

Planning Permission 11/02474/FUL
at
Proposed Telecommunications Cabinet 1 Metre
North Of
61 Dublin Street
Edinburgh

Development Management Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 11/02474/FUL, submitted by Openreach. The application is for: **1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm).**

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

2 The Site and the Proposal

Site description

The application site is at the rear of the pavement on the south side of Dublin Street Lane North.

The site is located adjacent to an existing cabinet.

This property is located within the New Town Conservation Area.

Site History

There is no relevant planning history for this site.

Pre-Application Process

Pre-application advice was given regarding the principle of the application.

Description Of The Proposal

It is proposed to install a freestanding dark green coloured telecommunications equipment cabinet. It would measure 0.75 metres wide by 0.407 metres deep by 1.408 metres high. The cabinet is required as part of an upgrade that will be used to provide high speed broadband services to residents and businesses in the area. The cabinet requires to be connected to the existing telecommunications apparatus including the underground junction box.

Supporting Information

The applicant has provided a supporting statement which covers the following issues:

- site details;
- planning legislation;
- pre-application consultation;
- site selection;
- equipment proposed;
- design and access; and
- additional information.

This document is available to view on the Planning and Building Standards Portal.

3. Officer's Assessment and Recommendation

Determining Issues

Do the proposals harm the character or appearance of the conservation area?
If they do, there is a strong presumption against granting of permission.

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

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

(a) the proposals will adversely affect the character and appearance of the conservation area; and

(b) the proposal has implications for road safety.

(a) The New Town Conservation Area Character Appraisal in describing the streetscape states *“Edinburgh has a tradition of robust and well designed street furniture: for instance the cast iron police boxes and road lamps designed by the City Architect, E J MacRae, in the 1930s to complement Edinburgh’s classical architecture. Where these items occur, they make an important contribution to the quality of the area.*

They can also provide a pattern for new furniture.

Unfortunately, there is a plethora of street signs, guard rails, parking meters and road markings that visually detract from the elegant layout of the conservation area.

Further clutter such as cable TV equipment boxes, TV aerials and alarm boxes add to the detracting of the classical layout.”

Whilst telecommunications cabinets have been highlighted as street furniture that are seen to detract from the character and appearance of the streetscape, they are nevertheless a vital component in telecommunications operations and careful consideration to how they fit in with the surrounding streetscape is required.

The immediate area is relatively free of items of street furniture and the proposed cabinet is at the rear of a footpath. A green coloured cabinet is not obtrusive and in this context will be in keeping with its surroundings. The proposals will not adversely affect the character and appearance of the conservation area or World Heritage Site.

Whilst the proposal falls within an area designated as a Historic Garden/Designed Landscape, there are no gardens within the immediate area that will be affected by the proposals.

(b) Transport Planning has no objections to the proposal.

There are no implications for road safety.

In conclusion the proposal complies with the development plan and the relevant non-statutory guidance, preserves the character and appearance of the conservation area and would not prejudice road safety. There are no material considerations which outweigh this conclusion.

As the proposal does not involve the erection of a telecommunications mast or antenna, an ICNIRP declaration is not required.

As the council is the land owner, it has an interest in this application and a Committee decision is required.

It is recommended that the Committee approves this application.

REASON FOR DECISION

The proposals comply with the development plan and relevant non-statutory guidelines and there is no significant impact on the character or appearance of the conservation area or road safety.

John Bury
Head of Planning

Contact/tel	Ruth Bradford on 0131 529 3464
Ward affected	A11 - City Centre
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	New Town Conservation Area
Date registered	28 July 2011
Drawing numbers/ Scheme	1, 2, 3, 4 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, Helen Martin on 0131 529 3517.
Email: helen.martin@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation and you wish to request one at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting. Contact details can be found in the Committee agenda papers.

Appendix A



Application Type Planning Permission
Application Address: Proposed Telecommunications Cabinet 1 Metre North Of
61 Dublin Street
Edinburgh

Proposal: 1 x DSLAM telecommunications broadband cabinet (1408mm x
750mm x 407mm).

Reference No: 11/02474/FUL

Consultations, Representations and Planning Policy

Consultations

Transport Planning (Development Control)

No objections to the application.

Representations

The application was advertised on 12 August 2011. 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

The application site is located within New Town Conservation Area covered by the Edinburgh City Local Plan.

Relevant Policies:

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

Relevant policies of the Edinburgh City Local Plan.

Policy Inf 5 (Telecommunications) sets criteria for assessing telecommunication developments.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

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

Appendix B

Application Type Planning Permission
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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. 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. To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.

INFORMATIVES

It should be noted that:

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

End

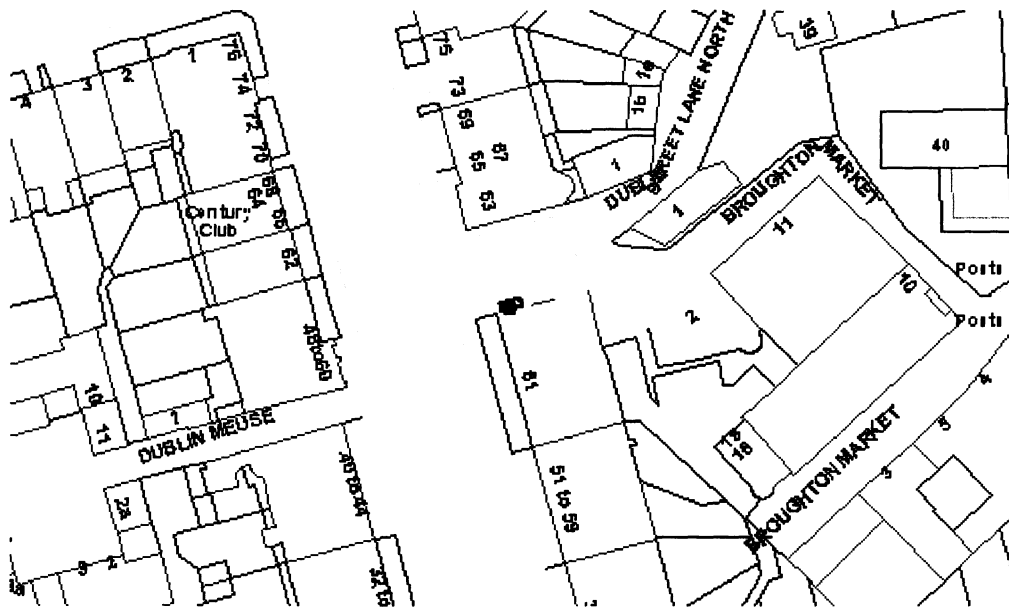
Appendix C



Application Type Planning Permission

Proposal: 1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm).

Reference No: 11/02474/FUL



Location Plan

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