

**Installation of telecommunications equipment upgrade and
associated works - 25/00073/LOCAL**

Item 7

25th November 2025

Suggested Conditions

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interest of certainty and the proper planning of the area, and to comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

02. The telecommunications enclosure, antennas, and all associated equipment shall be finished in a matt grey colour to match the existing plant room and shall be maintained in that colour thereafter, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure the development integrates with the existing rooftop structure and minimises visual impact within the Conservation Area.

03. The approved antennas and associated apparatus shall be installed only in the positions shown on the approved plans and shall not exceed the approved height, footprint, or dimensions.

Reason: To prevent any increase in height or massing that could further impact the roofscape or views within the Conservation Area.

04. All telecommunications equipment, supporting structures, and the enclosure shall be removed in their entirety from the building within 3 months of the equipment becoming operationally redundant, and the roofscape reinstated to the satisfaction of the Planning Authority.

Reason: To prevent long-term visual clutter on the roofscape and protect the character of the Conservation Area.

05. No additional antennas, dishes, cabinets, shrouding, or rooftop equipment shall be installed on the building without the express written approval of the Planning Authority.

Reason: To prevent incremental additions that could increase visual impact or alter the roofline.

06. The telecommunications installation shall, at all times, comply with the ICNIRP guidelines for public exposure to radiofrequency electromagnetic fields. A certificate confirming compliance shall be submitted to the Planning Authority prior to first operation.

Reason: To ensure the installation meets recognised public safety standards.

07. A Construction Method Statement shall be submitted and approved by the Planning Authority prior to works commencing, specifying measures to protect residential amenity during installation.

Reason: To minimise noise, disruption, and construction impacts.