

**KEY INFORMATION**

**Ward** Riverside

**Proposal**

Erection of telecommunications equipment including 17.5m timber monopole, 3 X 1.7m antennae, 4m X 8m compound with 2.4m high fence and 1.97m X 0.97m x 1.3m cabinet

**Address**

Land to East  
Wright Avenue  
Dundee DD2 1UR

**Applicant**

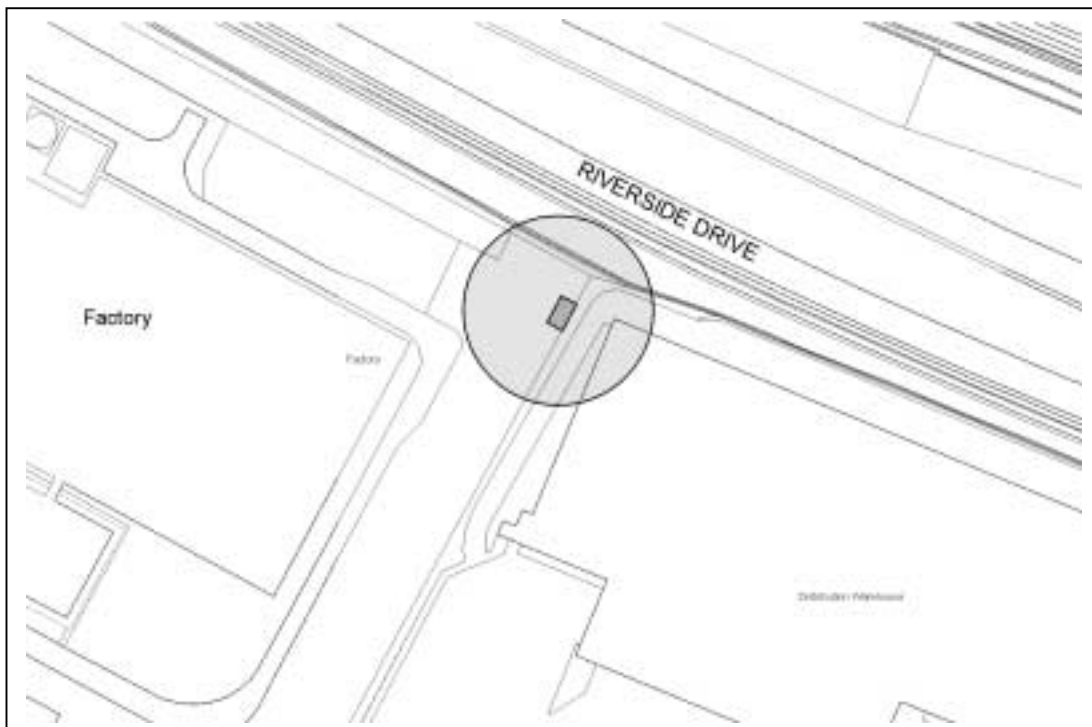
Hutchison 3G UK Ltd  
123 St Vincent Street  
Glasgow G2 5EA

**Agent**

GVA Grimley  
Sutherland House  
149 St Vincent Street  
Glasgow G2 5NN

**Registered** 14 Mar 2002

**Case Officer** Eve Jones



## Proposed Telecommunications Mast at Wright Avenue

The erection of telecommunications equipment is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation.

**RECOMMENDATION**

The proposed telecommunications mast is located to the south of Riverside Drive, between the existing warehouse/industrial units and behind the existing landscaped embankment. The proposal complies with National Guidance, Local Plan policy and the Council's recently approved Non-Statutory Policies. Accordingly, it is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- The application is for the erection telecommunications equipment comprising a 17.5 metre high timber monopole with 3 x 1.7 metre antennae, a 4 metre x 8 metre compound with a 1.8 metre fence and a 1.97m x 0.97m x 1.3m cabinet. The equipment is to provide 3G mobile phone services for Hutchison 3G in accordance with the requirements of their license.
- The site lies between existing industrial and warehouse buildings on the south side of Riverside Drive, east of Wright Avenue. The site is partly screened by a well landscaped embankment.
- One objection has been received from the West End Community Council on the grounds of the visual appearance of the mast and its impact on the Ambassador Route.
- The design of a slim timber monopole was chosen to minimise its visual impact.
- It is considered that the proposal complies with National Guidance, the relevant policy in the Local Plan and the Council's recently approved Non-Statutory Policies.

