

WHP Telecoms Ltd

Telecommunication Appeal

for

CK Hutchison Networks (UK) Ltd

at

**Palatine Road,
West Didsbury,
Manchester,
Greater Manchester,
North West England,
England,
M20 3ZA**

Appeal Statement

Date: 28/10/2021

Prepared by WHP Ltd
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Agents Ref: MAN18387

Hutchison 3G UK Ltd (Three UK)

Proposed 15m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works on land adjacent to Palatine Road, West Didsbury, Manchester, Greater Manchester, North West England, England, M20 3ZA

Appeal Statement of Case.

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1.0 Introduction:

1.1 This appeal seeks the Inspectorate to consider the proposal for the siting and design of a proposed telecommunications installation. The proposal is a proposed 15m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works. This appeal seeks the Inspector to gauge if the proposal could be to the detriment of the amenity and character of the area when weighed against the considerable benefits the development would deliver in terms of sustainability and provision of enhanced digital communication for residents and businesses in the cell search area.

1.2 The Appellant wishes to pursue the written representations appeal procedure.

1.3 In the reasons for refusal, as given by **Manchester City Council** in their decision notice **130969/TEL/2021** on the 24th September 2021, they state that:

1) The City Council is not satisfied that this development has been sited and designed to minimise the impact upon visual amenity of the area. The proposed telecommunication installation by reason of its height, siting and appearance would form a visually intrusive and dominant feature which would be harmful to the visual amenity of the area in particular the appearance of the street-scene and fails to preserve or enhance the character and appearance of the Blackburn Park Conservation Area. As such, the proposed installation is considered contrary to saved policies DC17.1 and DC18.1 of the Unitary Development Plan for the City of Manchester, policies DM1, EN3 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

2) The proposed development, due to its siting and size, would result in the existing footway serving the West Didsbury Metrolink Stop being reduced in width which would have a detrimental impact on pedestrian movement. The proposal would therefore have an unacceptable impact on highway and pedestrian safety. As such, the proposed installation is considered contrary to policies DM1 and SP1 of the Manchester Core Strategy (2012), saved policy DC17.1 of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework (NPPF).

1.4 The justification, reasoning and decision for the refusal of the Planning Application, by Manchester City Council are the subject of this appeal.

1.5 The Grounds for Appeal are:

- The proposal is in accordance with the National Planning Policies (NPPF)
- The proposal is in accordance with Policies of the Development Plan saved policies DC17.1 and DC18.1 of the Unitary Development Plan for the City of Manchester, policies DM1, EN3 and SP1 of the Manchester Core Strategy
- As outlined in this supporting statement, the applicant is confident that the proposed telecommunications monopole and ancillary infrastructure would not, by virtue of its design, be detrimental to the amenity or character of the area, and that robust evidence has been provided to demonstrate the need for this location.

Key Issue/s

- 1.6 It is considered that the key issues for this appeal are:
- Whether the benefits of the appeal proposals outweigh the impact upon the character and amenity of the area (by virtue of its scale and position)

Technical Considerations

- 1.7 The published record of comments online suggests no statutory consultees have objected and no number of members of the public have objected. There are no statutory consultation objections from landscape experts.

2.0 **Procedural Matters**

- 2.1 This appeal follows written pre-application requests for feedback with the LPA and key Stakeholders, of which none were received prior to the submission of the Application. The local Ward Councillors and the LPA were consulted with prior to the submission of this application. One response was received from Cllr Leech who raised a question relating to the removal of graffiti should the equipment be damaged.
- 2.2 Three UK are in the process of building out the UK's fastest 5G network. Three UK has 140MHz of 5G spectrum (and 100MHz of it contiguous), which means their service will be much faster and able to handle more data. To bring this new technology to the people Three UK will need to provide a mix of upgrades to existing sites and the building of new sites. New sites will be needed for many reasons, including the fact that the higher radio frequencies used for 5G do not travel as far as those frequencies currently in use and that sometimes not all existing sites can be upgraded. In this area there is an acute need for a new mast to deliver the above.
- 2.3 It should be noted however, that the nature of 5G and the network services it provides, means the equipment and antennas required differ to the previous, and existing, service requirements. In particular, the nature of the antennas, and the separation required from other items of associated equipment, is such that it cannot utilise some existing structures that provide an installation for another operator, most notably in a street works or highways environment.

