

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132913/FO/2022

Date registered valid: 11 February 2022

Proposal: Installation of a 20 metre high telecommunications monopole, with 6 associated antennas and 5 equipment cabinets, and the relocation of 1 no. equipment cabinet and the removal of the existing 14.7 metre high mast and its associated cabinets

Address: Land To The Front Of 387 Wilmslow Road, Manchester, M14 6AB

Ward(s): Old Moat Ward

Applicant: H3G (UK) Ltd, 6th Floor Thames Tower, Station Road, Reading, RG1 1LX

Agent (if any): Miss Helen Bolam, Beacon Comms, 10 Sovereign Park, Cleveland Way, Hemel Hempstead, HP2 7DA

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 April 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 25 February 2022

Standard consultations:

Printed: 14 February 2022 Expired: 7 March 2022

Neighbour notifications

Printed: 14 February 2022 Expired: 7 March 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to the footpath opposite a petrol station forecourt and opposite the footpath opposite to 387 Wilmslow Road, a two storey residential brick built property.



Photograph 1 Existing Mast and associated Equipment (Wilmslow Road)



Photograph 2 Proposed application site (Wilmslow Road)

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The area is located to the south of Fallowfield District Centre in an area where there are some commercial properties such as hotels and a post office sorting office located in between residential properties.

Description of development

The applicant is seeking planning permission to install a 20 metre high telecommunications monopole, with 6 associated antennas and 5 equipment cabinets, and the relocation of 1 no. equipment cabinet and the removal of the existing 14.7 metre high mast and its associated cabinets

Consultations & Notification Responses

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

Highway Services – No objections, Sufficient carriageway clearance is being provided and sufficient footway width is being maintained by using part of the grassed verge, this is to be in agreement with the relevant council department.

It is accepted by highways that the proposals would not cause a distraction to passing vehicles and would not give rise to forward visibility issues.

Operatives undertaking servicing / maintenance thereafter will be expected to comply fully with the relevant traffic laws, including any local parking and movement restrictions.

The Highway Network Management Team have stated the following: Any work that will involve vehicles parking on Wilmslow Road will be required to be completed between the hours of 0930-1530 on weekdays. A Temporary Traffic Regulation Order (TTRO) will be required during implementation due to the close proximity to the segregated cycle lane.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

Issues

Core Strategy

The relevant Core Strategy Policies are SP1 and DM1

Policy SP1 sets down the spatial principles that will guide development in the City including the creation of neighbourhoods of choice.

Policy DM1 Seeks to protect the amenity of an area from the adverse impact of development.

Policy EN15 The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to the Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.

Unitary Development Plan

The relevant saved UDP policy is DC17

Policy DC17 says that applications for telecommunications developments will normally be approved if the Council can be satisfied that the development has been sited and designed to minimise its impact on residential amenity. Wherever possible the Council will expect the potential of existing buildings and masts, including sharing such facilities, to be fully explored before agreeing to additional separate development.

National Planning Policy Framework

The NPPF, para. 112 states: 'Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.'

Para 113 continues: 'The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged.'

Para 116 clarifies that: 'Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.'

Principle

The Council supports the principle of improving telecommunications coverage within the City, however, in doing so it seeks to ensure that the amenity of residents is not impacted upon to an unacceptable degree.

Residential Amenity, Siting, Design and Appearance

Chapters 2 and 10 of the NPPF require that planning decisions are made without delay to support the government's objectives for economic growth whilst mitigating any visual and environmental harm. Saved policy DC17 of the UDP requires assessment as to the residential and visual elements of telecoms proposals whilst policies SP1 and DM1 of the Core Strategy also require that development makes a positive contribution to the health, safety and wellbeing of residents.

The proposed installation is sited on the grass verge of Wilmslow Road, just to the south west of the exit to the Shell petrol garage (377-385 Wilmslow Road) (photograph 2). There has been a mast with associated apparatus on the site to the north (photograph 1) since 2005 (ref: 077196/TEL/2005/S1) with existing installation has been in situ since 2015 (ref:

107752/TEL/2014/S1) and has been identified by H3G (UK) Ltd (the applicant) as requiring upgrade in order to enable the introduction of 5G technologies to the area. However, this would involve the relocation from the north west entrance of the petrol garage to the south west less than approximately 50 metres away adjacent to 387 Wilmslow Road.

