

# Erection of 23m AGL Monopole Mast With Associated Cabinet and Ducting

## KEY INFORMATION

**Ward** Strathmartine

**Address**

Land to East of Car Park  
Kirkton Crescent, Dundee

**Applicant**

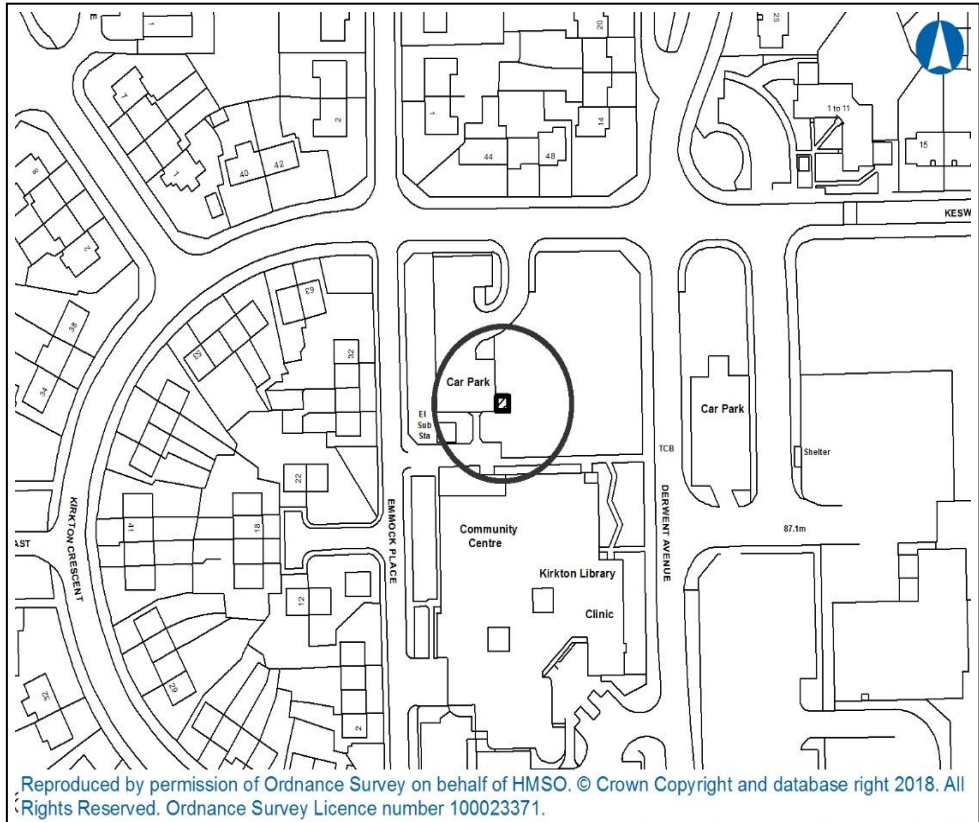
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**Agent**

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**Registered** 21 Dec 2017

**Report by:** Executive  
Director of City Development



## SUMMARY OF REPORT

- Planning permission is sought for the erection of a 23 metre high monopole mast with associated cabinet and ducting, set on a concrete base.
- The statutory neighbour notification procedure was undertaken, one letter of objection was received from Kirkton Community & Safety Partnership.
- The application has also been advertised as a "bad neighbour" development, as listed within Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations, 2013.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Development Management Committee because an objection has been received from a statutory consultee.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/simpleSearchResults.do?action=firstPage>.

## RECOMMENDATION

The application complies with Policy 53 of the adopted Dundee Local Development Plan, with Policy 58 of the proposed Dundee Local Development Plan 2 and also with National Planning Policy in terms of digital connectivity. There are no material considerations that would warrant refusal of planning permission and the application is therefore recommended for APPROVAL subject to conditions.

