



5G ROLL OUT PLANNING PRE-APPLICATION ENQUIRY - SITE DETAIL SHEET

Site Requirement

Site Introduction	Telecoms Planning Pre-Application Enquiry for a proposed Telecommunication Mast installation at: Magnus Road, Craighends, Renfrewshire, Scotland, PA6 7LR
Site Objective	This site is to give coverage to the surrounding area and link other sites into the Network. This is as part of a project to give 5G coverage to the surrounding area.

Preferred Site

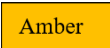
Site Name	RFW18899 Magnus Road
National Grid Reference	E: 241527 N: 665713
Traffic Light Model Rating	
Assessment	<p>In this instance the proposed new 20m high Phase 8 3HG street pole and associated 3no. equipment cabinets are proposed to be located on the grass verge adjacent to Magnus Road.</p> <p>The search area here – Designated Search Area (DSA) is located close to a public park and a residential area and therefore presents difficulties for finding a suitable location for a new 5G telecommunications mast.</p> <p>The installation is looked upon as being a minimal modern telecoms installation necessary to extend high-speed mobile coverage to this part of Craighends, Renfrewshire, Scotland.</p>

Figure 1 – Coverage Plots showing the required area to be covered showing the best location from a coverage perspective – needs to be as close as possible to green marker.

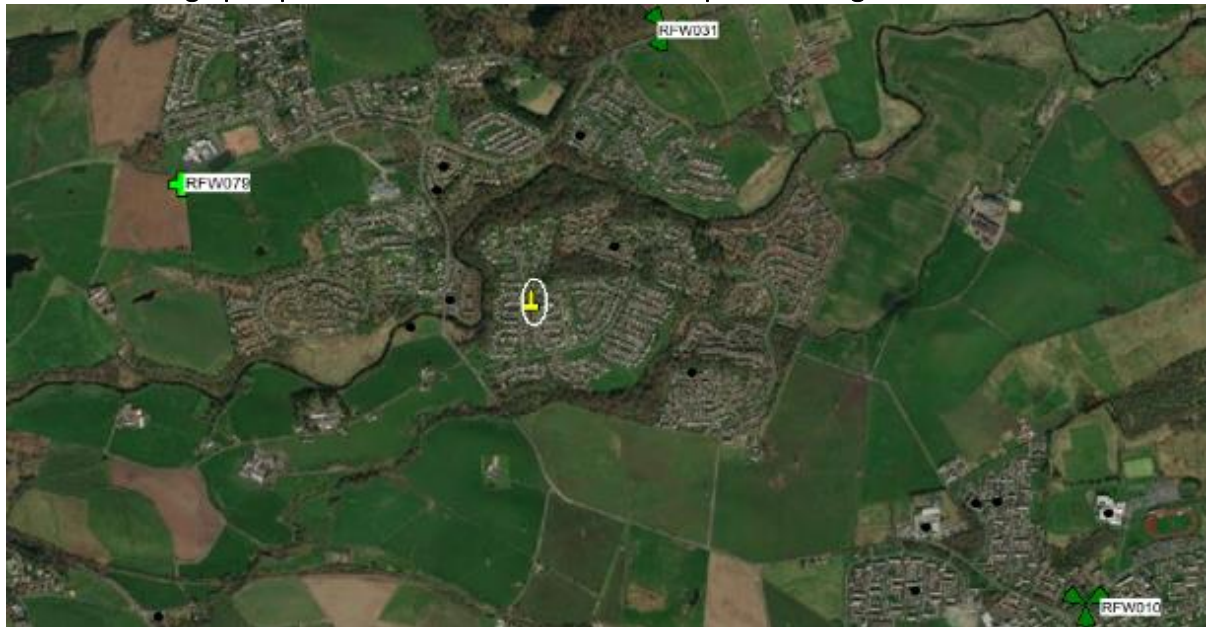


Figure 2 – Search area shown on aerial view for proposed new telecommunications mast – note that the proposed site normally requires be within 100 metres of the Nominal location for mast

