

**Full Planning Application
at
SE Wedge
Old Dalkeith Road
Edinburgh**

**Development Quality Sub-Committee
of the Planning Committee**

Proposal: Installation of 12.5m high street works type telecommunications tower, (supporting 3 no shrouded antennas) with 2 no ground raised equipment cabinets
Applicant: O2 (UK) Ltd.
Reference No: 04/01605/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2 Main report

Site description

The application site is an area of pavement on the west side of Old Dalkeith Road, approximately 50 metres to the south of the junction with Moredunvale Road. To the back of the pavement is a wall (approximately 1 metre in height) with a fence, taking the overall height to approximately 2 metres. To the west of the site is an area of wooded open space, which forms a visual barrier to the housing to the west. The houses are approximately 15 metres away from the development, though rear gardens are within 10 metres of the development.

Site history

Two previous applications have been submitted to facilitate the development of a mast in this area. The first application was on Moredunvale Road. This was withdrawn when it was found that the site was prejudiced by existing underground services. The second application was on the pavement on the east side of Old Dalkeith Road. This application was refused. The primary reason was as the development resulted in a pavement width of less than 2 metres.

There is no planning history on file for this particular site.

Development

The application is for the erection of a 12.5 metre high telecommunications monopole. Two equipment cabinets are also proposed, located adjacent to the proposed mast. The main cabinet will measure 1.45 metres by 0.35 metres and will be 1.5 metres in height. The smaller cabinet will measure 0.355 metres by 0.355 metres and 1.35 metres in height.

Consultations

Transportation

No objections.

Representations

The application was advertised on 21 May 2004.

28 letters of objection have been received from local residents. Stated reasons for objection are:

Impact on character and appearance of area, impact on pedestrian safety, impact on emergency services electronic equipment, impact on health, impact on property prices.

Policy

South East Edinburgh Local Plan

The site is within a mainly residential area, where the existing residential character and amenities will be safeguarded.

Draft Replacement South East Edinburgh Local Plan

DQ 6 Design of new development
DQ20 Telecommunications Equipment
DQ7 Prominent Sites

NPPG 19 (National Planning Policy Guideline on Radio Telecommunications) aims to enable the telecommunications industry to expand and diversify in a way which is sensitive to the environment and public concerns over emissions. It notes that where applicants demonstrate that they have given proper regard to siting and design issues, including the consideration of options, and have minimised environmental effects, it is unlikely that refusal would be warranted.

Relevant Policies:

Policy E4 sets quality objectives for new development.

Non-statutory guidelines on "RADIO TELECOMMUNICATIONS" set out detailed guidance for the siting and design of masts, antennas, cabins and equipment in all locations, with special reference to listed buildings and other sensitive situations.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- do the proposals comply with the local plan?
- if the proposals do comply with the local plan, are there any compelling reasons for not approving them?
- if the proposals do not comply with the local plan, are there any compelling reasons for approving them?

ASSESSMENT

In order to address these determining issues, it must be considered whether:

- a) the proposed development will have a detrimental impact on the character or appearance of the area

b) the proposed development will have a detrimental impact on the amenity of the occupiers of any neighbouring property

c) the proposed development will have any detrimental impact on pedestrian safety

d) the applicant has adequately demonstrated that alternative sites have been examined

a) The proposed site is offered a backdrop of trees, bushes and a wall and fence. The proposed mast, at 12.5 metres in height will be at approximately the same height as the higher of the trees to the west of the site. The wall and fence give a good backdrop to the ground based aspects of the development. The proposed mast is of a simple design and will have little more impact on the character and appearance of the area than a lamp post.

The proposed development will have no detrimental impact on the character or appearance of the site or the wider area.

b) The applicant has submitted an ICNIRP declaration which states that the proposals are in compliance with the requirements of the radio frequency public exposure guidelines of the International Commission on Non-Ionising Radiation Protection. This meets the current government requirements and satisfactorily addresses the issues of potential or perceived health risk, and the particular circumstances of this case would not merit a departure from these requirements or outweigh national policy guidance.

The Planning Committee, on 09 August 2001, instructed that the Scottish Executive be requested to ensure that appropriate measures are taken to advise the public of which statutory body is responsible for public health issues arising from the new regulations.

The proposal will have no detrimental impact on the amenity of the occupiers of any nearby properties.

c) The proposed development is to be located on a pavement with a width of 3 metres. The proposed development is less than 1 metre in depth and thus more than 2 metres width of pavement will remain. This is sufficient to allow safe pedestrian access. No objections have been received from Transport.

The proposed development will have no detrimental impact on pedestrian safety.

d) The applicant has made two previous applications in the general vicinity for the development of a mast. The first on Moredunvale Road was withdrawn due to the site being prejudiced by existing services. The second site was refused, primarily due to the minimal width of the pavement. The applicant has submitted a statement regarding the site searches undertaken prior to the submission of this proposal. It was found that they were no site sharing or mast sharing opportunities within the cell search area, that there are no suitable buildings within the cell

search area which could accommodate the development and that the proposed site is the least obtrusive ground based mast site within the cell search area.

