

# Development Management Sub Committee

Wednesday 23 June 2021

**Application for Planning Permission 20/05809/FUL  
at land 405 metres North West of The Old Dairy House,  
Dundas Home Farm, South Queensferry.  
Proposed MBNL 25.00m High FLI Tree Mast mounted on  
5.50 x 5.50m reinforced concrete base and associated  
ancillary works.**

**Item number**

**Report number**

**Wards**

B01 - Almond

## Summary

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The development complies with the Planning (Listed Building and Conservation Areas) Scotland Act 1997 as it preserves the character and setting of the listed buildings. The proposal will also comply with the adopted Edinburgh Local Development Plan and will not detract from the landscape quality and/or rural character of the area. It will not have a significant adverse impact upon the Special Landscape Area or cause a detrimental impact upon the site recorded in the inventory of Gardens and Designed Landscapes. It has been shown that all practicable options and alternative sites have been considered and that the visual impact of the proposal has been minimised.

There are no material planning considerations which outweigh this conclusion.

## Links

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[Policies and guidance for this application](#)

LDPP, LRS07, LDES01, LDES05, LEN03, LEN07, LEN09, LEN10, LEN16,

# Report

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at land 405 metres North West of The Old Dairy House,  
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x 5.50m reinforced concrete base and associated ancillary  
works.**

## Recommendations

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1.1 It is recommended that this application be Granted subject to the details below.

## Background

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### 2.1 Site description

The application site occupies an area of an open wedge-shaped field within the green belt to the north-east of Dundas Castle and south of the M90 extension. The centre of South Queensferry is approximately 1.5km north-east of the site. The site sits north of a farm track and a single-track road which runs through Dundas Home Farm off the B800. The application site forms part of the Dundas Special Landscape Area (SLA) and the Dundas Castle Historic Gardens and designed Landscape (designated 31 March 2001, ref GDL00151).

Dundas Castle is a category A listed Gothic style mansion house, dating from 1818 (listed 22 February 1971, ref. 45474) alongside a 15th century keep (listed 22 February 1971 ref. 5512).

The surrounding area is rural in nature and there are existing residences occupying the former steading of Dundas Home Farm approximately 300-400 metres to the east of the site. This building is category B listed (listed 30 January 1981, ref. 5520). There are also a number of more modern properties near to Dundas Home Farm.

Across the road from the site is also a modern livery stable business comprising stable block, cabin and bedding store and a two-storey dwelling house.

### 2.2 Site History

5 October 2020. Planning permission refused for slimline lattice tower and associated ancillary works. Application Number: 20/01409/FUL.

10 March 2016. Planning permission granted for the change of use from agricultural field to form livery stable business comprising stable block, cabin and bedding store and erect associated two-storey dwelling house (as amended), on the other side of the road to the south east of the site. Application Number: 15/04910/FUL

## **Main report**

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### **3.1 Description of the Proposal**

The application is for planning permission for the erection of a 25-metre-high telecommunications mast, mounted on a concrete plinth, with ancillary apparatus. This includes 6 cabinets that shall be installed on a secondary concrete base. The mast would be finished with mock tree foliage and will be coloured to blend in with the nearby trees. A 3-metre-wide stone access track would also be formed, with an entrance gate and a 2.4 m high fence erected around the site.

#### Supporting Documents

The following documents have been submitted in support of the application and are available to view on the Planning and Building Standards Online Services:

- Visualisations;
- Justification for site selection and 5G requirements.

### **3.2 Determining Issues**

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### **3.3 Assessment**

To address these determining issues, the Committee needs to consider whether:

- a) the proposal is acceptable in this location in principle;
- b) the proposal would affect the setting of listed buildings,
- c) the proposal would have an adverse effect on the Dundas Castle Garden and Designed Landscape;

- d) the proposal would affect the character of the Dundas Castle Special Landscape Area;
- e) the proposal would have an adverse effect on protected species;
- f) the proposal would adversely affect road safety;
- g) other material considerations have been addressed and
- h) any comments received have been addressed.

