

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 7 August 2012**

---

**DC12/122                      Proposed Installation of a Monopole Telecom Mast, Three Ancillary Equipment Cabinets and Meter Pillar at Dunn Street, Clydebank by Telefonica UK Ltd**

#### **1. REASON FOR REPORT**

- 1.1** The proposal is located on land owned by the Council, under the terms of the approved scheme of delegation it therefore requires to be determined by the Planning Committee.

#### **2. RECOMMENDATION**

- 2.1** **Grant** full planning permission subject to conditions set out in Section 9

#### **3. DEVELOPMENT DETAILS**

- 3.1** The application site is located on the footpath of Dunn Street adjacent to the gable of a commercial property at 170 Dumbarton Road, within Dalmuir Local Centre. The site is bordered by flat-roofed single and two storey shops and other commercial premises to the west and east, with four storey tenements to the north. On the south side of Dumbarton Road the tenements have recently been demolished to make way for a new housing development. Directly in front of the site is the turning head at the bottom of Dunn Street with a public space containing trees and hard landscaping opposite.
- 3.2** This application seeks permission for a 15 metre high monopole telecommunications mast, the installation of three ancillary equipment cabinets and a meter pillar adjacent to the mast. The applicant indicates that there is a gap within this area for both 2G and 3G mobile telephone coverage requiring a new mast to ensure that coverage is maintained. The mast is to accommodate equipment for both Vodafone and O2. An ICNIRP Certificate has been submitted which indicates that the mast will operate well within the radiation levels specified by the Government which is consistent with Scottish Planning Policy.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads have no objection to the proposal.
- 4.2** West Dunbartonshire Council Estates Section have no objection to the proposal.

## **5. REPRESENTATIONS**

**5.1** None.

## **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

### West Dunbartonshire Local Plan 2010

**6.1** The site is within Dalmuir Local Centre, and policy RET7 seeks to protect and enhance vitality and viability of such locations. The proposal would not impact upon the vitality or viability of the Local Centre and would not conflict with the policy.

**6.2** Policy DC4 indicates that proposals for telecommunications equipment will be assessed against criteria which include appropriate siting, design, landscaping, screening and integration of the equipment with its surroundings. It also encourages site sharing and to assess its impact upon the natural and built heritage of the area in terms of visual amenity and landscape character. As discussed in Section 6 below the siting and design of the mast are considered acceptable and thus in compliance with Policy DC4,

## **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

**7.1** The proposed mast and associated equipment would be set back from the nearby main road (Dumbarton Road) and would be located at the side of the pavement adjacent to the side of an existing row of retail/commercial premises, the end unit of which is a hot food takeaway. PAN 62 Radio Telecommunications provides advice on siting and design and encourages equipment to be designed and positioned as sensitively as possible. The mast would be of a simple monopole type which is relatively unobtrusive compared to some older mast design. Whilst it would be located in the footway of Dunn Street and adjacent to Dalmuir Square, its position on the blank gable of commercial property and the proximity of a group of mature trees within the square would help to ensure that it did not appear unduly prominent. An adequate width of footway would be retained for pedestrians, wheelchair users and prams to be able to pass by without inconvenience. There are residential flats nearby but the mast would not impact upon the amenity of any of these properties.

**7.2** The applicant has provided information regarding a study of suitable alternative sites within the area. This site was identified as a preferred location after a total of 19 possible sites were investigated. Many of the sites were discounted because they were immediately within residential properties or were prominent locations where a mast might have appeared out of place. Other sites were either outwith the range of the coverage area or would not provide adequate signal coverage due to topography or interference from buildings.

## **8. CONCLUSION**

- 8.1** The telecommunications mast is required to provide mobile telephone coverage for the local area, and the proposal would be shared by two operators to minimise the number of masts required. The mast would be of appropriate appearance for the location proposed and there would be no impact upon the amenity of any nearby property.

## **9. CONDITIONS**

- 01.** The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
- 02.** Prior to commencement of works details of the colour/finish to be applied to all elements of the approved development shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved.
- 03.** The proposed monopole and associated equipment shall be removed when it is no longer operational and the land restored to its former condition.
- 04.** The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
- a)** A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
  - b)** A Notice of Completion of Development as soon as Practicable once the development has been completed.

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 20 July 2012**

---

**Person to Contact:** Pamela Clifford, Planning & Building Standards Manager,  
Housing, Environmental and Economic Development,  
Council Offices, Clydebank. G811TG.  
01389 738656  
email: [Pamela.Clifford@west-dunbarton.gov.uk](mailto:Pamela.Clifford@west-dunbarton.gov.uk)

**Appendix:** None

**Background Papers:**

1. Planning application and plans
2. Consultation responses
3. West Dunbartonshire Local Plan 2010
4. PAN 62 Radio Telecommunications
5. Scottish Planning Policy

**Wards affected:**

Ward 6 (Clydebank Waterfront)