Future Telecoms Infrastructure Review

- 2.4 In 2018, the Government published its Future Telecoms Infrastructure Review, which outlined plans to extend full-fibre broadband coverage across the country by 2033 and for the majority of the population to have access to 5G mobile coverage by 2027. The Government's policies within this document are based on the fact that the existing telecoms infrastructure requires investment. Now that the UK has left the European Union, there is a significant focus from the Government on boosting the UK's productivity, and the Government has signalled 'levelling up' digital connectivity as pivotal to their plans. The approval of this Appeal, and other similar applications, will assist the Government in achieving their aspirations regarding the 5G network.

Public Benefits

- 2.5 As well as the Appeal proposals being in line with Government aspirations, there are also clear and demonstrable public benefits arising from the provision of a 5G network in the proposed location. Figure 3 below (extrapolated from the Government Published 'Future Telecoms Infrastructure Review') summaries the economic and social benefits that 5G coverage can generate, at both a macro and micro scale.

Figure 3.

Figure 3: Examples of potential benefits arising from 5G²¹

	Improved connectivity: Faster and more reliable 5G connectivity for users in a range of environments, including on road and rail networks, in dense areas and even at home. • Potential benefits: Increased consumer value and productivity gains
	New consumer devices and services: Smart devices and services enabled by 5G, from immersive media and entertainment through new healthcare wearables to connected and autonomous vehicles • Potential benefits: A variety of consumer and business benefits driven by innovation
	New IoT solutions: Opportunities for more advanced asset tracking, remote control, predictive maintenance and sensor-enabled optimisation of processes across sectors • Potential benefits: Increased productivity
	Smarter infrastructure and public services: Street lighting, traffic management systems, energy grids and other areas could be enhanced by 5G connectivity • Potential benefits: More efficient and secure service delivery, environmental benefits

Source: Deloitte (2018), 'The impacts of mobile broadband and 5G. A literature review'

3.0 The Appeal Site / Context:

- 3.1 The proposed site on highways land adjacent to Palatine Road, West Didsbury, Manchester, Greater Manchester, North West England, England, M20 3ZA. This planning application, which is the subject of this appeal, is purely to improve digital wireless, mobile coverage within this area with new equipment to facilitate 5G coverage. This planning application, which is the subject of this appeal, is purely to improve digital wireless, mobile coverage within this area with new equipment to facilitate 5G coverage. The proposal will involve the installation of a 15m monopole and associated works. The equipment will bring significantly enhanced 3G, 4G and 5G capabilities to the area.
- 3.2 It is proposed that the installation is to provide comprehensive digital coverage with a 5G installation, to facilitate significantly improved connectivity. Three UK utilise approved equipment and these installations are fully compliant with the NPPF.
- 3.3 The target coverage area includes the West Didsbury area and has been carefully selected as a position capable of providing the required essential coverage. In addition to this, this site maintains a reasonable distance from more sensitive receptors whilst remaining within the constraints of the cell search area (the cell search area is very constrained geographically (as evidenced in the submitted SSSI and is a predominantly residential area (beyond that of the appeal site)). The appeal site is situated on highways land away from the sensitive residential receptors that are found along Lapwing Lane and Palatine Road. The backdrop consists of a number of mature trees which work collectively with nearby existing 2-3 storey buildings to ensure that the 15m monopole will not appear as an overly dominant and incongruous feature. The site has been strategically situated on a wide stretch of pavement to maintain the free-flow of pedestrians and to avoid and highways safety issues. The site has also been carefully selected in a position capable of providing essential new 5G coverage and associated internet provision for the area.
- 3.4 It is acknowledged that the position of the proposal is within the boundary of Blackburn Park Conservation Area. The siting and appearance of the proposed equipment has been strategically chosen to preserve and enhance the Conservation Area. The benefits of the proposal will significantly outweigh any harm to Blackburn Park Conservation Area by enhancing 3G, 4G and 5G wireless connectivity across the Conservation Area.
The site is located on highways land adjacent Palatine Road, close to tall existing street furniture (streetlights) and large mature trees. To the north, east and south are commercial uses (public house, shops, offices etc.). To the west (and beyond the aforementioned commercial uses) are residential streets. The site is set on highways land and is very well screened from views in all directions. The location of the proposal could not be more suitable given the screening that surrounds the site and that there is only limited scope for negative residential amenity.
- 3.5 The associated ancillary equipment cabinets are within the size limits to be classified as permitted development without prior approval and should not be considered as a reason for refusal. **If the Inspector is minded to approve the installation, the colouring of the equipment can also be specified as deemed appropriate to enhance any merging effects with the existing street scene**
- 3.6 It is considered that facilitating the delivery of what is seen by Government as a key part of the economic growth strategy for the UK would in this instance amount to special circumstances. Any refusal on the grounds that the development would not constitute special circumstance would delay and inhibit the delivery of this key driver of the wider UK economy. The investment in mobile infrastructure will continue and it will evolve. Just as the use of 4G mobile technology becomes widespread, the adoption

