

Committee Application Development Management Report

Application ID: LA04/2018/1999/F	Date of Committee: Tuesday 11 th December 2018
Proposal: Installation of a 15m high telecoms street pole with integrated antenna and 2No. 300mm dishes plus 4No. ground based equipment cabinets and all other ancillary equipment.	Location: Public footpath to the north of 1-3 Glenmachan Street, Belfast, BT12 6JA.
Referral Route: Request from Director of Planning and Building Control	
Recommendation: Approval	
Applicant Name and Address: EE and Hutchison 3G C/O MBNL Thames Tower Reading	Agent Name and Address: WHP 401 Farady Street Birchwood Park Warrington WA3 6GA

Executive Summary:

Planning Permission is sought for the installation of a 15m high telecoms street pole with integrated antenna and 2 No. 300mm dishes plus 4No. ground based equipment cabinets and all other ancillary equipment.

The site is located on Glenmachan Street at the south-eastern point where it joins the Broadway roundabout between the junctions of the Westlink and M1 motorway. The proposed location is currently public footpath adjacent to a McDonalds hot food sit in/takeaway diner and drive-through.

The immediate area is defined by commercial uses to the south and transportation infrastructure to the north and west, with residential developments further to the east.

The proposal is to replace an existing telecoms base station at 67-73 Glenmachan Street which is shared by Hutchinson 3G and EE, however the operator has been served a termination notice from new land owners who intend to develop the existing base station site. The operator requires a relocation in the immediate area; upon development of the new mast the existing station will be removed.

The key issues to be considered are:

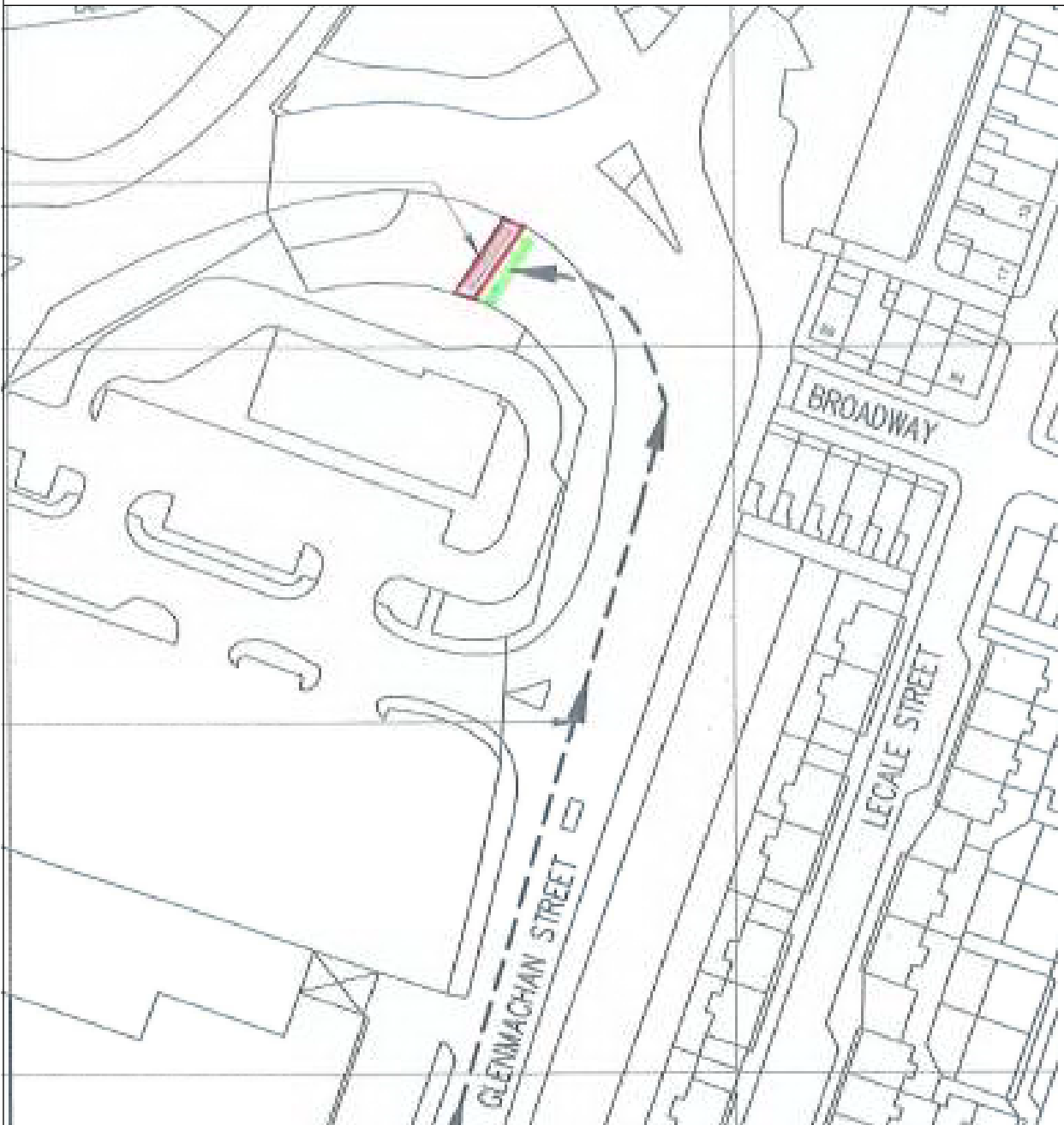
- Principle of development
- Impact on Amenity
- Health Considerations

