

## Development Management Report

<b>Application ID:</b> LA04/2018/1939/F	<b>Date of Committee:</b> Tuesday 11 <sup>th</sup> December 2018
<b>Proposal:</b> Proposed extension of existing 15m telecommunications mast with 20m column, including shroud enclosed antenna and associated works including 1No. equipment cabinet	<b>Location:</b> On the grass verge of Belvoir Road approx. 91m South West of Newtownbreda Baptist Church 43 Newtownbreda Road Belfast BT78 7BQ
<b>Referral Route:</b> Request from Director of Planning and Building Control	
<b>Recommendation:</b> Approval Subject to Conditions	
<b>Applicant Name and Address:</b> Telefonica UK Limited 260 Bath Road Slough SL1 4DX	<b>Agent Name and Address:</b> Ross Planning 9a Clare Lane Cookstown BT80 8RJ
<p><b>Executive Summary:</b></p> <p>Full planning permission is sought for the replacement of the existing 15m telecommunications mast with 20m column, including shroud enclosed antenna to match existing and associated works including 1 equipment cabinet.</p> <p>The site is located along the footpath of the Belvoir Road, the area is identified as being on the Strategic Road Network within BUAP 2001 and whiteland within draft BMAP 2015.</p> <p>At present there is an existing 15m telecommunications mast with enclosed antennae present on the site. The applicant has advised that as this equipment is no longer functioning at its optimum, it is proposed to increase the height of the column and antennae to 20m. In addition to the increase in the overall height of the mast it is proposed to construct 1No new equipment cabinet, within which all the electronic equipment will be placed.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Impact on Amenity</li> <li>• Health Considerations</li> </ul> <p>The existing operational site has a backdrop of mature trees which is considered will minimise the visual impact of the increase in height of the mast and the insertion of the additional cabinet. On balance, the increase in height and additional cabinet is considered preferable to an additional site and will ensure the operator can provide their service to the public.</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</p>	

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.

No representations have been received.

Transport NI and Environmental Health offered no objection.

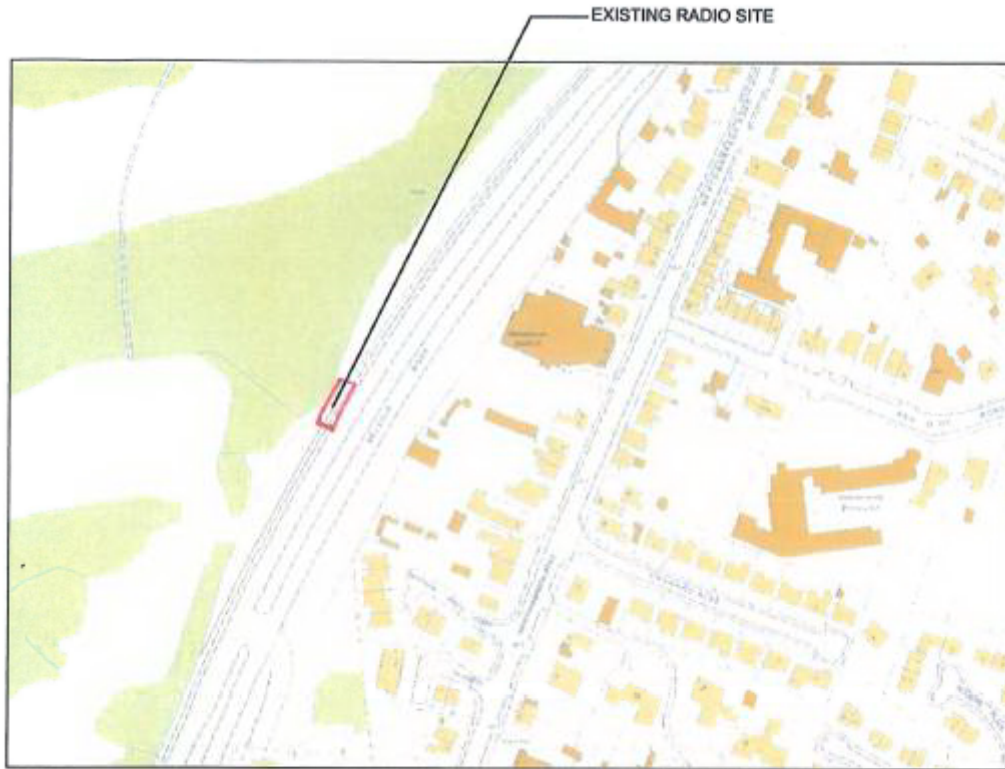
The proposal is considered to comply with relevant parts of the SPPS, PPS10 and DCAN 14.

Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved subject to conditions.

**Recommendation – Approval Subject to Conditions**

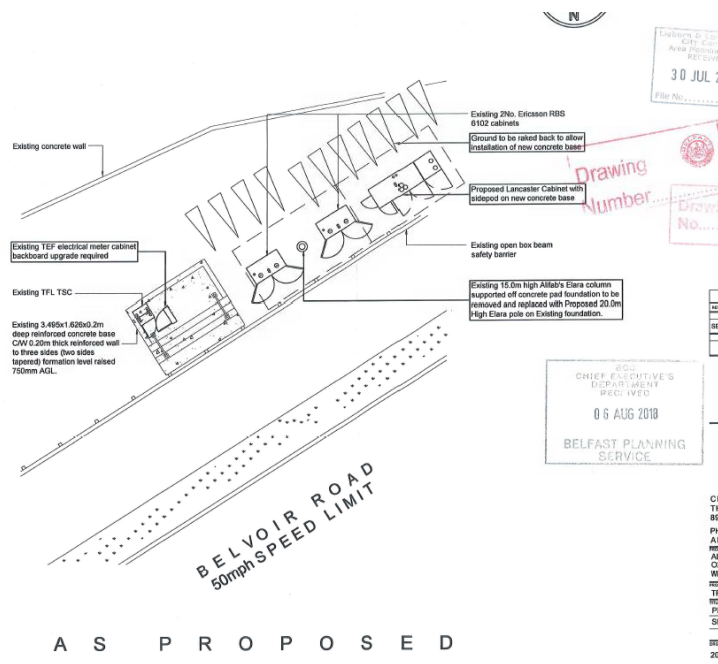
# Case Officer Report

## Site Location Plan

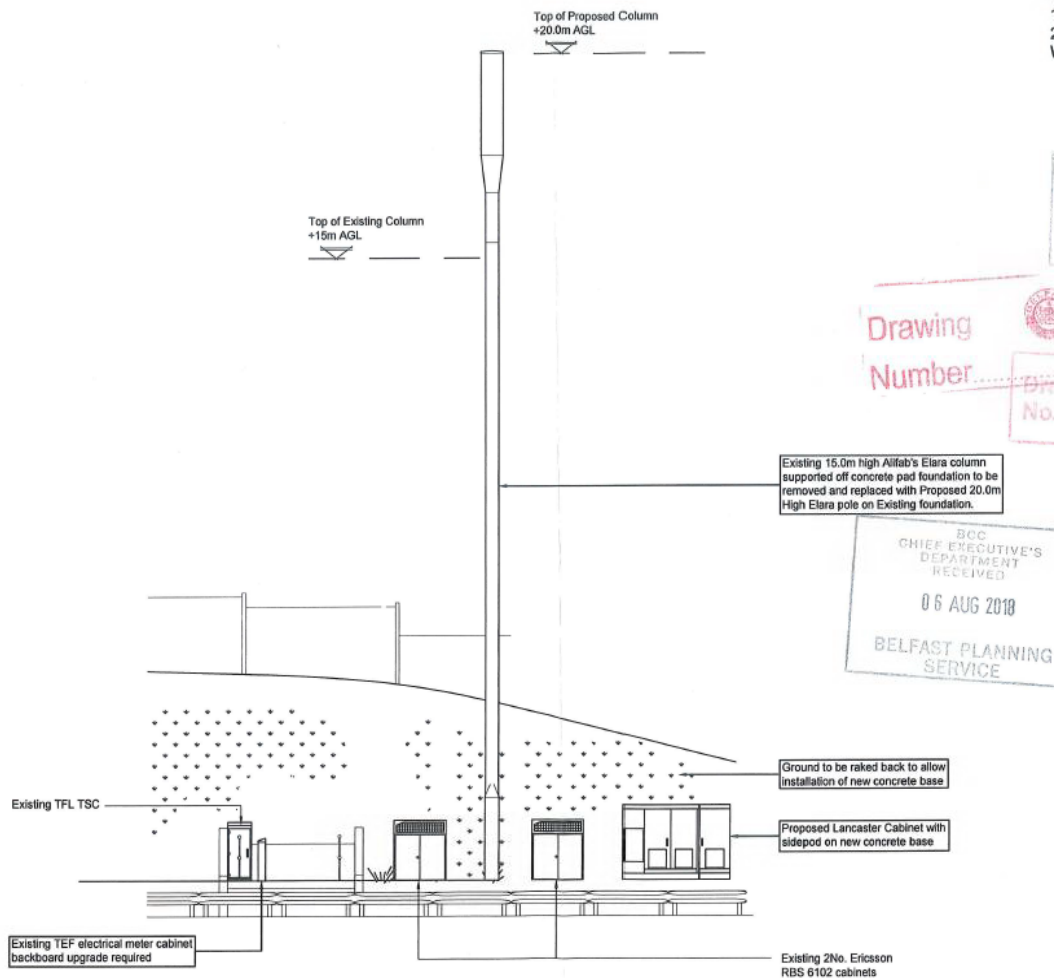


**SITE LOCATION PLAN - 1:1250**

## Aerial View



# Cross Section



A S P R O P O S E D

<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	Full planning permission is sought for an extension of the existing telecommunications mast from 15m to 20m, with shroud enclosed antenna and associated works including 1 No. equipment cabinet. The associated works include internal works to the existing electrical meter cabinet to upgrade the backboard.
<b>2.0</b>	<b>Description of Site</b>
2.1	The site is located behind the public footpath on a grass verge approximately 91m south west of Newtownbreda Baptist Church in the south of the city. The existing site contains four existing cabinets and a 15 m mast.
2.2	The site fronts a dual carriageway (Belvoir Road). To the rear of the site is Belvoir Golf Club which is screened by large mature trees while opposite is residential, again screened behind large mature trees.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>
	<ul style="list-style-type: none"> <li>Y/2013/0196/F. Existing Vodafone site on service lands to West of 55 Newtownbreda Road, Belfast. Erection of 15m column to replace 10m column with 3 additional equipment cabinets. PERMISSION GRANTED. 03.10.2013</li> </ul>
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2015
	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.
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
<b>5.0</b>	<b>Statutory Consultees</b>
5.1	DFI Roads- No objections subject to condition
<b>6.0</b>	<b>Non Statutory Consultees</b>

