

KEY INFORMATION**Ward** East End**Proposal**

Removal of existing monopoles, antenna and cabinets and replacement with dual user monopole and cabinet and ancillary development

Address

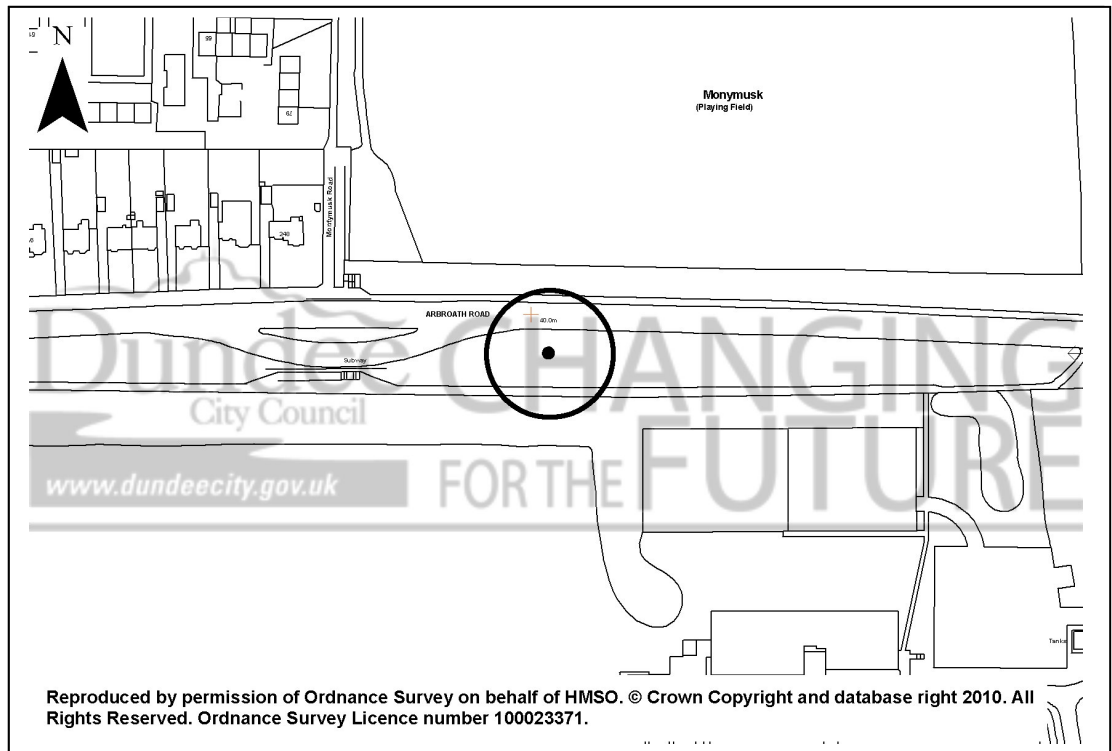
Lay-by south of Arbroath Road, Dundee

Applicant

Vodafone Ltd/02 (UK) Ltd
Tyco Electronics Ltd
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Baillieston
Glasgow G69 6GA

Agent

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Registered 11 June 2010**Case Officer** Paul Macari

Proposed Replacement Telecom Mast at Arbroath Road

The removal of an existing monopole and 3 Vodafone antenna (extending to 13.4m AGL) and the replacement with a dual user monopole supporting 3 Vodafone and 3 O2 antenna (extending to 14.8m AGL), removal of existing Vodafone cabinet and replacement with one dual user Vodafone/O2 street cabinet and ancillary equipment is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of City Development.

RECOMMENDATION

The proposals comply with the requirements of the Development Plan. There are no material considerations that would justify laying aside the requirements of the Development Plan to withhold planning permission. It is therefore recommended that planning permission is granted subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the erection of a 14.8m high replacement telecommunications mast supporting 3 Vodafone and 3 O2 antennae within a GRP shroud and the installation of a replacement dual user Vodafone and O2 equipment cabinet at lay-by South of Arbroath Road, Dundee.
- Policy 78 (Location of Telecommunications Equipment) of the Dundee Local Plan Review 2005 and the Council's Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus November 2006, are relevant to the outcome of this planning application.
- The Council has followed the statutory neighbour notification procedure stipulated by the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2009. No letters of objection have been received.
- The proposals comply with the requirements of the Development Plan.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the erection of a 14.8m high replacement telecommunications mast supporting 3 Vodafone and 3 O2 antennae within a GRP shroud and the installation of a replacement dual user Vodafone and O2 equipment cabinet east of the lay-by on the south side of Arbroath Road, Dundee.

The existing mast with a height of 13.4m above ground level is to be removed and replaced by a 14.8m high mast supporting 6 antennae. The proposals are for a dual operator telecommunications installation whereby Vodafone and O2 are systematically removing and upgrading their existing installations across the City.