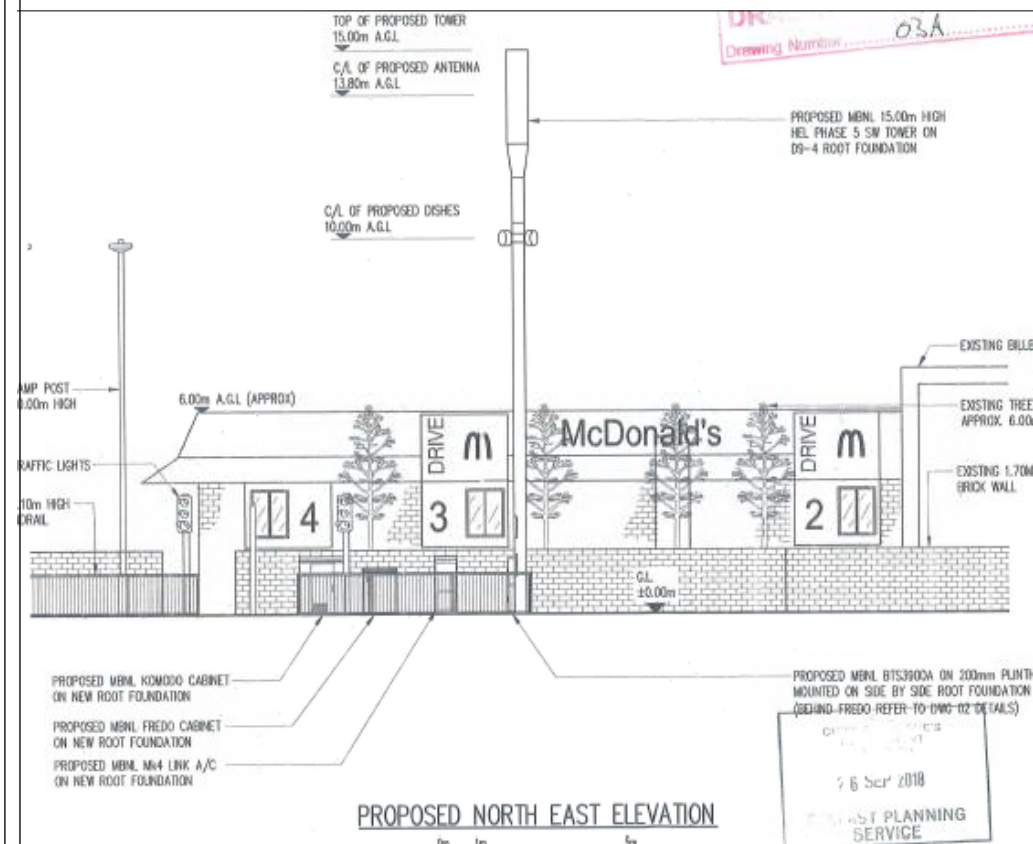
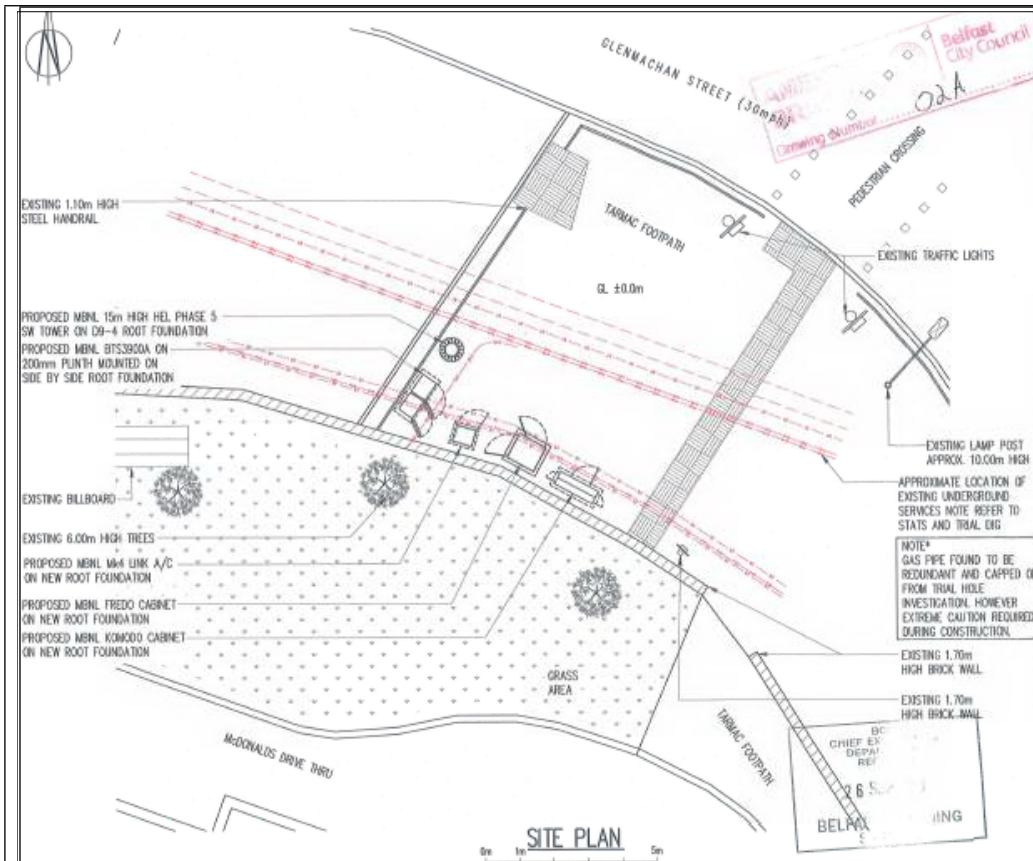
The existing base station accommodates a 15m heavy duty monopole; the new station will house a 15m street pole in natural stainless steel grey. Whilst taller than surrounding lampposts the presence of numerous vertical structures in the vicinity helps assimilate the new mast into its surroundings. The commercial and roads infrastructure backdrop aids the visual impact. Ground cabinets are set against the railings / wall.