(a) Principle

LDP policy Env 10 (Development in the Greenbelt and Countryside) states that within the greenbelt and countryside development will only be permitted where it meets one of four criteria and would not detract from the landscape quality and/or rural setting of the area.

*Criteria (a) states for the purposes of agriculture, woodland and forestry, horticulture or countryside recreation, or where a countryside location is essential and provided any structures are of a scale and quality of design appropriate to their use.*

LDP policy Rs 7 (Telecommunications) states that *Planning permission will be granted for telecommunications development, provided*

*(a) the visual impact of the proposed development has been minimised through careful siting, design and where appropriate, landscaping*

*(b) it has been demonstrated that all practical options and alternative sites have been considered, including the possibility of using existing masts, structures and buildings and/or site sharing*

*(c) the proposal would not harm the built or natural heritage of the city*

The applicant has stated that this is the only practicable location in which the proposal could be sited in order to provide the required 5G signal for the nearby area and to minimise its impact on the surrounding area. All alternative sites have been considered, including the possibility of using existing masts, structures and buildings and/or site sharing. The applicant has confirmed that the existing site for the mast is no longer viable as it is within an area designated for mixed uses. They have confirmed that the cell search areas for 5G are extremely constrained with a typical radius of 250 metres, meaning it would not be feasible for the proposal to be positioned out with this locale.

Therefore, in order for the directly surrounding area, including South Queensferry, to receive a Three and EE 5G signal this countryside location is essential. The proposal complies with criterion (a) of LDP policy Env 10.

Whilst the application site is sensitive, being located within a Special Landscape Area and a Designated Garden and Designed Landscape, the visual impact of the proposal has been minimised by several factors.

The field in which the development is proposed is relatively plain. The recent extension to the M90 motorway has been constructed at the bottom of this field, to the north, approximately 120 metres from the site. The motorway is located up a raised embankment which has been planted with trees. This provides the site with some screening and this level of screening will increase over time as these trees grow.

The nearest properties to the north, within South Queensferry, which shall directly face the proposal, are located approximately 500 metres away from the site. It is acknowledged that there is a planning permission in principle application for housing, to the north of the motorway, which is currently minded to grant, but this development will be a minimum of approximately 200 metres away from the site.

Directly to the east and west of the site is an expansive farmers field. The properties which make up Dundas Home Farm are a minimum of approximately 300 metres to the east of the site and these dwellings are screened by mature trees which line the edge of the field. The proposal will not be overly noticeable from this cluster of dwellings. It should also be noted that the properties at Dundas Home Farm are accessed off the B800 and residents will not have to pass the site in order to get to their dwellings.

To the rear of the site is an area of land which in 2015 was granted planning permission for the change of use from agricultural field to form livery stable business comprising stable block, cabin and bedding store and erect associated two-storey dwelling house. However, the dwelling house is sited approximately 180 metres from the application site and will not directly face the proposal.

The land to the south of the site continues to slope upwards towards a line of large, mature trees which are approximately 150 metres away. These trees are part of a local nature conservation area. They largely cover the northern boundary of Dundas Castle. These trees are substantial and as the visualisation provided shows the height of the mast will not greatly extend above the line of these trees. The proposal shall therefore not significantly break the skyline. The castle itself is located approximately 550 metres away from the site and it and the most valuable part of its gardens are screened by these trees.

The plans that have been submitted with the application show that the element of the road which is public ends around the Dundas Home Farm buildings and is then a small, private, single track road. This road is not in the best of condition and it is unlikely to be regularly utilised as a route to Dundas Castle.

The applicant has also proposed to disguise the mast as a tree. The Edinburgh Guidance for Communication Infrastructure states in its good design guidance that *In all locations techniques to disguise or conceal equipment shall be encouraged*. It shows a photograph of a mast which has been disguised as a tree as a good example of a solution.

The proposal is of a scale and quality of design that is appropriate for its use.

