

**Full Planning Application  
at  
Queensferry Road  
Adjacent To Quality Street Junction  
Edinburgh  
EH4 7AG**

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

**Proposal:** Telecommunications development comprising 11.7m tall  
monopole with associated electrical equipment cabinets  
**Applicant:** T-Mobile (UK) Ltd.  
**Reference No:** 03/03367/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.
2. Within three months of the completion of the approved development, the proposed monopole and equipment cabinets are to be painted out to match the existing lamp posts in the vicinity of the site to the satisfaction of the Head of Planning.

**Reasons**

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

## **Informatives**

It should be noted that:

Vehicles will not be permitted to stop adjacent to the apparatus for maintenance or servicing works without obtaining the prior permission and appropriate permit from the Council's Network Services Section.

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## **2 Main report**

### **Site description**

The site is on a triangle of land on the Queensferry Road / Quality Street Junction. The site is dominated by street furniture, having traffic lights and lampposts in the vicinity.

To the north east of the site is an area of trees.

### **Site history**

October 2002: An application was approved for a site to the immediate east of the application site, within the same triangle of land.

September 2003: An application was approved to increase the height of the previously approved mast from 12.5 metres to 15 metres. The diameter of the mast was reduced at this time.

### **Development**

The application is for the erection of a 11.7 metre high monopole and ancillary equipment. The equipment comprises, two cabinets. One measuring 1.6 metres by 0.95 metres and 1.5 metres in height. The second cabinet measures 0.5 metres by 0.6 metres by 1.2 metres high. The cabinets are set back on a small paved projection off the back of the pavement, whilst the pole itself is mounted on the pavement.

### **Consultations**

### **Transportation**

No objections subject to:

The applicant should be informed that vehicles will not be permitted to stop adjacent to the apparatus for maintenance or servicing works without obtaining the prior permission and appropriate permit from the Council's Network Services Section.

## **British Airports Authority**

No objections

## **Representations**

Nine letters of objection have been received on the following grounds:

- detrimental impact on visual amenity
- road safety
- health impacts

## **Policy**

### North West Edinburgh Local Plan

The site is within an area allocated as mainly residential uses, where the existing residential character and amenity will be safeguarded.

### Draft Replacement West Edinburgh Local Plan

Urban area

DQ6 Design of new development  
DQ13 Telecommunications  
H12 Residential amenity  
DQ8 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 E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

Policy H5 states that within areas of predominantly residential character, the establishment or extension of a non-residential use will not be permitted if likely to lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

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 proposal will have a detrimental impact on the character or appearance of the area
- b) the proposal will have a detrimental impact on the amenity of the occupiers of any neighbouring properties
- c) the applicant has adequately demonstrated that all alternative options have been examined
- d) the proposed development will have a detrimental impact on road safety

a) The site is on a busy road junction, on a principal route into the city. The cabinets are set off the pavement but the development will be visible from both directions along Queensferry Road as well as from Craigcrook Road and Quality Street. However the site is dominated by the traffic lights on the junction and there are a number of lamp columns in the vicinity which serve to further break up the site and will help to disguise the proposal. The cabinets are set off the pavement and set adjacent to a low brick wall.

The proposed pole is a simple tapered design. There is an existing mast immediately to the east of the application site.

The proposed mast is of a simple form. Co-siting of the mast in this location will have no detrimental impact on the character or appearance of the area.

b) The proposed mast is more than 25 metres away from the nearest residential property and will have no detrimental impact on the occupiers of any neighbouring 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.

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 was responsible for public health issues arising from the new regulations.

The proposed development will have no detrimental impact on the amenity of the occupiers of any neighbouring property.

c) The applicant has examined five alternative sites in the vicinity. The existing O2 site to the immediate east of the site would need to be heavily adapted to facilitate mast sharing; this would have a detrimental impact on the character of the area. An area of land off Hillhouse Road was examined. This was found to be zoned for housing and as such would be unsuitable for development. Davidson's Mains Primary School and the Parish Church were found to be suitable from a technical standpoint. However, there is a moratorium on development on schools and the Church houses a nursery. A site at Hill Park Brae was also examined. This site has consent for a housing development, which goes on site shortly.

There are no other high structures or existing masts in the vicinity of the application site, which would be more appropriate for development than the chosen site.

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

d) Concern was expressed by Transport Planning with regard to the maintenance of the proposed mast and the parking of vehicles on the junction. This is controlled by Permit through the appropriate Network Services Team. Whilst this is an issue for Network Services, it is recommended that an informative be added to any consent, in this respect.

In conclusion the proposed monopole will have no detrimental impact on the character or appearance of the area and will have no detrimental impact on the amenity of the occupiers of any neighbouring properties. The applicant has adequately demonstrated that the chosen development is the most suitable viable option.