	<p>BCC Environmental Health- No objections  BT- No objections  Lagan Valley Regional Park- No objections  DAERA – which part - No objections  Eircom- Await formal response  Vodafone- - Await formal response  Arqiva- No objections  Ofcom- Await formal response</p>
<b>7.0</b>	<b>Representations</b>
7.1	The application has been neighbour notified on the 15th August 2018 and advertised in the local press on the 24th August 2018. No representations were received.
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	Development Control Advice Note 14 – Siting and Design of Radio Telecommunication Equipment
<b>9.0</b>	<b>Assessment</b>
9.1	The site is located within along the footpath of the Belvoir Road, designated as being on the Strategic Road Network in BUAP 2001 and whiteland within dBMAP 2015. At present there is an existing 15m telecommunications mast with enclosed antennae present on the site. The applicant has advised that as this equipment is no longer functioning at its optimum, it is proposed to increase the height of the column and antennae to 20m. In addition to the increase in the overall height of the mast it is proposed to construct 1No new equipment cabinet, within which all the electronic equipment will be placed. The cabinet will be placed on a concrete base.
9.2	<p>The key issues in assessment of this application are as follows:</p> <ul style="list-style-type: none"> <li>- Principle of Development</li> <li>- Impact on Amenity</li> <li>- Health Considerations</li> </ul> <p><u>Principle of Development</u></p>
9.3	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 an upgrade to an existing site which is part of an established network. It is proposed to run two nationwide networks from this base.
9.5	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 an extension of the existing mast from 15m to 20m as well as 1No new cabinet and internal works to an existing cabinet. There are currently four existing cabinets on the site. The proposal is set back from the road by approximately 5.2m and will be alongside four existing cabinets. The proposed cabinet measures 2.7m x 0.8m x 1.8m which will make it the

9.6	<p>largest cabinet on the existing site. The existing operational site has a backdrop of mature trees which is considered will minimise the visual impact of the increase in height of the mast and the insertion of the additional cabinet. On balance, the increase in height and additional cabinet is considered preferable to an additional site.</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 additional cabinet is considered to be a more sustainable environmental solution rather than a new mast in a new location / site.</p>
9.7	<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. The additional cabinet is to house the additional equipment required to facilitate a 4G upgrade. As previously stated the applicant has considered environmental impacts by proposing an upgrade to an existing site rather than a new mast in a new location, on balance, this is considered to be a preferable option. 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><u>Impact upon Amenity</u></p>
9.8	<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 location is established as a 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.</p>
9.9	<p>The closest residential property is located approximately 40m from the site and is screened from the site by trees. It is considered that the proposal will not have an impact on residential amenity.</p> <p><u>Health Considerations</u></p>
9.10	<p>As stated above in paragraph 9.7, 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</p>

	<p>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 meet the ICNIRP guidelines and therefore address health concerns.</p>
9.11	<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, it is the view of DHSSPS that 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>
9.12	<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 objectors are considered likely.</p>
9.13	<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 element 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>
9.14	<p>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 Belvoir 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.</p>
9.15	<p>The proposal is considered to comply with relevant parts of the SPPS, PPS10 and DCAN 14.</p>
9.16	<p>Having regard to the policy context and all other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions for the following reasons.</p>
<b>10.0</b>	<b>Summary of Recommendation: Approval</b>
<b>11.0</b>	<b>Conditions</b>
	<p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>



	<p>2. The proposals shall be erected in the positions shown on drawings no. 02 and 03 both bearing the date 06<sup>th</sup> August 2018.</p>
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Reason: In the interests of road safety and the convenience of road users.

<b>ANNEX</b>	
<b>Date Valid</b>	6th August 2018
<b>Date First Advertised</b>	24th August 2018
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 53 Newtownbreda Road,Belfast,Down,BT8 7BS, The Owner/Occupier, 55 Newtownbreda Road,Belfast,Down,BT8 7BS, The Owner/Occupier, 57 Newtownbreda Road,Belfast,Down,BT8 7BS, The Owner/Occupier, 59-61 ,Newtownbreda Road,Belfast,Down,BT8 7BS, The Owner/Occupier, 63 Newtownbreda Road,Belfast,Down,BT8 7BS, The Owner/Occupier, Belvoir Park Golf Club, 73 Church Road, Belfast, BT8 7AN The Owner/Occupier, Village Tackle Shop,55a ,Newtownbreda Road,Belfast,Down,BT8 7BS,	
<b>Date of Last Neighbour Notification</b>	15th August 2018
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b> 01 Site Location Plan 02 Proposed Layout 03 Proposed Elevations	
<b>Notification to Department (if relevant) N/A</b>  Date of Notification to Department: Response of Department:	
<b>Representations from Elected Members:</b> None	