The proposal will largely be seen from distant views only. As it will be disguised to look like a tree, at a distance it will blend in with the large line of trees within the local nature conservation area to the south (rear) of the site. It must also be acknowledged that the directly surrounding landscape quality and rural character of the area has already been significantly altered by recent developments such as the motorway extension and livery stable business. The proposal on balance will not detract from the landscape quality/or rural setting of the area.

As will be discussed below in detail, the proposal will not harm the built or natural heritage of the city.

The proposal complies with LDP policy Env 10 and Rs7.

#### (b) Impact on setting of listed buildings

Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 states: *"In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

Historic Environment Scotland's Guidance Note on Managing Change in the Historic Environment: Setting states that setting can be important to the way in which historic structures or places are understood, appreciated and experienced. It can often be integral to a historic asset's cultural significance.

LDP policy Env 3 (Listed Buildings - Setting) states that development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building or to its setting.

Dundas Castle, which is a category A listed building, is located approximately 550 metres from the application site. It is also noted that there is a tall mature bank of trees that form the local nature conservation area between the application site and the castle. The visualisation supplied shows that the height of the mast will not significantly intrude over the height of these trees. The development will also not be constructed on the main approach to the listed building.

Dundas Home farm, a category B and C listed group of buildings is located a minimum of approximately 300 metres from the site. The site is also screened from these buildings by a tall, mature line of trees to the east. The proposal will not have an adverse impact on the setting of the listed buildings given its position and distance from the grouping. It should also be noted that the properties at Dundas Home Farm are accessed off the B800 and will not have to pass the site in order to get to their properties.

Historic Environment Scotland offered no comments or objections to the proposal.

The proposal will not affect how the historic buildings are understood, appreciated or experienced. The proposal complies with LDP policy Env 3 and HES Managing Change in the Historic Environment guidance notes on setting.

### (c) Impact on Historic Garden

Historic Environment Scotland's Guidance Note on Managing Change in the Historic Environment: Gardens and Designed Landscapes states that *Gardens and designed landscapes are by their nature evolving. Including a site on the Inventory helps to ensure that change is managed in an appropriate way. It encourages owners, developers and decision makers to protect and enhance the positive qualities and significance of a site and its constituent elements. This means seeking to retain key landscape features and characteristics for the future, while allowing the landscape to adapt. Carefully managed change will ensure that the elements which justify the designation of a site are protected and, where appropriate, enhanced.*

*Inventory sites often have a planned relationship with landscape features beyond their boundaries, and these surroundings may contribute to the way they are experienced, understood and appreciated. Land out with the boundary may provide a backdrop to a mansion house or terminate a vista. This 'borrowed' land is used as a feature to be enjoyed from the Inventory site.*

*Development outside an Inventory site boundary may therefore impact on the site's setting - for example, if it would affect a deliberately planned outward view. Proposals should be carefully designed and located to minimise any such impacts.*

LDP policy Env 7 (Historic Gardens and Landscapes) states that development will only be permitted where there is no detrimental impact on the character of the site recorded in the Inventory of Gardens and Designed Landscapes, adverse effects on its setting or upon component features which contribute to its value.

Historic Environment Scotland's Inventory of Gardens and Designed Landscapes states of Dundas Castle *A significant, well-documented 18th century landscape remodelled in the 19th century. The 19th century picturesque landscape, incorporating 18th century features, is still largely intact with notable picturesque walks and views around the loch*

The application site is within a secondary area of the Historic Garden and Landscape, set away from the castle and its main areas of gardens which are screened by a line of tall mature trees. The field in which the development is proposed is relatively plain. It must be noted that there is also the new motorway extension directly to the north of the site and a large area of land which is now allocated for a mixed use development is also located within the northern element of the Historic Garden and Landscape.

Historic Environment Scotland and Nature. Scot were consulted and offered no comments or objections to the proposal in this regard.

The proposal complies with LDP policy Env 7 and HES Managing Change in the Historic Environment guidance notes on gardens and designed landscapes.

### (d) Impact on Special Landscape Area

LDP policy Env 11 (Special Landscape Areas) states that planning permission will not be granted for development which would have a significant adverse impact upon the special character or qualities of the Special Landscape Area (SLA).

