



**PLANNING APPLICATIONS COMMITTEE**

**Report by Executive Director of Development and Regeneration Services**

**Contact: Ms E Dudziak Phone: 0141 287 6094**

**ITEM 1 (h)**

**4th June 2013**

**APPLICATION TYPE** Full Planning Permission

**RECOMMENDATION** Grant Subject to Condition(s)

**APPLICATION** 13/00441/DC

**DATE VALID** 05.04.2013

**SITE ADDRESS** Site To West Of Railway Line Adjacent To 96 Wallacewell Road Glasgow

**PROPOSAL** Installation of 13.5m high monopole, equipment cabinets and ancillary development

**APPLICANT** Vodafone Limited  
Vodafone House  
The Connection  
Newbury  
RG14 2FN

**AGENT** Mono Consultants Ltd  
Per Julie Murray  
48 St Vincent Street  
GLASGOW  
G2 5TS

**WARD NO(S)** 21, North East

**COMMUNITY COUNCIL LISTED** 02\_052, Wallacewell

**CONSERVATION AREA**

**ADVERT TYPE**

**PUBLISHED** 19 April 2013

**CITY PLAN** Green Space

## REPRESENTATIONS/ CONSULTATIONS

No consultations were requested or required. No letters of representation were received.

Under the terms of the Scheme of Delegation, this application requires to be reported to the Planning Applications Committee as the site is in Council ownership

## SITE AND DESCRIPTION

The proposal site is located in Ward 21, North East. The site is to the west of the railway line, adjacent to 96 Wallacewell Road.

The proposed works involve the removal of the existing 12.5 metre telecommunications monopole (06/03399/DC granted December 2006) and equipment cabinet; and the installation of a replacement 13.5 metres telecommunications monopole with 6 antennas within the GPR shroud and three equipment cabinets.

The proposed cabinet is required to upgrade the existing telecommunications site to enable the site to be shared by two telecommunication operators. The proposed additional height and cabinets would achieve this additional coverage without the need for the establishment of an additional telecommunications site in the area.

The applicants have submitted a declaration that the proposed telecommunications equipment complies with the requirements of the International Commission on Non Ionising Radiation (ICNIRP) as recommended in the EU Council recommendation of July 1999.

## BACKGROUND INFORMATION

Committee is advised that Vodafone Limited has entered into an agreement with Telefonica UK Limited pursuant to which the two companies plan to jointly operate and manage a single network grid across the UK. These arrangements will be overseen by Cornerstone Telecommunications Infrastructure Limited (CTIL) which is a joint venture company owned by Telefonica UK Limited and Vodafone Limited.

This agreement allows both organisations to pool their basic network infrastructure, while running two, independent, nationwide networks; maximise opportunities to consolidate the number of base stations and significantly reduce the environmental impact of network development.

The upgrade programme is centred around the rationalisation of two mature telecommunications networks. Once the proposed upgrades have been completed, the operators are committed to decommissioning a number of sites which will be superfluous to the coverage demands within Glasgow City Council's administrative area.

Where the proposed upgrade relates to a 'streetworks' style site, the preferred solution involves removing the existing streetworks pole before installing the replacement street works pole onto the existing root foundation. In some cases, the existing root foundation will not be suitable for the replacement pole and a new root foundation will be required. Where a new root foundation is required, it may result in two poles being in situ for a limited period while the replacement equipment is made operational. The retention of the existing structure while the replacement structure is installed will minimise disruption to Vodafone and O2 customers in the surrounding area. Once the replacement structure is made operational and fully integrated into the network/s, the redundant equipment will be removed from the site at the first available opportunity.

## POLICIES

The Development Plan consists of The Glasgow and the Clyde Valley Strategic Development Plan 2012 and the Glasgow City Plan 2 (adopted in December 2009). There are no policies of relevance to the assessment of the proposal in the Strategic Development Plan. In terms of City Plan 2, the site lies within a DEV 11 Development Policy Principle area.

The following City Plan 2 policies are considered relevant to the assessment of the application.

- DEV11 - Greenspace
- IB8 - Telecommunications.

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

## SPECIFIED MATTERS

### A. Summary of the main issues raised where the following were submitted or carried out

#### i. An Environmental Statement

Not applicable to this application.

#### ii. An Appropriate Assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable to this application.

iii. **A Design Statement or a Design and Access Statement**

Not applicable to this application.

iv. **Any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk flooding)**

Not applicable to this application.

**B. Summary of the terms of any Section 75 Planning agreement**

Not applicable to this application.

**C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32**

These Regulations enable Scottish Ministers to give directions.

i. **with regard to Environmental Impact Assessment Regulations (Regulation 30)**

Not applicable to this application

ii. 1. **Requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)**

Not applicable to this application.

2. **Restricting the grant of planning permission**

Not applicable to this application.

iii. 1. **Requiring the Council to consider imposing a condition specified by Scottish Ministers.**

Not applicable to this application.

2. **Requiring the Council not to grant planning permission with satisfying Scottish Ministers that the Council has considered the condition.**

Not applicable to this application.

## **ASSESSMENT AND CONCLUSIONS**

Section 25 of the 1997 Town and Country Planning (Scotland) Act requires the determination of this application to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.

