

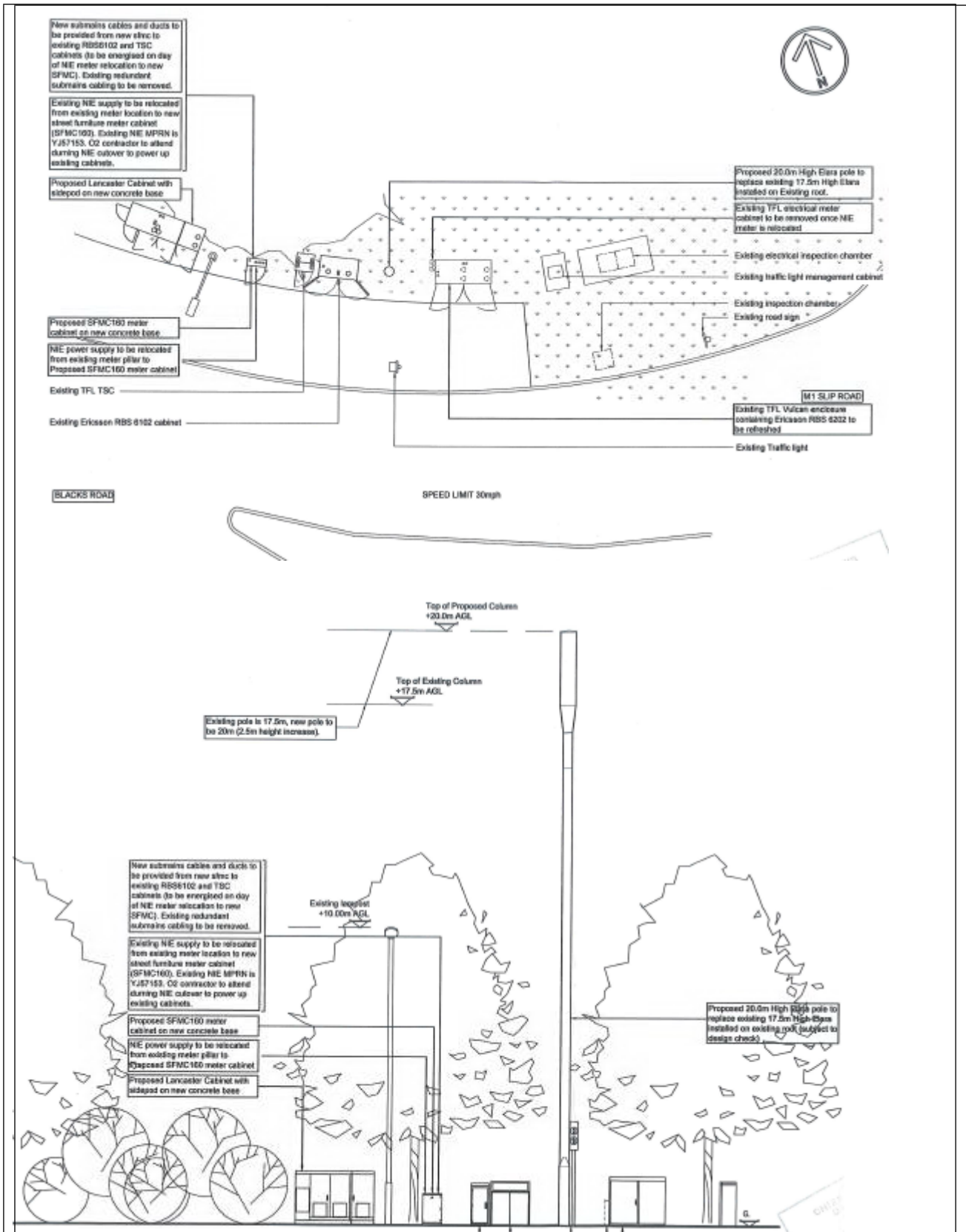
Committee Application Development Management Report

