



SUPPLEMENTARY INFORMATION & DESIGN AND ACCESS STATEMENT

1. Site Details

Site Name:	105 Princess Street	Site Address:	105 PRINCESS STREET
National Grid Reference:	E: 384236 N: 697797		MANCHESTER
			M1 6DD
Site Ref:	24110	Site Type: ¹	Macro

DESIGN AND ACCESS STATEMENT

Design:

















Existing grillage for relocations:







The site in question is located on the rooftop of the 105 Princess Street, an existing telecommunications cell site as evidenced above. This submission is for the re-installation of the telecoms equipment which has been recently relocated to the temporary scaffolding to allow the Landlord to complete the following maintenance works and alterations including the renewal of all roof coverings and waterproofing and the installation of a small plant deck within the valley gutter, which will house air conditioning units.

The redevelopment is seen as in keeping with the scale and development of the new plans and utilising the existing fixing point and locations, no additional drilling or works will be completed on the fabric of the building to allow for the redevelopment as the relocated antennas to the temp scaffolding will be re-instated onto the existing telecoms grillage as per the drawings but with the installation of new and upgraded antennas to with ancillary equipment to the steelwork and a cabinet relocation but on the existing steelwork and walk ways.

Any change visually when compared to the existing installation will be negligible. The presence of the roof top equipment on the property and also those near and far across the city sets a clear precedent for telecoms development and that the principle of this proposal is acceptable in terms of siting. With this approach and the operators sharing the existing site and supporting structures, the guidance within the NPPF for high quality communications infrastructure has been met.

Any other proposal to satisfy the identified requirement would result in the addition of a separate ground-based column elsewhere in close proximity to the existing structure. In our opinion, such a proposal would, in this instance, unnecessarily add to the clutter in the street scene and result in a greater visual impact.

Heritage Statement:

105 & 107 Brazil House building dates from 1870-80, a yellow brick with sandstone dressings with gothic features over four floors in a symmetrical design and chamfered plinth, saw-tooth sill bands on all floors.

The existing site is located within a mixed-use area of similarly designed buildings also Listed to grade 2 in mixed used occupation across different floors. The wider area is a constantly changing skyline for which the telecoms kit has always sat well.

Being located within this active suburb, subject to high levels of public activity, there is a need for high capacity, up to date network connectivity.

The re-use of an existing site represents the preferred option, as outlined in the NPPF discussed in further detail below.

Access:

- As discussed through this document, the existing and proposed design is of a sympathetic manner, utilising existing steel grillage to confirm no intrusion to the fabric of the listed building.
- The colour will be as per the existing, further reducing visual impact
- Access by definition is restricted to authorised personnel only using internal staircases and existing access routes to the roof:



Planning History:

**The installation of a telecommunication antenna to replace the existing.
Ref. No: 16/01908/REF | Status: Appeal Allowed**

Listed Building Consent for the installation of telecommunications equipment.

Ref. No: 16/01924/REF | Status: Appeal Allowed

Listed Building Consent for the installation of 3no. antennas, on support poles at roof level and associated equipment.

Ref. No: 108887/LO/2015/C2 | Status: Application Refused

The installation of a telecommunication antenna to replace the existing.

Ref. No: 110724/FO/2015/C2 | Status: Application Refused

Listed Building Consent for the installation of telecommunications equipment.

Ref. No: 110725/LO/2015/C2 | Status: Application Refused

Change the use of the lower ground, ground and first floors at 105-107 Princess Street from Night Club (Sui Generis) to Offices (Use Class B1) and the change of use of the second, third and fourth floor from Use Class D1 (Non-Residential Institution) to Use Class B1 (Offices), the reconfiguration of the entrance off Princess Street and the creation of an additional entrance off Bloom Street and Hart Street and refurbishment works and upscaling to all of the external elevations, and the roof.

Ref. No: 123410/FO/2019 | Status: Application Approved

Discharge of Condition 3 (Construction Management Plan) of application referenced 123410/FO/2019

Ref. No: CDN/21/0402 | Status: Application Approved

Discharge of Conditions 4 (Materials to be Approved) Part a) and 5 (Full and Final Details) Parts c), d), f) and k) of app. 123410/FO/2019

Ref. No: CDN/21/0489 | Status: Application Pending Consideration

Discharge of Conditions 3 (Materials to be Approved) Part a) and 4 (Full and Final Details) Parts c), d), f) and k) of app. 123411/LO/2019

Ref. No: CDN/21/0535 | Status: Application Pending Consideration

Partial change of use and building alterations to accommodate retention of existing nightclub use (sui generis) on basement and ground floors; and proposed office (E(g)(i) use) on 1st, 2nd, 3rd and 4th floors; with new office reception, bin store and cycle store on ground floor.