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## 1 DESCRIPTION OF PROPOSAL

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- 1.1 Planning permission is sought for the erection of a 23 metre high monopole mast with associated cabinet and ducting, set on a concrete base. The mast is not an operational phone mast and would not provide mobile coverage as such, but it is required for the continued provision of public services to Dundee. It would primarily provide essential coverage for all IT internet and telephony services for Dundee City Council. The mast is requires direct line of site to the various Council receptors. The proposed steel monopole mast would be finished in a grey coloured polystyrene powder coating, as a non-climbable structure. The antennae and dish would be enclosed in a reinforced plastic cover. A declaration of conformity with ICNIRP has been submitted with the application documents.
- 1.2 The mast is intended to replace the existing Downfield House Mast. Downfield House has now closed as part of the Council's property rationalisation programme, and the mast requires to be relocated. The current mast provides all IT service to Downfield Primary, Craigowl Primary, Ardler Primary, St Fergus Primary, St Andrews Primary, St John's High, St Paul's Academy, Jessie Porter Nursery, Kingspark School, Millview Cottage, Turriff House, Ardler Community Complex, Tayside Contracts, Gilburn House, Environmental Services, Seymore Lodge, The Dick McTaggart Centre and Kirkton Community Centre and Library and it is critical that this is maintained. The proposed location at Kirkton Crescent would enable the existing service to be maintained as well as providing an improved service to St Fergus Primary and a new service to the new Baldragon and Sidlaw schools as well as the facilities at Caird Park.