Application ID: LA04/2018/2169/F	Date of Committee: Tuesday 11 th December 2018
Proposal: Replacement of existing 17.5m telecommunications column with 20m column, including shroud enclosed antenna and associated works including 2 No. equipment cabinets.	Location: At edge of public footpath 13m north of the junction of Blacks Road & M1 (North bound slip) Belfast
Referral Route: Request from Director of Planning and Building Control	
Recommendation: Approval	
Applicant Name and Address: Telefonica UK Limited 260 Bath Road Slough SL1 4DX	Agent Name and Address: Ross Planning 9a Clare Lane Cookstown BT80 8RJ
<p>Executive Summary: Planning Permission is sought for the replacement of an existing 17.5m telecommunications column with 20m column, including shroud enclosed antenna and associated works including 2No. equipment cabinets.</p> <p>The site is located on the corner of the slip-road connecting the Blacks Road to the M1 Motorway. The application site consists of a pre-existing 17.5m mobile telecommunications mast and associated equipment cabinets in an area of public realm located adjacent to a pedestrian crossing, with a wooded area to the north. The surrounding area consists of roads infrastructure and heavily planted buffers with residential properties beyond to the north and west. The immediate context is dominated by traffic and the road network.</p> <p>There are no occupied properties adjoining the application site. The application was advertised in the local press and no representations were received. The key issues to be considered are:</p> <ul style="list-style-type: none"> • Principle of development • Impact on Amenity • Health Considerations <p>The principle of the telecommunications equipment on the site is established. The proposal is an upgrade to an existing site. The existing operational site has a backdrop of mature trees; the trees have extended above and around the existing pole and are causing interference to customers; the extended height is required to rectify this issue. It is considered that the mature tree backdrop coupled with the use of a slim line pole will minimise the visual impact of the increase in height of the mast and the insertion of a new cabinet; the height is raised by 2.5m, just above the height of the trees, which assists integration.</p> <p>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. Transport NI and Environmental Health offered no objection.</p> <p>Recommendation Approval</p>	

Case Officer Report

Site Location Plan





Characteristics of the Site and Area

1.0

Description of Proposed Development

Planning Permission is sought for the replacement of existing 17.5m telecommunications column with 20m column, including shroud enclosed antenna and associated works including 2 No. equipment cabinets.

2.0	<p>Description of Site</p> <p>The site is located on the corner of the slip-road connecting the Blacks Road to the M1 Motorway. The application site consists of a pre-existing 17.5m mobile telecommunications mast and associated equipment cabinets in an area of public realm located adjacent to a pedestrian crossing, with a wooded area to the north.</p> <p>The surrounding area consists of roads infrastructure and heavily planted buffers with residential properties beyond to the north and west.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Z/2011/1076/F Grass verge at junction of Blacks Road, and (North) Slip Road, Dunmurry, Lisburn, BT10 0PT, Telecommunications development comprising of 1no 17.5m high CU Phosco MK3 Street works Pole with 6no Vodafone and Telefonica antennas within a shroud, 1no Vulcan equipment cabinet 1no electrical meter pillar (Amended Proposal) PERMISSION GRANTED 22.02.2012</p>
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	Statutory Consultees Responses
5.1	DFI Roads- No objections
6.0	Non Statutory Consultees Responses
6.1	<p>BCC Environmental Health- no objections</p> <p>EircomUKLtd</p> <p>Vodafone</p> <p>Arqiva – No comment necessary</p> <p>BTRadionetwork- No objections</p> <p>OfcomNI</p>
7.0	Representations
7.1	The application was advertised in the local press on 21 st September 2018 and no representations have been received.
8.0	Other Material Considerations
8.1	Development Control Advice Note 14 – Siting and Design of Radio Telecommunication Equipment
9.0	Assessment