Ref. No: 131732/FO/2021 | Status: Application Pending Consideration

Listed Building Consent partial change of use and building alterations to accommodate retention of existing nightclub use (sui generis) on basement and ground floors; and proposed office (E(g)(i) use) on 1st, 2nd, 3rd and 4th floors; with new office reception, bin store and cycle store on ground floor.

Ref. No: 131733/LO/2021 | Status: Application Pending Consideration

LISTED BUILDING CONSENT Installation of 3 No. telecommunications antenna and erection of bratishing, steel supporting grillage and equipment cabinet

Ref. No: 067516/LO/CITY2/03 | Status: Application Approved



Installation of 3no. telecommunications antenna and erection of bracing, steel supporting grillage and equipment cabinet

Ref. No: 067514/FO/CITY2/03 | Status: Application Approved

Variations of conditions no. 7 and 4 attached to planning reference 056472 to provide an additional flat.

Ref. No: 063264/JO/CITY2/01 | Status: Application Approved

2no. illuminated banner signs

Ref. No: 058147/AOH/CITY2/99 | Status: Application Approved

Conversion of existing office building and construction of 5 additional floors to form a total of 66 self-contained flats

Ref. No: 056472/FO/CITY2/99 | Status: Application Approved

Current Telecommunications Use/ The Future

Since the above planning approvals and telecoms development on this site since 2003, Mobile operator networks have been under increased pressure to provide up-to-date telecommunications functionality, as mobile phones and mobile broadband use have become increasingly essential to our daily lives. 5G is the next generation of technology to enable increased connectivity with increased data speeds. The growth of digital connectivity over the last decade and the expectations of users have advanced at an unprecedented level. The NPPF recognises that “Advanced high quality and reliable telecommunications infrastructure is essential to economic growth...”, as will be considered in more detail below. The current proposal will provide positive benefits to the community which will far outweigh any perceived negative impacts. MBNL have produced an advisory note entitled 5G and Future Technology- Delivering the UK’s Telecoms Future and this is enclosed as part of the application.

Type of Structure (<i>Rooftop upgrade</i>):	
Description:	
Installation already in existence – proposal is for the reinstatement of upgraded antennas on existing steelwork infrastructure to allow for roof maintenance works	
Overall Height: 24.3m	
Height of existing building (<i>where applicable</i>):	23.8m
Equipment Housing:	
Length:	As per attached drawings
Width:	
Height:	
Materials (<i>as applicable</i>):	
Tower/mast etc – type of material and external colour:	As per attached drawings

Equipment housing – type of material and external colour:	As per attached drawings
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Reasons for choice of design: The proposed temporary relocations are required to facilitate maintenance works to the roof and the upgraded antennas will be reOinstalled onto the existing steelwork with a minor change in cabinets location but still sited on existing steelworks therefore sowing the works have been carefully considered to take the opportunity to upgrade the existing antennas whilst not creating and additional intrusions to the fabric of the listed building. The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements needed by the operator. It is necessary for the height of the structure to ensure that interference is avoided, the topography of the landscape does not have an unacceptable impact upon mobile signal quality along with the building redevelopment which now requires the site to be redeveloped. To maintain compliance with ICNIRP guidelines, the antennas need to be raised to maintain the safe separation distance from the new floors under construction
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4.0 Technical Information

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below) * International Commission on Non-Ionizing Radiation Protection public compliance is determined by mathematical calculation and implemented by careful location of antennas, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennas where exposure may exceed the relevant guidelines. All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference. The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.	Yes	
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Frequency	To be provided on request
Modulation characteristics ²	To be provided on request
Power output (expressed in EIRP in dBW per carrier) In order to minimise interference within its own network and with other radio networks, EE operates its network in such a way that radio frequency power outputs are kept to the lowest levels commensurate with effective service provision. As part of EE's network, the radio base station that is the subject of this application will be configured to operate in this way.	To be provided on request
Height of antenna (m above ground level)	24.3m

Background:

Base stations use radio signals to connect mobile devices and phones to the network, enabling people to send and receive; calls, texts, emails, pictures, web, TV and downloads. Without base stations, mobiles devices and phones will not work.