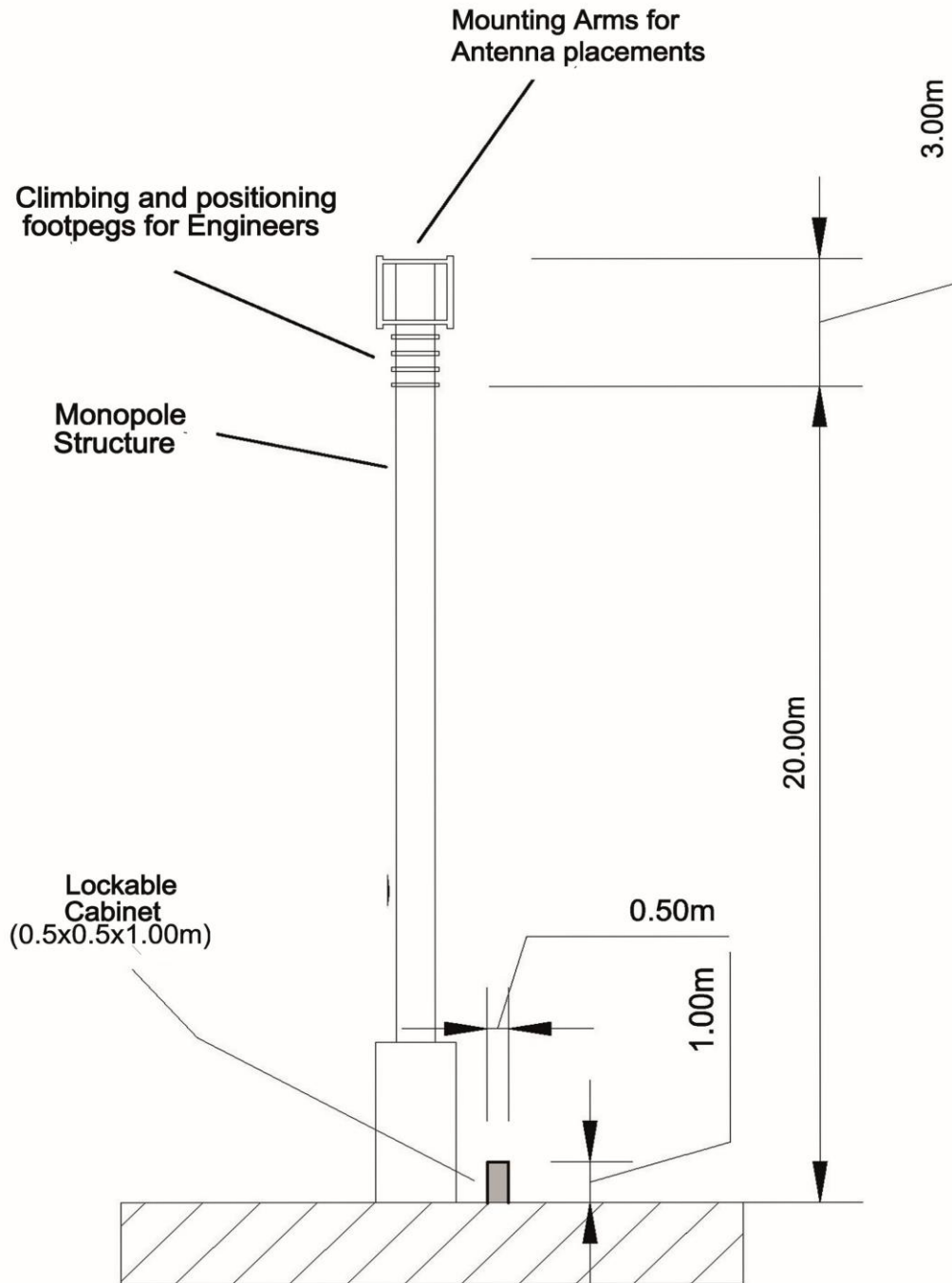


Figure 1 – Proposed Site Plan and Elevation

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## 2 SITE DESCRIPTION

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- 2.1 The application site measures 25m<sup>2</sup> and is located within an area of existing open space (not designated as such within Dundee Local Development Plan), to the immediate north of the Kirkton Community Centre and to the west of the Asda supermarket on Derwent Avenue, on the site of a former police station. More specifically, the application site is located to the immediate east of the car park for the community centre. The community centre is a modern structure with flat roofs, finished in brick, render and metal cladding. An existing electricity substation is located adjacent to the car park and community centre building, at a distance of 11 metres from the application site. There are street lighting columns, and a mast adjacent to the Asda store, within the vicinity of the application site. Surrounding land uses also include residential properties with the closest properties located 37 metres from the application site to the north and west.



Figure 2 – Site Photo



Figure 3 – Site Photo

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## 3 POLICY BACKGROUND

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3.1 The following plans and policies are considered to be of direct relevance:

**ADOPTED DUNDEE LOCAL DEVELOPMENT PLAN 2014**

Policy 53: Telecommunications

**PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN 2**

Policy 58:

**SCOTTISH PLANNING POLICY, PLANNING ADVICE NOTES AND CIRCULARS**

National Planning Framework 3

Scottish Planning Policy 2014

Planning Advice Note 62: Radio Telecommunications 2001

3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

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## 4 SITE HISTORY

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4.1 There is no relevant planning history.

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## 5 PUBLIC PARTICIPATION

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- 5.1 No representation has been received from neighbours, however the Kirkton Community & Safety Partnership requested further information in terms of the benefits of the proposed mast and equipment, and further information on site selection. The Kirkton Partnership then objected to the application.

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## 6 CONSULTATIONS

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- 6.1 **Kirkton Community and Safety Partnership** – have objected to the application on the grounds that it is inappropriately sited, would result in potential adverse health impacts, and would obstruct the Kirkton Festival and the walking route of school children. Concerns are also raised in relation to the potential for children to climb the pole.

## 7 DETERMINING ISSUES

- 7.1 **Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless 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.

### DUNDEE LOCAL DEVELOPMENT PLAN

- 7.2 **Policy 53: Telecommunications** - supports the expansion of the electric communication network where it can be demonstrated that:
- the design would not have a significant detrimental visual impact on the surrounding area, particular care is required to ensure that free standing masts in residential areas, public parks, public open spaces and those affecting conservation areas, listed buildings and scheduled monuments would be sensitively designed and sited;
  - an operational justification exists for the location proposed including alternative sites that have been considered and rejected;
  - the applicant has explored the possibility of erecting apparatus on existing buildings, including sharing masts or other structures, and has included any evidence with the planning application documents; and
  - an assessment of the cumulative impact of the proposal is made, where there is any existing telecommunication equipment within the area, and any negative visual impact is minimised.
- 7.3 The Council supports the expansion of electronic communications networks in a manner where the environmental impact of communications infrastructure is kept to a minimum. Siting and design are the key issues for consideration. The impact of emissions of radiofrequency radiation on health is regulated under separate legislation and is not a relevant material planning consideration.