and use of 5G mobile technology needs to be planned and implemented. Getting this right is important for three reasons:

1. Mobile connectivity is essential to the future success of the economy. The combined value of 4G and 5G mobile connectivity is estimated to add £18.5bn to the economy by 2026
2. Mobile connectivity is essential to creating a better society. Digital inclusion can help people gain employment, become more financially secure and improve health and well-being.
3. Mobile connectivity is essential to fulfilling the potential of new technologies.

Innovations such as Artificial Intelligence and connected cars will change how we work, spend our leisure time and run our public services. The mobile industry has been able to enhance mobile connectivity across most of the country, but there is more to be done.

- 3.7 A slimline street pole design has been specified due to the target coverage area including a high density of residential users with a view to minimising visual intrusion or conflicting with the character of the area. It is important to note that a shared 5G structure would require multiple levels of open antenna headframes on a considerably more bulky and intrusive support structure and therefore the least intrusive equipment configuration has been specified. The proposal is essential for the Operator to bring optimum telecommunications / mobile broadband services to the area.
- 3.8 As stated previously, robust pre-consultation was conducted by the applicants' agent. This process included pre-application with the LPA and further consultation with the local Ward Councillors. The pre-application process invites Manchester City Council and other key stakeholders to meet to discuss the application prior to submission. In this instance no comments were received from Manchester City Council following the original pre-application submission. Pre-application was undertaken for the site with no responses by the LPA.
- 3.9 In relation to perceived potential health risks associated with the installation of the proposal, documentation has been provided to confirm compliance with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) and as such these concerns cannot be considered in the determination of this application.
- 3.10 The proposal has been designed to remain as discreet as physically possible yet still facilitate multiple 'sharers'. The installation must be high enough to ensure suitable coverage within the cell and provide connection between these cells. In this instance the height is required to clear surrounding clutter. If the pole were to be lower than that proposed, there would be significantly limited coverage as the cell could not effectively communicate with other cells and the wider network, meaning a compromised level of service. To clarify, the Local Planning Authority is required to undertake a balancing exercise. The balance is the visual impact (and perceived harm to amenity) weighed against the need, technical requirements of the installation and availability of a suitable and available site. This balance is a well-known and most important matter for the determination of telecommunications applications and appeals. Had the Case Officer weighed perceived levels of harm to amenity against public benefit, as required by NPPF, they would ordinarily have concluded the balance was overwhelmingly in favour of support for such development.
- 3.11 The current scheme detailed in this appeal has sought to mitigate any perceived detrimental effects with its position that would benefit from being in an area where the presence of telecommunications infrastructure has already been established. In the reasons for refusal the Council is concerned that the installation would, in essence, have a detrimental impact on the character and visual amenity of the area.

