

**Full Planning Application
at
Liberton Gardens
Edinburgh
EH16 6ND**

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

Proposal: Installation of a 12.5m high telecommunications column and two associated equipment cabinets on grass verge
Applicant: O2 (UK) Ltd.
Reference No: 04/02494/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. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
3. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
 2. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
 3. In order to ensure that the approved landscaping works are properly established on site.
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2 Main report

Site description

The application site is adjacent to the existing 2 metre wide pavement on the east side of Liberton Gardens, opposite the Alnwickhill Reservoir. The area is open to the east, over an area of public open space. This area is at slightly lower level than the footpath and the road.

Site history

A previous application for a site on the pavement, close to this location was withdrawn earlier this year, as the pavement was too narrow to accommodate the development.

An application for a 20-metre high lattice tower within the grounds of Alnwickhill Reservoir was refused in 2003. Reasons for refusal were:

1. The proposal is contrary to South East Edinburgh Local Plan Policy E4 in respect of new development quality, as the proposed development has no regard for its setting or that of neighbouring developments.
2. The proposal is contrary to NPPG19 (National Planning Policy Guideline on Radio Telecommunications) as the applicant has failed to demonstrate that they have given proper regard to siting and design issues and have not minimised the environmental effects of the development.
3. The proposal is contrary to Draft Replacement South East Edinburgh Local Plan Policy DQ20 in respect of telecommunications development as the applicant has failed to demonstrate that all alternative design options have been explored. The proposed development will have a detrimental impact on the character and appearance of the area.

Development

The application is for the erection of a 12.5 metre high telecommunications mast on the east side of Liberton Gardens. The mast is a street furniture monopole type structure. Two ground based cabinets are also proposed. One cabinet will measure 1.45 metres by 0.35 metres and 1.5 metres in height. The second cabinet will measure 1.36 metres by 0.352 metres and is 1.38 metres in height.

Consultations

Transport

No objections

Representations

The application was advertised on 30 July 2004.

One letter of objection has been received on the following grounds:

- visual impact on locality
- impact on health of local residents and patients at the nearby surgery.

Policy

South East Edinburgh Local Plan

The site is within a mainly residential area, where the existing residential character and amenities will be safeguarded.

Draft South East Edinburgh Local Plan

Urban Area

The following draft policies apply in this case.

DQ 6 Design of New development
DQ20 Telecommunications Equipment

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.

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 proposed development will have a detrimental impact on the character or appearance of the area
 - b) The proposed development will have a detrimental impact on pedestrian or road safety
 - c) The proposed development will have a detrimental impact on the amenity of the occupiers of any neighbouring development
 - d) The applicant has adequately demonstrated that all viable alternative options have been investigated.
- a) The proposed mast is 12.5 metres in height, only slightly higher than the existing street lights in the vicinity of the application site. The proposed cabinets could have a significant impact on the open aspect of the site but this could be resolved through simple landscaping. An appropriate condition is recommended in this respect.
- b) The proposed development is to be sited on the grass verge and will have no impact on pedestrian movement.
- c) 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, and the particular circumstances of this case would not merit a departure from these requirements or outweigh national policy.

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

d) The applicant has identified 4 alternative sites within the search area as well as the 2 previous sites, which were the subject of previous planning applications. The Territorial Army Centre was found not to fulfil the coverage requirements for the search area. There are a number of existing installations on the roof of Liberton Hospital. However, the Hospital Board will not accept any further development. The roof of Garvald and Fala Courts, nearby residential blocks were discounted, as the Council, as owners, would not allow development on the buildings.

A further site was explored within the grounds of Alnwickhill Reservoir in the vicinity of the previous refusal. The site is only suitable for a more substantial mast, which would be unacceptable in design terms.

The applicant has adequately demonstrated that all other viable options for development have been explored.