The applicant has adequately demonstrated that all viable alternative options have been investigated.

In conclusion the proposed development will have no detrimental impact on the character or appearance of the site or the wider area. The proposal will have no detrimental impact on the amenity of the occupiers of any neighbouring property and will have no detrimental impact on pedestrian safety. The applicant has adequately demonstrated that all alternative solutions have been examined.

It is recommended that the Committee approve this application, subject to the conditions stated.


Alan Henderson
Head of Planning and Strategy

Contact/tel Peter Jones on 0131 529 3770 (FAX 529 3706)

Ward affected 55 -Moredun

Local Plan South East Edinburgh

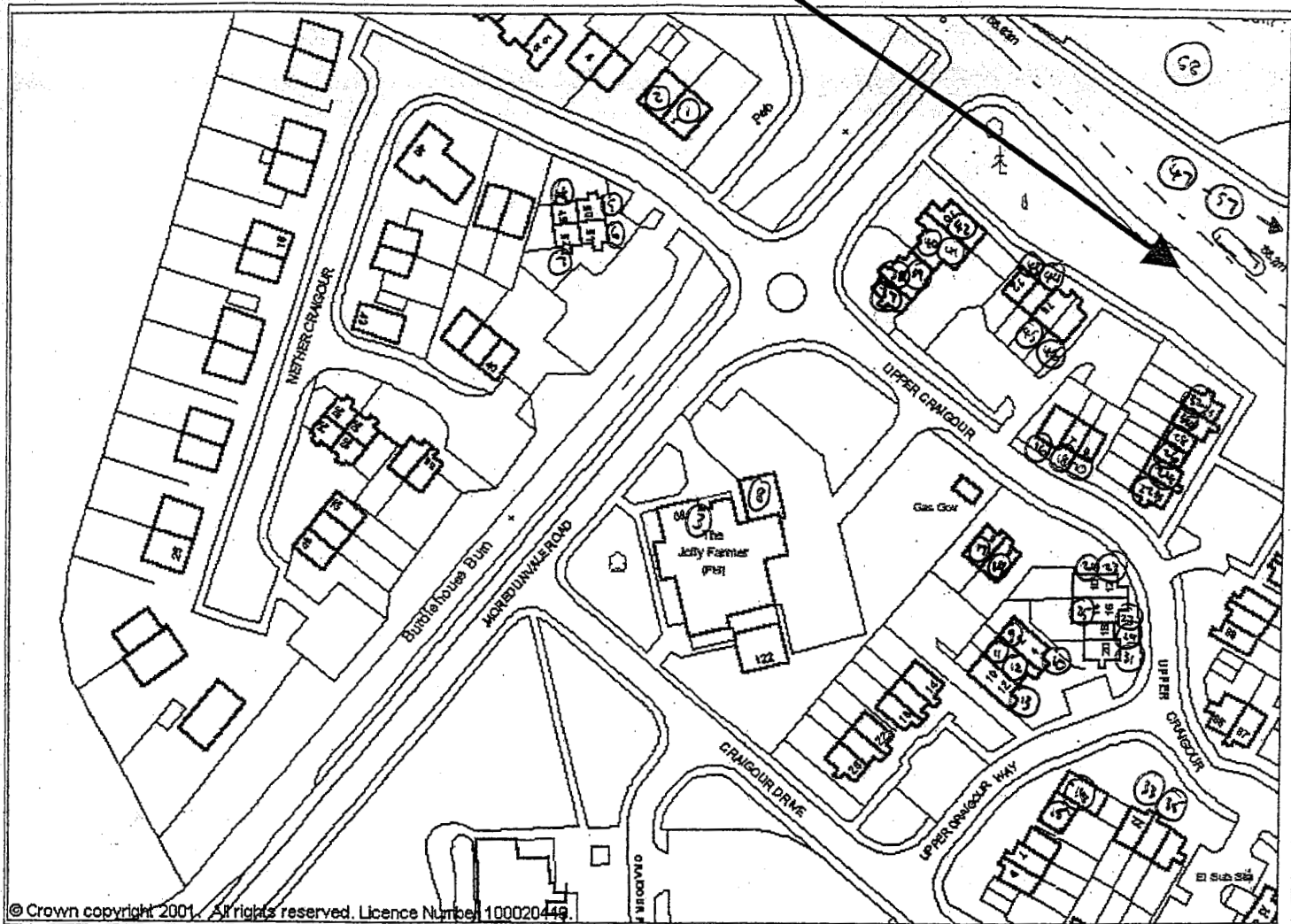
**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 5 May 2004

**Drawing numbers/
Scheme** 1-2
Scheme 1

Equipment Location



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EASTING: 329056 NORTHING: 670126

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Site Address: Little France.
Old Dalkeith Road,
Edinburgh,
East Lothian. Eh16 4ST.

| Drawn By | Date | Job Number | Cell Number | Rev. |
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| Phil Bevan | 08/03/04 | C52905 | 19078D | A |