

**Planning Permission 11/02414/FUL
at
Proposed Monopole And Cabinets
The Jewel
Edinburgh**

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

1 Purpose of report

To consider application 11/02414/FUL, submitted by Vodafone/Telefonica. The application is for: **Erection of 15m tall replica telegraph pole to accommodate Vodafone/Telefonica antenna within GRP shroud plus ground level cabinet.**

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

2 The Site and the Proposal

Site description

The proposal site is an area of pavement on The Jewel approximately 20m north east of the entrance to the Asda supermarket, which is opposite the proposal site, and approximately 140m west of the Junction of The Jewel and the A1. To the north of the site is an area of designated open space and a local nature reserve and to the south is a designated commercial centre.

Site History

None.

Pre-Application Process

None.

Description Of The Proposal

The proposal is for the erection of a 15m tall monopole telecommunications mast to accommodate three Vodafone / O2 antennas within a GRP shroud and for two ground level cabinets.

The applicant has provided a supporting statement which is available to view on the Planning and Building Standards Portal.

3. Officer's Assessment and Recommendation

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 plan, are there any compelling reasons for approving them?

ASSESSMENT

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

- a) the proposal will have a detrimental impact on residential amenity; and
- b) the proposal will affect pedestrian or road safety.

a) The proposal site is located next to a busy road facing the access road to the retail development at The Jewel. Residential properties are located approximately 150m to the west of the site. The visual impact of the proposed monopole on these residential properties will be mitigated by the distance, the fact that front and rear windows will not look directly upon the proposal and the line of sight being partially obscured by trees. Therefore the impact on residential and visual amenity will be acceptable.

b) Transport Planning was consulted and raised no concerns regarding the proposal and its impact on public or road safety. There will be no detrimental impact on pedestrian or road safety.

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.

In conclusion, the proposal complies with the Edinburgh City Local Plan and the Councils Non-Statutory Guidelines. The proposal will not have a detrimental impact on residential amenity, pedestrian safety or road safety. There are no material considerations which outweigh this conclusion.

This application requires to be determined by Committee as the Council has an interest in the land.

It is recommended that the Committee approves this application subject to a condition requiring the equipments removal should it become redundant.

REASON FOR DECISION

The proposal is in accordance with the Edinburgh City Local Plan and the Councils Non-Statutory Guidelines. The proposal will not have a detrimental impact on residential amenity or road and pedestrian safety. 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.

John Bury
Head of Planning

Contact/tel	Colin Bryans on 0131 529 4279
Ward affected	A17 - Portobello/Craigmillar
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	25 July 2011
Drawing numbers/ Scheme	01-05 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, Paul Devaney on 0131 529 3519.
Email: paul.devaney@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.

Application Type Planning Permission
Application Address: Proposed Monopole And Cabinets
The Jewel
Edinburgh

Proposal: Erection of 15m tall replica telegraph pole to accommodate Vodafone/Telefonica antenna within GRP shroud plus ground level cabinet.

Reference No: 11/02414/FUL

Consultations, Representations and Planning Policy

Consultations

Transport Planning was consulted and raised no concerns regarding the proposal and its impact on public or road safety.

Representations

None.

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 proposal site is located in an urban area as designated by the Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

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

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.

2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.

3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

End

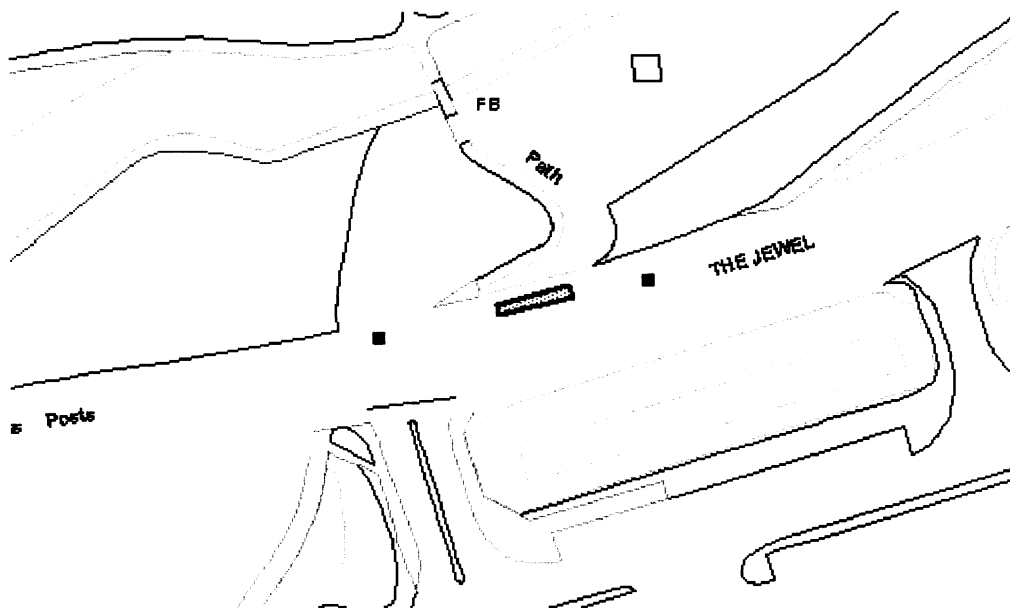
Appendix C



Application Type Planning Permission

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Location Plan

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