundations, fixings and the mast for high wind loading scenarios.

Safety concerns are also raised in the event of a vehicle strike. The report outlines that a Road Safety Audit may be appropriate.

Executive Engineer (3rd of July 2020)

- No objection to the proposal subject to condition.

3.3. Prescribed Bodies

None.

3.4. Third Party Observations

N/A.

4.0 Planning History

The following planning history is of relevance:

PA Ref: S.254-54: Permission refused for a licence for a 12m pole in July 2019 in accordance with the following reasons and considerations:

“Having regard to the relevant provisions of the Kilkenny City and Environs Development Plan the proposed location of the structure within the structure within the public road, the height of the structure compared to existing street furniture proposed in the area and to the insufficient detail submitted conceding the need for such a structure at the location proposed it is considered the proposed structure would not be in accordance with the proper planning and sustainable development of the area.”

5.0 Policy Context

5.1. Planning and Development Act 2000 (as amended)

Section 254(1) (ee) of the Planning & Development Act, 2000 (as amended), states that a person shall not erect, construct, place or maintain overground electronic communications infrastructure and any associated physical infrastructure on, under, over or along a public road save in accordance with a licence under this section.

Section 254(6)(a) states that any person may appeal to the Board in relation to the

granting, refusing, withdrawing or continuing of a licence. Section 254(5) states that, in considering an application for a licence, the planning authority, or the Board on appeal, shall have regard to:

- (a) The proper planning and sustainable development of the area,
- (b) Any relevant provisions of the development plan, or a local area plan,
- (c) The number and location of existing appliances, apparatuses or structures on, under, over or along the public road, and,
- (d) The convenience and safety of road users, including pedestrians.

I consider the site is along the public road, as defined in section 2(1) of the Roads Act, 1993 (as amended). The site is located on a grass margin adjacent to a footpath and in charge by Kilkenny County Council. A margin is included in subsection (c) of the definition of a 'road'. Therefore, I consider section 254 is the appropriate mechanism for the proposed development.

5.2. Telecommunications Antennae and Support Structures Guidelines for Planning Authorities, 1996

These guidelines, and the subsequent Circular Letter PL 07/12, are relevant to applications for telecommunications structures. In addition, Circular Letter PL 11/20 has been referred to in the grounds of appeal.

5.3. Kilkenny City and Environs Development Plan 2021-2027

The site is located within the administrative boundary of Kilkenny County Council. At the time of the assessment of the application, the Kilkenny City and Environs Development Plan 2014-2020 was the operative development plan for the area. The application was assessed by Kilkenny County Council in accordance with the policies and objectives of this plan.

The Kilkenny City and County Development Plan 2021-2027 was adopted on the 3rd of September 2021 and the Plan came into effect on the 15th of October 2021.

Volume 2 of the Development Plan relates to the Kilkenny City Area.

Zoning

The appeal site is zoned for Existing Residential purposes within the Development Plan with an objective to: "*protect, provide and improve residential amenities*".

Telecommunications

Section 7.3 of Volume 2 relates to Telecommunications. This outlines that *“it is Council policy to support the delivery of high capacity Information Communications Technology Infrastructure, broadband connectivity and digital broadcasting, throughout the County, in order to ensure economic competitiveness for the enterprise and commercial sectors and in enabling more flexible work practices e.g. remote working”*.

Cross reference is made to the guidance set out within Volume 1, Section 10.4.1 of the City and County Development Plan.

Section 10.4 (Volume 1) relates to Telecommunications. The following guidance is set out:

10.4.1.4 Telecommunications Antennae

The Council recognises the importance of a high-quality telecommunications service and will seek to achieve a balance between facilitating the provision of telecommunications services in the interests of social and economic progress and sustaining residential amenities and environmental quality.

The following objectives are of relevance:

- Objectives 10I: To support and facilitate the delivery of high-capacity Information Communications Technology Infrastructure, broadband connectivity and digital broadcasting, throughout the County, in order to ensure economic competitiveness for the enterprise and commercial sectors and in enabling more flexible work practices e.g. remote working subject to other relevant policies and objectives of the Plan.
- Objective 10J: To set up and maintain a register of approved telecommunications structures which will provide a useful input to the assessment of future telecommunications developments and would also be useful from the point of view of maximising the potential for future mast sharing and co-location.

Telecommunications Antennae Development Management Requirements:

When considering proposals for telecommunications masts, antennae and ancillary equipment, it is the policy of the Council to have regard to the following:

- (a) the visual impact of the proposed equipment and access infrastructure on the natural or built environment, particularly in areas of heritage value (See Chapter 9 Heritage);
- (b) the potential for co-location of equipment on existing masts; and
- (c) Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities and Circular Letter PL 07/12.