## DESCRIPTION OF PROPOSAL

Erection of 17.5 metre high timber monopole with 3 x 1.7metre antennae, a 4 metre x 8 metre compound surrounded by a 2.4 metre fence containing a 1.97 metre x 0.97 metre x 1.3 metre equipment cabinet. The mast will accommodate equipment for Hutchison 3G who have a license to provide third generation mobile phone services.

## SITE DESCRIPTION

The site lies on the south side of Riverside Avenue between the industrial/warehouse buildings which lie to the north west of Dundee Airport. The site is to the south of the existing landscaped embankment which screens the buildings from the road. The monopole will be 130 metres from the nearest private garden, to the north, and 148 metres from the nearest residential property.

## POLICY BACKGROUND

National Planning Policy Guideline 19 "Radio and Telecommunications" and Planning Advice Note 62 "Radio Telecommunications" both contain Government advice in relation to such developments and both are material considerations in the determination of this application.

There are no policies of direct relevance to this application in either the Tayside Structure Plan 1993 or the Draft Dundee and Angus Structure Plan (published for public consultation in February 2001).

### Dundee Local Plan 1998

Policy BE31- Telecommunications Developments, sets out the criteria for the assessment of telecommunications applications.

Non-statutory policies in relation to Telecommunications Masts and other Apparatus was approved as a material consideration in the determination of planning applications by the Development Quality Committee.

Policy BE23 - City Gateways, supports environmental improvements at gateways into the city to positively enhance the attractiveness and image

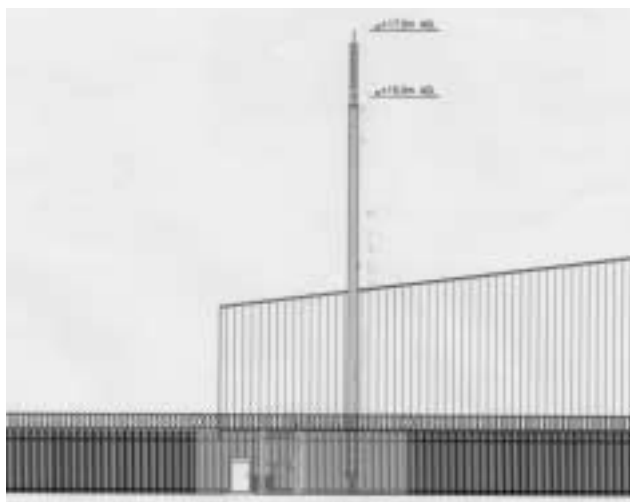
of the city. The Council's non-statutory policies relating to Ambassador Routes was approved by Committee in May 1998.

## LOCAL AGENDA 21

Key Theme 7 requires that access to facilities, services, goods and people is not achieved at the expense of the environment and are accessible to all.

## SITE HISTORY

There is no planning history of direct relevance to this site. A previous application (ref. 02/00012/FUL) for a 10 metre pole to be located west of Wright Avenue, approximately 250 metres to the west of this site was withdrawn in March 2002 and this is a replacement site for a mast in this general location.



## PUBLIC PARTICIPATION

The application was the subject of statutory neighbour notification. No objections were received from neighbouring properties.

## CONSULTATIONS

The Director of Economic Development advises that due to the proximity of the site to the airport, a red warning light is required to be fitted to the top of the antenna assembly.

An objection has been received from the West End Community Council on the grounds of the visual appearance of the mast which is located on an ambassador route.

## OBSERVATIONS

The determining issues for Committee in this instance are:

- 1 Whether the development is in accordance with National planning guidance in NPPG 19 and PAN 62.
- 2 Whether the development is in accordance with the policies in the Local Plan.
- 3 Whether the development is in accordance with the Council's recently approved non-statutory policies and with any other material considerations.