- 7.4 The proposal seeks to erect a 23 metre high mast with an ancillary cabinet and ducting, on a concrete base. In terms of criterion 1, the equipment would be sited adjacent to an existing car park but set against the background of the community centre building, which it would not dominate in terms of mass. When assessing visual impact and taking into account the surroundings, which include the community centre, electricity, street lighting columns, and mast adjacent to the Asda store, the proposal would not appear incongruous in its setting. The mast is proposed as a monopole structure finished in a grey powder coating, and the cabinet would be constructed in profiled metal cladding and similarly finished in grey powder coating. This would be appropriate for the setting. The proposal would not have an adverse effect on pedestrian or vehicular movement. Planning conditions are proposed to seek further details in relation to the external finishes proposed in order to minimise the impact of graffiti, and to ensure that the equipment would be removed in a satisfactory manner once no longer in use.
- 7.5 With regard to criterion 2, the applicant has considered alternative sites closer to the existing Downfield mast. These have been rejected as the mast proposed at the Kirkton site would provide a significantly improved service, helping to negate the requirement for future additional masts or overland cabling. The coverage provided by the existing mast enables the Council to provide a broad range of telephony and IT services which would be seriously impaired without the proposed new mast. An in depth survey was made of the final three viable locations, two to the east and west of the football pitches at the designated Charlotte Street open space adjacent to Macalpine Road Fire Station, and the application site. The site to the west of the open space was determined to be too close to the fire station and that to the east would have required a higher mast than that proposed and therefore neither would provide the additional coverage required. The current proposal site allows for the required direct line of site to other Council properties and would “future proof” any future Council projects as the height of the land enables excellent coverage across the city.
- 7.6 In terms of criterion 3, site sharing was considered with Fire & Rescue Services at Macalpine Road, however, the existing mast at the fire station is not large enough to support the new infrastructure and coverage would be inadequate.
- 7.7 In terms of criterion 4, there are no other masts within the immediate vicinity of the proposed site. The existing street lighting columns and mast at Asda are at a suitable distance so as not to create a cluttered view. The cumulative effects of the proposed development are considered to be negligible and any negative visual impact would be minimal.
- 7.8 The proposal would therefore meet the criteria of Policy 53.
- 7.9 **The proposal satisfies Policy 53.**

## **OTHER MATERIAL CONSIDERATIONS**

### **A - NATIONAL PLANNING POLICY**

- 7.10 National Planning Framework 3 (NPF3) highlights the importance of our digital infrastructure and recognises that our economy and social networks depend heavily on a high-quality digital infrastructure.
- 7.11 Scottish Planning Policy (SPP) highlights that support should be given to proposals which help fulfil the objectives for digital connectivity set out in the Scottish Government's World Class 2020 document. Consideration should be given to the benefits of new connectivity for communities and the local economy. Components should be considered together and designed and positioned as sensitively as possible, taking cumulative visual effects into account. Development should not be obstructive to aerodrome operations or technical sites. The SPP states that emissions of radiofrequency radiation are controlled and regulated under

other legislation and that it is not necessary for planning authorities to treat radiofrequency radiation as a material consideration.

