

Growth & Development

Date registered valid: 6 September 2021

Proposal: Installation of a 25 metre, lattice, telecommunication mast supporting 18 no antennas, 4 no dishes, installation of 1no new equipment cabinet, together ancillary development following removal of existing equipment

Address: Rear Of Manchester Industrial Estate, Holt Street, Manchester, M40 5AP

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Cornerstone and Telefonica UK Ltd C/o Agent

Agent (if any): Miss Dianne Perry Clarke Telecom Ltd Unit E Madison Place,
Northampton Road, Manchester, M40 5AG

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 October 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 14 September 2021 Expired: 5 October 2021

Neighbour notifications

Printed: 23 September 2021 Expired: 14 October 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order:

The application site is located on land at Lloyds Warehousing within a light industrial area. The site is bound by Holt Street, Oldham Road, Baltimore Street and the railway line. The area surrounding the application site is commercial in nature.

The proposal replaces a 24m high telecommunications lattice tower with equipment cabins. The proposed equipment improves 4G coverage and capacity in the area as well as providing new 5G services.

The proposal is for the installation of a 25 metre, lattice, telecommunication mast supporting 18 no antennas, 4 no dishes, installation of 1no new equipment cabinet, together ancillary development following removal of existing equipment.

Planning History

078676/FO/2006/N1 Installation of 6 no. additional telecommunications antennae and transmissions dish to existing telecommunications mast, and erection of associated equipment cabinets and fencing to compound boundary.

051332/FO/NORTH2/97 Erection of a 24 high telecommunications lattice tower with equipment cabins and compound fence.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and no representations were received.

The Highways team were consulted and raised no objection to the proposal.

The Head of Environmental Health was consulted and requested that the equipment be acoustically insulated and a noise condition has been attached .

Network rail was consulted, and no representation was received.

Issues

Principal

The proposal for new telecommunications equipment acceptable in principle. The key issues for consideration relate to the acceptability of the proposals in terms of its siting and appearance, and compliance with ICNIRP legislation.

Legislation

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Policy

The main policy considerations are considered to be the revised National Planning Policy Framework, policies SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies E3.3 (Environmental Improvement and Protection) and DC17.1 (Telecommunications) of the Unitary Development Plan for the City of Manchester.

The existing radio base station has been in situ on land at Lloyds Warehousing for a number of years and has become an established part of the streetscene. Technology advances (including 5G service provision) and additional demands on the operator's mobile network system in the area have meant that additional antennas are required in the area.

Siting and Appearance

The top height of the lattice mast will remain at 25m. The proposed antennas are slightly bigger in order to support the latest technologies.

The antennas are proposed to remain open to provide adequate service and is set well away from residential frontages.

The tower and new antennas have been designed to resemble the existing apparatus which is already in situ. Placing masts near similar structures and utilising simple design is acknowledged in the 'Code of Best Practice on Mobile Network Development in England' to be less likely to dominate and be in discord with the landscape and as a result less likely to have a detrimental impact on the visual amenity of the surrounding area. The proposal is considered to be an appropriate solution in terms of the design which reduces the impact on visual amenity, whilst ensuring the proliferation of masts is reduced by the utilisation of existing structures as

outlined within NPPF. One of the fundamental aspects of the NPPF is a reduction in the proliferation of sites.

The applicant has taken a sequential approach and is seeking to upgrade the existing base station.

These amendments to the existing radio base station will ensure that the latest technologies will be able to be accessed by users in this area of the city. It is considered that utilising an existing established radio base station installation is preferable to pursuing a second base station within the immediate vicinity, as it would reduce the visual impact therefore preserving the character and appearance of the surrounding area.

Based on this sequential approach no other sites have been considered

The need to provide adequate network coverage is recognised and the principle of locating telecommunications equipment on this site is considered acceptable set back within the site and is by far a preferable location than the surrounding streets where it would relate poorly to the residential accommodation. The proposal is for the replacement of existing equipment, and, as such it is not an alien feature within the context of the location.

The scheme as a whole is considered to be acceptable in terms of the siting.