- 1 National Guidance NPPG 19 and PAN 62 "Radio Telecommunications"

The application is on behalf of a telecommunications code systems operator who is seeking, under the terms of their license, to provide third generation mobile phone services. The company is required by the terms of the licence to meet a coverage level of 80% of the UK population by 2007. The Guidance supports the continued development of the telecommunications infrastructure but advises that the environmental impact of such developments should be kept to a minimum. The proposal is considered to be in line with the requirements of NPPG 19 and PAN 62 as outlines in Policy Background above.

- 2 Dundee Local Plan 1998  
Policy BE31 contains criteria for the assessment of such applications and these are repeated and reinforced in the recent Non-Statutory Policies which have been drawn up to reflect the most recent National Guidance. The proposal complies with these criteria as detailed below.
- 3 Non Statutory Policies  
The following are directly relevant to this application. Non-Statutory Policy 1 requires that every application:
  - Contains an operational justification.

- Justifies the selected site in relation to alternatives and addresses mast sharing.
- Assesses the cumulative impact of individual proposals where there are others nearby.
- Assesses the opportunities of minimising the visual impact of the proposal.

The site will serve an area extending from the eastern end of the Technology Park to the airport and extending northwards to parts of Ninewells Hospital and Perth Road. It forms part of the network of coverage for the city.

Alternative sites were considered but were discounted as follows: Invercarse Hotel - proximity to residential properties, Land at the Riverside Civic Amenity Site - proximity to the exclusion zone for the airport and proximity to the proposed Riverside Nature Park. A timber monopole with antennae has been chosen for this site in order to minimise its visual appearance. Such a pole is not suitable for mast sharing. There are no suitable buildings or structures which can be utilised.

There are no other proposals nearby and this will not result in proliferation of masts.

As detailed above, the design has been chosen to minimise visual impact and the compound and equipment cabinet will be screened from view by the embankment and the well established landscaping along the south side of Riverside Drive.

The proposal complies with the requirements of Non-Statutory Policy 1.

Non-Statutory Policy 3 states that there will be a general presumption in favour of location of ground-based masts within existing industrial sites provided they are designed to minimise their visual impact and do not prejudice the achievement of the employment policies in the Local Plan.

The proposal complies with the requirements of Non-Statutory Policy 3.

Non-Statutory Policy 13 - Ambassador Routes states that subject to the policies of the Local Plan and the other non-statutory policies, ground based masts adjacent to Ambassador Routes

may be acceptable provided they do not adversely affect proposals for environmental improvement works, they are slimline, innovative in design and not capable of mast sharing.

The proposal complies with the requirements of Non-Statutory Policy 13.

## Design

The use of a slimline, timber monopole is intended to minimise the visual appearance of the mast and it will be partly concealed by the adjacent industrial building and the landscaping.

## CONCLUSION

The application is for the erection of a 17.5 metre high timber monopole with 3 vertical antennae and a ground based cabinet and compound. The site is close to an existing industrial building which partly screens the site from the east. It also lies to the south of a well established landscaped embankment. The site is close to the airport but the antennae will not affect any of its operational equipment and will require a red warning light common to tall structures close the airport. With regard to the objection, it is considered that the design and location of the mast will reduce its visual impact and it will not have a detrimental impact on the appearance of the area or prejudice any proposals for environmental improvements as part of the Ambassador Route proposals. The proposal is considered to comply with National Guidance, with the relevant policies in the Local Plan and with the Council's Non-Statutory Policies.

## RECOMMENDATION

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

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 In the event that the equipment becomes obsolete or redundant, it must be removed and the site reinstated to the satisfaction of the Planning Authority within one month of the removal of the equipment.

- 3 The mast shall be fitted with a Group B, 200 Candela, fixed omni-directional red warning light in accordance with specifications available from and to be agreed by the Airport Manager which shall be maintained on site in perpetuity. The developer shall be responsible for lamp maintenance and replacement.

## Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To protect the visual amenities of the locality
- 3 In the interests of safety to provide a warning signal on a structure which lies close to the airport runway.