Many other everyday items also use radio signals to send and receive information, such as television and radio broadcasting equipment and two-way radio communications. Base stations are connected to each other and telephone exchange buildings by cables or wireless technology such as microwave dishes, to create the network. The area each base station covers is called a "cell". Each cell overlaps with its neighbouring cells to create a continuous network. The size and shape of each cell is determined by the features of the surrounding area, such as buildings, trees and hills which can block signals. When people travel between cells, the signal is transferred between base stations without a break in service. Each base station covers a certain area only and can only handle a limited number of calls at once. As mobile phones and devices become more popular, more base stations are needed to ensure continuous coverage.

It is imperative that support is given to the introduction of new infrastructure to allow new technology which will allow networks to be able to handle more data and connect more devices simultaneously at much faster speeds. This will enable places to remain competitive and will support the Government's ambition for the UK to become a world leader in telecommunications technologies and development. Whilst it is acknowledged that there is a significant increase in the scale of telecommunications development on the site, it should be noted that the new technologies will provide advanced high-quality

² The modulation method employed in GSM is GMSK (Gaussian Minimum Shift Keying) which is a form of Phase Modulation.

The modulation method employed in UMTS is QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation.



communications infrastructure essential for economic growth as sought by the NPPF. Any perceived negative impacts will be far outweighed by the overall benefits of the scheme and the location of the apparatus on a building which already supports extensive telecommunications equipment will minimise its potential impact on the immediate environment.

All MBNL installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

Alternative sites considered and not chosen (not generally required for **upgrades/alterations to existing sites** including redevelopment of an existing site to facilitate an upgrade or sharing with another operator).

The site is an existing telecommunications site which is to be upgraded, therefore the proposed location is considered the optimum solution.



Additional relevant information

Planning Policy Assessment

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with policies of the adopted Statutory Development Plan, unless material considerations indicate otherwise.

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) was published in July 2021 and supersedes previous versions of the document and national planning guidance contained in the various Planning Policy Guidance notes and planning Policy Statements. The NPPF sets out the Government's economic, environmental and social planning policies and how these are to be applied in relation to all planning applications.

Under Section 6 paragraph 81 the NPPF advises...." *Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.* The proposal seeks the upgrade of an existing telecommunications site, rather than utilising land which has not previously been developed. This approach provides a sustainable solution to the need to upgrade telecommunications services in the area which will benefit not only the local community, but also visitors to the area and potentially reducing the need to travel.

In section 10 of the new NPPF, the document seeks to support "Advanced, high quality and reliable communications infrastructure" ensuring that it is "essential to economic growth and social wellbeing". It advises that "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." Paragraph 115 states" *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 proposal allows for the re-use of an existing telecommunications site which will be upgraded to allow for the introduction of 5G technologies.

Paragraph 116 continues" *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.

The scheme will not cause any undue impact on the services outlined above and fully complies with ICNIRP standards. An ICNIRP certificate is enclosed with the application. The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements for EE Ltd and H3G (UK) Ltd to enhance telecommunications services in the area to the benefit of the local community and visitors to the area. It will make effective use of the land as set out under Section 11 of the NPPF. It is considered the proposed development complies with the broad aims of the NPPF. It assists in the aim to keep the number of installations to a minimum, by utilising an existing site. The equipment has been sympathetically designed and is already in existence, with the antennas and cab location on and within the existing demise and steel support structures being the only changes to the otherwise existing deployment only removed for roof maintenance should therefore be supported

CONCLUSION

We consider that the development complies with both national and local planning policy guidance where the underlying aim is to provide an efficient and competitive telecommunication system that will be of significant benefit to the community whilst allowing maintenance of the listed building to be completed.

Taking into account the factors of technical constraints, available sites and planning constraints we consider that this site and design clearly represents the optimum environmental solution.

The social and economic benefits of providing reliable and high-quality mobile connection support growth in productivity, efficiency and labour force. We believe that the strong benefits to the modernisation of this mobile network service will outweigh any minor loss of visual amenity to the surrounding area.

National planning policy is to facilitate the growth of new and existing telecommunications systems, and operators have obligations to meet customer demands for improved quality of service. This application explains the technical need for the installation to provide improved customer service.

In terms of siting and design, the only change when the equipment is re-instated is for different antennas with no increase in the number of antennas and therefore the acceptance of the existing deployment confirms the proposed remains acceptable.