

19 October 2018

To whom it may concern

THE GRANTING OF THE ENVIRONMENTAL AUTHORISATION FOR: ACTIVITY NO.03 OF GN. R.324 OF 4 DECEMBER 2014 AS AMENDED: *The Proposed Development of 25m High Telecommunications mast on Erf 1644, Du Toit Street, Calvinia Sports Ground, Dorp Street, Calvinia, Hantam Local Municipality, Namakwa District Municipality, Northern Cape.*

**Outcome: ENVIRONMENTAL AUTHORISATION GRANTED**

Date of decision: 2018-10-19

Date of Issue: 2018-10-19

Ref: NC/BA/05/NAM/HAN/CAL1?2018

EnviroAfrica, on behalf of Eagle Towers South Africa (Pty) Ltd, would like to inform you that an Environmental Authorisation has been issued on the 19<sup>th</sup> October 2018 for the Proposed Development of 25m High Telecommunications mast on Erf 1644, Du Toit Street, Calvinia Sports Ground, Dorp Street, Calvinia, Hantam Local Municipality, Namakwa District Municipality, Northern Cape.

A copy of the Environmental Authorisation is available on the EnviroAfrica website: <http://enviroafrica.co.za/> and via email, if requested.

Attached, please find a copy of:

- the reasons for the decision in Annexure 1;

Also note that in terms of Chapter 7 of Environmental Impact Assessment Regulations, all registered interested & affected parties have the right to appeal the decision. Should any person wish to lodge an appeal against this decision, he/she must submit the appeal to the appeal minister, and a copy of the appeal to the applicant, any registered interested and affected party, and any organ of state with interest on the matter, within 20 days from the date that the notification of the decision was sent to the registered interested and affected parties by the applicant.

Appeals must be submitted in writing to:

The Member of Executive Council

Ministry of Environment & Nature Conservation

Private Bag X6102

Kimberley

8300

Fax: (053) 832 1026

If you need any additional information, please call Emile on 021-851 1616.

Kind regards



Emile Esquire

EnviroAfrica cc



## the denc

Department:  
Environment & Nature Conservation  
NORTHERN CAPE PROVINCE  
REPUBLIC OF SOUTH AFRICA

Private Bag X6102, Kimberley, 8300, Medlife Towers, T-Floor, Tel. 053 807 7300, Fax: 053 807 7328

Date: 16<sup>th</sup> October 2018

Equiries :  
Dipatliso : Ms. O Ndzumo  
Navrae :  
Imibuzo  
Reference  
Tshupelo : NC/BA/05/NAM/HAN/CAL1/2018  
Verwysing  
Isalathiso

### **Eagle Towers South Africa (Pty) Ltd**

Avril van der Rheede  
31 White Heart Street  
Jamestown, Stellenbosch  
7600

[avril@eagletowerssa.com](mailto:avril@eagletowerssa.com)

Dear Sir/Madam

**THE GRANTING OF THE ENVIRONMENTAL AUTHORISATION FOR: ACTIVITY NO. 03 OF GN. R.324 OF 04 DECEMBER 2014 AS AMENDED : THE PROPOSED DEVELOPMENT OF 25M HIGH TELECOMMUNICATIONS MAST ON ERF 1644, DU TOIT STREET, CALVINIA SPORTS GROUND, DORP STREET, CALVINIA, HANTAM LOCAL MUNICIPALITY, HANTAM LOCAL MUNICIPALITY, NAMAKWA DISTRICT MUNICIPALITY , NORTHERN CAPE PROVINCE.**

By virtue of the powers conferred to me by the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Regulations, 2014, **THE DEPARTMENT HEREBY GRANTS THE ENVIRONMENTAL AUTHORISATION FOR: ACTIVITY NO. 03 OF GN. R.324 OF 04 DECEMBER 2014 AS AMENDED : THE PROPOSED DEVELOPMENT OF 25M HIGH TELECOMMUNICATIONS MAST ON ERF 1644, DU TOIT STREET, CALVINIA SPORTS GROUND, DORP STREET, CALVINIA, HANTAM LOCAL MUNICIPALITY, HANTAM LOCAL MUNICIPALITY, NAMAKWA DISTRICT MUNICIPALITY , NORTHERN CAPE PROVINCE.** A detailed description of the activity is given in the **Final Basic Assessment Report dated August 2018** subject to the conditions listed in the environmental authorisation and reasons for the decision are attached herewith. In terms of regulation 4(2) of the Environmental Impact Assessment Regulations, 2014, you are instructed to notify all registered interested and affected parties, in writing and within fourteen (14) days of receiving of this letter, of the Department's decision in respect of your application as well as the provisions regarding the making of appeals that are provided for in the regulations.

