



An
Bord
Pleanála

Inspector's Report ABP-311598-21

Development	18m high smart streetpole solution and associated cabinet.
Location	N24, Filbuckstown, Mooncoin, Co. Kilkenny
Planning Authority	Kilkenny County Council
Planning Authority Reg. Ref.	S.254.94
Applicant(s)	Signal Infrastructure Ltd.
Type of Application	Section 254 Licence.
Planning Authority Decision	Refuse Licence
Type of Appeal	First Party v's Refusal
Appellant(s)	Signal Infrastructure Ltd.
Observer(s)	None.
Date of Site Inspection	15 th of September 2022.
Inspector	Stephanie Farrington

1.0 Site Location and Description

- 1.1. The appeal site is located on a grass verge along the N24 to the east of Mooncoin Village in proximity to the junction of the N24 and L7577.

2.0 Proposed Development

- 2.1. The proposal comprises of construction of an 18m high free standing smart pole structure, associated antennas and 1 no. communication dish, ground cabinet equipment and associated works. The pole has a diameter of 360mm and includes a 300mm dish.

3.0 Planning Authority Decision

3.1. Decision

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

“Having regard to the Guidelines relating to telecommunications antennae and support structures – Department of Environment and Local Government 1996, and the design and height of the structure and location on the outskirts of Mooncoin village along the N24 within a visually exposed area, close proximity to a residential area and Mooncoin National Secondary School and existing pattern of development in the area, it is considered that the proposed development would seriously injure the visual and residential amenities of the area and would be visually prominent and obtrusive in this location of Mooncoin. The proposed development would therefore contravene national policy and Section 9.4.2.1 Telecommunications Antenna Development Management Standards of the Kilkenny County Development Plan 2014-2020 and would be contrary to the proper planning and sustainable development of the area”.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The planner's report recommends a refusal of permission in accordance with the planning authority's reasons for refusal. The following provides a summary of the key points raised:

- The application documentation outlines that there are no other telecommunications structures within the wider network and the area is underserved by telecommunications infrastructure. The application documentation does not refer to the recent permission from ABP for a mast within the eircom utility site at Chapel Street, Mooncoin Village (ABP Ref: 308930-20). The permitted mast is located c.1km away on a lower position on the landscape.
- Reference is made to the guidance set out within the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities, July 1996 in relation to the siting of masts. In this regard there is a presumption against locating masts on edge of town/village locations and in proximity to residential areas and schools. Sites developed for existing telecommunications should be considered.
- The nearest residential area is 30m away and Mooncoin National Secondary School is 80m away. The site is located in an elevated area of Mooncoin and would be visible along the N24 and wider surrounding area.
- The proposed development would create village streetscape clutter on the outskirts of Mooncoin village and would seriously injure the residential and visual amenities of the area and would be contrary to National Guidelines.

3.2.2. Other Technical Reports

Area Engineer

The report from the area engineer outlines that there is no objection to the general location of the proposal. However, it is noted that the site is located within the visibility splay of a junction and would therefore be inappropriate from a road safety point of view. The report outlines that the structure could be relocated within the grass verge to an area outside of the visibility splay. A condition is recommended in this regard.

3.3. Prescribed Bodies

None.

3.4. Third Party Observations

None.

4.0 Planning History

The following is of relevance within the Mooncoin area:

- ABP Reference 308930-20 – permission granted by An Bord Pleanála in April 2021 for a mast in Chapel Street in Mooncoin.

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 County 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 County 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. I have assessed the proposal in accordance with the provisions of the Kilkenny City and County Development Plan 2021-2027.

Settlement Hierarchy

The site is located within the settlement boundary of Mooncoin as outlined within Figure 4.19 of the City and County Development Plan. Mooncoin is designed as a small town/village within the County Settlement Hierarchy (Table 4.3). Section 4.6 of the Plan sets out the following guidance for development within such settlements:

“The Council will encourage development of economic activity, services and infrastructure provision in the smaller towns and villages of the county and allow for town renewal and serviced site housing provision in smaller towns and villages where services are available and/or planned, at a scale and character which is proportionate, in order to sustain and renew population and services in these areas”.

Telecommunications

Section 10.4 relates to Telecommunications.

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, designed 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 closest European site to the appeal site is the Lower River Suir SAC (c.2.2km to the west) and Lower River Suir pNHA (c.1.8km 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 from David Mulcahy Planning Consultants Ltd. was submitted on behalf of Cignal Infrastructure Ltd. The following provides a summary of the main grounds of appeal.

