

Our Ref: MAN20042
Your Ref:



1st December 2021

Manchester City Council
Manchester Town Hall
Albert Square
Manchester
M2 5DB

4 Bredon Court
Brockridge Park
Twynning
Tewkesbury
GL20 6FF

D 01684 217703
M 07468 58 889

E rory.hollings@dalcourmaclaren.com

Dear Sir / Madam

HUTCHISON 3G LIMITED

PRIOR APPROVAL NOTIFICATION UNDER PART 16 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2016

PROPOSED DEVELOPMENT AT MANOR ROAD, LEVENSHULME, MANCHESTER, GREATER MANCHESTER, M19 3HB (NGR: SJ 88144 94596, W3W:cute.topped.pink).

We write on behalf of Hutchison 3G Limited ('H3G' also known as Three) with regard to the installation of telecommunications apparatus at the above location. H3G are licensed operators of an electronic communications network in accordance with the Communications Act 2003. H3G are obliged to provide a mobile telecommunications network in the United Kingdom and to meet all reasonable customer demands.

H3G benefits from permitted development rights for this development as set out under the above Order. Under paragraph A.2.(3) of H3G are required to apply to the local planning authority for a determination as to whether the prior approval of the authority will be required to the siting and appearance of the development set out below:

The installation of a 17 metre high, monopole tower, associated radio-equipment cabinets and ancillary development hitherto.

We refer to our previous correspondence with you, in particular our letters/discussions dated in connection with this site. This location has been identified as being integral to the needs of H3G's network in this area. We, therefore, enclose an application for prior approval for this development for your determination. The notification includes the following supporting information and technical justification for the siting and appearance of the proposal:

- Supplementary Information form including technical justification for the development
- The Planning Drawing, reference MAN20042_PLANNING_REV_A
- Evidence to rule out alternative sites, provided within the supplementary information form
- Copy of the Developers Notice.
- ICNIRP Compliance Certificate.
- Copy of pre-application consultation letters and responses

We trust that the above information is acceptable and look forward to discussing the proposal with you in the near future. In the meantime, should you require any additional information or have any queries relating to this application, please do not hesitate to contact myself at the above office.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'R. H. Maclaren' or similar, with a large, sweeping flourish at the end.

Dalcour Maclaren

For and on behalf of Hutchison 3G Limited

Enc.

ENCLOSURES

Supplementary Information Form

Supplementary Information Form

1. Site Details	
Site Name	Manor Road
Site Address	Manor Road, Levenshulme, Manchester, Greater Manchester, M19 3HB
NGR	SJ 88144 94596
Site Number Ref	MAN20042
Site Type¹	Macro

2. Pre-Application Check List				
Site selection				
Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	No		
If no, please explain why: No register available				
Was the industry site database checked for suitable sites by the operator?	Yes	No		
If no, please explain why:				
Annual Area Wide Information to local planning authority				
Date of information submission to local planning authority	Not requested by the LPA			
Name of contact	NA			
Summary of issues raised:				
Rollout plans can be provided upon request				
Pre-application consultation with local planning authority				
Date of written offer of pre-application consultation	17 th November 2021			

¹ Macro or Micro

Was there pre-application contact?		Yes	No
Date of pre-application contact	NA		
Name of contact	NA		
Summary of outcome / main issues raised: No response has been received to date.			
Ten Commitments Consultation			
Rating of Site under Traffic Light Model	Red	Amber	Green
Outline Consultation carried out: Local Councillors were contacted via email on the 17 th November 2021. All correspondence is provided in the submission documents.			
Summary of outcome / main issues raised: No response has been received from local councillors			
School / College			
Location of site in relation to school / college (include name of school / college): No schools in proximity of the site, so no consultation was required.			
Outline of consultation carried out with school / college (include evidence of consultation): NA			

<i>Civil Aviation Authority / Secretary of State for the Defence / Aerodrome Operator consultation (only required for an application for prior approval)</i>		
Will the structure be within 3km of an aerodrome or airfield?	Yes	No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified	Yes	No
Details of response: NA		
<i>Developers Notice (only required for an application for prior approval)</i>		
Copy of Developers Notice enclosed	Yes	No
Date served	01/12/2021	

3. Proposed Development

The proposed development in this location is part of H3G's management and network deployment of telecommunications sites. The expectations are that future telecoms technology will support government policy regarding digital inclusion; improvements in health and social care; assisting in local economic growth; advancing the development of Smart Cities; and supporting innovative uses throughout the transport sector for both personal and public travel.