- 3.12 In accordance with the sequential approach outlined in the National Planning Policy Framework (NPPF) the following search criteria have been utilised. Firstly, consideration is always given to the possibility of erecting antennas on an existing building, mast or other structure. The proposal is from a site selection perspective the sequentially optimum solution. Option 1 below has been progressed rather than a new ground based mast. Approving this scheme will avoid telecoms proliferation and will negate the need for a new additional ground based mast or street works monopole.
- 3.13 This sequential approach is outlined below:
1. Upgrading an operator's own existing base station(s);
 2. Using existing telecommunications structures belonging to another code system operator, i.e. mast sharing;
 3. Co-location or site sharing alongside existing telecommunications development;
 4. Installing a base station on an existing building or tall structure.

If 1-4 unavailable, the only viable option is

5. Erection of a new ground-based mast in street environment
- 3.14 In compliance with its licence and the sequential approach outlined in the NPPF all attempts to utilise any existing telecommunication structures where they represent the optimum environmental solution have been employed. As identified in the submitted documents that accompanied the planning application, no opportunities for site sharing are available, resulting in Option 5 of the sequential approach being the only viable route that would ensure delivery of the requisite digital service. As such, the sequential site selection process has been adhered to.
- 3.15 The cell search area is illustrated below and is extremely constrained with the only viable option having been put forward. Figure 5 below illustrates the parameters of the search area showing the coverage requirement between a cluster of existing cells. The existing cells are illustrated in Figure 5 by the conical shapes. If the equipment is shaded red then the cell is congested and there is an urgent requirement to install additional telecommunications equipment in order to "offload" the congested sector. It can be seen that the coverage 'hole' extends into the densely populated residential area and area covering land owned by The Chalk Hills Academy, however the site has been carefully selected in a position as far away as possible from the views of residential properties and other sensitive receptors. Often the proposal has been pulled marginally outside of the cell search area due to residential amenity, pavement width, underground services and planning issues. There are also build constraints to take into account as the site must be selected in a position where the mast can be physically constructed. However, existing underground services continue to be a significant obstacle to the deployment of this roll out. As with all 5G cells the search area is highly constrained covering a small radius with extremely limited availability of options and the only viable solution from a planning and radio coverage perspective has been put forward.

Figure 4: Congested Cell Example



Figure 4 illustrates existing cell PLY041. One of the existing sectors is shaded red, thus showing that the sector does not have the required capacity to meet the demand in the area. Therefore there is a requirement to for additional telecommunications equipment in order to “offload” the congested cell.

Figure 5: Cell Search Area Map with the Nominal illustrated by the green “T” marker labelled MAN284 below. The symbols labelled MAN118 and MAN162 are existing 3UK masts. The proposed equipment framed in this appeal can not be sited close to existing 3UK masts as the masts will interfere with each other. MAN297 and MAN283 are new site that are yet to be build. The proposed equipment also has to avoid these two locations as a new mast is to be deployed which will cause further interference if the apparatus is located to close to each other.



- 3.17 This is a standalone facility as opportunities for sharing have been investigated and exhausted. Ordinarily a new additional mast to facilitate the digital coverage upgrade would not be in line with NPPF, but due to technological constraints this is the only option available.

4.0 **Consideration / Justification:**

Policy / Guidance Consideration:

4.1.0 Local Plan Policy:

- 4.1.1 The decision notice as issued by Manchester City Council states:

1) The City Council is not satisfied that this development has been sited and designed to minimise the impact upon visual amenity of the area. The proposed telecommunication installation by reason of its height, siting and appearance would form a visually intrusive and dominant feature which would be harmful to the visual amenity of the area in particular the appearance of the street-scene and fails to preserve or enhance the character and appearance of the Blackburn Park Conservation Area. As such, the proposed installation is considered contrary to saved policies DC17.1 and DC18.1 of the Unitary Development Plan for the City of Manchester, policies DM1, EN3 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

2) The proposed development, due to its siting and size, would result in the existing footway serving the West Didsbury Metrolink Stop being reduced in width which would have a detrimental impact on pedestrian movement. The proposal would therefore have an unacceptable impact on highway and pedestrian safety. As such, the proposed installation is considered contrary to policies DM1 and SP1 of the Manchester Core Strategy (2012), saved policy DC17.1 of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework (NPPF).