The application was accompanied by an International Commission for Non-Ionising Radiation Protection (ICNIRP) Declaration which certifies the site is designed to be in full compliance with the requirements of the radio frequency guidelines of the International Commission on Non-Ionizing radiation (ICNIRP) for public exposures expressed in the EU Council recommendation of July 1999. The ICNIRP declaration takes into account the cumulative effect of the emissions from the proposed installation and all radio base stations present at, or near, the proposed location. It is considered that the proposals meets the ICNIRP guidelines and therefore addresses health concerns

Case Officer Report

Site Location Plan





Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development Planning Permission is sought for the installation of a 15m high telecoms street pole with integrated antenna and 2No. 300mm dishes plus 4No. ground based equipment cabinets and all other ancillary equipment.</p>
2.0	<p>Description of Site The site is located on Glenmachan Street at the south-eastern point where it joins the Broadway roundabout between the junctions of the Westlink and M1 motorway. The proposed location is currently public realm and abuts a McDonalds hot food sit in/takeaway diner and drive-through.</p> <p>The immediate area is defined by commercial uses to the south and transportation infrastructure to the north and west, with residential developments further to the east.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <ul style="list-style-type: none"> • Z/2013/1169/A Land at 406-420 Donegall Road and 1-3 Glenmachan Street, Belfast, BT12 6JA, Totem Sign PERMISSION GRANTED 07.07.2014 • Z/2011/1000/F Lands at 406-420 Donegall Road and 1-3 Glenmachan Street, Belfast, Petrol filling station, shop and forecourt canopy, carwash bay and store, canopy and screens and hot food drive thru, retention of existing warehouse right turning lane, alterations to previously approved junction and link road to Glenmachan Place PERMISSION GRANTED 15.11.2012 • Z/2013/1142/F Land at 406-420 Donegall Road and 1-3 Glenmachan Street, BT12 6JA, Freestanding restaurant with associated drive thru, car parking and landscaping installation of customer order display (COD) and canopy PERMISSION GRANTED 12.06.2014 • Z/2013/1130/A Lands at 406-420 Donegall Road and 1-3 Glenmachan Street, Belfast, BT12 6JA, Drive through & site signage PERMISSION GRANTED 04.07.2014 • Z/2013/1128/A Lands at 406-420 Donegall Road and 1-3 Glenmachan Street, Belfast, BT12 6JA, 9No. Fascia Signs PERMISSION GRANTED 07.07.2014
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	<p>Draft Belfast Metropolitan Area Plan 2015</p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.</p>
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Planning Policy Statement 10- Telecommunications
4.4.1	Policy TEL 1 - Control of Telecommunications Development
5.0	<p>Statutory Consultees Responses DfI Roads were initially consulted on 16.08.2018 and in its response dated 03.09.2018, raised concerns regarding the appropriate siting of the street cabinets. Revised</p>