Permit 26/2018

Your attention is drawn to Chapter 2 of the National Appeal Regulations which regulates appeal procedures. Should you / any person affected by this decision wish to appeal any aspect of the decision, you or a person affected by this decision must, *inter alia*, lodge an appeal, as prescribed in regulation 4 of the National Appeal Regulations, 2014, with the Member of the Executive Council, Ministry of Environment and Nature Conservation within 20 days of receiving this letter, by means of one of the following methods:

By facsimile: (053) 832 1026;  
By post: Private Bag x 6102, Kimberley, 8300 or  
By hand: T-Floor, Metlife Towers, Kimberley, 8300.

Should you decide to appeal, you must serve a copy of your notice of intention to appeal on all registered interested and affected parties as well as a notice indicating where, and for what period, the appeal submission will be available for inspection.

**Yours faithfully**



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**MR. B FISHER – DIRECTOR  
ENVIRONMENTAL QUALITY MANAGEMENT**

**DEPARTMENT OF ENVIRONMENT AND NATURE CONSERVATION**

**DATE OF DECISION:** 19 October 2018

**Cc:** **EnviroAfrica**  
**Bernard de Witt**  
[emile@enviroafrica.co.za](mailto:emile@enviroafrica.co.za)  
[admin@enviroafrica.co.za](mailto:admin@enviroafrica.co.za)

**Northern Cape Province  
DEPARTMENT OF  
ENVIRONMENT & NATURE  
CONSERVATION**



**Porofensi Ya Kapa Bokone  
LEFAPHA LA TIKOLOGO LE  
TSHOMARELO YA THLAGO**

**ENVIRONMENTAL AUTHORISATION**  
**in terms of National Environmental Management Act, 1998 (Act No. 107 of 1998) and the  
Environmental Impact Assessment Regulations, 2014**

**Authorisation Register  
Number:**

**Permit 26/2018**

**Reference Number:**

**NC/BA/05/NAM/HAN/CAL1/2018**

**Last Amended:**

**N/A**

**Holder of Authorisation:**

**Eagle Tower (Pty) Ltd**

**Location of activity:**

**Erf 1644, Ward 2, Calvinia, Hantam Local  
Municipality, Namakwa District Municipality**

## DEFINITIONS

**"Activity"** means an activity identified in any notice published by the Minister or MEC in terms of section 24D (1) (a) of the Act as a listed activity or specified activity;

**"Proponent"** means a person intending to submit an application for environmental authorisation and is referred to as an applicant once such application for environmental authorisation has been submitted;

**"Appellant"** means any person who is entitled to submit an appeal in terms of the legislation referred to in regulation 3(1) of the appeal Regulations;

**"Application"** means an application for an -

- (a) environmental authorization in terms of Chapter 4 of the 2014 Environmental Impact Assessment regulations;
- (b) amendment to an environmental authorisation in terms of Chapter 5 of the 2014 Environmental Impact Assessment regulations;
- (c) amendment to an EMPr in terms of Chapter 5 the 2014 Environmental Impact Assessment regulations;
- (d) amendment of a closure plan in terms of Chapter 5 of the 2014 Environmental Impact Assessment regulations;

**"Basic Assessment Report"** means a report contemplated in regulation 19 of the 2014 Environmental Impact Assessment regulations;

**"EAP"** means an Environmental Assessment Practitioner as defined in section 1 of the Act;

**"EMPr"** means an environmental management programme contemplated in regulations 19 and 23 of the 2014 Environmental Impact Assessment regulations;

