

Proposed telecommunications base station at:

Cell Ref: CS30845400 VF024775
Address: Land at Main Street, Cambuslang, Glasgow, G72 7ER
NGR: 264463, 660529

Discounted Site Information

Site	Name / Address	NGR	Reason for discounting
1	Existing rooftop site The Bakery Greenlees Road	264364, 660315	This shared rooftop Cornerstone (CS12854529) solution currently provides both Vodafone Limited (VF079156) and Virgin Media O2 (VMO2093326) with 2G, 3G and 4G network coverage in the area. However, the site cannot be upgraded for 5G purposes as the operators have been served with a notice to quit ('NTQ') this site to facilitate redevelopment plans. Therefore, to prevent a loss of 2G, 3G and 4G Vodafone Limited coverage and to establish a new 5G solution, the operator is seeking a new base station site to maintain and improve network services and connectivity in the area.
2	Kyle Court, Main Street	264414, 660562	This 13-storey high residential block currently accommodates the telecommunications apparatus of another operator via a rooftop stub mast. Although Vodafone Limited have considered the use of this option given that apparatus could be installed under permitted development rights avoiding the need for a planning consent, base stations have a set capacity for users and it is imperative that modern base stations limit their transmission to their target area to prevent the infrastructure being oversubscribed by users, i.e., too many devices attempting to connect with a base station at any one time, which can result in poor customer experience and services. Also, if signal cannot be restricted to a certain geographical area, it can lead to interference with the solutions for adjoining cell areas. This option must therefore be discounted on operational merit.
3	Cambuslang Police Station, Tabernacle Street	264369, 660367	The building on-site is a low-rise, pitched roof building and both the architecture and height have rendered any rooftop development unfeasible as the antennas simply could not reach the required height to both achieve ICNIRP compliance and ensure effective signal transmission above surrounding clutter. Whilst a ground-based mast was considered, space is at a premium within this premises and any development would reduce the on-site parking provision. It would also result in the deployment of a ground-based mast with an overbearing

			impact upon either No. 12 Greenlees Road, a residential property to the north, or the St Bride's School, to the west. On balance, the use of the subject development; a street furniture style mast set within a context of other street furniture and large-scale buildings, was considered to strike a more appropriate balance between operational and planning considerations.
4	Cambuslang MoT Centre	264565, 660338	The building on-site is a low-rise, which renders any rooftop development unfeasible as the antennas simply could not reach the required height to both achieve ICNIRP compliance and ensure effective signal transmission. Whilst a ground-based mast was considered, a substantial structure would be needed for the necessary antenna height for a reasonable degree of coverage to be achieved, this would have a lesser visual context than the subject proposal. In addition, the declining topography in a context of the buildings located on higher land to the east towards Greenlees Road will also impede signal transmission. Furthermore, space is at a premium within this premises and any development would reduce the on-site parking provision that could in turn have a financial implication for the business on-site. As such this option was deemed to strike a lesser balance between all relevant planning and operational considerations and has been discounted accordingly.
5	Street furniture development along Tabernacle Street / Johnson Drive	Various	The presence of underground/overhead services and narrow pavement widths, limit development options to the area adjacent to the St Bride's School on the south side of Johnson Drive. Development in this location would benefit from a lesser degree of visual context and would sit a low-lying topography when compared with the land to the east. Therefore, on balance, this option has been discounted as less preferable on planning and operational merit.
6	Scottish Electrical Training Trust	264440, 660406	The building on-site is a low-rise, which renders any rooftop development unfeasible as the antennas simply could not reach the required height to both achieve ICNIRP compliance and ensure effective signal transmission. Whilst a ground-based mast was considered, a substantial structure would be needed for the necessary antenna height for a reasonable degree of coverage to be achieved, this would have a lesser visual context than the subject proposal and proximity to the railway line could be an issue that result in a Network Rail objection. The declining topography in a context of the building located on higher land to the east towards Greenlees Road will also impede signal transmission. As such this option was deemed to strike a lesser balance between all relevant planning and operational considerations and has been discounted accordingly.
7	Development at Unique Bodywork	264594, 660356	The building on-site is a low-rise and both the architecture and height have rendered any rooftop development unfeasible as the antennas simply could not reach the required height to both achieve ICNIRP compliance and ensure effective signal transmission above surrounding clutter. Whilst a ground-based