The Council will discourage proposals for telecommunications masts, antennae and ancillary equipment in the following locations, save in exceptional circumstances where it can be established that there would be no negative impact on the surrounding area and that no other location can be identified which would provide adequate telecommunication cover:

- i. Highly scenic areas or areas specified as such in the landscape character assessment, such as Mount Brandon and the River Valleys or the areas identified in Section 9.3.1.1 Archaeological Landscapes; in such cases the developer shall demonstrate an overriding technical need for the equipment which cannot be met by sharing of existing authorised equipment in the areas and the equipment is of a scale and is sited, deigned and landscaped in a manner which minimises adverse visual impacts.
- ii. In close proximity to schools, churches, crèches, community buildings, other public and amenity/conservation areas; and,
- iii. In close proximity to residential areas.

In the assessment of individual proposals, the Council will also take the impact on rights of way and walking routes into account. To avoid proliferation of structures, which could be injurious to visual amenities, it is the Council's preferred approach that all support structures will meet the co-location clustering policy of the current guidelines for antennae. The Council will require documentary evidence as to the non-availability of this option in proposals for new structures. The shared use of

existing structures will be required where the numbers of masts located in any single area is considered to have an excessive concentration.

Proposals within the county for telecommunications antennae and support structures must show:

- a) the alternative sites considered and why the alternatives were unsuitable,
- b) the number of existing masts within the County,
- c) the long-term plans of the developer in the County and the potential for further masts,
- d) and the plans of other promoters and any prior consultations which the developer may have had with other mast owners.
- e) all technology shall comply with the strictest environmental quality requirements, including the latest International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines and mitigate adequately against the potential to impact negatively on human health and wellbeing.

5.4. Natural Heritage Designations

The following designated sites are located within the vicinity of the appeal site:

- Newpark Marsh pNHA – 0.5km to the west
- Dunmore Complex p NHA – 1.4km to the north-west
- River Barrow and River Nore SAC – 1.2km to the west, 0.8km to the east
- River Nore SPA – 1.2km to the west

5.5. EIA Screening

The subject development does not fall within a class for which EIAR is required.

6.0 The Appeal

6.1. Grounds of Appeal

A first party appeal was submitted by David Mulcahy Planning Consultants Ltd. on behalf of Cignal Infrastructure Ltd. The following provides a summary of the grounds of appeal:

- The proposed development includes a streetlamp design solution to minimise impact and has been appropriately sited to ensure against any material negative impact against visual or residential amenity.
- The applicant relocated the position of the c.11m from the closest streetlight to the east in response to the planning authority's request for further information.
- It is proposed to remove the existing streetlight and provide a new lamp arm arrangement as per the recently installed development at the Watershed and N77 Ring Road (Castlecomer Road) as illustrated in Figure 1 of the appeal.
- The location of the proposed development was carefully chosen to ensure that it is adjoining the public road, where other similar lighting structures are located and is sufficient distant from existing dwellings (min c.30m) and not in the direct eyeline of any dwelling in the vicinity.
- The design and height of the proposed structure are reflected of those provided throughout the country. Section 254 licences have been obtained by the applicant for similar type developments along public roads from both local Authorities and An Bord Pleanala.
- The proposal is specifically designed to be visually unobtrusive i.e. narrow, similar to other street furniture and comprising a natural grey colour. The use of an existing street-lamp makes it less visually intrusive than standalone structures.
- The proposed development is located approximately 30m from the closest dwelling in Beechlawn. It is positioned to ensure that it is not within the direct eyeline of any dwelling in the vicinity. The dwellings in Beechlawn back onto

the open space where the site is located and the dwellings on the opposite side of Johnswell Road present blank gables to this open space.

- The appeal refers to the guidance set out within Section 9.4.2.1 of the Kilkenny County Development Plan 2014-2020 which deals with “Telecommunications Antennas Development Management Standards” in particular the reference to the provision of these structures in close proximity to residential areas. The appeal outlines that “close proximity” is not defined and therefore open to interpretation. The appeal refers to permission granted by An Bord Pleanála for a licence at the Junction of St. John’s Hill and The Folly, Waterford (ABP Ref: LC93.309598).
- Alternatives are either unavailable or suitable.
- The appeal site is not located in a residential area but near a residential area.
- The reason for refusal is considered unreasonable, particularly as there is an urgent need to address the “blackspot” in telecommunications that exists in the area and there are no viable options within the search area.
- In terms of visual impact, the proposed mast is not located at the entrance to Beechlawns but is situated c.24m east of the entrance and not in a particularly prominent location on entering the estate. The structure resembles a streetlight and would appear as typical street furniture found along public roads.
- The proposed development by reason of its location removed from the entrance and the streetlamp design solution will not have a material negative visual impact on the entrance to Beechlawn. The proposed development would not be visually obtrusive and would not seriously injure the visual amenities of the area.
- The site is not a sensitive site from a visual perspective and while the proposal will be visible it will read as a typical element of street furniture.
- The proposed structure is ideally sited, is distant from a dwelling in the vicinity and not in direct line of sight of any dwellings in the area. The proposal by reason of its location removed from the entrance to Beechlawn and the

streetlamp design solution, will not have a material negative visual impact on the area.