- 7.12 PAN 62 Radio Telecommunications provides advice on the process of site selection and design, to help minimise the environmental impact of development, and highlights examples of good practice.
- 7.13 The proposal has been sensitively positioned within the area, alternative sites have been considered and the reasons for rejection have been set out. Therefore the proposal would not have a detrimental environment impact on the area. The application site is not within a conservation area, does not affect the setting of a listed building, is not visually intrusive and would not prohibit the recreational use of an area of public open space. The proposal is not within an RAF safeguarding area or airport exclusion zone, and there are no unacceptable cumulative visual effects.
- 7.14 **The proposal is therefore supported by the requirements of national planning policy.**

### **B - PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN**

- 7.15 The Proposed Dundee Local Development Plan 2 was approved by the Council on 21 August 2017. It sets out the spatial strategy that will guide future development up to 2029.
- 7.16 The proposed Dundee Local Development Plan 2 will in time replace the adopted Dundee Local Development Plan, 2014. Approval of the Proposed Dundee Local Development Plan 2 represents the Planning Authority's settled view as to what the final adopted content of the Plan should be. Whilst the Dundee Local Development Plan, 2014 (along with TAYplan) constitutes the statutory Development Plan, the proposed Dundee Local Development Plan 2 has the status of a material planning consideration to be taken into account in the assessment of planning applications.
- 7.17 The provisions of the Proposed Dundee Local Development Plan 2 relevant to the determination of this application are specified in the Policy background section above.
- 7.18 The emerging local development plan policies do not raise any issues which would constitute a material difference to the assessment of the planning application.
- 7.19 **The requirements of Policy 58 of the Proposed Dundee Local Development Plan are also therefore satisfied.**

### **C - VIEWS OF OBJECTORS**

- 7.20 Kirkton Community & Safety Partnership has objected to the application on the following grounds:
- the proposal is inappropriately sited;
  - potential adverse health impacts in respect of radio waves;
  - obstruction to the Kirkton Festival;
  - obstruction to the walking route of local school children; and
  - potential for children to climb the pole.



- 7.21 As discussed earlier within this report, the current site is considered to be the most appropriate for operational purposes and does not detrimentally impact on use or amenity of the surrounding area for existing residents.
- 7.22 The site is located immediately adjacent to the existing car park at the community centre and occupies no more than 25m<sup>2</sup>. The loss of a small area of the open space, which is not designated as such within the Dundee Local Development Plan, would not impair the use of the site for the local festival.
- 7.23 The application site causes no obstruction to any existing pedestrian routes within the vicinity of the site.
- 7.24 It is proposed to install a non-climbable structure in a smooth finish with no foot holds. In order to prevent climbing, the applicant proposes to extend the height of the wider base section in accordance with advice from Police Scotland. A condition is proposed to ensure this, should Members be minded to approve the application.
- 7.25 With regard to negative health effects, the applicant has submitted a declaration of ICNIRP compliance with the application which is a declaration of conformity with public exposure guidelines, radiofrequency radiation is not a material planning consideration.
- 7.26 **The concerns of the objectors are not of sufficient weight to warrant refusal of the proposed development in this instance.**
- 7.27 **It is concluded from the foregoing that the material considerations support the approval of planning permission.**

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## 8 CONCLUSION

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- 8.1 The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, it is recommended that planning permission be granted subject to conditions.

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## 9 RECOMMENDATION

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- 9.1 It is recommended that consent be GRANTED subject to the following conditions:
- Condition** - prior to the commencement of any works on site, details of the specification and colour of the proposed external finishes shall be submitted for approval in writing by this Planning Authority  
**Reason** - in the interests of visual amenity.
  - Condition** - details for the removal of the monopole mast and associated equipment shall be submitted for the prior approval of Dundee City Council as Planning Authority once the equipment is redundant. Thereafter the redundant equipment shall be removed in accordance with the agreed details.  
**Reason** – in the interests of safeguarding visual amenity and local environmental quality.

- 3 **Condition** - prior to the commencement of the development hereby approved, amended plans to show the wider base section of the mast increased in height above 3 metres shall be submitted to and approved in writing by Dundee City Council. The development shall thereafter be implemented in accordance with the approved drawing and maintained as such thereafter until such a time as the mast is no longer required.

**Reason** – In order to prevent climbing of the mast.