MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131856/TEL/2021
Date registered valid:	6 October 2021
Proposal:	Notification of Prior Approval for the erection of a 20 metre high telecommunications mast and installation of three associated equipment cabins
Address:	Land to The North East Of The Hough End Leisure Centre, Princess Road, Manchester, M20 1HA
Ward(s):	Old Moat Ward
Applicant:	CK Hutchison Networks (UK) Ltd, Star House, 20 Grenfell Road, Maidenhead, SL6 1EH
Agent (if any):	Ms Hannah Gibson, Dot Surveying, The Bonds, 2 Anderson Place, Edinburgh, EH6 5NP
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 29.11.2021

Application details

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit: 29th October 2021

Standard consultations:
Printed: 19 October 2021 Expired: 9 November 2021

Neighbour notifications
Printed: 19 October 2021 Expired: 9 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

Description of site/building
The area of land that this application relates to is adjacent to the footway with Hough End Playing fields to the rear. There is an existing 17.5m telecommunications pole and associated base cabinets within the same area, just slightly to the south of the proposed location. The site is located within the Old Moat ward of the City.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is predominantly residential in nature, together with Hough End Leisure centre and its car park to the south of the site.

Description of development
The proposal is for the installation of a replacement telecommunications pole 20m in height and associated cabinetry following the removal of the 17.5m telecommunications pole currently in that location.

Consultations & Notification Responses
Local Residents were informed- no representations have been received.

Highways- no objections to the proposal.

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.

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.'

UK Digital Strategy

In March 2017, the UK Digital Strategy was published by the Department for Digital, Culture, Media & Sport. The strategy is directly relevant to this proposal…

'Broadband and mobile must be treated as the fourth utility, with everyone benefiting from improved connectivity. This will play a crucial role in ensuring that everyone, wherever they live and however they connect, can make full use of digital services and benefit from participation in the digital economy. Improved connectivity also increases innovation and productivity across the economy, bringing significant economic rewards.

Principle

This application seeks to improve mobile phone connectivity in the area which is in line with national and local objectives. The principle of this replacement base station is considered acceptable. Planning permission is required for this mast due to the increase in size of the mast itself.

Scale

The proposed mast would be 2.5 metres higher than the existing mast. The girth of the mast would also increase. The cabinets are a maximum of approximately 1.8 metres high and clustered close to the base of the mast. Immediately behind the base station are trees and playing fields. Overall, the scale is comparable to its surroundings and is not considered to be excessive.

Clutter

The footpath would not be impeded by the base station as they would be setback slightly from the footpath allowing clearance for cabinet openings. Aside from street- lights, sign post and bollards there is no other street furniture in the locality. Some of the existing cabinets would be removed upon installation of the new cabinets, resulting in a consolidated scheme. It is considered that the proposed base station would not result in an unacceptable amount of clutter.

Health

An ICNIRP certificate was supplied with the application.

Residential Amenity

No representations were received in respect of the proposal. The installation would not be directly in front of any residential properties as it would be on the other side of a major road. It would also be viewed against a backdrop of the existing trees and playing fields. On balance it is considered that there would be no significant impact on the amenity of residents.

Impact on the character of the area.

The proposed base station would replace an existing one, the significant differences being the extra 2.5 metres of height and the increased girth. On balance it is considered that the proposed base station would not have a significantly greater impact than the existing one.

Conclusion

The proposed base station is considered to be acceptable and accord with national guidance and local policies.

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 polices 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 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 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:
1354533_MAN372_63390_M0738_M001 Issue A-002 Site Location Plan
1354533_MAN372_63390_M0738_M001 Issue A -003 Access Plan
1354533_MAN372_63390_M0738_M001 Issue A- 100 Existing Site layout
1354533_MAN372_63390_M0738_M001 Issue A -150 Existing Elevation
1354533_MAN372_63390_M0738_M001 Issue A- 210 Proposed Site Plan
1354533_MAN372_63390_M0738_M001 Issue A- 260 Proposed Elevation
1354533_MAN372_63390_M0738_M001 Issue A- 330 Equipment Cabin Layout

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 street work pole 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
Parks & Events

Hough End Leisure Centre, 480 Princess Road, Manchester, M20 1NA
549 Princess Road, Manchester, M20 1HA
543 Princess Road, Manchester, M20 1HA
555 Princess Road, Manchester, M20 1HA
553 Princess Road, Manchester, M20 1HA
551 Princess Road, Manchester, M20 1HA
547 Princess Road, Manchester, M20 1HA
545 Princess Road, Manchester, M20 1HA
541 Princess Road, Manchester, M20 1HA

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