

KEY INFORMATION**Ward** The Ferry**Proposal**

Removal of existing monopole, antenna and replacement with a dual user monopole supporting 3no Vodafone/O2 antenna and one Vodafone street cabinet with ancillary development

Address

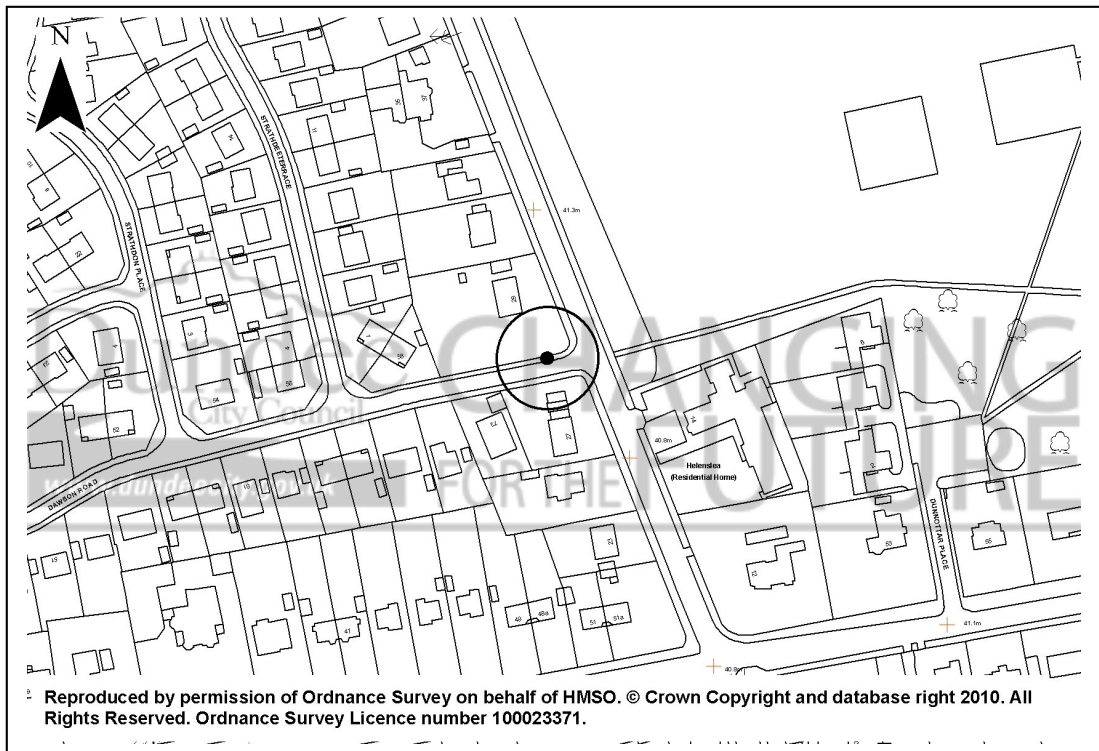
Land to the north of Dawson Road, Broughty Ferry

Applicant

Vodafone Ltd/O2 UK Ltd
c/o Tyco Electronics Ltd
300 Springhill Parkway
Glasgow Business Park
Baillieston
Glasgow G69 6GA

Agent

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(L Kennedy)
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Registered 6 Aug 2010**Case Officer** Paul Macari

Proposed Replacement Telecom Mast at Dawson Road

The removal of existing monopole and three O2 antenna (extending to 12.5m AGL) and the replacement with a dual user monopole supporting three Vodafone/O2 antenna (extending to 12.5 AGL) and one Vodafone street cabinet with ancillary development 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 other material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the installation of a replacement dual user monopole supporting 3no Vodafone/O2 antenna (extending to 12.5m AGL) and 1no Vodafone street cabinet on land to the north of Dawson Road, Broughty Ferry, 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 Nov 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 installation of a replacement dual user monopole supporting three Vodafone/O2 antenna (extending to 12.5m AGL) and one Vodafone street cabinet on land to the north of Dawson Road, Broughty Ferry, Dundee.

The existing mast with a height of 12.5m above ground level supporting three O2 antennae is to be removed and replaced by a 12.5m high mast supporting three O2/Vodafone antennae. The proposals will also include the installation of an Vodafone equipment cabinet to the west of the existing O2 equipment cabinet.

The proposals involve 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 northern side of Dawson Road 10m from the junction between Dawson Road and Fairfield Road.