The site:

The proposed development will be located adopted highways land at Manor Road, Levenshulme (NGR: SJ 88144 94596, W3W:cute.topped.pink) hereafter referred to as, 'the Site'. Figure 1 shows the approximate location of the Site.

The Site is bound by:

- Manor Road is to the immediate north, with Greenbank Park beyond.
- A strip of maintained grass and vegetation extends to the east and west
- Vegetation is to the south with Greenbank playing fields and basket ball court properties beyond.



Figure 1. Approximate site location, outline in red. Image from Google Maps.

The Site has been chosen as the most viable option to provide reliable coverage for both operators. The proposed development will ensure continued mobile network coverage in the area, also providing improved quality, faster and more reliable connectivity for local residents and businesses.

The Site is not located within any conservation areas, or in close proximity to any listed buildings, ancient monuments or other heritage assets. In addition, the proposed works are not located in close proximity to any designated sites such as SSSIs, SPAs, SACs, or national

nature reserves. As such, the Site is not considered to be a sensitive area, and is suitable for the proposed development.

The proposed works will not require the significant removal of vegetation and will utilise existing access routes.

Alternative sites were considered, and details are provided below. However, the chosen site was considered to be the most appropriate as the Site is not a sensitive environment and is not likely to be significantly adversely impacted by the proposed works.

Enclose map showing the cell centre and existing sites within the cell and adjoining cells:

This can be emailed to LPA on request

Type of Structure (e.g. tower, mast, etc): Mast and equipment cabinets

Description:

The installation of a 17 metre high, monopole tower, associated radio-equipment cabinets and ancillary development hitherto.

Overall Height: 17m

Height of existing building (where applicable)	NA metres		
Equipment Housing:	1	2	3
Length	600	500	1585
Width	600	700	950
Height	1585	950	1752

Materials (as applicable)

Tower / mast etc. – type of material and external colour	Light grey (RAL 7035)
--	-----------------------

Equipment housing – type of material and external colour	Light grey (RAL 7035)
--	-----------------------

Reasons for choice of Design

The proposed mast and associated apparatus will provide improved capacity of 4G and 5G services in the area. This will ensure that the area has increased mobile upload and download speeds, and a more reliable mobile network connection. The required improvements can only be provided by the installation of a new mast, and existing sites were not suitable to support the required apparatus.

The proposed design is of the necessary technical and design specifications to meet the requirements for mobile network connectivity and coverage. The design is in compliance with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) as evidenced by the attached ICNIRP certificate.

The additional electronic communications apparatus located within the cabinets are necessary for operation.

Access to the Site will be required only for installation and infrequent maintenance or in the event of emergency repairs. Service personnel would continue to access the site via existing highways and there would be no need for additional carpark spaces.

4. 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. When determining compliance, the emissions from all mobile phone network operators on or near to the site are taken into account. In order to minimise interference within its own network and with other radio networks, Hutchison 3G Limited operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision. As part of Hutchison 3G Limited's network, the radio base station that is the subject of this application will be configured to operate in this way. 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	No
Frequency	GSM 1865.5-1846.5 MHz	
Modulation characteristics²	GMSK & QPSK	
Power output (expressed in EIRP in dBW per carrier)	56 dBm	

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.

In order to minimise interference within its own network and with other radio networks, Hutchison 3G Limited's Network 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 Hutchison 3G Limited's network, the radio base station that is the subject of this application will be configured to operate in this way.

