

**Full Planning Application 06/02752/FUL
at
Old Dalkeith Road
(site Adjacent To West Bound Carriageway)
Edinburgh**

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

1 Purpose of report

To consider application 06/02752/FUL, submitted by O2 (UK) Limited. The application is for: **Installation of 15m high streetworks telecommunications tower incorporating three 3G antennas, with a ground based equipment cabinet, electrical meter cabinet and ancillary development, at Cameron Toll**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The site is located on a 2.5-metre wide section of pavement to the south-east of the Cameron Toll roundabout, on the south side of Old Dalkeith Road and opposite a car dealership. It is located some 20-30 metres behind a 5-metre high road sign (on the approach to the roundabout) and approximately midway between 9-metre high lamp posts. It is adjacent to a 2-metre high stone wall which bounds Inch Park to the south; along the boundary there is also a line of semi-mature trees which are 8-10 metres in height; there are also floodlighting columns in Inch Park.

There are two existing monopoles at the Cameron Toll roundabout.

Site History

21 May 2003 - Planning permission was granted for a 12.5-metre high monopole some 55 metres to the west of the site (H3G - 03/01041/FUL).

14 October 2004 - Planning permission was granted for an 11.7-metre high monopole at Cameron Toll roundabout, some 190 metres to the west of the site (T-Mobile - 04/03209/FUL).

24 January 2006 - Planning permission was granted for a 13.5-metre high monopole at Cameron Toll roundabout, some 130 metres to the west of the site (Vodafone - 05/04197/FUL; not yet implemented).

Description of the Proposal

It is proposed (O2) to erect a 15.0 metre high telecommunications monopole, including antenna shroud, at the eastern exit from the Cameron Toll Shopping Centre. A slim-line equipment cabinet 1.48 x 0.35 x 1.48 metres and a small electricity cabinet will be placed on the adjacent footpath.

The applicant has certified that the proposed apparatus complies with ICNIRP guidelines on the limitation of exposure of the general public to electromagnetic fields

A statement of alternative sites has been submitted, together with coverage plots setting out the operational context of the proposal.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) The proposal would adversely affect the character and appearance of the area;
- b) Alternative sites have been considered;

- c) Tram 3 route safeguarding is prejudiced;
- d) The proposal is compatible with pedestrian safety; and
- e) Residential amenities are safeguarded.

a) The site is located near a busy traffic junction with an associated array of street furniture such as street lights, traffic lights, road signs, traffic islands and advertising hoardings. The site is also near a railway embankment and opposite commercial premises and there are floodlighting columns in nearby Inch Park. The siting is sufficiently separated from existing street furniture and existing monopoles to avoid the appearance of clutter. The proposal meets government guidelines (NPPG19) in being sited in a highly urbanised context.

The cabinets will be set against a backdrop of a stone wall and the monopole will be partly set against a backdrop of parkland trees. Subject to suitable colour finishes (not specified) the installation will not be unduly obtrusive.

b) The proposed 3G telecommunications system requires a high density network and the applicant has a site requirement centred on the Cameron Toll shopping centre. The applicant has confirmed that the relevant landowners in the restricted search area are unwilling to accommodate telecommunications facilities, while the sharing of nearby monopoles would require more substantial structures in prominent street-side locations. It is accepted that alternative sites have been duly investigated and that the current proposal presents the least obtrusive siting option available.

c) The site lies within the approved safeguarding corridor for the proposed Tram 3 route and could prejudice its implementation. Transport has therefore recommended that the application be refused. However, Tram 3 is currently a longer-term project and a 10-year consent would enable the applicant's requirements to be met, for the time being, whilst not prejudicing the project.

d) Although the equipment will be located against the back edge of the pavement, it will only leave a 1.6 metre width of the pavement unobstructed (1.2 metres with doors projecting outwards). However, pedestrian flows are very light at the application site and cabinet doors which open through 180 degrees can be provided. The proposal will not have a significant impact on road or pedestrian safety.

e) The installation will not be located in close proximity to school or residential properties.

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 9 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.

In conclusion, the proposal will not be unduly obtrusive and alternative sites are not available. A temporary consent is required in order to avoid prejudicing the Tram 3 project. Health issues are addressed.

It is recommended that the Committee approves this application subject to conditions setting a limited period and concerning clarification of minor details.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Ian Smith on 0131 529 3555
Ward affected	55 - Moredun
Local Plan	South East Edinburgh Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	14 July 2006
Drawing numbers/ Scheme	01-04 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on (0131) 529 3519. Email: graham.dixon@edinburgh.gov.uk

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: Old Dalkeith Road
(site Adjacent To West Bound Carriageway)
Edinburgh

Proposal: Installation of 15m high streetworks telecommunications tower incorporating three 3G antennas, with a ground based equipment cabinet, electrical meter cabinet and ancillary development, at Cameron Toll

Reference No: 06/02752/FUL

Consultations, Representations and Planning Policy

Consultations

Transport

It is advised that the application be refused for the following reason:

The proposed monopole is on the safeguard Tramline 3 land and therefore would result in additional costs to the project. For this reason, the applicant should seek an alternative location.

Representations

Neighbours were notified on 28 June 2006 and the proposal was advertised (general interest) on 28 July 2006.

No representations have been received.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

NPPG 19 (National Planning Policy Guideline on Radio Telecommunications) aims to enable the telecommunications industry to expand and diversify, but 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.