Policy DC17.1 reads:

Telecommunications Infrastructure

“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 and in environmentally sensitive areas. Wherever possible, the Council will expect the potential of existing buildings and masts, including the sharing of such facilities, to be fully explored before agreeing to additional separate development.”

Application 130969/TEL/2021 is in accordance with DC17.1. The siting and design has been robustly justified. The equipment has been strategically sited adjacent to West Didsbury Metrolink, away from the sensitive residential receptors that are found on Palatine Road and Lapwing Lane. In addition, a number of listed buildings are found in the search area, most notably the Former District Bank located to the north-east on Palatine Road and the former Withington Town Hall to the north-west. The equipment has been sited away from the aforementioned heritage assets.

The sequential approach has been followed to identify locations to site the telecommunications equipment. There are no suitable rooftops or existing masts to site

the equipment on. Therefore there is no other option but to submit an application for a new telecoms mast.

Policy DC18.1 reads:

Conservation Areas

The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;*
- ii) the effect of major changes to the appearance of existing buildings;*
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);*
- iv) the effect of signs and advertisements;*
- v) any further guidance on specific areas which has been approved by the Council.*

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

The proposed equipment has been strategically sited within Blackburn Park Conservation Area in a location that will preserve and enhance the Conservation Area. The height of the mast is 15m which is the minimum possible height of a 5G mast of this design. The relationship of the proposed equipment will not negatively impact its neighbouring structures. Existing mature trees will help screen the equipment and prevent the mast from appearing as an overly dominant and incongruous feature. The proposed equipment is in accordance of DC18.1

Policy DM1 reads:

Development Management

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, odours, litter, vermin, birds, 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.*

The use of alternatives to peat-based products in landscaping/gardens within development schemes.

Flood risk and drainage.

Existing or proposed hazardous installations.

Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-

a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required:

Year 2010 – Code Level 3;

Year 2013 - Code Level 4;

Year 2016 - Code Level 6; and

(b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

The proposed telecoms apparatus is in accordance with DM1. The equipment has been respectfully sited and the height of the mast has been reduced to the minimum height of 15m to show regard for the character of the surrounding area.

Policy SP1 reads:

Spatial Principles

The key spatial principles which will guide the strategic development of Manchester to 2027 are:

- *The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.*
- *The growth of Manchester Airport will act as a catalyst for the regional economy, and will also provide the impetus for a second hub of economic activity in this part of the City.*
- *Beyond these areas, the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.*
- *The City is covered by regeneration areas including the City Centre. All development should have regard to the character, issues and strategy for each regeneration area as described in the North, East, Central and South Manchester and*

Wythenshawe Strategic Regeneration Frameworks and the Manchester City Centre Strategic Plan.

- *The City's network of open spaces will provide all residents with good access to recreation opportunities. The River Valleys (the Irk, Medlock and Mersey) and City Parks are particularly important, and access to these resources will be improved.*
- *New development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport. The extension to the Metrolink network through the Oldham and Ashton lines will create key corridors for new development.*

Core Development Principles

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 EN3 reads:

Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

- 4.1.2 In accordance with the requirements of the Development Plan and policy requirements the site has been carefully selected in a position as far away as technically possible from the views of residential properties in a position benefitting from the masking effects associated with the surrounding large trees. Views to the site from beyond the Palatine Road area are extremely limited with a resultant visual impact being near benign. The site has also been selected nearby to numerous elements of street furniture with similar vertical lines that will allow the proposal to visually assimilate with its surroundings.
- 4.1.3 The site has been carefully selected to provide the required essential new 5G coverage whilst protecting the amenity of the residents further afield. Resultingly, any perceived harm will be considerably outweighed by the tangible public benefits the scheme will deliver. The proposed installation is required to deliver new 5G coverage within the West Didsbury area and, given the build and technical coverage constraints, the least visually intrusive design solution available has been put forward.

