

**Full Planning Application**  
**at**  
**Corstorphine Road**  
**(adjacent To Holiday Inn)**  
**Edinburgh**  
**EH12 6UA**

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

**Proposal:** Proposed installation of 12 metre high slimline monopole accommodating 3 no shrouded 3G antennas, 1 no electrical equipment cabinet and associated ancilliary development

**Applicant:** Vodafone Ltd.

**Reference No:** 04/03397/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. 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. To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.

## **2 Main report**

### **Site description**

The application site is located at the rear of the footway to the north of Corstorphine Road. To the north and west is a stone wall, beyond which lies the grounds of the Holiday Inn hotel. To the east is the hotel's egress road. On the opposite side of Corstorphine Road is the entrance to St Catherine's Gardens where there are residential properties. Superspeed garage is to the west of St Catherine's Gardens. The surrounding area is a mix of commercial and residential uses.

The application site is not within a conservation area.

### **Site history**

Planning permission was granted to Hutchison 3G UK on 21 March 2002 for the installation of three sector antenna within two metre high poles and dish on the Holiday Inn building with associated equipment cabinet (02/00270/FUL). The approved development has not been implemented.

There is no planning history for the application site.

### **Development**

It is proposed to erect a 12 metre high, grey coloured, galvanised steel slimline monopole accommodating three shrouded 3G antennas. The total height would be 13.5 metres. To the east of the mast would be two connected, grey coloured ancillary cabinets. The equipment cabinet would be 1.35m by 0.95m and be 1.6 metres high, whilst the electrical metre cabinet would measure 0.67m by 0.2m and be 1.1 metre high.

The proposed monopole would be set back 4.5 metres from the highway. To the west and north of the proposed development is a 1.2 metre high retaining wall.

### **Consultations**

#### **Environmental and Consumer Services**

No comments.

### **Representations**

The application was advertised on 17 September 2004.

One letter of objection has been received from the owner of Superspeed, a commercial premises situated on the opposite side of St John's Road to the application site. The primary concern raised is the implications of the proposal on human health.

## **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 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 North West Edinburgh Local Plan locates the application site within a Mainly Residential Area where existing residential character and amenities are to be protected. The Draft West Edinburgh Local Plan locates the site within the Urban Area, whilst this section of the A8 is a Principal Tourist Route.

Relevant Policies:

Policy DQ13 imposes controls over telecommunications developments in areas of environmental or heritage significance or where they would be detrimental to residential character

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 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 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) there will be a detrimental impact on the amenity of the occupiers of any neighbouring property;
- c) there will be any detrimental impact on pedestrian safety; and

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

a) The monopole and associated equipment, are coloured grey and set against the back drop of a stone wall and mature trees. The proposed mast is simple in design and would accommodate three shrouded antennas. It would be 3.5 metres taller than existing lampposts situated at the back of the footway. At the hotel's egress road there are two, four-metre high lampposts and two road signs, whilst to the east is an electrical switch cabin. On the grassed embankment to the rear of the application site is an advertising board.

Given the slimline nature of the mast's design, the application site's back drop, and the amount of existing street furniture adjacent to this section of the A8, the proposed development would not have a 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 on 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 9th August 2001, instructed, that the Scottish Executive be required 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 proposal will not have a detrimental impact on the amenity of the occupiers of any nearby properties.

c) The proposed development would be positioned some 4.5 metres back from the highway and would have no detrimental impact in terms of pedestrian or vehicular safety.

d) Alternative sites, site and mast sharing opportunities and buildings have been pursued by the applicant in terms of hosting the proposed development.

The possibility of accommodating the equipment on the Zoo's buildings and the adjacent Holiday Inn hotel were investigated but were rejected by their respective owners. No other telecom provider is currently based at the hotel.

The street works site outside Silvan House (Forestry Commission Offices) on the south side of Corstorphine Road was considered, but rejected by the applicant due to the visual impact and the inability of sharing this type of installation, in addition to coverage issues.

The applicant has identified a lack of potential sites for the proposed development in the vicinity. Alternative sites are either not available or

are not suitable. The applicant has adequately demonstrated that the application site is the best viable option within the search area.