	proposals taking into account the advice of DfI were submitted and subsequently considered appropriate in a response dated 28.09.2018.
6.0	Non Statutory Consultees Responses BCC Environmental Health- no objections EircomUKLtd Vodafone Arqiva – No comment necessary BTRadionetwork- No objections OfcomNI
7.0	Representations The application has been neighbour notified and advertised in the local press and no representations have been received.
8.0	Other Material Considerations
8.1	Development Control Advice Note 14 – Siting and Design of Radio Telecommunications Equipment
9.0	Assessment
9.1	The site is located along the footpath of Glenmachan Street, the area is designated as whiteland within BUAP 2001 and dBMAP 2015. At present there is an existing 15m telecommunications mast with enclosed antennae due south of the application site at 63—73 Glenmachan Street. The applicant has advised that as the landowner intends to redevelop the existing base station site and has served them with a termination notice they urgently require a replacement base station to maintain mobile services coverage for customers in the local area. The new mast will be a 15m street pole with 4 no. ground based cabinets.
9.2	The key issues in assessment of this application are as follows: <ul style="list-style-type: none"> • Principle of development • Impact on Amenity • Health Considerations
9.3	Principle of Development The proposed development is considered under Planning Policy Statement 10 Telecommunications and the SPPS. The objectives for telecommunications set out in the SPPS replicates operational planning policy in PPS 10 which advises that proposals for telecommunications development and associated enabling works will be permitted where they will not result in unacceptable damage to visual amenity or harm to environmentally sensitive features of locations.
9.4	The SPPS and PPS 10 emphasise that mast sharing should be considered where appropriate. This proposal is for a replacement mast on a new position at Glenmachan Street with the removal of an existing telecoms street pole and ancillary equipment from their existing position. The relocation is required as a result of the operator being served a termination notice by the new landowner who has redevelopment plans. The new mast will be a pole with a slimmer profile which utilises stainless steel to integrate with the existing lampposts and vertical structures in the immediate vicinity. The new pole is to be located approx. 30m to the north-east of the existing pole, in an area similar in prominence to the proposed site. The existing and proposed new mast is shared by Hutchinson and EE; the operators explored upgrades to neighbouring base stations however this was not technically feasible.

9.5	<p>The applicant has also supplied evidence that the base station when operational will meet the guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP) for public exposure to electromagnetic fields. This is accepted by the World Health Organisation as being based on the best evidence available to date. The ICNIRP declaration takes into account the cumulative effect of the emissions from the proposed installation and all radio base stations present at, or near, the proposed location.</p>
	<p>Impact on amenity</p>
9.6	<p>As detailed in Development Control Advice Note 14 – Siting and Design of Radio Telecommunication Equipment - all telecommunications development, including the siting masts, equipment housing, access tracks and power supplies, should be planned to avoid adverse impact on sensitive features and locations. Applicants should submit suitable evidence to show that alternative locations in less sensitive areas have been investigated and cannot be used. Where such locations cannot be avoided extra care will be required to ensure that the visual and environmental impact of the telecommunications apparatus and any ancillary works is minimised. The agent advises that there are no suitable rooftops within the search area, and that the proposed mast should be sited as close to the old mast (to be decommissioned) as possible in order to ensure there will not be a radio coverage gap, information of coverage plots was provided to demonstrate this.</p>
9.7	<p>In addition, documentation was submitted by the applicant demonstrating the need for relocation due to technical complications caused by redevelopment of the existing site; as such, the application conforms to paragraph 6.2 of PPS 10, which requires applicants to provide information about the purpose and need for the particular apparatus or equipment.</p>
9.8	<p>The existing site is located across Glenmachan Street from properties at Lecale Street, the proposed relocated mast moves away from those residential properties and towards residential properties at Broadway however the new mast will be at a similar distance from those properties as the existing mast is from its closest residential properties circa 90-100m. It is considered that the proposal will not have an adverse impact on residential amenity.</p>
9.9	<p>The application represents an improvement in design compared to what currently exists, the existing base station accommodates a 15m heavy duty monopole; the new station will house a 15m street pole in natural stainless steel grey in a location approximately 30m north east of the existing base station. Whilst taller than surrounding lampposts the presence of numerous vertical structures in the vicinity helps assimilate the new mast into its surroundings. The commercial and roads infrastructure backdrop aids the visual impact. Ground cabinets are set against the railings / wall. It is considered that the proposal conforms to the visual impact requirements of policy TEL 1 and the guidance contained within DCAN 14.</p>
	<p><i>Impact on Health</i></p>
9.10	<p>Policy TEL1 (3) requires that base stations associated with telecommunications development, when operational, will meet the ICNIRP guidelines for public exposure to electromagnetic fields. The agent supplied supplementary documentation demonstrating that the proposal is in full compliance with the requirements of the Radio Frequency Public exposure Guidelines of the International Commission on Non-Ionising Radiation (ICNIRP).</p>