With regards to the defined Dundas SLA, The Edinburgh Review of Local Landscape Designations states

*An extensive, wooded, designed landscape, centred around the low rise of Dundas Hill (110 m AOD) and country house of Dundas Castle. Dundas' parkland trees, roundels and perimeter woodlands coalesce to form a wooded mount flanked by farmland, which is a recognisable and scenic feature in views from the main arterial routes of the A904, B800, A8000, A90 and M9 to the northwest of the city. Dundas also provides a verdant backdrop to South Queensferry in views from the southbound carriageway of the Forth Road Bridge, echoing the wooded landform of Dalmeny Estate to the east.*

*Dundas is a relatively intact example of the designed landscapes found on Edinburgh's periphery. Extensive woodlands, ornamental woodland gardens and the Lily Loch are set out in the 19th century Picturesque manner below the dramatic crag and southwest scarp of Dundas Hill. The main parkland, now in use as golf course, is laid out on long east-facing slopes below the 'A' listed Dundas Castle. This gives way to well managed farmland structured by shelter belts and woodland to the east, which contribute to the setting of Dundas and form visual links with the policies influences across the B800.*

*Access is limited to occasional public events, during which the sense of naturalness and tranquillity provided by the perimeter woodlands can be experienced. Outward vistas focus towards the Pentland Hills, Firth of Forth and Forth bridges.*

The application site is near the edge of the defined SLA. Whilst the proposal will be seen, this will largely be in distance views and it will be disguised by being designed to look like a tree against the backdrop of the trees in the local nature conservation area. It will not have a significant adverse effect on the defined SLA.

In order to ensure the safety of aircraft approaching or departing from Edinburgh Airport, the mast would have a safety beacon attached to the top of it. It is acknowledged that the light would be a visible feature of the development during the hours of darkness, particularly in the semi-rural context of the location. However, given it is required for aircraft safety, and would only be readily discernible at certain times, the visual impact is justified and acceptable.

The proposal complies with LDP policy Env 11.

#### (e) Protected Species

LDP policy Env 16 (Species Protection) states that planning permission will not be granted for development that would have an adverse impact on species protected under European or UK law.

The proposal does not involve the removal of any trees. With regards to the operation of the site the applicant has stated that bats, like all other mammals, are safe to occupy the space around the site without any impact to their well-being. They state that masts operate on low power levels and equally any transmission from the site does not affect bats as they use eco-location which is completely different to radio frequency. The applicant has stated that there are tens of thousands of telecoms sites in the UK none of which have any impact on bats.

The proposed mast will have no impact on protected species and complies with Policy ENV 16.

#### (f) Roads

The proposal would constitute functional, operational development and would not generate a significant level of traffic. The Roads Authority has stated that it has no objections to the proposal. It would have no adverse impact on road safety.

#### (g) Other Material Considerations

##### *Importance of telecommunication infrastructure*

Scottish Planning Policy (SPP) states that the planning system should support:

- development which helps deliver the Scottish Government's commitment to world-class digital connectivity;
- the need for networks to evolve and respond to technology improvements and new services;
- inclusion of digital infrastructure in new homes and business premises; and
- infrastructure provision which is sited and designed to environmental impacts to a minimum.

Paragraph 306 of the LDP states that *the provision of new telecommunication infrastructure is essential to economic competitiveness.*

It is noted that the roll out of 5G is a Scottish Government priority and that the provision of telecommunication infrastructure is essential for not just economic competitiveness but also for social inclusivity and well being.

##### *Edinburgh Airport*

Edinburgh Airport were consulted as part of the assessment of the application. It has confirmed that it has no objections subject to a condition being attached to the consent in relation to the obstacle light proposed to be installed to the top of the mast and an informative being applied in relation to the potential use of cranes.

