

KEY INFORMATION**Ward** Strathmartine**Proposal**

Erection of 15m tall monopole to accommodate Vodafone/O2 antenna within GRP shroud plus ground level cabinet

Address

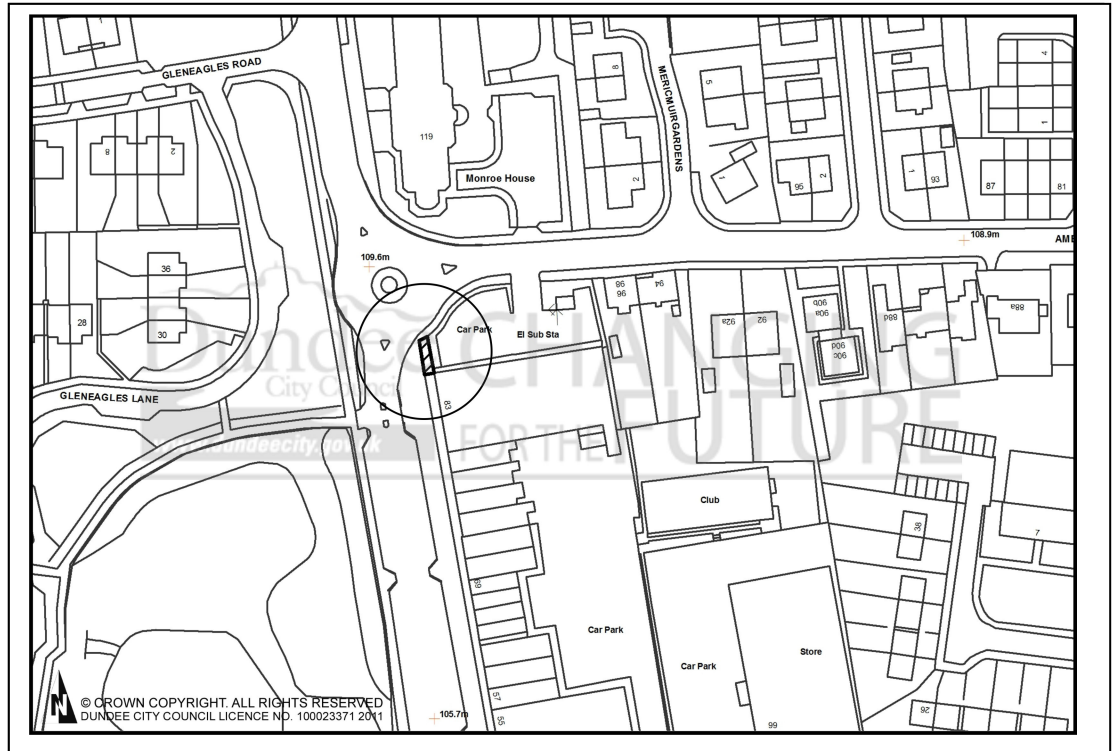
Land to the northwest of 83 Macalpine Road
Dundee

Applicant

Vodafone/O2 UK The
Connection
Newbury
Berkshire
RG14 2FN

Agent

Mr Andrew Swain
A and K Solutions Ltd
Bishopton
PA7 5HF

Registered 4 March 2011**Case Officer** B Knox

Telecommunications Mast at Macalpine Road

The erection of a 15m monopole to accommodate Vodafone/O2 antenna within GRP shroud plus ground level cabinet is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of City Development.

RECOMMENDATION

The proposed mast will contain antenna for 2 separate operators which will provide 3G service to the local area. Alternative sites were investigated but this was considered to be the best solution. The development complies with the relevant policies in the Dundee Local Plan Review 2005, the Council's Non statutory Policies and the national planning guidance. There were no objections. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- The proposed mast will be 15m tall and contain antenna for 2 separate operators which will provide 3G service to the local area. The application site is on the side of a busy local road.
- Alternative sites were investigated but this was considered to be the best solution given the residential nature of some of the surrounding areas.
- The development complies with the relevant policies in the Dundee Local Plan Review 2005, the Council's own Non-Statutory Policies and the national planning guidance.
- There were no objections, although no residential properties required to be notified.
- The application is required to be referred to the Development Management Committee for determination as the site is owned by the City Council.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 15 metre high telecommunications mast to support 3 x Vodafone antenna and 3 x O2 antenna within a GRP shroud. There will be one associated equipment cabinet. The mast will be coloured black to reflect the existing street lighting columns within the area and will provide 3G mobile services.