- The reason for refusal relates to the impact of the proposal on the visual and residential amenity of the area.
- The design and height of the structure are common place throughout the Country. While the structure will be visible along the N24, it has been designed to be visually unobtrusive, i.e. narrow similar to other street furniture and comprising a natural grey colour. Visibility from the adjoining road is the norm with Section 254 applications.
- The site is not located within a sensitive visual area in terms of a scenic route, protected view, high amenity landscape etc.
- Reference is made to a decision of An Bord Pleanala in July 2021 for a 15m high streetpole at the junction of St. John's Hill and The Folly, Waterford (ABP Ref: 309598) which was located 30m from residential properties.
- The appeal cites the distance of the proposed structure from closet residential properties (c.32 to the south) and Colaite Cois Suire (90m to the south-west). The guidance set out within Section 9.4.2.1 of the Development Plan is noted. It is stated that the reason for refusal is based on a very broad statement prohibiting the location of telecommunication structures near schools and

dwellings without any evidence supporting the rationale behind same.
 Alternative sites are either unavailable or unsuitable and there is an urgent need to address the “blackspot” in telecommunications that exists in the area.

- In terms of visual impact, the appeal refers to the Visual Impact Assessment submitted in support of the application which outlines that the visibility envelope of the proposal is confined to certain locations within 100m to 150 m of the appeal site. The proposal is considered to read as a normal and functioning part of the street furnishings within the public realm.
- The proposal is sited so that it is not within the direct line of sight from any dwelling within the vicinity. There will be not material impact on residential amenity.
- The appeal addresses the recently permitted EIR Mast permitted under ABP Reference: 308930-20 at Chapel Street, Mooncoin. This is located c. 1km from the appeal site and on a lower position in the landscape. While EIR have a coverage issue in Mooncoin the same can be said for Vodafone and Three and their coverage needs also need to be catered for.
- The Board is requested to overturn the decision of the planning authority to refuse 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 key points raised.

- The Planning Authority considers that there are alternative sites within the Mooncoin rural area that the operator could locate to improve cell coverage rather than the new freestanding mast proposed on the edge of the village settlement along the N24. Locating freestanding masts on the edge of towns or villages is discouraged in national guidelines.
- The proposed mast includes antennas and communications dish which adds to visual clutter and is inconsistent with other service poles in the area. The proposal would be visually prominent and obtrusive due to the elevated location at the edge of Mooncoin Village.

- The applicant has ruled out co-location of the proposed development with the recently granted mast by An Bord Pleanála P20/409. Co-location of telecommunications service is encouraged under national guidelines.
- Reference is made to the guidance set out in national guidelines in relation to the siting of masts. There is a presumption against locating these structures in the immediate surrounds of towns and villages, in residential areas and in proximity to schools. The development is located at the edge of the village and within 30m of an existing residential area and 80m of Mooncoin National School.
- The proposed development would represent an unduly visually prominent feature in Mooncoin Village and surrounding area and would be seriously injurious to the visual and residential amenities of the area.
- The proposal would contravene national policy, the guidance set out within Section 9.4.2.1 relating to Telecommunication Antenna Development Management Standards of the Kilkenny County Development Plan 2014-2020 and Section 10.4.1.4 of the Kilkenny City and County Development Plan 2021-2027 and would be contrary to the proper planning and sustainable development of the area.

6.3. Further Responses

David Mulcahy Planning Consultants Ltd. provided a response to Kilkenny County Council's submission on behalf of the applicant. The key points raised are summarised below:

- It is considered that the key concern relates to the antennas and dish on the pole. The antennas will be mounted within a shroud which will screen them. This gives a slimline design which will match the street-lamps within the area. The applicant can consider the inclusion of a lamp arm on the structure to blend in with the surrounding infrastructure.
- The proposed transmission dish is a 0.3m diameter dish that will be mounted c.14.5m above ground level. Given the size of the dish compared to the overall structure, it will be a minimal visual impact. A photograph of the

existing 21m telecommunications pole in Vicarstown, Co. Laois is attached to the response. It is stated that this illustrates how innocuous the dish is from a visual perspective.

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 County 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 reason for refusal outlines that the proposal is contrary to the Development Management Standards for Telecommunications Antennae as set out within the Kilkenny County Development Plan 2014-2020 on the basis of the location of the site on the outskirts of Mooncoin within a visually exposed area, in close proximity to an existing school and existing residential areas. The

Development Plan Standards cited within the reason for refusal are carried forward 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 Guidelines state that, that only as a last resort should free-standing masts be located within or in the immediate surrounds of smaller towns or villages, in a residential area or beside a school'. Such guidance is reflected within the Kilkenny City and County Development Plan 2021-2027.
- 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. Figures 2 and 3 illustrate that coverage for Eir and Three networks ranges from "fair to fringe" within the search area. Figure 1 illustrates that coverage for Vodafone is good. The assessment outlines that no other telecommunications structure is located within the search area. The location of existing telecommunication infrastructure within the general environs is identified within Figure 4 and it is stated that these would not address the coverage requirements of the search area on the basis of distance. Figure 6 identifies alternative locations considered along the N24. These sites are dismissed due to their close proximity to the existing school and inability to serve the search area. I consider that the applicant has provided sufficient justification in this regard.
- 7.2.8. The guidelines on Telecommunication Antennae and Support Structures from 1996 state that only as a last resort should freestanding masts be located in a residential area, or at the edge of a town or village and advocates co-location of services. Kilkenny County Council's response to the grounds of appeal outlines that insufficient consideration has been given to alternative sites within the Mooncoin or co-locating with existing structures. Particular makes reference to options for co-location with the recently permitted mast at Chapel Street, Mooncoin (permitted under ABP Ref: P20/409) in this regard. The appeal outlines that this site is located

c. 1km from the appeal site and on a lower position in the landscape and would not address the coverage requirements of the applicant.

