

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131285/FO/2021

Date registered valid: 6 August 2021

Proposal: Removal of 6 no. existing antennas and headframe fixed to existing 17.5 metre high monopole and the installation of 18. no antennas mounted on a new headframe fixed to the existing 17.5 metre high monopole, and ancillary development, including the installation of Remote Radio Units (RRUs) located behind the Antennas and 2 no. GPS modules.

Address: Land At Railway Street Industrial Estate , Railway Street, Manchester, M18 8FE

Ward(s): Gorton & Abbey Hey Ward

Applicant: CTIL and Telefonica UK limited C/o Agent

Agent (if any): Mr Josh Fiteni Clarke Telecom Limited Unit E Madison Place, Northampton Road, Manchester, M40 5AG

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 September 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 10 August 2021 Expired: 31 August 2021

Neighbour notifications

Printed: 10 August 2021 Expired: 31 August 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 existing telecommunications mast and associated equipment compound is located in the south western area of a development of five industrial units with an associated parking /servicing area, adjacent to the access into the site . The western boundary of the site alongside Froxmer Street is well screened by planting and tree canopies during summer.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is located within a predominantly commercial area, characterised by industrial, and warehouse units. For clarity, whilst the wider site is known as Railway Street Industrial Estate, the postal address for the units is Froxmer Street Industrial Estate , Railway Street. There are, however, houses located 44m to the east of the existing mast site on Thorpeness Square.

Description of development

The submitted application seeks approval for the installation of 18. no antennas mounted on a new headframe fixed to the existing 17.5 metre high monopole, and ancillary development, including the installation of Remote Radio Units (RRUs) located behind the Antennas and 2 no. GPS modules following the removal of 6 no. existing antennas and headframe fixed to existing 17.5 metre high monopole.

The proposed cabinets would be located within the existing equipment cabin. Works would also include the reduction of the height of the tree directly to the west of the mast from 15.3 m to 12.0m in height. No trees in proximity to the mast are to be removed.

Consultations & Notification Responses

Local Businesses - No comments received.

Highway Services - The proposed equipment is an upgrade of the current telecommunications base station at this location, most of the existing equipment will be removed once the updated equipment is installed and running efficiently to ensure continuation of service.

All the telecommunication equipment will be placed on private land at Railway Street Industrial Estate.

Highways do not object to this proposal.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019 and subsequently in July 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'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: 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 or specific policies in this Framework indicate development should be restricted.

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

Section 10 Supporting high quality communications - The following paragraphs are considered to be relevant:

- i. Paragraph 114 - States that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. It further states that planning decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) connections. It is considered that the development would be appropriately related to this objective by upgrading the performance of mobile telephone network and its capacity.
- ii. Paragraph 115 - 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.
- iii. Paragraph 116 - States that 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.

iv. Paragraph 117 - States that all 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. In this case the applicant has provided a satisfactory explanation of the site selection and a ICNIRP declaration. The proposal has been related to clearly presented drawings and a supporting statement. It is considered that sufficient and satisfactory information has been provided.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

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 EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

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 - The site is unallocated in the plan.

Saved policy DC17 relates to telecommunications and 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.

Siting

The mast location would remain as existing in predominantly commercial setting

The applicant is in the process of progressing suitable sites in the Gorton area for radio base stations to improve service provision. The site is required to provide enhanced 2G, 3G and 4G coverage and capacity, and new 5G coverage ensuring that this area of Gorton has access to the latest technologies. This upgraded site will also ensure that operator will be able to continue to utilise the same site and maintain, enhance and provide the latest technologies and new 5G service provision in the area as well.

The existing site is located near a number of vertical structures within the local streetscene including lighting columns, commercial signage, railway infrastructure and existing trees and foliage

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.

It is considered the proposal strikes an appropriate balance between operational and environmental considerations, and the impact of the development would be outweighed by the public benefit of the proposal.

There are residential properties, in proximity to the site, but the nearest property is approximately 49 metres away to the rear of the industrial units, which lie to the east of the site. The location does not therefore have what might be considered a residential character. It is not considered that the works would have a harmful visual impact upon the locality and it is considered that the proposed location is therefore acceptable in principle.

It is not considered that the additional antennae telecommunication and equipment will create clutter within the street scene, and the siting of the works are considered to be acceptable.

Design

The proposal is for the installation of 18. no antennas mounted on a new headframe fixed to the existing 17.5 metre high monopole, and ancillary development, including the installation of Remote Radio Units (RRUs) located behind the Antennas and 2 no. GPS modules.

The design of the proposal is considered to be acceptable in this instance, and it is considered that the installation of the additional antennae would not detract it from the surrounding street scene.

It is considered that any impacts to visual amenity not be significant, and any impacts would be outweighed by the benefits of the proposal, in terms of improved connectivity.

Trees

Works would also include the reduction of the height of the tree directly to the west of the mast from 15.3 m to 12.0m in height. No trees in proximity to the mast are to be removed. As none of the trees are subject to tree preservation orders, the works which have been proposed would not require planning permission. It is however proposed to require that the proposed reduction to the overall height of one tree does not take place during the bird nesting season.

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.

Compliance with ICNIRP legislation

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. Further advice on health issues was previously provided in PPG8 which has now been replaced with the National Planning Policy Framework (July 2021) and the weight that this can be given to applications for telecom equipment.

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 application. In this instance there were no issues to raise with the agent, and the appropriate conditions have been attached. The proposal is considered to be acceptable and has therefore been determined in a timely manner.

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:

Plan ref:100 rev. A (Site location map); 101 rev.A (Lease drawing); 200 rev.A (Existing site plan); 201 rev.A (Proposed site plan); 300 rev.A (Existing site elevation); 301 rev.A (Proposed site elevation); Supplementary Information prepared by Clarke Telecom; General Background Information for Telecommunications Development documents ;Planning for a Better Network document ; Radio Planning and Propagation Information sheet ; Allaying Health Concerns Regarding 5G; 5G services Information Sheet; Health and Mobile Phone Base Station Information Sheet; DCMS MHCLG Collaborating for Digital Connectivity document; HM Government Ofc om 5G Guide; Digital Public Benefit Brochure; GSMA 5G EMF Exposure & Safety document; Cornerstone Local Authority Engagement Brochure; Health Summary document; Upgrades and Height Increases Information Sheet; Copy of Mobile UK Health Fact Sheet and ICNIRP declaration and clarification statement received 6th August 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 (2012).

3) No removal of or works to any trees shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services

Froxmer Industrial Estate, Railway Street, Manchester, M18 8EF

Unit 4, Froxmer Industrial Estate, Railway Street, Manchester, M18 8EF

Unit 5, Froxmer Industrial Estate, Railway Street, Manchester, M18 8EF

6 Froxmer Street, Manchester, M18 8EF

27 Froxmer Street, Manchester, M18 8EF

37 Railway Street, Manchester, M18 8FB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: NORTH2