SITE DESCRIPTION

The application site is located on the east side of Macalpine Road in the north of the city. The mast is proposed to be located on the edge of the foot path adjacent to the end shop of a local shopping parade. There is a car park to the east which is situated at a slightly higher ground level than the application site. The site is located at a mini roundabout where there is a steady flow of traffic throughout the day. The nearest residential properties are located approximately 47 metres to the east of the proposed mast.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

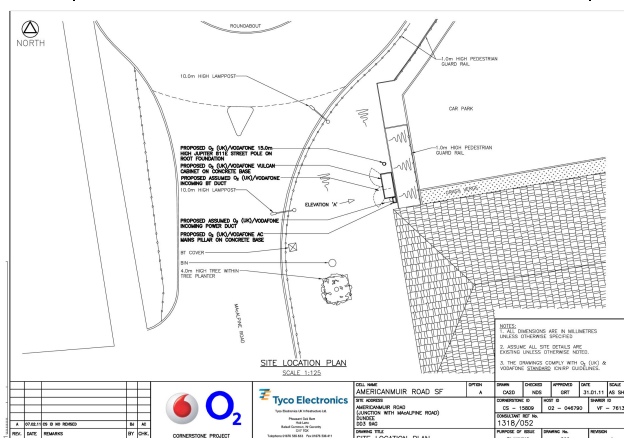
Dundee Local Plan 2005

The following policies are of relevance:

Policy 1: Vibrant and Sustainable Communities - the City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Policy 78: Location of Telecommunications Equipment - In general, operators are encouraged to share existing masts in order to minimise the environmental impact on

the city. Where mast share is not feasible alternative solutions will be assessed with the objective of minimising the environmental impact on the city. The policy adds that the Councils supplementary guidance on masts will be a material consideration.



Scottish Planning Policies, Planning Advice Notes and Circulars

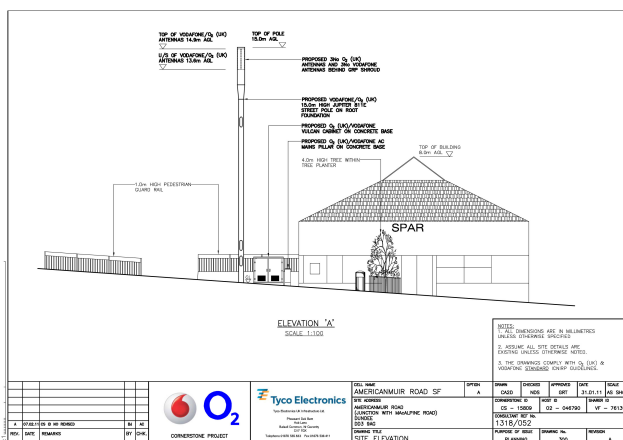
The following are of relevance:

- Scottish Planning Policy (SPP).
- Planning Advice Note (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".



The following are of particular relevance:

Policy 1: there should be an operational justification for the location and design of the proposal; a justification against alternative

proposals considered and the prospects for mast sharing; and a justification for free standing proposals as opposed to siting apparatus on buildings.

Policy 2: Residential Areas. There will be a general presumption against the siting of free standing masts within or immediately adjacent to residential areas unless the proposal is considered to be sensitively located and designed and where the operator has demonstrated that it is the most appropriate from other options investigated.

Policy 15: Mast Sharing and Design Issues. The Council will encourage opportunities for mast sharing subject to satisfactory location and design.

SUSTAINABILITY ISSUES

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

SITE HISTORY

There is no relevant site history.

PUBLIC PARTICIPATION

The Statutory Neighbour Notification procedure was carried out but there was only one commercial property and no residential properties within the 20 metres notification distance. No objections have been received.

CONSULTATIONS

There were no relevant consultation responses.

OBSERVATIONS

Statutory Requirements

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 1: Vibrant and Sustainable Communities - The site is adjacent to an existing housing area to the east, with a further housing area to the west of the site which is separated by Mac alpine Road. This policy seeks to protect the environmental quality enjoyed by local residents. It is noted that the mast is to be located on an area directly adjacent to a car park on the edge of the footpath.

The nearest houses are approximately 47m away to the east. The proposed location makes best use of the available screening and backdrop as it will be located adjacent to a large shop which should provide some level of screening when viewed from the south. The ground is at a slightly higher level to the east within the car park area, which should also help to lessen the impact. Several existing street lighting structures measuring approximately 10 metres in height and a CCTV mast provide a good visual context so as to minimise the impact. In addition, the mast is to be coloured black to mimic the appearance of other structures in the area such as the CCTV mast.

It is considered that the proposal complies with Policy 1 as the location on the edge of the footpath; distance from the nearest housing and the design of the mast with antenna contained within a GRP shroud seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design and layout.

Policy 78: Location of Telecommunications Equipment - In general, operators are encouraged to share existing masts in order to minimise the environmental impact on the city. Where mast share is not feasible alternative solutions will be assessed with the objective of minimising the environmental impact on the city. The policy adds that the Councils supplementary guidance on masts will be a material consideration.