7.2.9. Having regard to the relevant plans and particulars submitted with the licence application 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), the site is located along a national road on the outskirts of Mooncoin. There are standard traffic signals, public lighting, overhead poles and wires and limited signage within the vicinity of the site. 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.

7.2.11. In relation to (d), I refer to the report on file from the Roads Section in Kilkenny County Council which outlines that while there is no objection to the general location of the structure, the proposal is located within the visibility splay of the N24 and L7577 junction and would therefore be inappropriate from a road safety point of view. The Roads report recommends that the structure should be relocated within the grass verge to an area outside of the visibility splay. This point could be addressed via a condition in the instance that the Board is minded to grant permission for the development. 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)).

7.2.12. Having regard to the above reasons and considerations, I consider the development would comply with subsections (a), (b), (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 on the outskirts of Mooncoin Village within a visually exposed area along the N24 close to residential areas and a school that the proposal would be visually prominent and 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. In visual terms, the planning authority assert that the proposal would comprise an unduly prominent feature in Mooncoin Village and surrounding area and would be seriously injurious to the visual amenities of the area. The appeal site is described as an elevated location at the edge of the village.

7.3.3. In design terms, the proposal comprises construction of an 18m high pole with a diameter of 360mm, associated antennas, dish and cabinet. The application is accompanied by a series of photomontages which illustrate the visual impact of the structure on the landscape. Section 7.5 of the Planning Report submitted in support of the application includes a Visual Impact Assessment. This outlines that the visibility envelope of the proposal is confined to certain locations within the 100m to 150m radius of the application site. The VIA outlines that the proposal would appear as a normal and functional part of street furnishings within the area and would easily assimilate within the skyline. The VIA concludes that the proposal would not be detrimental to the visual amenities of the area.

7.3.4. 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 immediate area nor do I consider that the proposal would unduly impact on the character and setting of Mooncoin village. The structure may briefly be of visual interest but would then become an accepted and normal part of the urban streetscape. The appeal site is not located within a visually sensitive area, it is located within a grass verge adjacent to a public footpath along the N24. There are standard traffic signals, public lighting, overhead poles and wires and limited signage

within the vicinity of the site. 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. I do not consider that the proposal would constitute a visually prominent addition to the local streetscape at the entrance to Mooncoin.

Siting of Proposed Mast

- 7.3.5. In terms of the siting of masts, the Guidelines for Telecommunications Antennae and Support Structures and the Development Management Guidelines set out within Section 10.4.1.4 of the Kilkenny City and County Development Plan discourage proposals for telecommunications masts, antennae and ancillary equipment in close proximity to residential areas and schools.
- 7.3.6. Kilkenny County Council's notification of decision to refuse permission for the licence refers to the location of the site in close proximity to a residential area and Mooncoin National Secondary School and outlines that the proposal would seriously injure the residential amenities of the area.
- 7.3.7. The site is located over 80m from Mooncoin National School and at the opposite side of the N24. The N24 is characterised by existing streetlamps and traffic signals. The siting of the structure within a grass verge adjacent to a public footpath means that it would not impact upon or obstruct pedestrian movements. I consider the structure is sufficiently removed from Mooncoin National Secondary School in this regard.
- 7.3.8. The existing pattern of development in the vicinity of the site includes residential properties which front onto the N24 and L7577. The proposed mast is located c. 30m from the nearest residential dwelling and is not located within its direct line of sight. While the mast will be visible from a number of existing dwellings, I consider that in design terms the proposed mast would not be dissimilar to existing street furniture along the N24. 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.

7.4. Appropriate Assessment

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.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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.</p> <p>Reason: In the interest of clarity.</p>
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>

	Reason: In the interest of pedestrian and vehicular safety, clarity and orderly development.
3.	<p>No infrastructure shall be located within the visibility splay of the N24 and L7577. The exact location of the infrastructure shall be agreed in writing with the Area Engineer within the planning authority prior to the commencement of development.</p> <p>Reason: In the interest of public health.</p>
4.	<p>In the event of the telecommunications structure and related ancillary structures becoming obsolete and being decommissioned, following discussions with the planning authority, 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>
5.	<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>
6.	<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>
7.	<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. Details of this light, its location and period of operation shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p>

	Reason: In the interest of public safety.
8.	<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>
9.	<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>
10.	<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>
11.	<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

21st of September 2022