Height of antenna (m above ground level)

Centrelines 16.41m and
14.75m



5. Technical Justification

The proposed development is required to allow increased connectivity and reliability of mobile networks for H3G.

Government and planning policy sets out the importance of telecommunications technology for sustainable economic development, including supporting economic growth, the transport, health and IT sectors and the development of smart cities. As stated previously, this is set out in planning policy including the NPPF, and is also reflected in a number of local development plans.

In March 2017, the Department of Culture, Media and Sport (DCMS) released an updated UK Digital Strategy (UK Digital Strategy). The strategy details the goals to ensure that the UK has a *“world-leading digital economy that works for everyone”*. The UK Digital Strategy includes details of the public benefits of access to high quality communication services. As the UK is considered to be behind other nations in the provision of fast, consistent and reliable mobile connectivity, the DCMS, in conjunction with the new Electronic Communications Code (2018), intends to make it easier for operators to upgrade and share their equipment with other operators in order to help increase coverage to ensure the future growth of the UK.

The proposed upgrades are required to provide additional coverage and capacity for the area, by providing the latest antenna technology. The proposed development will provide access to these services and ensure a reliable connection into the future.

The Site is not considered to be a sensitive area, as it is not located within or in close proximity to any sites designated for nature conservation, listed buildings, scheduled monuments or any other heritage assets. As such the site is considered to be suitable for the proposed development. In addition, the Site is also not located in close proximity to any airports or airfields, or educational institutions.

The proposed development is in accordance with policies set out in the National Planning Policy Framework (NPPF). Paragraphs 114 and 115 of the NPPF set out the importance of the provision of reliable, advanced communications apparatus for economic and sustainable development. In line with these policies, the proposed development will ensure improved communications apparatus and connectivity for the local area.

The adopted Local Plan for the City consists of the Manchester City Council Local Plan (adopted July 2012). The proposed development is considered to be in line with policies set out within the Local Plan. Policy SP1 Spatial Development highlights the importance of demonstrating that proposals contribute to sustainable development. As set out in the NPPF high-quality, reliable communications development is important for sustainable economic development, as such, the proposals are considered to be in accordance with policy NPPF1.

The Core Strategy does not have any policies that directly address telecommunications delivery or infrastructure provision as they have a separate Infrastructure Delivery Plan (adopted February 2011). This, however, does not address telecoms, only the provision of a broadband network across the city. There is a Manchester Digital Strategy document that is undergoing consultation (as of January 2021). This aims to remove connection issues, and to promote future prosperity, in line with those principles within the NPPF.

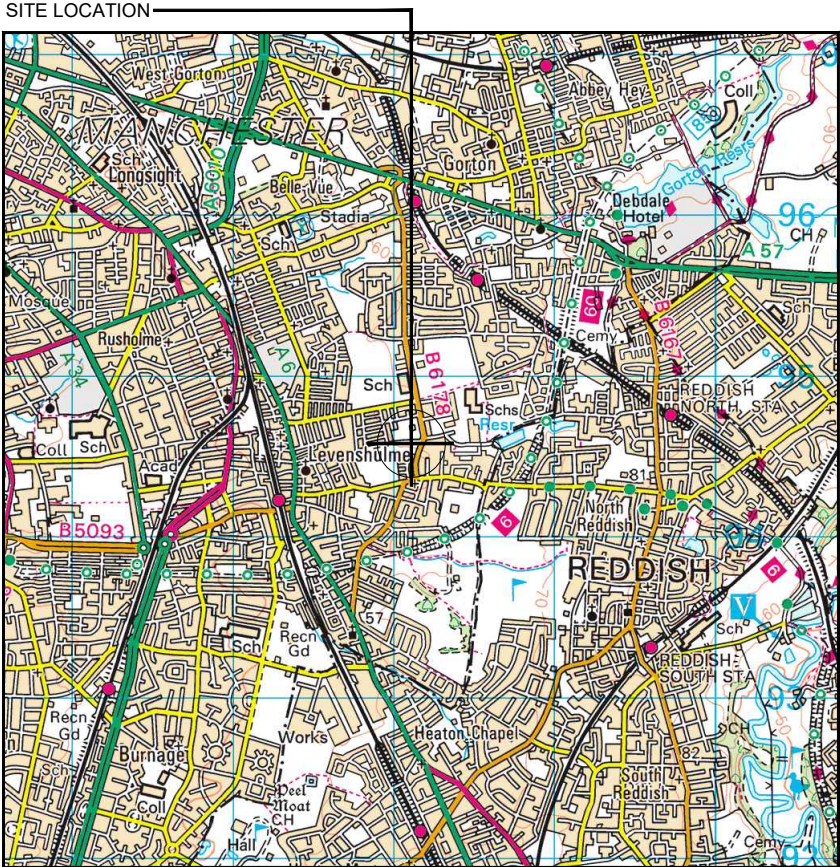
Alternative sites considered and not chosen (not generally required for **upgrades/alterations to existing sites including** redevelopment of an existing site to facilitate an upgrade or sharing with another operator):