The proposed 20 metre monopole, with 6no antennas and a wraparound base cabinet would be sited facing towards 387 Wilmslow Road and opposite of 356 and 358 Wilmslow Road. 5 no. equipment cabinets, these cabinets include the relocation of 1 no. equipment cabinet and would be located either side of the monopole

The mast and equipment will be situated off the pedestrian footpath and highway which leaves unobstructed clearance for pedestrians to pass and for maintenance vehicles to service the equipment without causing undue obstruction. The proposal has been assessed by the Council's Highway Services and whilst they have not objected to the application, Highways have raised that a Temporary Traffic Regulation Order (TTRO) will be required during implementation due to the close proximity to the segregated cycle lane, this is appended as an Informative for the agent's attention.

The applicant has raised that in terms of appearance and despite being taller the associated equipment will be a similar in terms of their visual impact as the existing monopole and associated cabinets. Indeed the removal of the equipment will ensure that the street scene does not appear to be cluttered by similar equipment. A condition requiring the removal of the existing mast and equipment as detailed in the submitted drawings and documentation should be removed within 3 months of the new base station becoming operational.

Public Safety - The application is supported by an ICNIRP certificate for the installation. These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this

instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC17 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC17 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

"215 PROPOSED MAX CONFIGURATION SITE PLAN - SHEET 1"

786137_MAN096_76217_M0403_M001 Issue A

"216 PROPOSED MAX CONFIGURATION SITE PLAN - SHEET 2"

786137_MAN096_76217_M0403_M001 Issue A

"265 PROPOSED MAX CONFIGURATION ELEVATION - SHEET 1"

786137_MAN096_76217_M0403_M001 Issue A

"266 PROPOSED MAX CONFIGURATION ELEVATION - SHEET 2"

786137_MAN096_76217_M0403_M001 Issue A

Declaration of Conformity with ICNIRP Public Exposure Guidelines

Supplementary Information Template

All drawings and documents received by the City Council as Local Planning Authority, on the 11 February 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Within three months of the base station hereby approved becoming operational the existing base station and Phase 4 monopole, Mk3 Link AC Cabinet, POW Cabinet and Pogona Cabinet with BIAS as shown on drawing titled "215 PROPOSED MAX CONFIGURATION SITE PLAN - SHEET 1", drawing 786137_MAN096_76217_M0403_M001 Issue A and drawing titled "265 PROPOSED MAX CONFIGURATION

ELEVATION - SHEET 1", drawing 786137_MAN096_76217_M0403_M001 Issue A shall be removed and the public footpath made good.

Reason - To protect the visual amenity and character of the area from excessive clutter pursuant to Core Strategy policies SP1 and DM1.

Appendix 1 – List of consultees & neighbours notified

Highway Services

1B Brook Road, Manchester, M14 6UJ
Second Floor Flat, 387 Wilmslow Road, Manchester, M14 6AH
Basement Flat, 387 Wilmslow Road, Manchester, M14 6AH
Ground Floor Flat, 387 Wilmslow Road, Manchester, M14 6AH
First Floor Flat, 387 Wilmslow Road, Manchester, M14 6AH
Fallowfield Service Station, 377 - 385 Wilmslow Road, Manchester, M14 6AH
360 Wilmslow Road, Manchester, M14 6AB
Lansdowne Hotel, 346 - 348 Wilmslow Road, Manchester, M14 6AB
377 - 385 Wilmslow Road, Manchester, M14 6AH
Wilmslow Hotel, 356 - 358 Wilmslow Road, Manchester, M14 6AB
Flat 2, 350 Wilmslow Road, Manchester, M14 6AB
Flat 6, 350 Wilmslow Road, Manchester, M14 6AB
Flat 3, 350 Wilmslow Road, Manchester, M14 6AB
Flat 1, 350 Wilmslow Road, Manchester, M14 6AB
Flat 4, 350 Wilmslow Road, Manchester, M14 6AB
Flat 5, 350 Wilmslow Road, Manchester, M14 6AB
Flat 7, 350 Wilmslow Road, Manchester, M14 6AB
Flat 8, 350 Wilmslow Road, Manchester, M14 6AB
Flat 9, 350 Wilmslow Road, Manchester, M14 6AB
Flat 10, 350 Wilmslow Road, Manchester, M14 6AB
Flat 11, 350 Wilmslow Road, Manchester, M14 6AB
Flat 12, 350 Wilmslow Road, Manchester, M14 6AB
354 Wilmslow Road, Manchester, M14 6AB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Area Team Boundary - Name: SOUTH