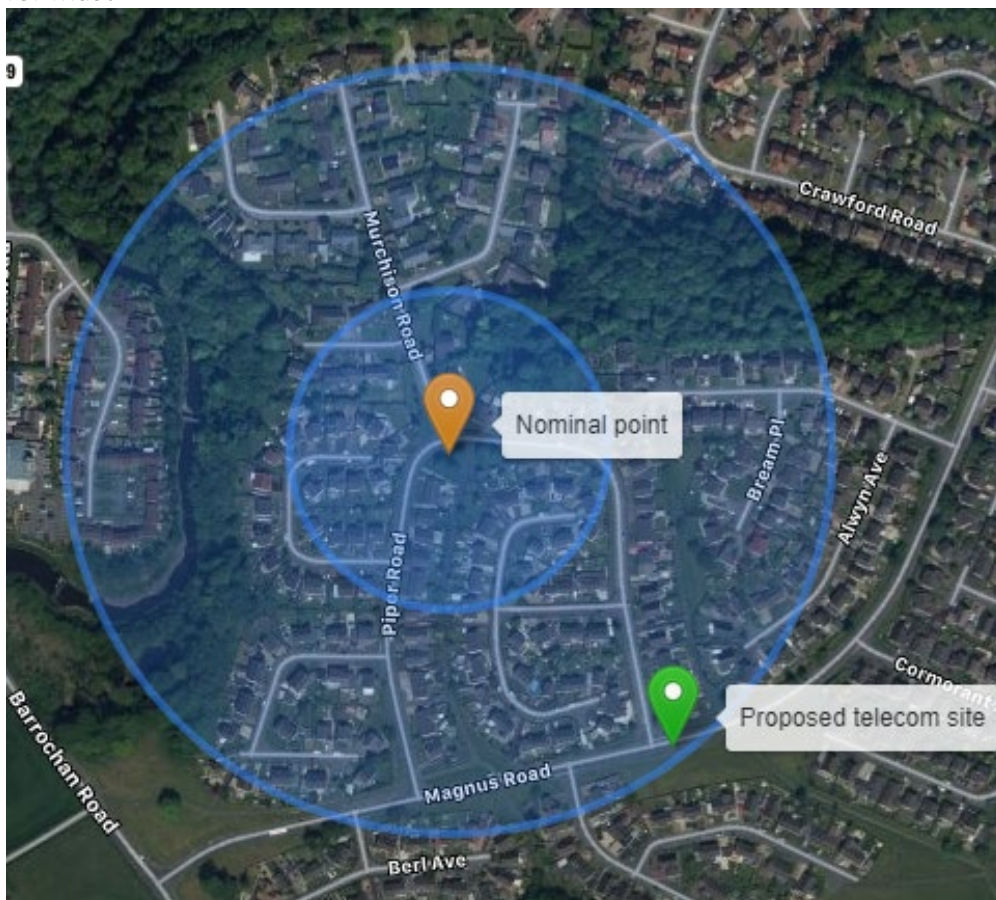


Figure 3 – Photographs of Proposed Site



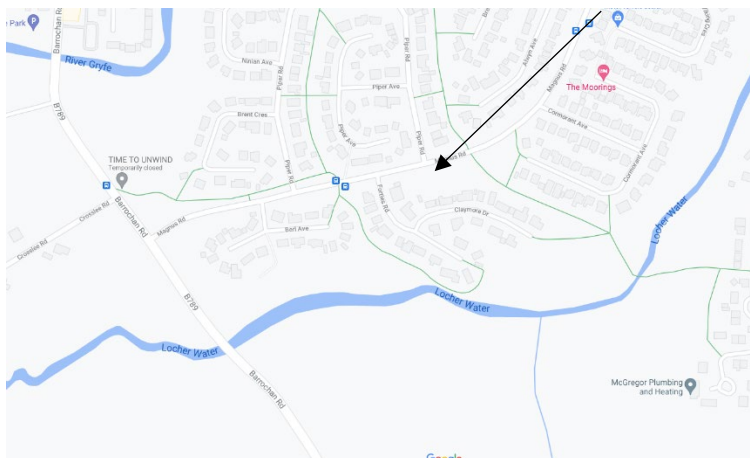
Site Description of Designated Search Area (DSA)

As this mast is a 5G installation, to work it needs to be close to those who will benefit from the technology, and this is why such a small search area is required here. Movements outside this area are likely to require a proliferation of masts to do the same job, and even then, we are likely to have coverage gaps.