1. D1 – E: 388158, N: 394881. Sports Hall, Mount Road, Levenshulme, Manchester, Greater Manchester, North West England, England, M18 7QF, United Kingdom.
Discounted due to proximity to school and overhead wires.
2. D2 – E: 388637, N: 395462. Jumbo Laundrette, 119, Levenshulme Road, Levenshulme, Manchester, Greater Manchester, M18 7NF, United Kingdom.
Discounted due to proximity to the railway.
3. D3 – E: 388548, N: 394973. Wembley Road/Melland School, Wembley Road, Levenshulme, Manchester, Greater Manchester, M18 7PX, United Kingdom.
Discounted due to proximity to school and overhead wires.



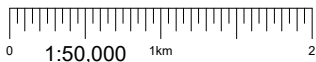
Additional relevant information			
The expectations are that future telecoms technology will support government policy regarding digital inclusion; improvements in health and social care; assisting in local economic growth; advancing the development of Smart Cities and supporting innovative uses throughout the transport sector for both personal and public travel. Alternative sites to locate this equipment have been investigated as part of the engineering feasibility exercise to ensure continued coverage for the area due to the requirement to remove the existing mast serving the area.			
Contact Details			
Name (Agent)	Rory Hollings	Telephone	NA
Operators	H3G	Fax No	NA
Address	Dalcour Maclaren 4 Bredon Court Brockridge Park Brockridge Road Twynning GL20 6FF	Email address	EPTeam@dalcourmaclaren.com
Signed	<i>Rory Hollings</i>	Date	01/12/21
Position	Senior Environmental Planner	Company	Dalcour Maclaren
For and on behalf of Hutchison 3G Limited			