9.1	<p>Principle of Development</p> <p>The site is located within the development limits of Belfast with no specific planning designations. 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.</p> <p>The principle of the telecommunications equipment on the site is established. The proposal is an upgrade to an existing site.</p> <p>The SPPS and PPS 10 emphasise that mast sharing should be considered where appropriate. This proposal is the replacement of an existing telecommunications column; the applicant, Telefonica UK Limited, is in agreement with Vodafone Limited whereby both companies will jointly operate and manage a single network grid across the UK. This enables both parties to pool their basic network infrastructure, consolidate base stations whilst delivering two independent networks.</p> <p>DCAN 14 recognises that existing masts may need to be replaced with a bigger structure with a consequent effect on visual amenity. The proposal includes the replacement of the existing 17.5m mast with a new 20m mast as well as 2 No new equipment cabinets within which all electronic equipment will be placed.</p> <p>The existing operational site has a backdrop of mature trees which it is considered will minimise the visual impact of the increase in height of the mast and the insertion of the additional cabinet.</p> <p>In addition, applicants must demonstrate that the sharing of existing equipment has been investigated and that a new mast represents the best environmental solution. The proposal utilises an existing shared site and the replacement mast and new cabinets is considered to be a more sustainable environmental solution rather than a new mast in a new location / site.</p> <p>In terms of satisfying the remaining requirements of Policy TEL 10, the applicant has advised that the extended mast is required as the trees to the rear of the mast have grown higher and around the mast, causing ongoing interference. Paragraph 6.2 of PPS10 recognises that masts often require a particular operating height to allow signals to clear trees. Additionally, the UK government recognises the need for fast, reliable and cost-effective modern telecommunications.</p> <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.</p> <p>Impact upon Amenity</p> <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</p>

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 location is an established telecommunications site and this proposal utilises the existing site rather than proposing a new location. On balance, this is considered to be a preferable location rather than a new site in a different location.

The immediate context of the site is dominated by traffic and the road network; a heavily planted buffer separates the site from the nearest residential properties. It is considered that the proposal will not have an adverse impact on residential amenity.

Health Considerations

As stated, 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 exposure s 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.

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.

Consultation with a range of bodies was carried out and no objections were raised. Consultations remain outstanding from Vodafone and Ofcom – no objections are considered likely.

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.

In conclusion, the proposal comprises an upgrade to an existing site which is part of an established network. The location of the mast and cabinet with a backdrop of trees on Blacks Road will minimise any visual impact and the proposal is not considered to be obtrusive. An ICNIRP Declaration was received demonstrating that the proposal meets the ICNIRP guidelines. No objections were received to the proposal.

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended.

11.0

Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The proposals shall be erected in the positions shown on drawings no.02 and 03 both bearing the date stamp 23 August 2018.

Reason: In the interests of road safety and the convenience of road users.

Informatives

1. 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.

2. Any works to be undertaken on the public footway shall be carried out in accordance with the Street Works (Northern Ireland) Order 1995. Prior to commencement of any works appropriate notice must be made to the Statutory Functions Officer at the Department for Infrastructure Belfast South Section Office, 1A Airport Road, Belfast, BT3 9DY, 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'.

3. Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Department for Infrastructure Section Engineer whose address is Belfast South Section Office, 1A Airport Road, Belfast, BT3 9DY. A monetary deposit will be required to cover works on the public road.

4. Provision shall be made to the satisfaction of DfI, to ensure that surface water does not flow from the site onto the public road.

Notification to Department (if relevant)

Representations from Elected members:

ANNEX

Date Valid	4th September 2018
Date First Advertised	21st September 2018
Date Last Advertised	21 st September
Details of Neighbour Notification (all addresses) None	
Date of EIA Determination	No
ES Requested	No
Drawing Numbers and Title	
Drawing No. 01 Type: Location Map	
Drawing No. 02 Type: Site Plans	
Drawing No. 03 Type: Site Elevations	
Notification to Department (if relevant)	
Date of Notification to Department: Response of Department:	