- It is requested that the Board overturn the decision of the Planning Authority and grants permission for the licence.

6.2. Planning Authority Response

Kilkenny County Council provided a response to the grounds of appeal. The following provides a summary of the points raised.

- The appeal response refers to the previous refusal on site under PA Ref S.254/54 for a 15m mast on the site.
- While the location of the mast has been moved 5m from that originally proposed in response to the FI request, it is considered that 5m is insufficient to address the reasons for refusal issued under S.254/54 and S.254/61. There is insufficient material contained in the licence application to justify the location proposed in terms of a justification for the proposed location vis a vis the height or distance from nearest other masts.

6.3. Further Responses

David Mulcahy Planning Consultants Ltd. provided a response to Kilkenny County Council's submission on behalf of the applicant Signal Infrastructure Ltd. The following provides a summary of the key points made:

- The applicant met with representatives from the Planning and Roads Department of Kilkenny County Council to discuss earlier refusals. The proposal was specifically moved to the proposed location at the request of the applicant.
- The alternative locations referred to in the Council's response were not raised at the meeting. Reference is made to the search ring which is the area in which the street pole must be located to meet radio frequency engineering requirements.
- The response outlines to developments permitted at the Ring Road configuration as the proposal.

- No details of alternative locations considered have been submitted. Alternative locations, less intrusive locations along Johnswell Road are identified including at the Lidl supermarket, the open space adjacent to the Lidl store or at the open space at Beech Lawn itself further to the west of the entrance. These locations are identified within a map attached to the appeal response.

7.0 **Assessment**

7.1. In my opinion, the main issues for consideration in this case include:

- Compliance with Kilkenny City and County Development Plan 2021-2027 and Section 254(5)
- Impact on Visual and Residential Amenity
- Appropriate Assessment

Each of these issues is addressed in turn below.

7.2. **Compliance with Kilkenny City and County Development Plan 2021-2027 and Section 254(5)**

7.2.1. Section 254(5) outlines four issues the Board shall have regard to. Subsection (b) is 'any relevant provisions of the development plan, or local area plan'.

7.2.2. The site is located within the administrative boundary of Kilkenny County Council. At the time of the assessment of the application, the Kilkenny City and Environs Development Plan 2014-2020 was the operative development plan for the area. The application was assessed by Kilkenny County Council in accordance with the policies and objectives of this plan.

7.2.3. The Kilkenny City and County Development Plan 2021-2027 was adopted on the 3rd of September 2021 and the Plan came into effect on the 15th of October 2021. I have assessed the proposal in accordance with the policies and objectives of the operative Development Plan namely the Kilkenny City and County Development Plan 2021-2027.

7.2.4. Kilkenny County Council's reasons for refusal cites the provisions of the Kilkenny County Development Plan 2014-2020. The Development Management Guidance for

Telecommunications Infrastructure as set out within Section 8.4.2 of the Kilkenny County Development Plan 2014-2020 is reflected in Section 10.4.1.4 of the Kilkenny City and County Development Plan 2021-2027 as detailed in Section 5 of this report.