In conclusion, the proposed development will have no detrimental impact on the character or appearance of the area. The proposed development is not directly overlooked by any residential property and will have no impact on the amenity of any neighbouring occupier. The development will have no detrimental impact on road or pedestrian safety and is considered the best viable option for development within the defined search area.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 54 -Kaimes

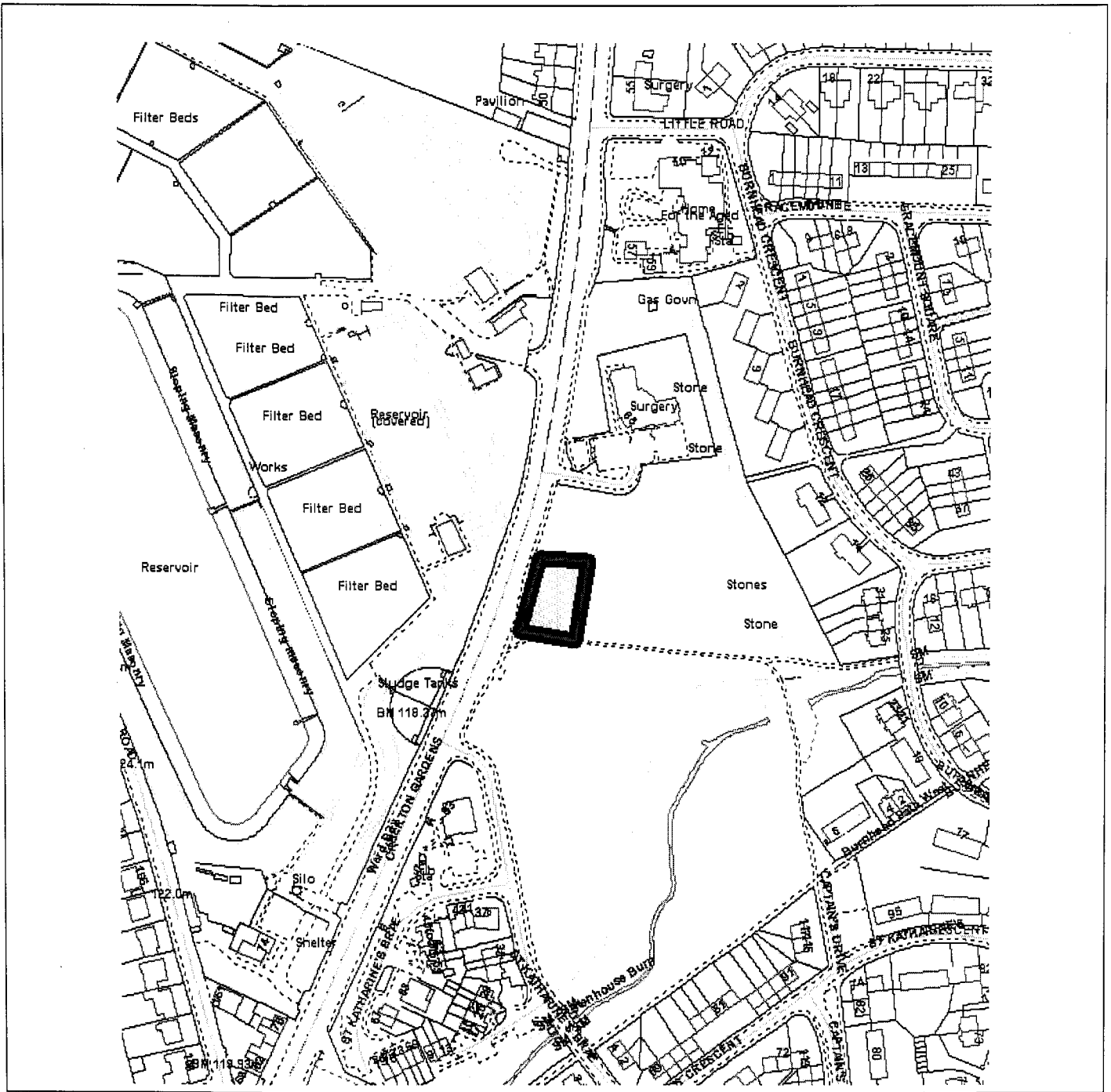
Local Plan South East Edinburgh

**Statutory Development
Plan Provision** Mainly Residential Area

File

Date registered 5 July 2004

**Drawing numbers/
Scheme**



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			