The mast will accommodate antenna from two operators which will reduce the potential number of masts required to provide the necessary mobile phone coverage to this area of the City. This is considered to be acceptable and shall minimise the impact upon the surrounding area.

It is concluded that the proposal complies Policies 78 and Policy 1 of the Development Plan.

Other Material Considerations

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

Policy 1: there should be an operational justification for the



location and design of the proposal; a justification against alternative proposals considered and a justification for free standing proposals as opposed to siting apparatus on buildings.



The supporting information states that the proposal is to provide 3G network coverage for this part of the City. On average, 3G cells are required to be located between 500 and 1000m of each other.

Prior to the submission of this application, a number of alternative sites were investigated and the application property was chosen as the preferred site. The remaining sites which were discounted were:

- 1 Macalpine Road: Cell planner confirmed at the time of the survey that this property lies too far north to provide good coverage to the cell area. A development here would therefore leave a deficit remaining within sections of the cell which would require further deployment of a further site, having a cumulative impact on the locale. It is also too close to existing O2 and Vodafone sites on Strathmartine Road.
- 2 Teviotdale Shops, Teviotdale Avenue: Whilst the site is adjacent to shops it is surrounded by residential properties which will overlook the site.
- 3 Arran Auto Centre, Frederick Street: Although initial discussions were positive, concerns arose that there would be insufficient space to accommodate such a proposal. Therefore this site has been discounted as the proposal could not be implemented
- 4 St Leonard's, St Fergus, St Leonard's Place: RC Church policy is not to enter into agreement for telecoms installations. Therefore site discounted as would not have owners permission to use the land.
- 5 Grassed area of former school of Lauderdale Avenue: Land due for redevelopment and too close to existing residential areas.
- 6 Various locations along Americanmuir Road: Road lined with residential properties on both sides and would have significant impact upon visual amenity of the area.

The supporting statement refers to the presence of street structures which will help to absorb the development into the street scene. Several existing street lighting structures and CCTV masts provide a good visual context and backdrop for the proposed development. The layout has been selected to ensure that the free passage of pedestrians is

not affected and that road safety is not compromised.

Policy 2: Residential Areas. The policy states that there will be a general presumption against the siting of free standing masts within or immediately adjacent to residential areas unless the proposal is considered to be sensitively located and designed and where the operator has demonstrated that it is the most appropriate from other options investigated. As noted above, the mast is designed to minimise its visual impact and cater for two operators to minimise the need for additional masts in this location.

Policy 15: Mast Sharing and Design Issues. The Council will encourage opportunities for mast sharing subject to satisfactory location and design. As noted above, it is considered that this proposal meets Policy 15.

It is concluded that the proposal complies with Policies 1; 2 and 15 of the Council's "Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus" and hence also fully complies with Policy 78 of the Dundee Local Plan Review 2005.

Scottish Planning Policy (SPP) and Planning Advice Note (PAN) 62 - Radio Telecommunications

The SPP advise that high quality electronic communications infrastructure is an essential component of economic growth across Scotland. Planning authorities should support the expansion of the electronic communications network, taking into account the implications of not having full coverage or capacity in an area.

PAN 62 states that options should include installation of the smallest suitable equipment; concealing and disguising masts, mast or site sharing; installation on buildings and existing structures and installation of ground based masts.

The proposal complies with these options.

The SPP goes on to advise that planning authorities should not question whether the service to be provided is needed nor seek to prevent competition between operators. To demonstrate that the known health effects have been properly addressed, applications should be accompanied by a declaration that the equipment and

installation is designed to be fully compliant with the appropriate ICNIRP guidelines for public exposure to radiofrequency radiation. This application has the appropriate ICNIRP certificate.

For the same reasons as set out in the assessment of the proposals against the relevant policies of the adopted Local Plan, it is considered that the proposals also comply with Government guidance on the siting and design of masts.

Design

As noted, the mast has a slimline appearance with the antenna contained within a GRP shroud. The mast will be coloured black in reference to its location close to the CCTV mast on the opposite side of the road.

CONCLUSION

The proposed mast will be 15m tall and contain antenna for 2 separate operators which will provide 3G service to the local area. Alternative sites were investigated but this was considered to be the best solution given the residential nature of some of the surrounding areas. The application site on the side of a busy local road. The development complies with the relevant policies in the Dundee Local Plan Review 2005, the Council's own Non-Statutory Policies and the national planning guidance. There were no objections.

RECOMMENDATION

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

- 1 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 6 months of the redundancy.

Reason

- 1 To protect the amenities of the occupants/owners of nearby adjacent properties in the locality.