**"DOH"** The Department of Health.

**"ICNIRP"** International Commission on Non-ionising Radiation Protection.

**"WHO"** World Health Organisation

**"Registered Interested and Affected Party"** in relation to an application, means an interested and affected party whose name is recorded in the register opened for that application in terms of regulation 42;

**"Public Participation Process"** means the process in which potential interested and affected parties are given an opportunity to comment on, or raise issues relevant to specific activity;

**"Department"** means the Northern Cape Department of Environment and Nature Conservation; and

**"The Act"** means the National Environmental Management Act, 1998 (Act No. 107 of 1998).

## DECISION

The Department is satisfied, on the basis of information available to it and subject to compliance with conditions of this environmental authorisation, that the applicant should be authorised to undertake the activity specified below.

Details regarding the basis on which the Department reached this decision are set out in Annexure 1.

## ACTIVITIES AUTHORISED

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 the Department hereby authorises –

**Eagle Towers SA (Pty) Ltd**

with the following contact details –

Avril van der Rheede  
Sulte No. 35  
Private bag X4  
Die Boord  
7613

Tel: 021 880 0914  
Fax: 086 726 2626  
E-mail: [avril@eagletowerssa.com](mailto:avril@eagletowerssa.com)

to undertake the following activity (hereafter referred to as "the activities")

**The proposed development of 25m high telecommunications mast on Erf 1644, Du Toit Street, Calvinia Sports ground, Dorp Street, Calvinia, Hantam Local Municipality, Namakwa District Municipality, Northern Cape, Listed Activity Authorised:**

**Activity No. 03 of GN. R.324 of 04 December 2014 as Amended**

The development of masts or towers of any material or type used for telecommunication broadcasting or radio transmission purposes where the mast or tower—

- (a) is to be placed on a site not previously used for this purpose; and
  - (b) will exceed 15 metres in height— but excluding attachments to existing buildings and masts on rooftops.
- g.Northern Cape iii. Inside urban areas: (aa) Areas zoned for use as public open space.**

Erf 1644, Ward 2, Calvinia, Hantam Local Municipality, Namakwa District Municipality with the following co-ordinates; Latitude (S) 31° 28' 8.18" Longitude (E) 19° 46' 12.63" hereafter referred to as "the property".

The granting of this Environmental Authorisation is subject to the conditions set out below.

**CONDITIONS**

**Scope of authorisation:**

1. Authorisation of the activity is subject to the conditions contained in this authorisation, which conditions form part of the environmental authorisation and are binding on the holder of the authorisation.
2. The holder of the authorisation **must** be responsible for ensuring compliance with the conditions by any person acting on his or her behalf, including but not limited to, an agent, sub-contractor, employee or person rendering a service to the holder of the authorisation.
3. The activities which are authorised **must** only be carried out at the property indicated above.
4. Any changes to, or deviations from, the project description set out in this authorisation must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the authorisation to apply for further authorisation in terms of the regulations.
5. This authorisation does not negate the holder of the authorisation's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activities.

**General conditions:**

6. A copy of this authorisation must be kept at the property where the activities will be undertaken. The authorisation must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the authorisation who works or undertakes work at the property.
7. Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/ or telephonic details, the applicant must notify the Department as soon as the new details become known to the applicant.
8. The holder of the authorisation must notify the Department, in writing and within 24 (Twenty Four) hours, if condition 16 of this authorisation cannot be or is not adhered to. In all other cases, the holder of the authorisation must notify the Department, in writing, within seven (7) days if any condition of this authorisation is not adhered to. Any notification in terms of this condition must be accompanied by reasons for the non-compliance.
9. Non-compliance with a condition of this authorisation may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998 and the regulations.
10. This authorization is subject to the approval by the relevant local authorities i.e. in terms of any relevant legislation administered by those local authorities.
11. The activities **must** not commence without the necessary permits/licenses/approvals and/or service agreements, where it is relevant, from or with the relevant regulatory authorities whether national, provincial or local (these include but are not limited to National Department of Environmental Affairs, Department of Water and Sanitation ,ESKOM, South African Heritage Resources Agency).
12. The activities, including site preparation, must not commence before the thirty (30) day appeal period expires or until such time as the Department has considered any appeals that have been lodged.
  - a. **Seven (7) days** written notice must be given to the Department before commencement with the activity addressed to DENC: Compliance and Enforcement Unit
  - b. Such notice shall make clear reference to the site location details and the reference number given above.
  - c. The said notice must also include proof of compliance with the following condition described herein:
    - i. Condition: 11