Nominal location and search area appeared to have no suitable pavements or grass verges to house SW due to the densely populated area. Option is located c240m on a grass verge c 2.7m and pavement 1.9m. Option has no overlooking residential housing overlooking and opposite a junction. Option is c 70m from another telecoms masts. The site is proposed to be located on the grass verge adjacent to Magnus Road.

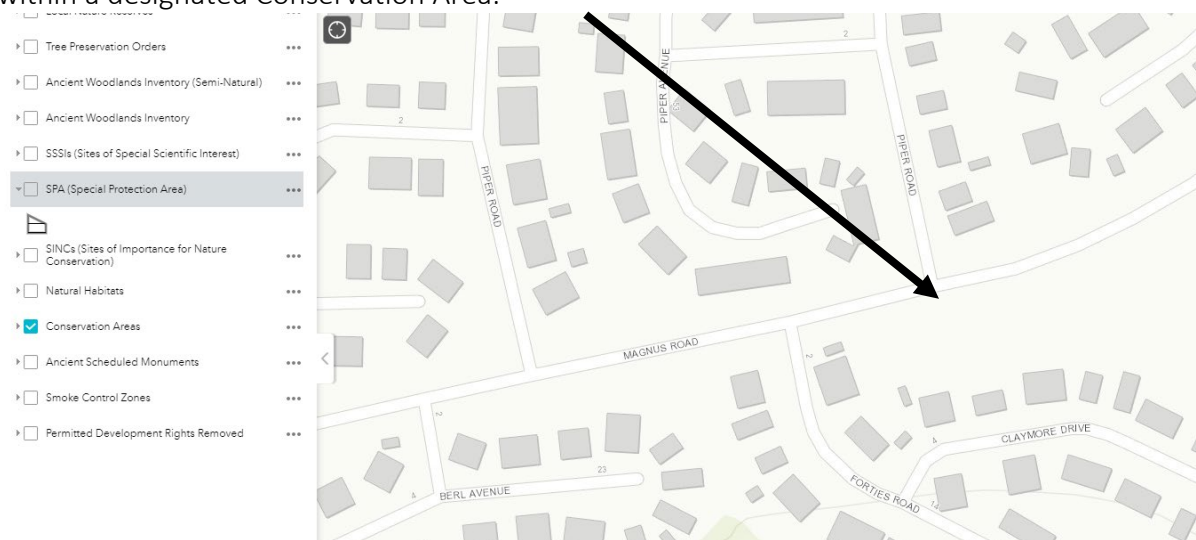
Proximity of the site to schools

A review of available mapping shows that there is no School, close to the site of the proposed mast.



Is the site within or close to a Conservation Area?

As per the extract from the Renfrewshire Council Plan we note that this site is not located within a designated Conservation Area.