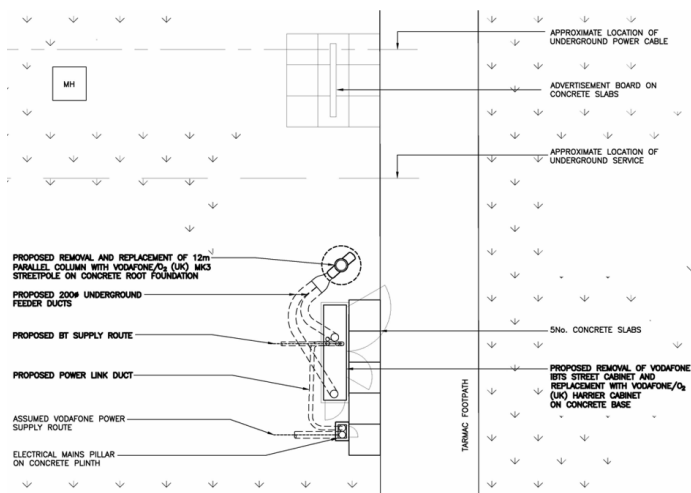
In accordance with the Council's mandatory scheme of delegation this application requires to be reported to the Development Management Committee as the Council is land owner of the application site.

SITE DESCRIPTION

The application site is located on the south side of Arbroath Road within a grass verged area. Arbroath Road is one of the main arterial routes into and out of the City and is an Ambassador Route. There is a public footpath immediately adjacent to the site and trees to the south. It is approximately 60m to the east of an existing lay-by and is located to the south of a 10m high street lighting column and bus stop. There is an underpass to the west of the site. Craigiebarns Primary School and Craigie High School are located approximately 250m and 300m south west of the site respectively. There are playing fields on the opposite side of Arbroath Road and tennis courts on the south side.

At present there is an existing monopole supporting 3 Vodafone antennas extending to 13.4m AGL and associated equipment cabinet located on the application site. Located between the application site and Arbroath Road there is a 3m high

internally illuminated Clear Channel advertising board and a bus stop.



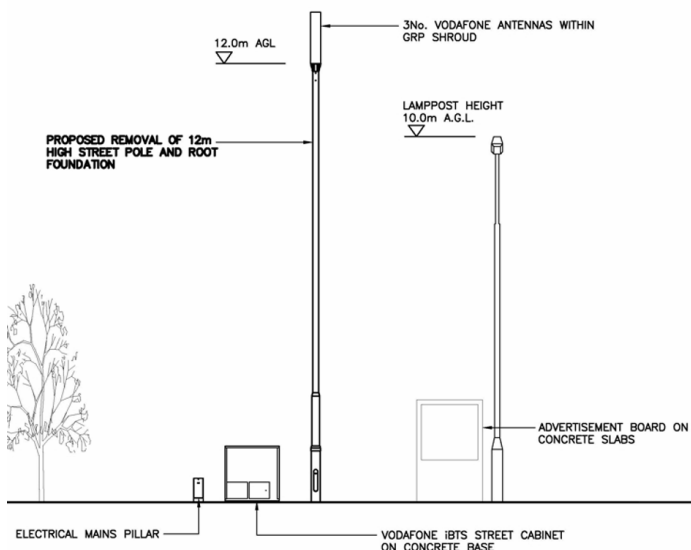
POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 2005

The following policies are of relevance:



Policy 78: (Location of Telecommunications Equipment) encourages, amongst other things, Operators to share existing masts in order to minimise the environmental impact on the city. This Policy also states that the Council's supplementary policies ("Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus") will be a material consideration in the determination of

planning applications for telecommunications developments.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

The Scottish Planning Policy 2010 - PAN 62: Radio Telecommunications

Non Statutory Statements of Council Policy

The following policy statements are of relevance:

Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus November 2006.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

The following applications are of relevance.

Planning application ref: 06/00248/FUL sought planning permission for the erection of a 13.4m high monopole supporting 3 antennae at Lay-by south of Arbroath Road, Dundee. This application was granted planning permission subject to conditions by the Council's Development Management Committee.

PUBLIC PARTICIPATION

The Council has followed the statutory neighbour notification procedure outlined in the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008.

No letters of objection have been received.

CONSULTATIONS

No adverse comments have been received from Consultees.

OBSERVATIONS

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance the development plan unless other material considerations indicate otherwise.