13. The applicable conditions of this authorization must form part of all contractors' and sub-contractors' conditions of contract. A performance-based requirement with regard to environmental impact management must be included in all contracts related to any aspect of this authorization.
14. The applicant must carry out regular environmental audits to establish compliance with the conditions of this authorization and contracts.
15. Any complaints regarding the said development must be brought to the attention of the Department within 24 hours after receiving the complaint. A complaints register must be kept up to date for inspection by the Department.
16. Environmental Management Inspectors employed by the Department must be given access to the property as described above (see detailed description of the property) for the purposes of assessing and/or monitoring compliance with the conditions contained in this Environmental Authorization. Where the activity is located on a third party's property the applicant shall be responsible to arrange access for departmental officials.
17. This Department may add to, change and/or amend any of the conditions in this authorization if, in the opinion of the Department, the addition, change of amendment is environmentally justified. In event that such impacts exceed its significance as predicted in the independent consultant's environmental scoping report and supporting documentation, the authorization may be withdrawn after proper procedures were followed.
18. In the event of any dispute concerning the significance of a particular impact, the opinion of this department in respect of its significance will prevail.
19. This Department and any national department, provincial department, local authorities or committees appointed in terms of the conditions of this application or any other public authority or organization shall not be held responsible for any damage or losses suffered by the applicant or his successor in title in any instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the applicant with the conditions of approval as set out in this document or any other subsequent document emanating from these conditions of approval.
20. The applicant must be responsible for all costs necessary to comply with the above conditions unless otherwise specified.
21. The applicant must apply the principle of best practicable environmental option for all technologies used/ implemented during construction and operation phase.

**Appeal of authorisation:**

22. The holder of the authorisation must notify every registered interested and affected party, in writing and within 14 (fourteen) calendar days, of receiving notice of the Department's decision to authorise the activity.
23. The notification referred to in condition 22 must –
  - (a) specify the date on which the authorisation was issued;
  - (b) inform the interested and affected party of the appeal procedure provided for in Appeals Regulations; and
  - (c) advise the interested and affected party that a copy of the authorisation and reasons for the decision will be furnished on request.
24. If the applicant should appeal against this Environmental Authorisation, an appellant must submit the appeal to the appeal administrator, and a copy of the appeal to the applicant, any registered interested and affected party and any organ of state with interest in the matter within 20 days from: the date that the notification of the decision for an application for an environmental authorisation was sent to the registered interested and affected parties by the applicant; or (b) the date that the notification of the decision was sent to the applicant by the competent authority

**Management of activity:**

25. The Environmental Management Programme ("EMPr") submitted as part of the application for environmental is an extension of this authorisation and must be implemented and adhered to.
26. The site plans in Appendix C is approved for implementation.
27. Design Alternative 1 of a Monopole mast is approved.
28. Facility sharing capacity must be incorporated in design to make provisions for and promote the sharing of infrastructure in order to prevent the proliferation of masts.
29. Visual intrusion must be reduced through careful design.
30. The area of vegetation clearance must be kept to 56 square meters
31. Soil stockpiles must be in low heaps to widen the use options of the rehabilitated surface/land capability/sustainable land-use options.
32. Rehabilitation must be intergrated with the operational phase activities
33. The use of all materials, fuels and chemicals which could potentially leach into the underground water must be controlled.
34. All areas not required for operation must be rehabilitated to their pre-construction state
35. Dust suppression measures must be implemented during construction phase.
36. Scavenger proof bins must be used and waste must be disposed of in a registered landfill site.
37. Construction must only take place during normal working hours to minimise noise.
38. If any evidence of heritage resources are found during the proposed development, SAHRA APM Unit (Natasha Higgitt/Phillip Hine 021 462 5402) must be alerted immediately.