The Planning Drawing

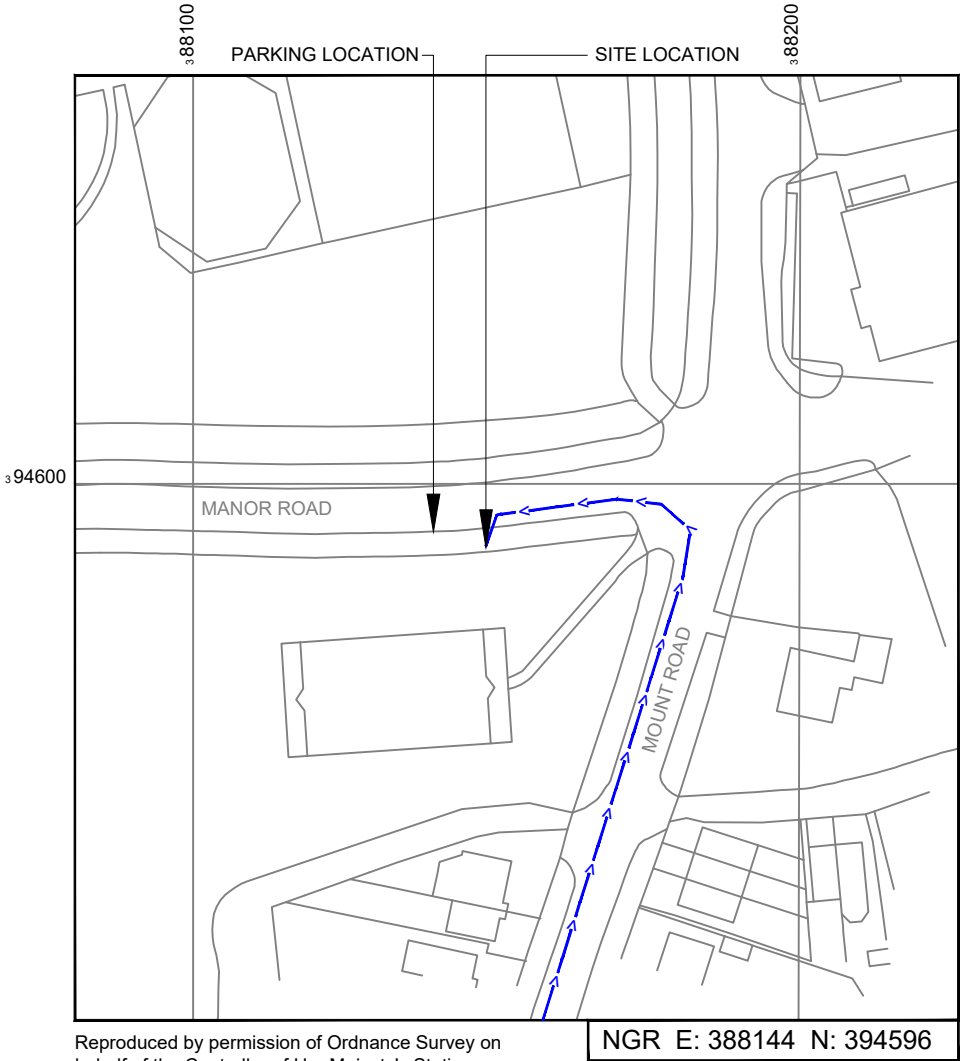


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SITE AREA PLAN

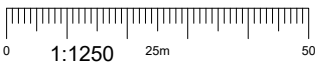


SITE PHOTOGRAPH



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SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://tinyurl.com/22hzip968>

STREETVIEW - <https://tinyurl.com/p2prb629>

- NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Access Route To Site:

A	Issued for Planning	JMS	RWB	28.10.21
REV	MODIFICATION	BY	CH	DATE

**CK Hutchison
Networks (UK)
Limited**
Great Brighams Mead,
Vastern Road, Reading,
Berkshire, England,
RG1 8DJ

Design Consultant & Principal Contractor:

GBC
Great British Communications
Lapwing House, Block 3 Forward Point,
Tan House Lane, Widnes, Cheshire, WAB 0SL
t. 44 (0)151 420 4128
www.gbcservices.co.uk

Site Name:	MANOR ROAD
3UK Cell ID:	MAN20042
Address:	MANOR ROAD LEVENSHULME MANCHESTER GREATER MANCHESTER M19 3HB
Title:	002 SITE LOCATION PLAN
Project:	UNILATERAL SW
Purpose of Issue:	PLANNING
MBNL/TM/H3G Cell ID:	TBC/TBC/M1274
Drawing No:	MAN20042_TBC_TBC_M1274_GA_REV_A
Issue:	A

ICNIRP Certificate

Rory Hollings

From: MBNL Deployment <noreply@jotform.com>
Sent: 28 October 2021 14:16
To: Clive Zimheni (GBC)
Subject: ICNIRP English Form - confirmation of submission