## (g) Representation

### **Material Objections**

- the proposal would have an adverse effect on the character of the area, the Special Landscape area and the Historic Gardens and Designed Landscapes- this is addressed in section 3.3 a, c & d)
- the proposal would have an adverse impact on the setting of the nearby statutorily listed buildings- this is addressed in section 3.3 b)
- the proposal would adversely impact neighbouring residential amenity- this is addressed in section 3.3 a &c)
- the proposal would have an adverse effect on protected species- this is addressed in section 3.3. e)
- the proposal would adversely affect road safety and access- this is addressed in section 3.3 f)
- The proposal is not in compliance with LDP policy Env 10- This is addressed in section 3.3 a
- The proposal is not in compliance with LDP policy Rs7- This is addressed in section 3.3 a.

### **Non-Material Objections**

- Impact on health; potential health issues are non-material in the assessment of a planning application relating to telecommunications apparatus. The application has been accompanied with an ICNIRP certificate. It should also be noted that National Planning Guidance (SPP) makes it clear that issues such as health in the context of telecommunications are matters that are controlled and regulated by other legislation, not the planning system. It is not necessary for planning authorities to treat radiofrequency radiation as a material consideration.
- Accuracy of the drawings submitted as part of the application. The drawings and supplementary information is sufficient to allow the planning authority to determine the application.
- The road leading up to the site is private- This is a civil matter between interested parties.

### **Community Council**

The Queensferry and District Community Council submitted a late letter of support for the proposals.

### **Conclusion**

The development complies with the Planning (Listed Building and Conservation Areas) Scotland Act 1997 as it preserves the character and setting of the listed buildings. The proposal will also comply with the adopted Edinburgh Local Development Plan and will not detract from the landscape quality and/or rural character of the area. It will not have a significant adverse impact upon the Special Landscape Area or cause a detrimental impact upon the site recorded in the inventory of Gardens and Designed Landscapes.

It has been shown that all practicable options and alternative sites have been considered and that the visual impact of the proposal has been minimised.

There are no material planning considerations which outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

### **3.4 Conditions/reasons/informatives**

#### **Conditions: -**

1. In the event that equipment becomes obsolete or redundant, it must be removed, and the site reinstated to its previous condition within 3 months of the decommissioning date.
2. The proposed mast shall be painted to match that of the nearby trees prior to it becoming operational. Further details of this proposed colour shall be submitted for the written approval of the Planning Authority, prior to work commencing on site.
3. Obstacle light shall be placed on the highest part of the mast. The obstacle light must be steady state red light. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of 'CAP168 Licensing of Aerodromes' (available at [www.caa.co.uk/srg/aerodrome](http://www.caa.co.uk/srg/aerodrome)).
4. Further details of the proposed fencing and access gate within the site shall be submitted for the written approval of the Planning Authority prior to any works commencing on site.

#### **Reasons: -**

1. To minimise the level of visual intrusion and ensure the reinstatement of the site to a satisfactory standard.
2. In the interests of visual amenity.
3. Permanent illuminated obstacle lights are required to avoid endangering the safe movement of aircraft and the operation of Edinburgh Airport.
4. In the interests of visual amenity.

## Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

5. Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>).

## Financial impact

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### 4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

## Risk, Policy, compliance and governance impact

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## Equalities impact

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### 6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

## **Sustainability impact**

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### **7.1 The sustainability impact has been assessed as follows:**

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

There is no pre-application process history.

### **8.2 Publicity summary of representations and Community Council comments**

12 letters of representation have been received in objection. The Queensferry and District Community Council submitted a late representation in support of the proposal.

## **Background reading/external references**

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- To view details of the application, go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development  
Plan Provision**

The site is identified in the Edinburgh Local Development Plan as being located within the Green Belt.

**Date registered**

23 December 2020

**Drawing numbers/Scheme**

01-09,

Scheme 1

**David Givan**

Chief Planning Officer

PLACE

The City of Edinburgh Council

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**Links - Policies**

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**Relevant Policies:**

**Relevant policies of the Local Development Plan.**

LDP Policy RS 7 (Telecommunications) sets criteria for assessing telecommunication developments.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 7 (Historic Gardens and Designed Landscapes) protects sites included in the national Inventory of Gardens and Designed Landscapes and other historic landscape features.