- 7.2.5. The Kilkenny City and County Development Plan 2021-2027 is supportive of the provision of telecommunication infrastructure. The plan outlines that, in proposals for telecommunications facilities, regard will be had to the 1996 Guidelines.
- 7.2.6. The relevant guidelines are the 'Telecommunications Antennae and Support Structures Guidelines for Planning Authorities' (1996). The proposed structure is a 15 metres high slimline pole. The Guidelines state that, in the vicinity of larger towns and city suburbs, operators should endeavour to locate in industrial estates or in industrially zoned land. Commercial or retail areas are also referenced as are ESB substations, tall buildings, and existing structures. 'Only as a last resort and if the alternatives suggested ... are either unavailable or unsuitable should free-standing masts be located in a residential area or beside a school'. In such locations the support structure should be kept to the minimum height consistent with effective operation and should be monopole. In this regard the applicant has stated the height is the minimum height necessary and the structure proposed is a monopole. A justification for the height of the proposed 15m structure is set out within the applicant's response to the planning authority's request for further information. This outlines that the 15 metres height is required to allow for a sleek structure as opposed to a structure with a reduced height and increased diameter.
- 7.2.7. A technical justification for the proposed structure is set out within Section 7.4 of the Planning Report submitted in support of the application. The Johnswell Road area comprises a mix of residential and commercial premises and is identified as a blackspot for mobile and wireless broadband. Figure 3 of the Planning Report identifies existing telecommunications structures within the general area. No other telecommunications structures are identified within the required search ring and sharing facilities with these installations would not address the coverage requirements for the installation.
- 7.2.8. Kilkenny County Council's response to the grounds of appeal outline that there is insufficient consideration given to alternative locations to accommodate the proposal within the identified search ring. Specific reference is made to sites in the vicinity of

the Lidl foodstore or the open space area further west of the entrance to Beechlawn. The applicant outlined that alternatives were considered in the area but the appeal site was considered the optimal location. I note the locations identified by the planning authority are to the east and west of the site along Johnswell Road. In this regard I consider that they share similar characteristics to the appeal site. I note that national guidelines and the provisions of the Development Plan discourage the siting of Telecommunications Infrastructure within residential areas. As detailed in the following section of this report I consider that the site is sufficiently distant from existing residential properties within the area and its position along Johnswell Road will not form a visually incongruous addition to the area.

- 7.2.9. Having regard to the relevant plans and particulars submitted with the planning application, the response to the further information request and the grounds of appeal, I consider that the proposed development would be compliant with the relevant provisions of the Kilkenny City and County Development Plan 2021-2027 which is generally supportive of such development. The Plan also requires regard to be had to the 1996 Guidelines, which have been referenced above. Therefore, I consider the development would comply with the relevant provisions of the development plan as required under section 254(5) (b) of the Planning & Development Act, 2000 (as amended).
- 7.2.10. Section 254(5) also contains subsections (c) The number and location of existing appliances, apparatuses or structures on, under, over or along the public road, and (d) The convenience and safety of road users, including pedestrians, that shall be considered. In relation to (c) there are standard traffic signals, public lighting, overhead poles and wires and limited signage. The proposal includes the removal of an existing streetlamp and its incorporation within the design to negate against visual clutter. I do not consider there is an overconcentration of appliances, apparatuses, or structures along the road, or that the proposed development would unacceptably increase the number of such appliances etc. In relation to (d), the structure would have no impact on the convenience and safety of road users. The structure may briefly be of visual interest but would then become an accepted and normal part of the urban streetscape. There would be no impact on pedestrian activity given its proposed location within an existing grass verge adjacent to the public footpath. The

proposed development would, overall, be in accordance with the proper planning and sustainable development of the area (s254(5)(a)).

- 7.2.11. Having regard to the above reasons and considerations, I consider the development would comply with subsections (a), (c) and (d) of section 254(5) of the Act, 2000 (as amended).

7.3. Impact on Visual and Residential Amenity

- 7.3.1. Kilkenny County Council reason for refusal outlines that having the regard to the location and height of the structure that the proposal would be visually obtrusive and would seriously injure the residential amenities of the area. I consider the points raised in turn as follows.

Impact on Visual Amenity

- 7.3.2. The appeal site is not located within a visually sensitive area. The proposal is located within a grass verge which fronts onto Johnswell Road. Existing street furniture within the area includes a series of streetlights. An existing streetlight is proposed to be removed and accommodated within the proposed structure as illustrated within the revised plans submitted in response to the planning authority's request for further information.
- 7.3.3. The licence application is accompanied by a series of photomontages and a Visual Impact Assessment is included within Section 7.5 of the Planning Report. This outlines that the structure would appear as normal utility infrastructure within the area and having regard to the design of the structure it would not be detrimental to the visual amenities of the area.
- 7.3.4. The planning authority's reason for refusal raises specific concern in relation to the 15m height of the proposed structure which is over and above the height of existing streetlights within the vicinity. I refer to the Planning Authority's request for further information which requested revised proposals which reduced the height of the structure to that of the existing streetlights in the vicinity. A justification for the height of the proposed streetpole is set out within the applicant's response to the FI request. This outlines that the proposed Alpha 2.0 model is a long tender structure which are 408mm in diameter. A reduction in the height of the structure by 2m would result in an increase in its diameter to 900mm, thereby increasing its visual impact. I

consider that the applicant has provided a sufficient rationale for the height of the structure and that the proposed 15m slender structure is more acceptable at this location from a visual perspective.