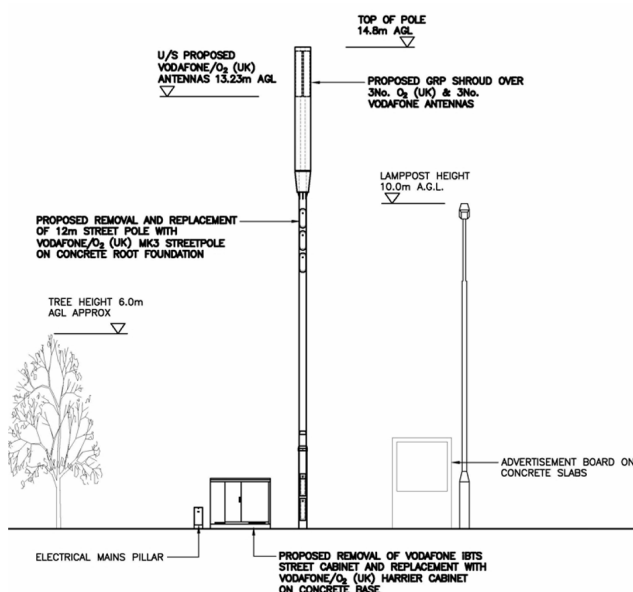
The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

Policy 78: (Location of Telecommunications Equipment) encourages, amongst other things, Operators to share existing masts in order to minimise the environmental impact on the city. This Policy also states that the Council's supplementary policies ("Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus") will be a material consideration in the determination of planning applications for telecommunications developments. These policies are referred to below in the consideration of Other Material Considerations.

There is a history of applications for telecommunications masts in the wider area which demonstrate the difficulties faced by the telecommunications operators in identifying suitable sites for masts across the city due to the residential character of the area, the large buildings, the sloping nature of a number of sites, landscape features and the location of existing services below and above the footways. The existing monopole facility on this site was granted permission by the Council in 2006. The proposal to replace the existing mast in order to mast share at this location, with only a minimal change to the

appearance of the structure is considered to be consistent with the relevant aims of Policy 78. However, to ensure that the finish of the



proposed telecommunications installation is consistent with the appearance of the existing street furniture a condition relating to the appearance of the proposed installation will be incorporated into the grant of planning permission.



The applicant's agent has submitted the necessary ICNIRP Certificate with regard to the operation of the mast and a statement of justification in support of the application. Coverage maps have been submitted demonstrating that the application site will enhance the coverage and service provided by Vodafone and O2. The use of alternative sites would have meant additional telecommunications installations within the locality whereas mast sharing and the re-use of an existing site promotes a reduction in telecommunications installations across the city.

It is considered that the applicant's agent has satisfied the relevant requirements of Policy 78.

The proposals comply with the requirements of the Development

Plan.

Other Material Considerations

Supplementary Planning Guidance

The proposal complies with Policy 2 of the Council's supplementary guidance "Non Statutory Planning Policies in Relation to Telecommunications Masts and Other Apparatus". This is because the proposed mast has been sensitively located and designed so as not to impact upon the existing streetscape and neighbouring residential properties. The nearest residential property to the application site is some 90m away.

Policy 13 on Ambassador Routes states that subject to the policies of the Dundee Local Plan and these guidelines, ground based masts and structures adjacent to the City's ambassador routes and "gateways" may be acceptable provided these do not adversely impact on proposals for environmental works, are slim line and innovative in their design. The proposed mast will have a diameter of 0.2m and at its widest the GRP shroud will have a diameter of 0.4m. Although the

surrounding lamp posts have a height of only 10m, they have a maximum diameter of 0.3m. In this respect the proposed telecommunications mast although 14.8m in height is proportionate to the surrounding street furniture. Although Policy 13 stipulates that telecommunications masts located on Ambassador Routes should not be shareable, the slim line design of the proposed mast is unlike the previous lattice type masts used for sharing that would have had an adverse impact upon the appearance of the Arbroath Road ambassador route. Therefore, by virtue of scale and design the proposed slim line telecommunications mast will not impact upon the appearance of the surrounding Arbroath Road streetscape. The process of site selection has demonstrated that significant efforts have been made to locate the proposed telecommunications mast within a less conspicuous area of the Arbroath Road Ambassador Route. Indeed the location of the proposed mast against a backdrop of mature trees will lessen the visual impact of the installation on the existing streetscape.

National Policy and Guidance

The proposals also comply with the advice contained within the Scottish Planning Policy 2010 and PAN 62 "Radio Telecommunications". This is because the proposals although of a sensitive design and location are part of a dual operator project between Vodafone and O2. Across Dundee existing Vodafone and O2 sites are being upgraded or removed to allow for more sustainable telecommunications operations and wider network coverage for both operators. This project will minimise the number of independent telecommunications installations. The design of the proposed installation at Arbroath Road will blend with the existing street furniture so as not to appear out of place with the existing streetscape.

There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission. Accordingly it is recommended that planning permission is granted.

Design

The proposed telecommunication mast is of a modern design that is in keeping with the appearance of the existing street furniture surrounding the application site. Although the proposed mast will accommodate 6 antennae, the slim line design of the installation will maintain the appearance of the Arbroath Road Ambassador Route.

CONCLUSION

The proposals comply with the requirements of the Development Plan. There are no material considerations that would justify laying aside the requirements of the Development Plan to withhold planning permission.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:

- 1 Prior to the commencement of work on site, details of the proposed colour for the mast and ancillary equipment shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

Reason

- 1 In the interests of safeguarding the appearance of the Arbroath Road streetscape.