Discounted Sites – see Figure 4

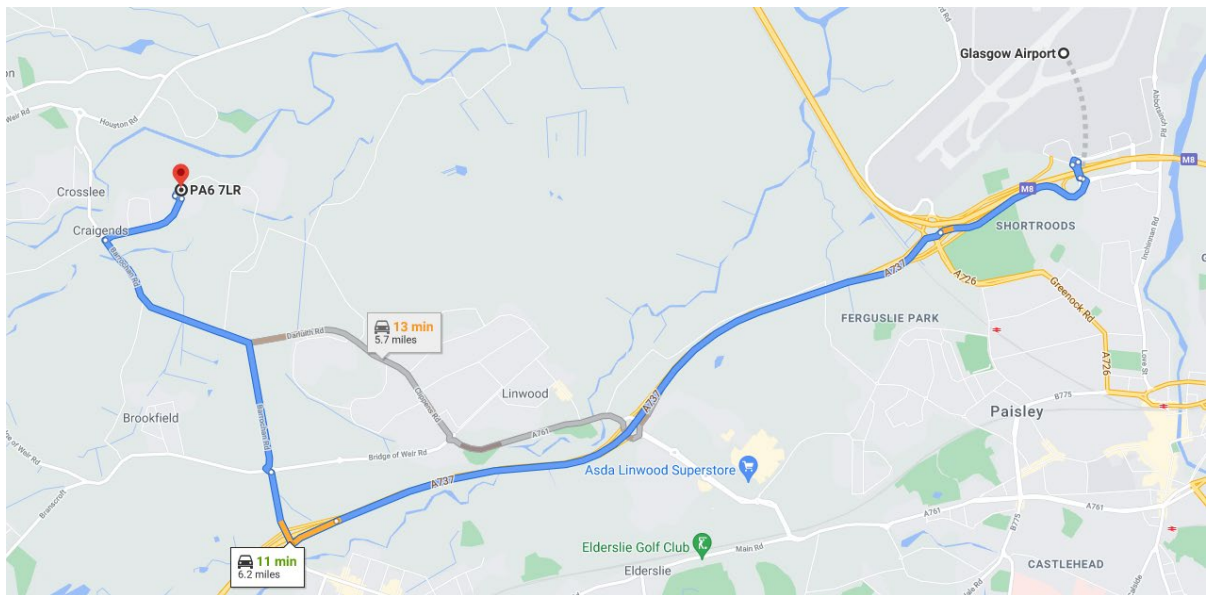
As part of the site search and discounting of potential suitable locations, the streets and properties were visited and for the reasons given discounted.

- 1 - Nominal location - sits on sloped grass verge next to residential housing
- 2 - 241378 , 665931 - discounted due to pavement not being wide enough to house SW
- 3 - 241216 , 665660 - discounted due to pavement not being wide enough and sloping ground
- 4 - 241350 , 665850 - discounted due to pavement not being wide enough and close to residential housing



Proximity to airport or aerodrome

The site is located approximately 5 miles away from PA6 7LR, Lemon Grove, Houston, Johnstone.



Relevant Planning Policy

A review of the planning policy section of Renfrewshire Council web site details the applicable Development Plan for this area.

Renfrewshire Council

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Permitted Development

The rules controlling the need for planning permission can be complex. Some minor proposals are classed as permitted development and don't need the council's permission.

What is Permitted Development?

Certain types of development can be carried out without planning permission. This is known as permitted development, and covers a wide range of minor developments by businesses, farmers and foresters, and developments by statutory undertakers. Statutory undertakers include a variety of bodies providing utilities such as gas and electricity providers, Scottish Water and telecommunications operators.

Permitted development rights for householders

On 6 February 2012 new Permitted Development rights for householder developments came into force. This means that some work which previously required planning permission may now be undertaken without the need for planning approval.

The new permitted development rights can be viewed at The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 under the Related Links Section on this page.

Permitted Development rights for Non Householder development

Planning permission is granted for a range of types of development by the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 also referred to as the GPDO. This link to the Office of Public Sector Information website does not include the GPDO amendment orders made since 1992. Scottish Office Circular 5/1992 provides further information on this, you will find links to these sites under the Related Links Section on this page.

Removal of permitted development rights

Councils have the power to remove permitted development rights. The rights can be removed:

- through a Direction under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992
- under the Control of Advertisement Regulations, or
- by attaching a planning condition on the approval of planning permission

Conservation areas

Renfrewshire has eight conservation areas. Within these areas it is likely that most forms of development, such as changing the external appearance of buildings, particularly any changes to windows, roof materials and painting external walls will require planning permission. Contact the Development Management Team to find out what works are and are not allowed before you do any work on a property in a conservation area. Further information on conservation areas including boundary maps is available under the 'Listed Buildings and Conservation Area' in the Related Links Section on this page.

Control of Advertisement Regulations

Garthland Place and 3 - 19 Glasgow Road, Paisley, have been designated an 'Area of Special Advertisement Control'. This sets specific restrictions on the form of advertisements which can be displayed in the area.

View map showing where permitted development rights have been removed

You can view an interactive map showing the locations where permitted development rights have been removed; Tree Preservation Orders; Conservation Areas and Listed Buildings.

If you intend to carry out any works in areas where permitted development rights have been removed please contact the Development Management Section for advice using the contact details below.