			<p>mast was considered, a substantial structure would be needed for the necessary antenna height for a reasonable degree of coverage to be achieved. In addition, space is at a premium within this premises and any development would reduce the on-site parking provision that could in turn have a financial implication for the business on-site. The declining topography in a context of the buildings located on higher land to the east towards Greenlees Road will also impede signal transmission. As such this option was deemed to strike a lesser balance between all relevant planning and operational considerations and has been discounted accordingly.</p>
8	Cambuslang Clinic	264540, 660230	<p>The building on-site is a low-rise and both the architecture and height have rendered any rooftop development unfeasible as the antennas simply could not reach the required height to both achieve ICNIRP compliance and ensure effective signal transmission above surrounding clutter. Whilst a ground-based mast was considered, a substantial structure would be needed for the necessary antenna height for a reasonable degree of coverage to be achieved. In addition, space is at a premium within this premises and any development would reduce the on-site parking provision that could in turn have a financial implication for the business on-site. The declining topography in a context of the buildings located on higher land to the east towards Greenlees Road will also impede signal transmission. As such this option was deemed to strike a lesser balance between all relevant planning and operational considerations and has been discounted accordingly.</p>
9	St Bride's Church, Greenlees Road	264290, 600435	<p>Although this is a non-residential building at an elevated position, the pitched roof and architecture of this building make it impossible to achieve a viable rooftop solution. Although a new ground-based mast was considered, the site is overlooked at fairly close range by residential development and impact upon general amenity was considered to be more harmful at this property than at the subject site, given that the latter makes good use of a commercial setting, existing vertical feature and large buildings for context purposes. This option has been deemed less appropriate on balance.</p>
10	St Bride's Primary School	264440, 660350	<p>The building on-site is fairly low-rise and accommodates a rooftop PV scheme. This feature when taken with both the architecture and height have rendered any rooftop development unfeasible as the antennas simply could not reach the required height to both achieve ICNIRP compliance</p>

			and ensure effective signal transmission above surrounding clutter. Whilst a ground-based mast was considered, a substantial structure would be needed for the necessary antenna height for a reasonable degree of coverage to be achieved. In addition, space is at a premium within this educational premises and any development would reduce the usable space having a detrimental impact upon the workings of the school. The declining topography in a context of the buildings located on higher land to the east towards Greenlees Road will also impede signal transmission. As such this option was deemed to strike a lesser balance between all relevant planning and operational considerations and has been discounted accordingly.
11	Cambuslang Centre	264325, 660550	This 4-storey high building was considered for use at survey stage. However, the architecture and expanse of the rooftop have primarily rendered this unviable from an operational perspective, due to signal clipping. In addition, there is little to no space between the top floor residential units and the rooftop, which could mean intrusion into the units would be required to ensure the structural integrity of any rooftop development. On balance, this option has been discounted as less preferable than the subject proposal.
12	Street furniture development at junction of Tabernacle Street / Greenlees Road	Various	The presence of underground services and narrow pavement widths, limit development options to the area adjacent to the Police Station, on the south east side of this junction. However, the building at 2 Tabernacle Street is category 'B' listed, so development in this location would have greater degree of impact upon built heritage and would benefit from a lesser degree of visual context. Therefore, this option has been discounted as less preferable on planning merit.
13	Savoy Bingo, Main Street	264385, 660488	Consideration was given to the use of this Category 'C' Listed Building. However, pole-mounted antennas or a stub mast would be required for a 5G compatible solution and the likely impact of this upon the character of the host building was deemed too great. As such this option has primarily been discounted on planning grounds.
14	Alternative street furniture development options along Main Street	Various	The presence of underground services, other street furniture, declining topographies and proximity to large buildings all limit development options along both sides of this road. On balance, the subject proposal was deemed to strike the best available balance between operational and planning considerations, which must include the achievement of ICNIRP certification.
15	Development options north of Main Street	Various	The decline in topography when taken with the height of the buildings along the Main Street renders any development in this area unfeasible from an operational perspective.