### **Monitoring**

39. Speed limit and movement of vehicles on site must be monitored and appropriately managed to reduce the generation of excessive dust
40. Regular monitoring of the EMPr measures must be done to ensure that its provisions are adhered to.
41. All earthworks must encourage free drainage of the area
42. Drainage must be established in areas where it has been disconnected to maintain an effective drainage system.

### **Environmental Control Officer (ECO) and Duties**

43. The holder of this authorisation must appoint an independent Environmental Control Officer (ECO) with experience and expertise in the environmental field for the development. The ECO will have the responsibility to ensure that the conditions referred to in this authorisation are implemented and to ensure compliance with the provisions of the EMPr.
44. The ECO must be appointed before commencement of any authorised activity.
45. The ECO must meet with the contractors to discuss the conditions of the **Environmental Authorisation** and the contents of the EMPr prior to commencement of activities.
46. Once appointed, the name and contact details of the ECO must be submitted to DENC: Compliance and Enforcement Unit.
47. The ECO must keep record of all activities on site, potential impacts, problems identified, transgressions noted and a task schedule of tasks undertaken by the ECO.
48. The ECO must remain employed until all rehabilitation measures, as required for implementation due to construction damage, are completed and the site is ready for operation.

### **Recording and Reporting to the Department**

49. The holder of this authorisation must keep all records relating to monitoring and auditing on site and make it available for inspection to any relevant and competent authority in respect of this development.
50. Records relating to compliance or non-compliance with any condition of this authorization must be kept in good order. Such records must be made available to any Official from Compliance and Enforcement Unit of the Department within seven (7) days of written request by the said Officer.

### **Environmental audit report**

51. The holder of the authorisation must submit an environmental audit report to the Department within 30 days of completion of the construction phase and within 30 days of completion of rehabilitation activities.
52. The Environmental audit report must:

- Be compiled by an independent environmental auditor;
- Indicate the date of the audit, the name of the auditor and the outcome of the audit in terms of compliance with the environmental authorisation conditions as well as the requirements of the EMPr.
- Include measures to be implemented to attend to any non-compliances.
- Include copies of any approvals granted by other authorities relevant to the department for the reporting period.
- Highlight any outstanding environmental issues that must be addressed, along with recommendations for ensuring that they are appropriately addressed.
- Include evidence of adherence to the conditions of this authorisation and the EMPr where relevant such as training records.

**Commencement of the activity:**

53. Seven (7) days written notice must be given to the Department that the activity will commence. Commencement for the purposes of this condition includes site preparation. The notice must include a date on which it is anticipated that the activity will commence.
54. The authorised activities must not commence before the statutory 30 days of an appeal period has expired.
55. Should you be notified by the minister of a suspension of the authorisation pending appeal procedures, you must not commence with the activities unless authorised by the minister in writing.
56. The non-ionised electromagnetic fields emitted by antennae mounted on telecommunication mast must be below the recommended levels by DOH guidelines based on ICNIRP and WHO Guidelines to take a precautionary approach, which takes into account the 'limits of current knowledge' to avoid harmful effects on human health.
57. The Holder of this Environmental Authorisation must ensure construction and operation adheres to the National Water Act; Part 4 Section 19: Pollution Prevention and Part 5 Section 20 Emergency Incidents.
58. Concrete mixers must be used for mixing concrete and must be placed on drip trays to prevent accidental spillages.

**Site Closure and Decommissioning:**

59. Should the proposed activity ever cease or become redundant, the applicant must undertake the required actions as prescribed by legislation at the time and comply with all relevant legal requirements administered by any relevant and competent authority.

### **DURATION AND PERIOD OF VALIDITY**

This activity(s) must commence within a period of ten (10) years from the date of issue. If commencement of the activity(s) does not occur within that period and the intention is to extend the validity period of the authorization, an application for amendment to extend the validity period must be launched at least three (3) months prior to the expiry date of the validity period. If commencement of the activity does not occur within that period, the authorisation lapses and a new application for environmental authorisation must be made in order for the activity to be undertaken.

### **APPEAL**

An appellant must submit an appeal to the appeal administrator, and a copy of the appeal to the applicant, any registered interested and affected party and any organ of state with interest in the matter within 20 days from the date that the notification of the decision was sent to the applicant by the competent authority.