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

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

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

**Ward affected** 06 -Davidsons Mains

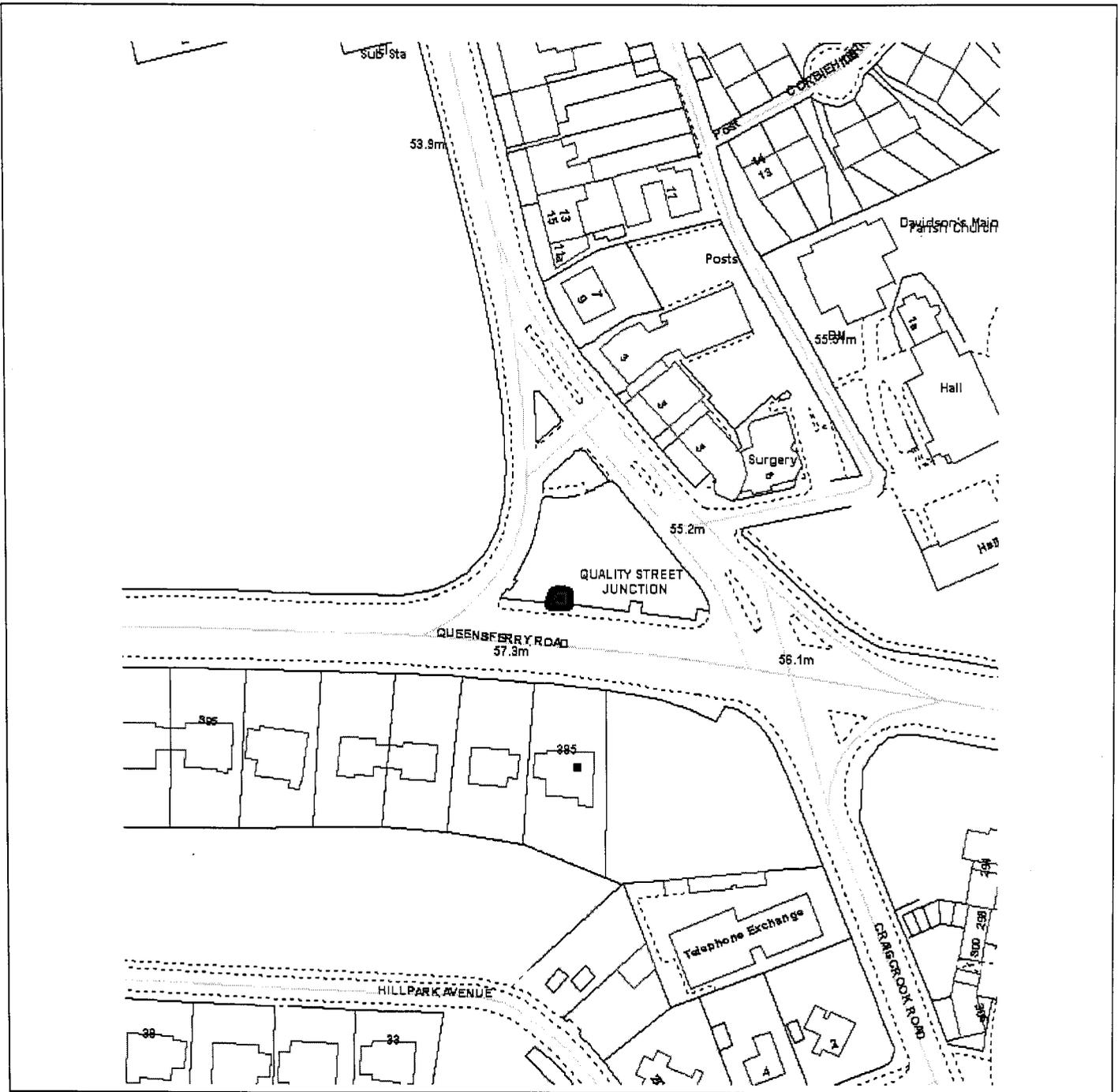
**Local Plan** North West Edinburgh

**Statutory Development  
Plan Provision** Residential

**File**

**Date registered** 8 September 2003

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



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# **PLANNING APPLICATION**

<b>Address</b>	<b>Queensferry Road, Adjacent To Quality Street Junction,</b>		
<b>Proposal</b>	<b>Telecommunications development comprising 11.7m tall monopole with associated electrical equipment cabinets</b>		
<b>Application number:</b>	<b>03/03367/FUL</b>	<b>WARD</b>	<b>06- Davidson's Mains</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			