The proposed monopole is similar in appearance to the previous approval (currently on site) its potential impact is lessened when viewed in context with the industrial backdrop and is set back from the surrounding footpaths including Oldham Road, Holt Street and Baltimore Street as the equipment is located at the back of the site. Therefore, it is considered that the proposal would not have a detrimental impact upon the character of the industrial area. Whilst these structures are not particularly attractive, this has to be weighed against the balance of the requirements of the updated technology. In this instance it is considered that the appearance is acceptable.

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 applicant in a positive and proactive manner to seek 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:

100 Rev A, 201 Rev B and 301 Rev C, The Supplementary Information Statement, the Supplementary Information Document and the ICNIRP declaration and clarification statement, stamped as received on the 6 September 2021.

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) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and

requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Network Rail

GMP Divisional HQ, 2 Northampton Road, Manchester, M40 5BQ
755 Oldham Road, Manchester, M40 5AU
Keuhne And Nagel Drinks Ltd, Monsall Road, Manchester, M40 8PA
Flat 2, 757 Oldham Road, Manchester, M40 5AU
Flat 3, 757 Oldham Road, Manchester, M40 5AU
129 Silver, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Elvey House, Baltimore Street, Manchester, M40 5AN
Travis Perkins Trading Ltd, Holt Street, Manchester, M40 5AX
Units 1 And 2, Manchester Industrial Estate, Holt Street, Manchester, M40 5AX
142 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
36 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
34 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
37 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
35 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
38 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
The Sharp Project, Thorp Road, Manchester, M40 5BJ
SAPPHIRE GARAGE LIMITED, 1 - 3 Monsall Road, Manchester, M40 8FZ
Unit 5, Manchester Industrial Estate, Holt Street, Manchester, M40 5AX
Unit 6, Manchester Industrial Estate, Holt Street, Manchester, M40 9AX
Manchester Industrial Estate, Holt Street, Manchester, M40 9AX
714 - 720 Oldham Road, Manchester, M40 2AA
156 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
155 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
152 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
67 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
62 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
140 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
139 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Unit 3, Manchester Industrial Estate, Holt Street, Manchester, M40 5AX
Part Green Screen Studio 8, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Part Green Screen Studio 6, The Sharp Project, Thorp Road, Manchester, M40 5BJ
17 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
158 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Stages 2 To 3, The Sharp Project, Thorp Road, Manchester, M40 5BJ
74 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
70 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
61 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
26 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
146 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Flat 3, 759 Oldham Road, Manchester, M40 5AU
19 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
16 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
72 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
32 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
30 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
27 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
20 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
11 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ

8 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
6 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Part Green Screen Studio 5, The Sharp Project, Thorp Road, Manchester, M40 5BJ
150 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
15 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
21 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
147 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
7 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Unit 4, Manchester Industrial Estate, Holt Street, Manchester, M40 5AX
Part Green Screen Studio 7, The Sharp Project, Thorp Road, Manchester, M40 5BJ
153 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Stage 1, The Sharp Project, Thorp Road, Manchester, M40 5BJ
69 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
65 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
55 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
33 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
31 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
24 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
141 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
14 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
10 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
9 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
5 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
4 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
3 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Flat 2, 759 Oldham Road, Manchester, M40 5AU
Security Lodge, The Sharp Project, Thorp Road, Manchester, M40 5BJ
80 Hertz Recording Studio, The Sharp Project, Thorp Road, Manchester, M40 5BJ
66 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
64 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
60 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
59 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
56 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
138 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
1 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
18 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
154 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
151 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
149 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
148 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Stage 4, The Sharp Project, Thorp Road, Manchester, M40 5BJ
54 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
73 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
68 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
63 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
57 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
29 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
23 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
2 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
28 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
25 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
22 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
137 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Part Ground Floor Black, The Sharp Project, Thorp Road, Manchester, M40 5BJ

Unit 7, Manchester Industrial Estate, Holt Street, Manchester, M40 9AX
749 - 753 Oldham Road, Manchester, M40 5AU
Provision Part Ground Floor Black, The Sharp Project, Thorp Road, Manchester, M40 5BJ
157 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
71 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Flat 1, 757 Oldham Road, Manchester, M40 5AU
Flat 1, 759 Oldham Road, Manchester, M40 5AU

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
Article 4 Direction - North Manchester PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1