

Planning**Growth & Development****Delegated officer report for planning application**

Application no. 132016/TEL/2021

Date registered valid: 22 October 2021

Proposal: Prior Approval for the installation of a 20 metre monopole and associated equipment cabinets following removal of existing pole

Address: 1170 Rochdale Road Manchester M9 6ER

Ward(s): Charlestown Ward

Applicant: CK Hutchison Networks (UK) Ltd

Agent (if any): Ms Hannah Gibson Dot Surveying, The Bands 2 Anderson Place Edinburgh EH6 5NP

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14.12.2021

Application details

Type of application: Telecommunication Application

Development type: Notifications

Date of Site Visit: 08 November 2021

Standard consultations: Printed: 01 November 2021 Expired: 22 November 2021

Neighbour notifications: Printed: 01 November 2021 Expired: 22 November 2021

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site

The application relates to an area of land to the rear of Aubrey Lee Estate Agents, 1170 Rochdale Road. The site is located adjacent to the busy radial Rochdale Road and is surrounded by mixed use development, with residential estates (Bossall Avenue and Victoria Avenue East) encompassing the site.

Description of Development

The submitted application seeks prior approval for the installation of a 20 metre high telecommunications column supporting 2 no. antennas and associated equipment including cabinets, adjacent to the column, at the base of the structure.

There is currently telecommunications equipment installed within this site with prior notification granted for a 15 metre high grey free-standing, slim line, 'special,' Phase 4 Streetworks Tower, with the installation of an associated grey cabinet (**109958/TEL/2015/N1**). This new application will replace the existing telecommunications currently in operation on this site with a new route foundation, installation of new pole and cabinets all to be installed adjacent to the existing site.

Consultations and Notification Responses

Highways- The proposed equipment is an upgrade of the current telecommunications base station at this location, on private land. Therefore, no objection to this proposal

Local residents were notified however none responded.

Policy

Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2016

The proposal falls within Part 16, Class A - 'Electronic communications code operators', of the above regulations. This requires that Local Planning Authorities assess whether prior approval is required for the siting and appearance of the development.

National Planning Policy Framework

This Framework came into effect on 27th March 2012 and was amended and updated in 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

Chapter 2. Achieving sustainable development

The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities'

health, social and cultural well-being; and

An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without

delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The Framework has been related to the proposed development, with particular emphasis given to the following:

Chapter 10. Supporting high quality communications

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. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

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. Where new sites are required (such as for new 5G networks, or for connected transport and smart

city applications), equipment should be sympathetically designed and camouflaged where appropriate.

Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:

a) they have evidence to demonstrate that electronic communications infrastructure is not

expected to cause significant and irremediable interference with other electrical equipment, air

traffic services or instrumentation operated in the national interest; and

b) they have considered the possibility of the construction of new buildings or other structures

interfering with broadcast and electronic communications services.

Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:

a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school

or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or

military explosives storage area; and

b) for an addition to an existing mast or base station, a statement that self-certifies that the

cumulative exposure, when operational, will not exceed International Commission guidelines on

non-ionising radiation protection; or

c) for a new mast or base station, evidence that the applicant has explored the possibility of

erecting antennas on an existing building, mast or other structure and a statement that self certifies that, when operational, International Commission guidelines will be met.

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.

Local Development Framework - Core Strategy Development Plan Document (adopted July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character

- Making a positive contribution to the health, safety and wellbeing of residents

- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

-Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan Saved Policies

DC17 Telecommunications states that the council should be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas.

Issues

Siting & Appearance

Following assessment of the proposal and the proposed siting of the telecoms mast and associated cabinets it is considered that the development would not rise to harmful

impacts to the visual or residential amenity of the area. The applicant has applied the sequential test to the provision of new and upgraded telecoms equipment and is utilising the existing site in line with NPPF guidelines.

In this location, the applicant considers that the nearest base stations are not capable of supporting additional equipment to extend coverage across the target area and prospective 'in-fill' mast sites are extremely limited.

Other sites have been identified and subsequently discounted. The applicants do not feel that there is an alternative suitable location and the new installation is considered the best technical and environmental solution which will enable the operator to address the current coverage deficiency in this area.

This is, as discussed, will be a replacement installation, which will be screened from views from Rochdale Road by the building at 1170 Rochdale Road, and foliage. Residential properties along Victoria Avenue and Bossall Avenue will have views of the proposed tower, however, there is separation distance between houses and the installation, and views will be obscured by foliage.

Residential amenity

There are residential properties, in close proximity to the site, but the location does not have what might be considered to be a wholly residential character, containing a mixture of uses including commercial uses. There are a number of high level lighting columns and residential housing developments to the east and south. However due to its recessed nature of its siting and the tree screening on the immediate eastern shared boundary with residential dwellings it is not considered that the proposed mast would detract from the attractiveness of the area.

Due to the height of the proposed installation, the proposed installation will be visible, however, it is not considered that the streetworks type installation in grey colour, or the additional grey cabinet, will have a detrimental impact upon the character and appearance of the street scene, or residential amenity.