The site is within the Urban area in the South East Edinburgh Local Plan.

Old Dalkeith Road is designated as a Principal Tourist Route.

In the South East Edinburgh Local Plan, a prospective public transport corridor is shown on Gilmerton Road, rather than Old Dalkeith Road. However, the approved Tram 3 safeguarding route, to Little France and Craigmillar, now includes the application site.

Relevant Policies:

Relevant policies of the South East Edinburgh Local Plan

Policy DQ6 states that new development should make a positive contribution to the character and appearance of the environment. It will be expected to create or contribute to a sense of place and reinforce local distinctiveness, promote community safety, afford ease of movement for all, minimise the potential for pedestrian/cyclist/traffic conflict and connect satisfactorily with the surroundings.

Policy DQ20 states that the construction of telecommunications equipment will be permitted provided that there will be no adverse impact on the built or natural environment, or where all siting and design options have been considered.

Policy T2 states that new development will only be allowed provided there will be no significant adverse consequences for road safety, the convenience and safety of walking and cycling in the area, public transport, the capacity of the surrounding road network, and residential amenity as a consequence of an increase in motorised traffic.

Relevant Non-Statutory Guidelines

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

Application Type Full Planning Application
Application Address: Old Dalkeith Road
(site Adjacent To West Bound Carriageway)
Edinburgh
Proposal: Installation of 15m high streetworks telecommunications tower incorporating three 3G antennas, with a ground based equipment cabinet, electrical meter cabinet and ancillary development, at Cameron Toll
Reference No: 06/02752/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Permission is granted for a limited period of ten years.
3. The development hereby approved shall be removed from the site within one month of the date of expiry of the limited period of consent.
4. Details of the external finishes shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
5. Cabinet doors shall be designed and installed to be capable of opening through 180 degrees.
6. In the event that equipment becomes obsolete or redundant it must be removed and the site reinstated to the satisfaction of the Planning Authority within 3 months from that date.

Reasons

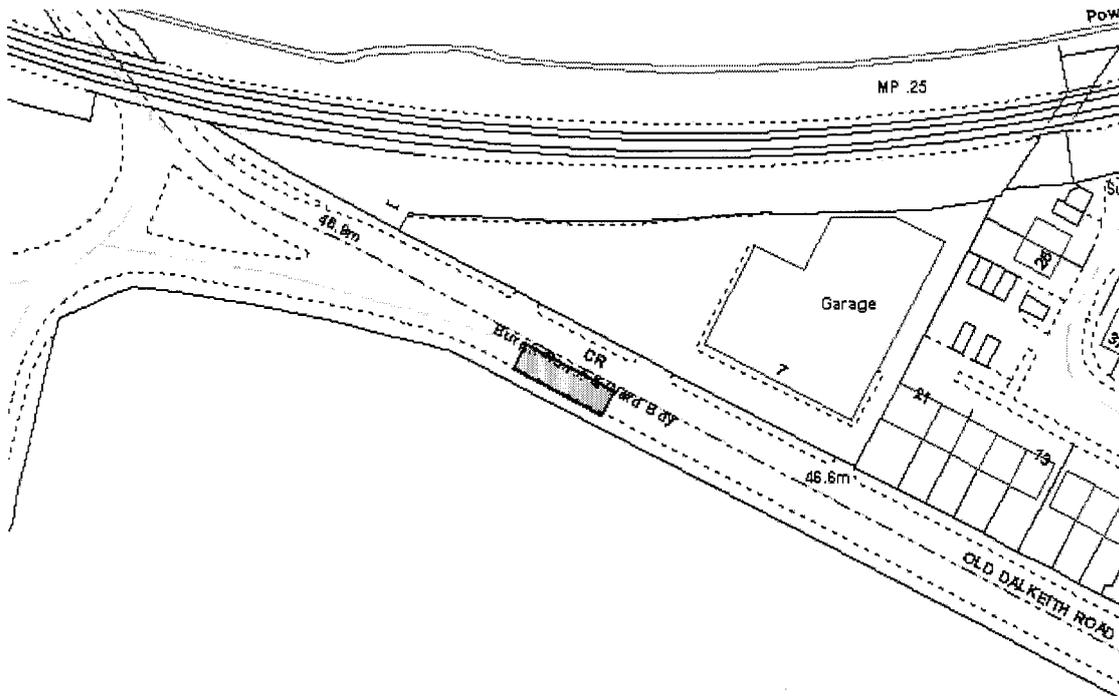
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to ensure that the development, which lies on the safeguarding line for the proposed Tram Line 3, will not prejudice longer-term implementation of the tram proposals, in accordance with the provisions of South East Edinburgh Local Plan Policy T2 (General Transport Impact).
3. In order to ensure that the development, which lies on the safeguarding line for the proposed Tram Line 3, will not prejudice longer-term implementation of the tram proposals, in accordance with the provisions of South East Edinburgh Local Plan Policy T2 (General Transport Impact).
4. In order to enable the planning authority to consider this/these matter/s in detail.
5. In order to ensure that the apparatus will not prejudice pedestrian movement and safety.
6. To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.

End

Application Type Full Planning Application

Proposal: Installation of 15m high streetworks telecommunications tower incorporating three 3G antennas, with a ground based equipment cabinet, electrical meter cabinet and ancillary development, at Cameron Toll

Reference No: 06/02752/FUL



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.