	<p>Therefore, the application conforms to Policy TEL 1 (3) of PPS10.</p> <p>Significantly, paragraph 6.29 of PPS 10 states that the planning system is not the place for determining health safeguards. Paragraph 6.30 of PPS 10 states that while there is a need for further research into health impacts, the current guidelines of the International Commission on Non-Ionising Radiation Protection are based on the best evidence available to date. Accordingly, where concern is raised about the health effects of exposure to electromagnetic fields, if the proposed mobile telecommunications development meets the ICNIRP guidelines in all respects, it should not be necessary for the Council to consider this aspect further. The applicant has provided a declaration of conformity with the ICNIRP guidelines as required by Policy TEL 1.</p> <p>Consultation with a range of bodies (paragraphs 5.0 and 6.0) was carried out and no objections were raised. Consultations remain outstanding for Eircom, Vodafone and Ofcom – no objections are considered likely.</p> <p>The SPPS at paragraph 6.235 recognises that high quality communications infrastructure are essential for economic growth and identifies a need for a more efficient telecommunications infrastructure that will give Northern Ireland a competitive advantage. SPPS at paragraph 6.236 states that modern telecommunications are an essential and beneficial elements of everyday living for the people of and visitors to this region. It is important to continue to support investment in high quality communications infrastructure which plays a vital role in our social and economic wellbeing.</p> <p>In conclusion, the proposal comprises the relocation of an existing base station site which is part of an established network to a new position some 30m to the north east. The location of the mast amongst a number of other tall vertical structures and cabinets against the railings / wall with a backdrop of commercial properties and roads infrastructure will minimise any visual impact and the proposal is not considered to be obtrusive. . No objections were received to the proposal</p>
<p>10.0</p>	<p>Summary of Recommendation: Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions for the following reasons.</p>
<p>11.0</p>	<p>Conditions</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> 2. The equipment shall be erected in the position shown on the approved plan, Drawing No. ANT234 - 03 received by the Planning Authority on 21st September 2018 <p>Reason: In the interests of possible future road modification/development, road safety, and the convenience of road users.</p> <ol style="list-style-type: none"> 3. Upon completion of the new mast as detailed in approved drawing 02A stamped by Belfast Planning Service, the existing mast at 67-73 Glenmachan Street will be removed.

Reason: This permission is for a relocated replacement mast only

Informatives

1. Any works undertaken on the public footway shall be carried out in accordance with the Street Works (Northern Ireland) Order 1995. They must comply with all of the regulations and Codes of Practice currently in force. The initial requirement is to provide notification of the works. Prior to any works commencing, appropriate notice of the works must be made to the Statutory Functions Officer at the DfI Roads Section Office (Belfast North Section Office, 148 -158 Corporation Street, Belfast BT1 3DH. Email: BelfastNorth@infrastructure-ni.gov.uk) in the format prescribed in the "NIRAUC Code of Practice for the co-ordination of Street Works and Works for Road Purposes and Related Matters", available from The Stationary Office Limited, ISBN 0-337-09478-0.

2. All construction plant and materials shall be stored within the curtilage of the site.

3. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

Notification to Department (if relevant)

Representations from Elected members:

ANNEX

Date Valid	30th July 2018
Date First Advertised	24th August 2018
Date Last Advertised	24 th August 2018
Details of Neighbour Notification (all addresses) The Owner/Occupier, 402-406 ,Donegall Road,Belfast,Antrim,BT12 6HS, The Owner/Occupier, Mcdonalds Drive Thru,1 Glenmachan Street,Belfast,Antrim,,	
Date of Last Neighbour Notification	17th August 2018
Date of EIA Determination	No
ES Requested	No
Drawing Numbers and Title Drawing No. 01 Type: Site Location Drawing No. 02A Type: Site Layout Drawing No. 03A Type: Proposed Site Elevation Drawing No. 04A Type: Proposed Site Elevation Drawing No. 05A Type: Equipment Layout	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	