- 4.1.4 The position of the site infrastructure (with a suitable and sympathetic design) and ancillary infrastructure, as detailed in the submitted Planning Application, is to facilitate the provision of enhanced digital connectivity and rollout of the 'Next Generation' of telecommunication services and mobile broadband. The applicant appreciates that the proposal is taller than the nearby street furniture with similar vertical lines however, there is no scope to lower the new 5G installation and the specified height will not be to the detriment of the immediate or wider locale. The applicant appreciates that the monopole would qualify as change, but not to the detriment of the aesthetics or character of the area. Furthermore, and to address the concerns of the LPA, the applicant has reduced the proposed monopole to 15m, from 20m.
- 4.1.5 The 5G installation is required to ensure mast sharing can be facilitated (as prescribed by policy and guidance) and remove the need for any future additional telecommunications masts in this location at a future date.
- 4.1.6 The opinion of Manchester City Council that the development would be contrary to the objectives of the GPDO as detailed above is challenged.
- 4.1.7 Contrary to the opinion of Manchester City Council, it is considered that the proposed development would accord with all elements of the GPDO (as well as policies DC17.1, DC18.1 of the UDP and policies DM1, EN3 and SP1 of the Manchester Core Strategy), notably in the fact that the design and siting of the installation is one that would not be alien in the existing context. The proposal would appear as a telecommunications installation, in a location where seeing such development would not appear unusual. It is of an appropriate design to ensure service delivery, yet is static and a vertical structure that does not visually jar or harm amenity. All efforts to keep the monopole out of and away from potentially sensitive receptors have been adhered to. There would be no tangible loss to existing levels of amenity as these would in the main be maintained through screening by the trees (albeit with greatly enhanced digital connectivity). If the Inspector is minded to approve the installation, the colour of the monopole can be coloured to one deemed appropriate to the location (to further minimise its' appearance and any perceived obtrusion on amenity).
- 4.1.8 For the proposal to be 'detrimental' to amenities of the area and for the scheme to constitute 'harm' (overbearing) regarding the character of the area, it would need to be 'unpleasant' or 'harmful' to the wider environment. In this instance it is noted that the site is well located with a backdrop of various streetlights and trees. A number of 3 storey buildings are found in the locale which stand at a similar height as the 15m mast, therefore the equipment will not appear overly dominant.

For clarity, the development seeks to minimise the mass and scale of the installation whilst delivering the service and operational requirements associated with providing new essential 5G coverage and future proofing the installation for deployment of other technologies. In addition, the cell area is one of high-density residential concentration. This means that the one installation will be able to provide a vastly improved level of service (access and speed) to a multitude of users (all those properties and businesses in the red shaded area in Figure 5 above), which by default emphasises a very evident and demonstrable public benefit. It is accepted that any development constitutes a change, but in this instance the change proposed would not be unpleasant or harmful, and is suitably distant, and visually separated from sensitive receptors. It would be similar to numerous similar structures in this location (streetlights) of which designs and installations are accepted and regularly seen in comparable locations across the UK.

- 4.1.9 As stated throughout this appeal statement all efforts have been made to pull the installation as far away from residential properties, businesses and sensitive constrained areas as possible whilst still allowing them all the expected levels of digital coverage for day-to-day life and business. The fact that the scheme seeks to provide a

suitable design is not considered to be so damaging or sufficiently obtrusive as to justify the stance taken by Manchester City Council in this instance.