ICNIRP Form English V11

Select:	Three UK Limited, Star House, 20 Grenfell Road Maidenhead, SL6 1EH Phone: +44 (0)1628 765000
Cell No:	MAN20042
Cell Name:	MANOR ROAD
Address:	MANOR ROAD LEVENSHULME MANCHESTER GREATER MANCHESTER M19 3HB
Drawing Number(s):	MAN20042_TBC_TBC_M1274_GA_REV_A
Date:	10-28-2021
Completed by:	Clive Zimheni
For and on behalf of:	Three
Position:	Trainee Design Technician
Company	GBC
TD54000 Version Used for assessment	11.0
Select Project Type:	New Build
MBNL Cell ID	TBC
Completed by: email address	clive.zimheni@gbcservices.co.uk
Completed by: subcontractor	GBC
ICNIRP Restrictions?	No restrictions
Please confirm drawing has been completed	Yes
Was a FIXIT raised for this assessment	No

Have you visited site as part of this assessment?	No
	60
	Other Power Step
	180
	Other Power Step
	300
	Other Power Step
	33.4
	5.43
	7.43
	33.4
	5.43
	7.43
	33.4
	5.43
	7.43
Comments Please enter any relevant comments relating to ICNIRP compliancy	ICNIRP Assessment made using TDH3G54000 Sector 1 - Step 1 Sector 2 - Step 1 Sector 3 - Step 1

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Developers Notice

Our Ref: MAN20042
Your Ref:



1st December 2021

Highways
Manchester City Council
Manchester Town Hall
Albert Square
Manchester
M2 5DB

4 Bredon Court
Brockridge Park
Twynning
Tewkesbury
GL20 6FF

M 07468 758889
E rory.hollings@dalcourmaclaren.com

Dear Sir / Madam

HUTCHISON 3G LIMITED
PRIOR APPROVAL NOTIFICATION UNDER PART 16 OF THE TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2016

PROPOSED DEVELOPMENT AT LAND AT MANOR ROAD, LEVENSHULME, MANCHESTER,
GREATER MANCHESTER, M19 3HB (NGR: SJ 88144 94596, W3W:cute.topped.pink).

We write on behalf of Hutchison 3G Limited ('H3G' also known as Three) to inform you that an application to Manchester City Council is being submitted for a prior approval determination for a proposed mobile communications development at the above site.

The planning process requires that all landowners are notified, in advance, of the submission of such an application. Accordingly, please find enclosed a Developers Notice as required under the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2016 for the proposed development.

The enclosed is a statutory planning notice and **requires no action on your part on receipt**. Should you wish to make a representation to the local planning authority however, details of how to do so are included.

Yours faithfully

Rory Hollings

(for and on behalf of H3G (UK) Ltd)
Enc.

**Town and Country Planning (Development Management Procedure)
(England) Order 2015**

DEVELOPERS NOTICE MADE UNDER ARTICLE 13

Proposed development at Land at Manor Road, Lenenshulme, Manchester,
Greater Manchester, M19 3HB

Grid Reference SJ 88144 94596

I give notice that Dalcour Maclaren on behalf of H3G (UK) Ltd will be applying to Manchester City Council under Part 16 of Schedule 2 (development by electronic communications operators) of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2016 for its determination as to whether the prior approval of the authority will be required to the siting and appearance of:

The installation of a 17 metre high, monopole tower, associated radio-equipment cabinets and ancillary development hitherto.

The application and accompanying plans shall be available for public inspection at the offices of the above authority, during usual office hours, at:

Manchester City Council, Manchester Town Hall, Albert Square, Manchester, M2 5DB
Any individual and organisation wishing to make representations about the siting and appearance of the proposed development may do so in writing to the Local Planning Authority at the above address (please quote site address given above). Any representations must be received no later than: 22nd December 2021.

SIGNED: *Rory Hollings*



ON BEHALF OF: H3G (UK) Ltd

DATED: 01/12/2021

Copies of Pre-Application Consultation Letters and Responses

Callum McKenna

From: Callum McKenna
Sent: 17 November 2021 17:26
To: planning.contact@salford.gov.uk
Cc: Robyn Bradley; Lexi Lloyd; Rory Hollings
Subject: Proposed Telecommunications Development (MAN20042)
Attachments: MAN20042_TBC_TBC_M1274_GA_REV_A.pdf

Good afternoon,

We write on behalf of our client H3G (UK) Ltd to seek pre-application advice in regard to the proposed installation of telecommunications equipment on land off Manor Road, Levenshulme, M19 3HB (E: 388144 N: 394596 NGR: SJ881945, W3W cute.topped.pink). A site location plan is included in the attached drawings for your information.