Appeals must be submitted in writing to:

The Member of the Executive Council  
Ministry of Environment & Nature Conservation  
Private Bag X6102  
Kimberley  
8300  
Fax: (053) 832 1026

Please note that in terms of section 43(7) of the National Environmental Management Act, 1998, an appeal under section 43 of that Act will suspend the environmental authorisation or any provision or condition attached thereto. In the instance where an appeal is lodged, you may not commence with the activity until such time that the appeal is finalised.

  
\_\_\_\_\_  
**MR. B. FISHER**  
**DIRECTOR: ENVIRONMENTAL QUALITY MANAGEMENT**  
**DEPARTMENT OF ENVIRONMENT & NATURE CONSERVATION**

**DATE OF ENVIRONMENTAL AUTHORISATION:** 19 October 2018

## ANNEXURE 1: REASONS FOR DECISION

### 1. Background

The applicant, **Eagle Tower SA (Pty) Ltd** applied for authorization to carry on the following activity to undertake the following activity (hereafter referred to as "the activities")

**The proposed development of 25m high telecommunications mast on Erf 1644, Du Toit Street, Calvinia Sports ground, Dorp Street, Calvinia , Hantam Local Municipality, Namakwa District Municipality , Northern Cape, Listed Activity Authorised:**

**Activity No. 03 of GN. R.324 of 04 December 2014 as Amended**

The development of masts or towers of any material or type used for telecommunication broadcasting or radio transmission purposes where the mast or tower—

- (c) is to be placed on a site not previously used for this purpose; and
- (d) will exceed 15 metres in height— but excluding attachments to existing buildings and masts on rooftops. **g.Northern Cape iii. Inside urban areas: (aa) Areas zoned for use as public open space**

Erf 1644, Ward 2, Calvinia, Hantam Local Municipality, Namakwa District Municipality with the following co-ordinates; Latitude (S) 31° 28' 8.18" Longitude (E) 19° 46' 12.63" hereafter referred to as "the property".

- a) The applicant appointed Environmental Assurance (Pty) Ltd to undertake a Basic Assessment process in terms of the EIA Regulations 2014.
- b) The process followed is in accordance with Appendix 1 of the 2014 regulations.

### 2. Information considered in making the decision

In reaching its decision, the Department took, *inter alia*, the following into consideration –

- a) The Environmental Assessment Practitioner complied with NEMA Regulations of 04 December 2014 as amended.
- b) Public participation followed is in line with Regulation 41 of 04 December 2014 and proof was submitted together with the Final Basic Assessment Report submitted in respect of this application.
- c) The information contained in the Final BA Report dated August 2018.
- d) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 and 23 of the National Environmental Management Act, 1998 (Act No. 107 of 1998).
- e) The findings of the site visit undertaken by Ms. Onwabile Ndzumo (DENC) dated 03 August 2018.

### **3. Key factors considered in making the decision**

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below.

- a) Details provided of the qualifications of the EAP show competency to carry out the Basic Assessment process.
- b) The development will have a positive social impact through an increased network coverage.
- c) The development will ensure the establishment of national communication network grids and services as part of sustainable economic growth pattern.
- d) The proposed 56 square meter footprint has been transformed.
- e) General lack of knowledge of human health impacts of telecommunication masts.
- f) The development will promote Community well-being and empowerment.

### **4. Findings**

After consideration of the information and factors listed above, the Department made the following findings -

- a) The Project will contribute to service infrastructure
- b) The proposed development will have no detrimental effect on existing, surrounding land uses, as no air pollution is envisaged.
- c) The expected value of employment opportunities is +-R120 000.00 and 65% will accrue to previously disadvantaged individuals.
- d) Proposed mitigation have been formulated to reduce impact significance to a negligible significance rating.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the environmental authorisation, the proposed activity will not conflict with the general objectives of integrated environmental management laid down in Chapter 5 of the National Environmental Management Act, 1998 and that any potentially detrimental environmental impacts resulting from the proposed activity can be mitigated to acceptable levels. The application is accordingly granted.