

**Full Planning Application
at
12 East London Street
Edinburgh
EH7 4BH**

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

Proposal: Proposed installation of 2no antennas and 1no transmission dishes behind a glass reinforced plastic screen with a further antenna located to the rear of the rooftop and associated ancillary development

Applicant: Crown Castle International.

Reference No: 03/01554/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 Head of Planning and Strategy within 6 months.
3. Sample/s of the proposed GRP cladding shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. To minimise visual intrusion and ensure the reinstatement of the site to a satisfactory standard.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

2 Main report

Site description

The property is a three storey telephone exchange on the north side of East London Street. To the east is Gayfield House, category A listed, to the west are four storey residential tenements, opposite is London Street Primary School, and to the rear is the LRT bus depot.

The site is just outwith the New Town Conservation Area.

Site history

02/01779/FUL - Proposed installation of 10 antenna to be located within a GRP parapet and ancillary development - application withdrawn - 26.09.2002

01/01667/FUL - Removal of 1 window to install louvre. Formation of 1 new opening in external wall to install new louvre. - deemed to be permitted development- 08.06.2001

Development

The proposal is for the erection of 2 antennae and one transmission dish behind a GRP screen camouflaged to blend in with the existing building. A further antenna is to be mounted towards the rear of the roof. There will also be ancillary equipment mounted in, and to the rear of the enclosure.

The enclosure is mounted towards the front right hand corner of the rooftop, and is set back one metre from the edge, behind a 1.2 metre high parapet. The GRP plant room walls will be 2.8 metres in height.

The applicant has submitted an ICNIRP certificate. A supporting statement has also been submitted which is available in the party group rooms. This explains reasons for choice of design, and gives alternative sites that were considered but discounted.

Consultations

No consultations undertaken.

Representations

One letter of representation has been received from St Mary's RC Primary School Board who raised the following concerns;

1. inadequate supporting information
2. proximity to a grade A listed building
3. in a predominantly residential area
4. close proximity to a primary school

Policy

NPPG 19 (National Planning Policy Guideline on Radio Telecommunications)

This 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 identified by the CENTRAL EDINBURGH LOCAL PLAN as being within an area allocated for Housing and Compatible Uses.

Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

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 preserve the setting of the adjacent listed building ? there being a strong presumption against granting permission if they do not;
- 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 the determining issues, the Committee needs to take account of the following specific considerations:

- a. Is this an acceptable location for telecommunications development?
- b. Will there be any adverse effect upon the setting of the neighbouring A listed building?
- c. Will the proposals have any adverse impact on neighbouring residential amenity?

a. The building, a relatively modern, unlisted building just outwith the conservation area, is relatively high, and is in commercial use. Being a telephone exchange the use for telecommunications equipment is in keeping with the existing use. There are no other telecom operators on the roof. However, the applicants have looked into encouraging other users to the site and have interest from T-mobile in sharing this site. It is therefore considered that the proposed site is acceptable in principle and complies with the advice given in national and non statutory guidelines.

b. The adjacent building is Gayfield House, which is a large Georgian villa in its own grounds. The original setting of this building has long been lost with the erection of the telephone exchange to its west, the bus depot to the rear and the erection of a four storey office block, (approved at committee on 18/10/2000). The side of the exchange building is separated from the boundary of Gayfield House by 12.5 metres within which is an access to the site and an electricity sub-station. As the proposal is for a GRP clad plant room, which will exactly match the masonry detail of the building, it is considered that the proposal will have no effect on the setting of the listed building.

c. It is considered that there will be no adverse impact on residential amenity. 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 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.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Kingsley Drinkwater on 0131 529 3648 (FAX 529 3717)

Ward affected 19 -Broughton

Local Plan Central Edinburgh Local Plan

**Statutory Development
Plan Provision** Housing and Compatible Uses

File AF

Date registered 24 April 2003

**Drawing numbers/
Scheme** 01-03
Scheme 1

NOTES

- 1) DO NOT SCALE DIMENSION FOR PLANNING PURPOSES
- 2) ALL DIMENSIONS IN MILLIM UNLESS STATED OTHERWISE
- 3) ALL LEVELS ARE IN METRE RELATED TO A LOCAL DATUM