- 4.1.10 The development seeks to minimise the mass and scale of the installation as much as possible, yet still deliver the service and operational needs of future site sharing. In addition, the cell area is one constrained by residential uses. This means that the one installation will be able to provide a vastly improved level of service (access and speed) to a multitude of users, thus creating a very evident and demonstrable public benefit from the proposed enhancement of this cells coverage.
- 4.1.11 The applicant is confident that with the design proposed the character of the area is maintained. As stated above there is no scope to move the proposed site to an alternative location (see discounted options and reasons), given the extremely limited constraints within which the proposal strives to achieve improved digital delivery. Any move from this location could place the mast closer to other more sensitive receptors or require a monopole of increased height.
- 4.1.12 In light of the above reasoning, it is suggested that the development does accord with the requirements of Policy and other policies of the Development Plan as it would not result in harm (perceived or otherwise) to the character of the area or amenity of users. It is imperative to emphasise the benefits of this singular structure as it would provide an enhanced level of electronic communication service for transient users, businesses and residents alike. The supporting statement gives further details on the benefits of the proposal.
- 4.1.13 Provision of this infrastructure, in an area identified as one lacking in connectivity, would accord with the objectives above. As identified this area suffers from poor access to digital services to the detriment of local residents and businesses. It is vital to consider that a new 5G option is required in this location.
- 4.1.14 As stated above from a planning perspective the sequential approach should be followed for all telecoms sites regardless of their location and this has been rigidly adhered to with this proposal. Operators are committed to provide coverage and improve capacity. Operators' need for a new base station derives from a sequential approach to a site selection process.
1. Upgrading an operator's own existing base station(s);
 2. Using existing telecommunications structures belonging to another code system operator, i.e. mast sharing;
 3. Co-location or site sharing alongside existing telecommunications development
 4. Installing a base station on an existing building or tall structure.
- If 1-4 unavailable, the only viable option is
5. Erection of a new ground based mast in street environment.
- 4.1.15 In this instance the possibility of fulfilling the requirement by upgrading an existing site is not available hence the provision of the proposed standalone installation. However it still accords with the sequential approach (as demonstrated within the supporting statement the cell search area is extremely contained and the only viable option has been put forward). Furthermore, the LPA had an opportunity to offer alternatives at the point of pre-application consultation but chose not to take up this chance to guide development in a way they saw as appropriate.
- 4.1.16 The type of installation that the applicant has proposed is the optimum design solution for deploying 5G technologies and the height at of 15m is the very lowest that works effectively for the Operator. Given the siting preference, the proposed location is deemed acceptable and appropriate. If the height of the monopole were to be reduced below 15m then the installation would not be able to provide adequate coverage for the Operator (it would need to be positioned in a more exposed location as it could not utilise the level of screening afforded by the trees). The cabinets are required to serve

the Operator and these have been kept to a minimum. The cabinets should not form part of the planning application process or this appeal as they are Permitted Development (without Prior Approval) however; all efforts are taken to keep these to an absolute minimum. Both the original planning submission and this appeal statement robustly assess how the proposal fits within the surrounding area including its planning designations and assesses the local and national policies. The National Policy section is assessed again below.

4.2.0 National Policy / Guidance – National Planning Policy Framework (NPPF)

4.2.1 National policy with regard to Telecommunications development is found within the NPPF. Contained within the NPPF, the following is of importance during deliberations:

4.2.2 Paragraph 114 states that:

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 improved service the proposed monopole would deliver would result in a direct contribution to the delivery of economic growth, in a sustainable way, as well as enhancing local facilities and services (via better connectivity and communication).

4.2.3 Paragraph 115 states that:

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.

The proposed development would utilise a site to provide for future technologies, so negating the need for subsequent new installations in the area and ensuring accordance with the objectives of the NPPF. The proposal would very much accord with this objective and negate the need for a demonstration ‘to the satisfaction of the Council’ in relation to the search for other sites.

The attempt to provide discreet development at the site, using the recommended sequential approach (as evidenced in the original submission) which accords with the objectives of paragraph 113 of the NPPF, demonstrates the operator’s attempts to address the lack of requisite cell coverage in the area, which would if allowed improve network coverage considerably with minimal negative effect on the visual amenity of this residential location.

4.2.4 In addition to the consideration given to the reasons for refusal, it is also noted that material consideration should be given to developments that contribute to the delivery of sustainability (which these cabinets and monopole would do). Such an objective needs to inform decisions, and is a requirement detailed in the ‘Letter to Chief Planning Officers: Planning for Growth’ dated 31st March 2011.

5.0 Discounted Options

(Designated Search Area) covers this densely packed residential area. There is no scope to pull the mast outside of this area and give the cell 5G coverage.

D1 - 384408, 392039 - Discounted due to insufficient pavement width.

D2 - 384384, 392123 - Discounted due to existing SW monopoles being situated in this location.

D3 - 384448, 392237 - Discounted due to obstructing overhead tree canopies.