The proposed development includes for the installation of a new 17m monopole mast to support 6no. antenna. In order to operate the mast, radio equipment cabinets are proposed to be installed at the base of the mast, including one that will wrap around the mast. We have provided drawings of the proposed development and can confirm that the designs are ICNIRP compliant. The site has been chosen to provide network coverage to local residents and businesses whilst also reducing the visual impact of the development on the surrounding landscape.

Plans are enclosed with this letter which include:

- Location plan
- Existing and proposed site layout plans
- Existing and proposed elevations

H3G are licensed operators of an electronic communications network in accordance with the Communications Act 2003 and as such is obliged to provide a mobile telecommunications network in the United Kingdom and to meet all reasonable customer demands. H3G benefits from permitted development rights for this development as set out under Part 16 of the Town and Country Planning (General Permitted Development) Order 2015, as amended, with special reference to the amendment made in 2016.

We believe the development falls under Part 16 A.1(1)(c)(ii) as the site is not within article 2(3) land or a SSSI and does not exceed 20m. As the proposal is for a new mast, we understand that Prior Approval may be required; therefore, if in your response you could include policy based advice on the siting and appearance of the proposed development, that would be greatly appreciated.

Please don't hesitate to contact myself if you have any queries.

We look forward to hearing from you.

Kind regards,

Callum

Callum McKenna

From: Callum McKenna
Sent: 17 November 2021 17:27
To: cllr.zahid.hussain@manchester.gov.uk
Cc: Rory Hollings; Lexi Lloyd; Robyn Bradley
Subject: Proposed Telecommunications Development (MAN20042)
Attachments: MAN20042_TBC_TBC_M1274_GA_REV_A.pdf

Good afternoon,

I hope this email finds you well.

We write on behalf of Hutchison 3G Limited ('H3G', also known as 'Three') an electronic communications code operator, to inform you of the intention to install telecommunications apparatus within your Ward. The proposed works are planned to take place on land off Manor Road, Levenshulme, M19 3HB (E: 388144 N: 394596 NGR: SJ881945, W3W cute.topped.pink). The site location plan is included in the attached drawings for your information.

The proposed development in this location is part of H3G's management and network deployment of telecommunications sites. The expectations are that future telecoms technology will support government policy regarding digital inclusion; improvements in health and social care; assisting in local economic growth; advancing the development of Smart Cities and supporting innovative uses throughout the transport sector for both personal and public travel. The proposed new installations and upgraded equipment provides the latest technology and the ability to prepare for new technology such as 5G.

We have contacted Manchester City Council as the relevant planning authority for pre-application advice; however, would welcome your thoughts on the proposal. Please see the following plans enclosed with this letter for further details of the proposals:

- Site location plan
- Existing site layout
- Proposed site layout; and
- Proposed elevation drawings

The proposed development includes for the installation of a new 17m monopole tower and associated radio-equipment housing, including one cabinet that will wrap around the base of the mast. We have attached indicative drawings of the proposed development and can confirm that the designs are compliant with international regulations non-ionizing radiation (ICNIRP) and public safety.

Please feel free to contact us if you require any further information on the proposals.

We look forward to hearing from you.

Kind regards,

Callum

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Kind regards,

Callum

Callum McKenna

From: Callum McKenna
Sent: 17 November 2021 17:26
To: cllr.basat.sheikh@manchester.gov.uk
Cc: Lexi Lloyd; Rory Hollings; Robyn Bradley
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Please feel free to contact us if you require any further information on the proposals.

We look forward to hearing from you.

Kind regards,

Callum



**DALCOUR
MACLAREN**

Central

1 Staplehurst Farm,
Weston on the Green,
Oxfordshire OX25 3QU

T: 01869 352 060

E: info@dalcourmaclaren.com

dalcourmaclaren.com