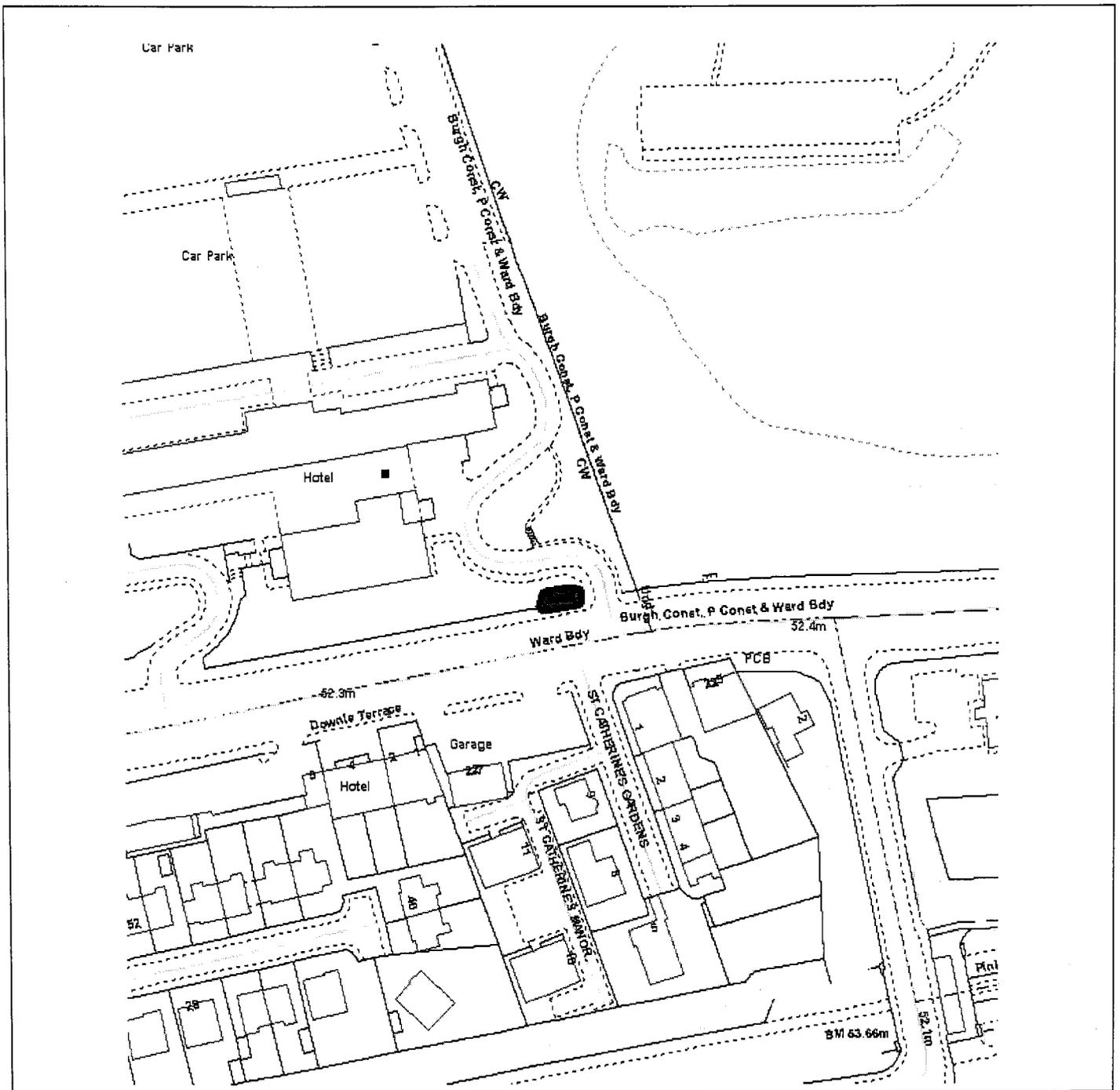
To summarise, the proposed development would have no detrimental impact on the streetscape, residential amenity, or road safety. In addition, there are no other suitable sites within the vicinity for siting the development.

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

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Suzanne Walker on 529 3903
<b>Ward affected</b>	14 -North East Corstorphine
<b>Local Plan</b>	North West Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>File</b>	
<b>Date registered</b>	10 September 2004
<b>Drawing numbers/ Scheme</b>	01 - 05



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# **PLANNING APPLICATION**

<b>Address</b>	<b>Corstorphine Road, (adjacent To Holiday Inn), Edinburgh,</b>		
<b>Proposal</b>	<b>Proposed installation of 12 metre high slimline monopole accommodating 3 no shrouded 3G antennas, 1 no electrical</b>		
<b>Application number:</b>	<b>04/03397/FUL</b>	<b>WARD</b>	<b>14- North East Corstorphine</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			