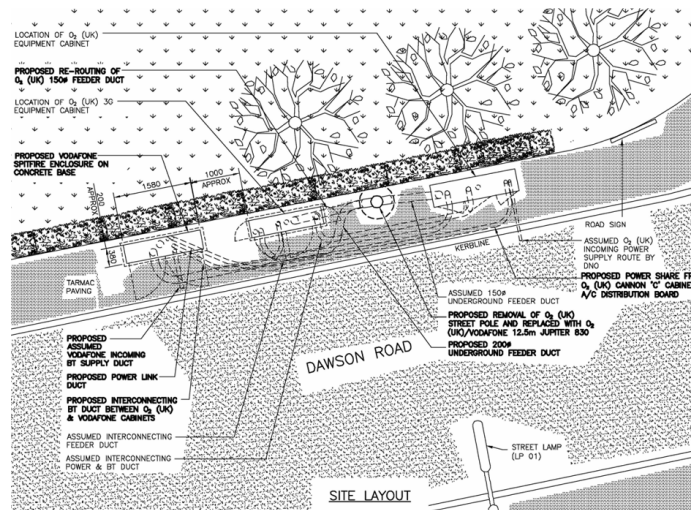
The existing installation is located on a stretch of public footpath that is 2m wide and is bound by Dawson Road carriageway to the south and a 1m high brick built boundary wall serving 29 Fairfield Road to the west. The existing wall forming the southern (Dawson Road) boundary to 29 Fairfield Road is reinforced by mature shrubs and trees some 9m in height.

On the southern side of Dawson Road, the northern boundary of 27 Fairfield Road comprises a 1m high stone built wall reinforced by 3m high privet hedge.

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

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.

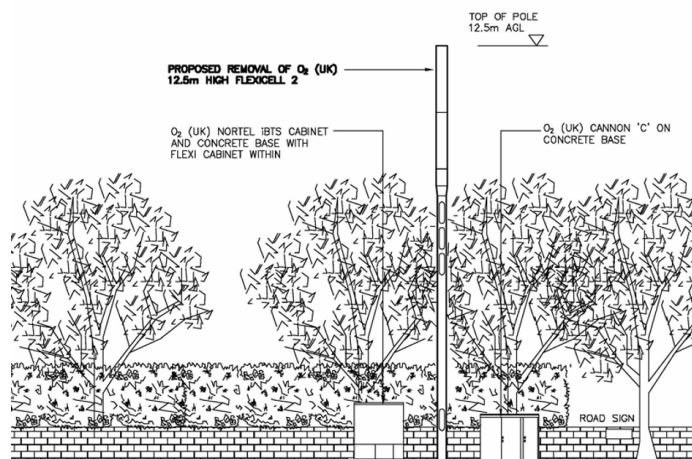
SITE HISTORY

The existing telecommunications mast and associated equipment cabinets and infrastructure were installed in March 2001. The existing telecommunications installation at this location fell within the meaning of permitted development as stipulated by Class 68 of the Town and Country Planning (General Permitted Development (Scotland) Order 1992 and did not require to be the subject of a formal application for planning permission.

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.



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.

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 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 Dawson Road streetscape a condition relating to the appearance of

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 where as 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

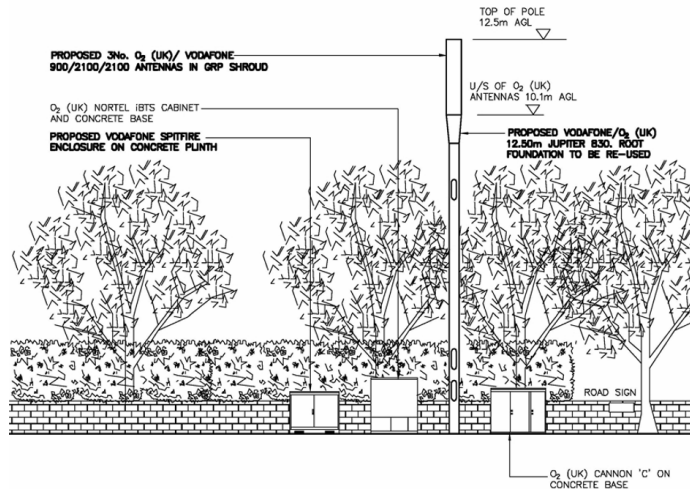
Supplementary Planning Guidance

The proposal complies with Policy 1 and 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 Dawson Road and Fairfield Road streetscapes and neighbouring residential properties. In addition that Applicant has demonstrated that there is an operational justification for the proposals where a detailed site selection process ruled out several sites.

National Policy and Guidance

The proposals 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



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

for both operators. This project will minimise the number of independent telecommunications installations. The design of the proposed installation at Dawson Road will replicate the appearance of the existing installation, blending with the existing street furniture so as not to appear out of place within the existing streetscape.

Supporting Information

The Applicant has submitted a site specific supporting statement. The statement details information relating to the pre-application advice given by the Appointed Officer regarding this application. The original pre-application submission contained proposals to install a 15m high replacement telecommunications mast in place of the existing 12.5m high mast. The pre-application advice given by the Appointed Officer was to reduce the height of the proposed 15m high mast to minimise the impact of the proposals on neighbouring residential properties and the surrounding Dawson Road and Fairfield Road streetscapes.

The supporting information demonstrates that the pre-application advice given by the Appointed Officer has been incorporated into the design of the proposed telecommunications mast which will mirror the design of the existing telecommunications installation on Dawson Road.

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 subject to conditions.

Other Material Considerations

The other material considerations to be taken into account are as follows.

Design

The design of the proposed replacement telecommunications mast will mirror the design of the existing mast and will therefore have a neutral impact upon the appearance of the Dawson Road and Fairfield Road streetscapes.

CONCLUSION

The proposals comply with the requirements of the Development Plan.

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

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 Dawson Road and Fairfield Road streetscapes.