The principal planning issues to be addressed with respect to this application are considered to be:-

1. Whether the proposal accords with the Development Plan.
2. Whether the material considerations have been addressed. This includes any consultation responses and/or representations received.

### **In respect of 1 above**

The development plan comprises The Glasgow and Clyde Valley Strategic Development Plan 2012 and the Glasgow City Plan 2 (adopted December 2009). The Strategic Development Plan does not contain any specific policies relevant to the assessment of this application. Within the City Plan, the policies outlined above are considered to be relevant.

## **DEV 11 - Greenspace**

The areas designated "GREEN SPACE" generally represent the larger permanent green/open spaces serving the City and its resident population and visitors. Areas which are considered to make a particular contribution to local townscape character are also included. These, and the numerous smaller open spaces that can be found within our Development Policy Designations, particularly DEV 2: Residential and Supporting Uses, make up the green network and contribute to biodiversity. All green open space areas (regardless of their function) are functionally important elements of Glasgow's green infrastructure (see Environmental Designations Map and the Council's Open Space maps (see Definition)). There is a strong presumption in favour of all public and private green/open space (see policy ENV 1: Open Space Protection).

**Comment:-** Policy DEV 11, in itself, does not preclude telecommunications development from these areas. The proposal will improve the network of telecommunications within the locality and, as the proposal largely constitutes a replacement, the impact on the visual amenity of the area will be minimal. In addition, the equipment is located on the pavement, adjacent to an area of greenspace. Given this, the proposal will not directly impact on the green/open space in the locality.

## **IB8 – Telecommunications**

Telecommunication apparatus proposals should not result in a situation where the erection of a mast and cabins would be detrimental to pedestrian or traffic safety. Wherever possible, operators are encouraged to share masts, or sites such as rooftops. Mast sharing, however, can often lead to an increase in height and bulk of the mast, making it much more visibly intrusive. Mast sharing is unlikely to be acceptable within residential areas or adjacent to residential properties.

**Comment:** The proposed development would facilitate the existing telecommunications site to be a shared site, thus reducing the need for additional new telecommunications apparatus within the local area. The proposal represents a relatively understated addition to the streetscape and consequently will have a neutral impact on the visual amenity of the area. With regard to public and traffic safety, it is considered the proposal would have a negligible impact at this location, as a pavement width of 2.4m metres (at its narrowest point) will remain unobstructed.

### **In respect of 2 above**

No letters of objection were received.

## **Conclusion**

In conclusion, the proposed development is considered to accord with the relevant policies of City Plan 2. The equipment cabinets and monopole largely replace existing equipment and will be located at the heel of the footway. It is not considered that the proposal would cause obstruction of the footway. There are no other material considerations to consider which would outweigh the proposal's compliance with the development plan. It is therefore recommended that planning permission be granted, subject to undernoted conditions.

## **CONDITIONS AND REASONS**

01. The development shall be implemented in accordance with drawing number(s):

201A;  
301A; and  
400A,

as qualified by the undernoted condition(s), or as otherwise agreed in writing with the Planning Authority.

**Reason:** As these drawings constitute the approved development.

02. Equipment shall be removed within one month of it becoming unused.

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

03. A minimum width of unobstructed and clear footway of 2.4 metres shall be retained at all times between the proposed equipment and the toe of the footway.

**Reason:** In the interests of pedestrian safety.

04. Cabinet/equipment shall be located at the heel of the footway.

Reason: In the interests of pedestrian safety.

05. Doors of the cabinets shall be capable of being fully opened to 180° or be of a sliding nature.

**Reason:** To reduce the likelihood of interference with the free flow of pedestrian traffic along the footway.

#### REASON(S) FOR GRANTING THIS APPLICATION

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

#### ADVISORY NOTES TO APPLICANT

01. The applicant is reminded of the following requirements of Land and Environmental Services (Roads):
- a) Any persons visiting the site must not park any vehicle on the road (carriageway or footway) at the location, without full road signing submitted to Land and Environmental Services (Roads), Richmond Exchange, 20 Cadogan Street, Glasgow, for approval before programming of the works.
  - b) All works must be done in accordance with the New Roads and Street Works Act 1991 and all traffic management proposals must be submitted to Land and Environmental Services (Roads), Richmond Exchange, 20 Cadogan Street, Glasgow, for approval before programming of the works.
  - c) Any maintenance regime for this equipment must comply with "Safety at Street Works and Road Works" A Code of Practice, issued by the Secretaries for Transport, Scotland and Wales under sections 65 and 124 of the New Roads and Street Works Act 1991, and Chapter 8 of the Traffic Signs Manual.
  - d) It is the responsibility of the operator/contractor to ascertain whether any permit or permission will be required from the roads authority in order that work on any installation can be carried out from the road.

NB - under the Roads (Scotland) Act 1984, a "road" may include a carriageway, a footway and/or a footpath (see that Act as amended by the New Roads and Street Works Act 1991 for a full definition of "road").

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**Glasgow City Council**  
 Development and Regeneration  
 Development Management  
 231 George Street  
 Glasgow G1 1RX  
 Executive Director : Richard Brown

Reference No. **13/00441/DC**

Address : **West Of Railway Across To 96 Wallacewell Rd**


Scale: 1:1250

Indicative Site Location

Ward : **21**



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 Location of Site.  
 (For details, refer to Report)