D4 - 384356, 392118 - Discounted due to insufficient pavement width.

D5 - 383941, 392175 - Discounted due to insufficient pavement width.

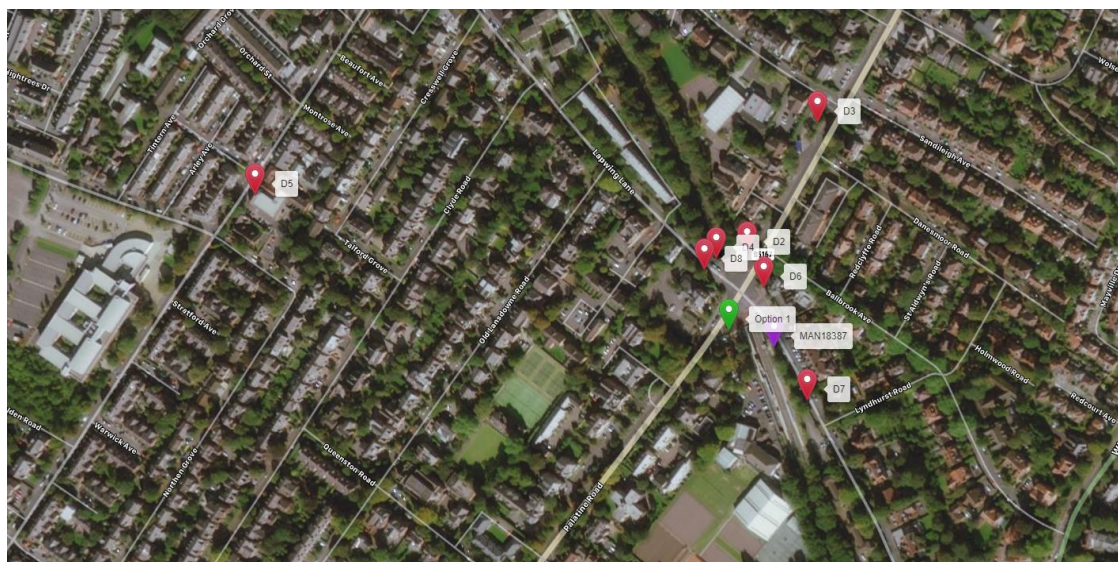
D6 - 384399, 392091 - Discounted due to potential visual intrusion and cluttered pavement which could cause pinch points.

D7 - 384438, 391992 - Discounted due to impact on parking accessibility.

D8 - 384346, 392108 - Discounted due to insufficient pavement width.

Option 1 is the location put forward in application 130969/TEL/2021.

Figure 6: Discounted Options



6.0 Conclusion and Planning Balance

6.1.0 Reasoning and Summary

- 6.1.1. It is considered that the installation of the cabinets and monopole would not be contrary to but would contribute to the achievement of the Policy objectives of Manchester City Council Development Plan and the NPPF. The proposal would not be to the detriment of visual amenity or result in harm to the character of the area. The proposal would further the delivery of sustainable development through intelligently managed and considered change. As stated throughout this statement it is vital to consider that the proposal relates to an upgrade of digital connectivity to address a 5G coverage hole in the area. It must also be considered that all efforts have been applied to the site selection process to deploy a proposal where the visual amenity or landscape character of the area will not be adversely affected. The proposed location

benefits from the screening effects associated with a backdrop of trees with no tangible or long-lasting detrimental impact on amenity or character.

- 6.1.2 We consider the development complies with Government guidance where the underlying aim is to provide an efficient and competitive telecommunication system for the benefit of business and the community while minimising visual impact.
- 6.1.3 On balance, we consider that any perceived impact on amenity or character the site may have will be outweighed by the considerable positive benefits brought to the economy and community by telecommunications (as evidenced in the Government-published Future Telecoms Infrastructure Review'). There would be no impact on the character of the area. As detailed above, the development meets the requisite criteria and standards and accords with the 'Planning for Growth' objectives.
- 6.1.4 As such, it is respectfully requested that the appeal be allowed. If the Inspector deems that conditions on approval are required these will be welcomed (e.g. amending the colour scheme).