Design

The proposal is for the siting of a new 20 metres high telecommunications column and ancillary development including a wraparound cabinet at base and 2 additional equipment cabinets. The proposed cabinets are of a simple square box/rectangular shape and the monopole is cylindrical and very similar to other telecommunications equipment within the vicinity and elsewhere in the City. The applicant has confirmed that the mast/cabinets would have a grey finish, which is considered acceptable in this location.

The design of the proposal is considered to be acceptable in this instance, and it is considered that it has been designed to blend in with the surrounding street scene and would not draw undue attention to itself.

Noise impact

The application seeks the prior approval of the City Council in relation to the siting and appearance of the development and the potential noise impact is not a matter that can

be considered. If the equipment creates noise disturbance in the future there are alternative powers, available to the City Council, to address this.

Health and safety - The proposal accords with all relevant health and safety requirements, including the guidelines of the International Commission for Non-Ionising Radiation Protection (ICNIRP) as adopted in the EU Council Recommendation of 12 July 1999 on the limitation of exposure to the general public to electromagnetic fields. A declaration of conformity with ICNIRP Public Exposure Guidelines has been submitted with the application and meets guidelines in terms of health aspects that a local planning authority does not need to give further consideration to health aspects given an ICNIRP has been submitted.

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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

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

- 1) The City Council is satisfied that this development has been sited and designed to minimise the impact on residential amenity and the visual amenity of the surrounding area. The proposal is also suitably sited to ensure there is no detriment to highway and pedestrian safety. Accordingly, the proposal complies with Section 10 of the National Planning Policy Framework, policies SP1 (Spatial Principles) and DM1 (Development Management of the Core Strategy for the City of Manchester and saved policy DC17.1 (Telecommunications) of the Unitary Development Plan for the City of Manchester.

Consent is hereby granted in accordance with the following drawings and documents:

Declaration of Conformity with ICNIRP Public Exposure guidelines dated 22 October 2021

Planning Statement Document dated 22 October 2021

Drawing set numbered ref: 975438_99409_M0372_M002

All stamped as received by the City Council as Local Planning Authority on 22 October 2021

Reason- To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC17.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework (NPPF).

Appendix 1- List of consultees & neighbours notified

Highway Services

1168 Rochdale Road Manchester M9 6ER

8 Victoria Avenue East Manchester M9 6HB

9 Bransby Avenue Manchester M9 6JN

4 Bransby Avenue Manchester M9 6JN

7 Bransby Avenue Manchester M9 6JN
8 Bransby Avenue Manchester M9 6JN
3 Bransby Avenue Manchester M9 6JN
2 Bransby Avenue Manchester M9 6JN
13 Bransby Avenue Manchester M9 6JN
1 Bransby Avenue Manchester M9 6JN
10 Bransby Avenue Manchester M9 6JN
14 Bransby Avenue Manchester M9 6JN
6 Victoria Avenue East Manchester M9 6HB
22 Victoria Avenue East Manchester M9 6HB
20 Victoria Avenue East Manchester M9 6HB
14 Victoria Avenue East Manchester M9 6HB
16 Victoria Avenue East Manchester M9 6HB
18 Victoria Avenue East Manchester M9 6HB
10 Victoria Avenue East Manchester M9 6HB
1184 Rochdale Road Manchester M9 6ER
1182 Rochdale Road Manchester M9 6ER
1A Bossall Avenue Manchester M9 6EN
1166 Rochdale Road Manchester M9 6ER
1178 Rochdale Road Manchester M9 6ER
Flat Above 1160 Rochdale Road Manchester M9 6ER
Top Flat 1176 Rochdale Road Manchester M9 6ER
1-5 Victoria Avenue Blackley Manchester M9 6RA
7 Victoria Avenue Blackley Manchester M9 6RA
First Floor Rochdale Road Manchester M9 6ER

4 Victoria Avenue East Manchester M9 6HB
1176 Rochdale Road Manchester M9 6ER

1164 Rochdale Road Manchester M9 6ER

1160 Rochdale Road Manchester M9 6ER

Ground Floor 1156 Rochdale Road Manchester M9 6ER

9 Victoria Avenue Blackley Manchester M9 6RA

7A Victoria Avenue Blackley Manchester M9 6RA

Top Flat 1172 Rochdale Road Manchester M9 6ER

11 Victoria Avenue Blackley Manchester M9 6RA

9A Victoria Avenue Blackley Manchester M9 6RA

2 Victoria Avenue East Manchester M9 6HB

1170A Rochdale Road Manchester M9 6ER

12 Victoria Avenue East Manchester M9 6HB

1180 Rochdale Road Manchester M9 6ER

9 Walker Road Manchester M9 6RE

11 Walker Road Manchester M9 6RE

1158 Rochdale Road Manchester M9 6ER

5 Bransby Road Manchester M9 6JN

6 Bransby Road Manchester M9 6JN

1 Bossall Avenue Manchester M9 6EN

1174 Rochdale Road Manchester M9 6ER

1172 Rochdale Road Manchester M9 6ER

1152 Rochdale Road Manchester M9 6ER

1154 Rochdale Road Manchester M9 6ER

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- Not Affected

Coal Authority- Development Low Risk- Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 250m Buffer

Area Team Boundary- Name: NORTH1