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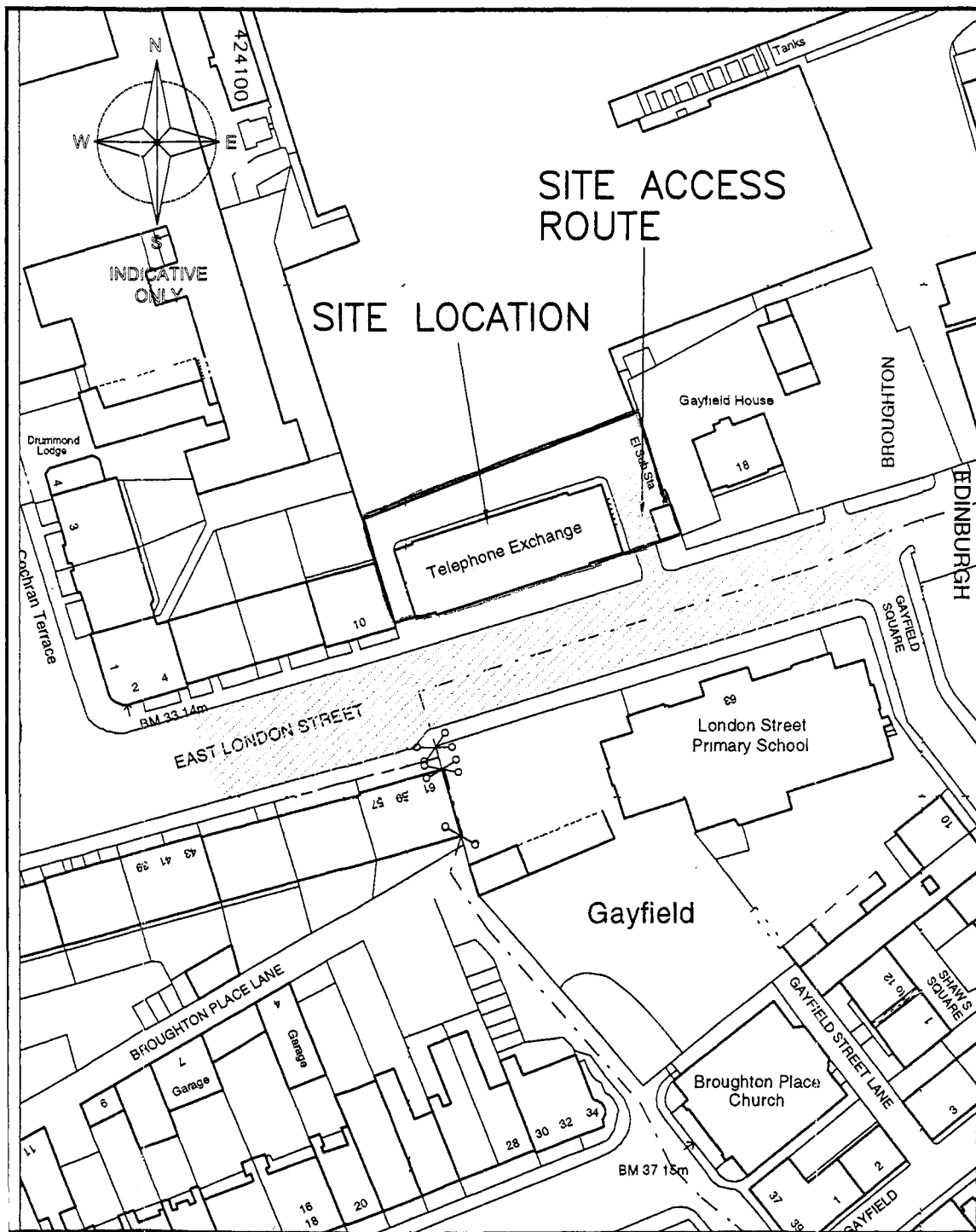
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BT skyline number
EH0044

SITE AREA & LOCATION MAPS

Scale.	AS SHOWN	
CCI site no.	166482	
site name	WAVERLEY ATE	
EAST LONDON STREET BROUGHTON SOUTH EDINBURGH EH7 4BQ		
Eastings and Northings 325920 674750		
NGR:	NT 2592 7475	
Date:	16.06.01 Drn: DMC	
TP/dir	client_type	No. issue
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ING & STRATEGY

SITE LOCATION MAP

01/03/1554/FM
01 MAY 2003 A3

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AGENDA ITEM	DECISION