LDP Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

LDP Policy Env 10 (Development in the Green Belt and Countryside) identifies the types of development that will be permitted in the Green Belt and Countryside.

LDP Policy Env 16 (Species Protection) sets out species protection requirements for new development.

# Appendix 1

## **Application for Planning Permission 20/05809/FUL At Land 405 Metres North West Of The Old Dairy House, Dundas Home Farm, South Queensferry Proposed MBNL 25.00m High FLI Tree Mast mounted on 5.50 x 5.50m reinforced concrete base and associated ancillary works.**

### **Consultations**

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#### **Historic Environment Scotland**

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

#### **Nature.Scot**

In reference to the above consultation, we've got no comment to make on this application.

#### **Transport**

No objections to the application.

#### **Archaeology**

Further to your consultation request I would like to make the following comments and recommendations concerning this application for a proposed MBNL 25.00m High FLI Tree Mast mounted on 5.50 x 5.50m reinforced concrete base and associated ancillary works.

The site lies in open farmland adjacent to the medieval Dundas Estate and within a wider area also of potential prehistoric occupation. As such associated ground-breaking works with this development have the potential for disturbing significant archaeological remains.

However, based upon the largely negative results from the archaeological evaluation in 2016 by ARCHUS (ARCHUS report 234) across the field located directly opposite, to the South, and also the limited scale of this scheme, it has been concluded that there are no known archaeological implications regarding this application.

## *Edinburgh Airport*

The proposed development has been examined from an aerodrome safeguarding perspective and could conflict with safeguarding criteria unless any planning permission granted is subject to the conditions detailed below:

### Permanent Obstacle Lighting Scheme

Obstacle light shall be placed on the highest part of the mast. The obstacle light must be steady state red light. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of 'CAP168 Licensing of Aerodromes' (available at [www.caa.co.uk/srg/aerodrome](http://www.caa.co.uk/srg/aerodrome)).

Reason: Permanent illuminated obstacle lights are required to avoid endangering the safe movement of aircraft and the operation of Edinburgh Airport.

We would also make the following observations:

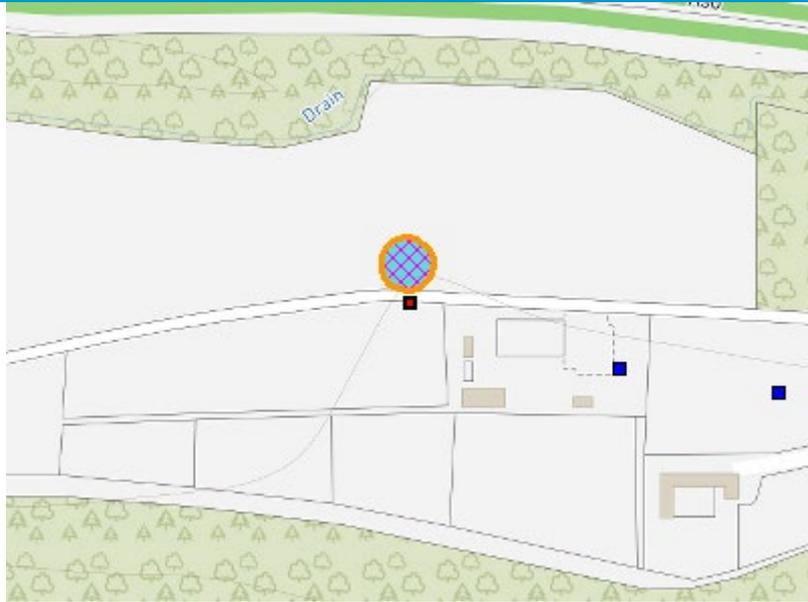
### Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>).

It is important that any conditions requested in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Edinburgh Airport, or not to attach conditions which Edinburgh Airport has advised, it shall notify Edinburgh Airport, and the Civil Aviation Authority and the Scottish Ministers as specified in the Safeguarding of Aerodromes Direction 2003.

## Location Plan

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**END**