- 7.3.5. On review of the application drawings and submitted photomontages, I do not consider that the structure would be out of character or visually obtrusive within the area. I consider that the design of the structure is not dissimilar to a lamp standard or traffic pole which are typical elements of street furniture along a public road.

Impact on Residential Amenity

- 7.3.6. The proposed structure is located within a grass verge adjacent to the entrance to Beechlawns Estate. Section 7.6 of the Planning Report submitted in support of the application includes an assessment of the impact of the proposal on existing residential properties within the area.
- 7.3.7. Kilkenny County Council's reason for refusal raises concern in relation to the siting of the structure on the basis of its proximity to the rear of houses within the Beechlawn housing development and its location at the entrance to Beechlawns.
- 7.3.8. The proposed structure is located over 30m from the nearest residential dwelling and the existing residential dwellings within Beechlawns are orientated in such a manner that there will be no direct overlooking of the structure. The existing dwellings at Lintown Drive on the opposite side of the Johnswell Road also do not directly overlook the structure. While I note the position of the structure at the entrance to the estate, as earlier noted, in design terms, I consider the structure is not dissimilar to a lamp standard or traffic pole which are typical elements of street furniture along a public road.
- 7.3.9. In conclusion, I do not consider that the proposal will have a negative impact on or seriously injure the residential amenity of existing properties in the vicinity. The proposal will enhance telecommunication services within an existing service blackspot. I consider that the proposal is in accordance with the Existing Residential zoning objective pertaining to the site which seeks: "*protect, provide and improve residential amenities*".

7.4. Appropriate Assessment

- 7.4.1. Having regard to the nature and scale of the proposed development and the distance from the nearest European site, no Appropriate Assessment issues arise, and it is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

8.0 Recommendation

- 8.1. I recommend that permission is granted for the proposed licence in accordance with the following reasons and considerations.

9.0 Reasons and Considerations

Having regard to the provisions of section 254 of the Planning and Development Act, 2000, as amended, national, regional and local policy objectives, as represented in the Kilkenny City and County Development Plan 2021-2027 and the DOEHLG Section 28 Statutory Guidelines; “Telecommunications Antennae and Support Structures: Guidelines for Planning Authorities, 1996, as updated by circular letter PL 07/12 in 2012, it is considered that subject to compliance with the conditions set out below, the proposed development would not be visually intrusive or seriously obtrusive to the amenities of the area or the residential amenities of properties in the vicinity and, would be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 16th of December 2020, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.
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	Reason: In the interest of clarity.
2.	<p>Prior to the commencement of development, a road opening license shall be obtained by the applicant and its costs shall be paid to the planning authority, full details of which shall be subject to the written agreement of the planning authority.</p> <p>Reason. In the interest of pedestrian and vehicular safety, clarity and orderly development.</p>
3.	<p>In the event of the telecommunications structure and related ancillary structures becoming obsolete and being decommissioned, following discussions with the Area Engineer regarding the relocation of the public light contained upon the pole, the developer shall remove the pole and associated structures and return the site to its original condition, at their own expense.</p> <p>Reason: To ensure satisfactory reinstatement of the site upon decommissioning of the structure</p>
4.	<p>The antenna type and mounting configuration shall be in accordance with the details submitted with this application for a licence, and notwithstanding the provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, shall not be altered without a prior grant of permission.</p> <p>Reason: To clarify the nature and extent of the permitted development to which this permission relates and to facilitate a full assessment of any future alterations.</p>
5.	<p>Surface water drainage arrangements for the proposed development shall comply with the requirements of the planning authority.</p> <p>Reason: In the interest of public health.</p>
6.	<p>A low intensity fixed red obstacle light shall be fitted as close to the top of the mast as practicable and shall be visible from all angles in azimuth.</p> <p>Details of this light, its location and period of operation shall be submitted</p>

	<p>to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of public safety.</p>
7.	<p>Details of the proposed colour scheme for the pole, antennas, equipment containers shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of the visual amenity of the area.</p>
8.	<p>The proposal shall be constructed in accordance with the requirements of the Area Engineer for such works.</p> <p>Reason: In the interest of public health.</p>
9.	<p>Prior to the commencement of development, details of foundations for the proposed Smart Streetpole along with design calculations shall be submitted for written agreement of the Area Engineer.</p> <p>Reason: In the interest of orderly development.</p>
10.	<p>No advertisement or advertisement structure shall be erected or displayed on the proposed structure or within the curtilage of the site without a prior grant of planning permission.</p> <p>Reason: In the interest of the visual amenity of the area.</p>

Stephanie Farrington
Senior Planning Inspector
16th of September 2022