

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130972/TEL/2021

Date registered valid: 6 July 2021

Proposal: Installation of 20 metre high telecommunications monopole with wraparound cabinet at base and 4 additional 1.5 metre high cabinets

Address: Northern Junction Of Plymouth Grove And Richmond Grove,
Manchester, M13 0LB

Ward(s): Ardwick Ward

Applicant: EE (UK) Ltd Trident Place, Hatfield Business Park, Mosquito Way,
Hatfield, AL10 9BW

Agent (if any): Damian Hosker WHP Telecoms Limited Troy Mills, Helena House ,
Troy Road, Horsforth, Leeds, LS18 5GN

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 26 August 2021

Application details

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 14 July 2021 Expired: 4 August 2021

Neighbour notifications

Printed: 14 July 2021 Expired: 4 August 2021

Site notice

Posted: Expired:

Press advert

Published: 20 July 2021 Expired: 10 August 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

This application relates to an area of pavement on the northern side of Plymouth Grove adjacent to the junction with Richmond Grove. The site lies in an area of mixed uses with a police station to the north, residential apartments to the west, industrial/commercial premises to the east and St. Josephs Primary School to the south

The submitted application seeks prior approval for the installation of a 20 metre high slim-line telecommunications monopole, together with a wraparound cabinet, at its base, and 4 additional 1.5 metre high equipment cabinets adjacent to the proposed monopole. The proposed mast is needed to provide 5G coverage for this area of Manchester.

The site lies approximately 70 metres, to the south-east, from an existing 20 metre high monopole granted consent in May 2020 (126612/TEL/2020).

The proposal has been advertised on site, as development affecting a right of way and development in the public interest.

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Highways Services - Makes the following comments:

Both the monopole and associated antennas and cabinets appear to be placed at the back of the adopted footway. Sufficient carriageway clearance is being provided and sufficient footway width is being maintained.

It is accepted by highways that the proposals would not cause a distraction to passing vehicles, and would not give rise to forward visibility issues.

It is understood that the proposals would require a minimal level of routine servicing/maintenance (every two to three months) which would require maintenance vehicles to be parked nearby in consideration of the surrounding parking restrictions.

Strategic Area and Citywide Support Manager - Recommends that a condition is attached, relating to the acoustic insulation of the equipment.

Issues

Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2016

The proposal falls within Part 16, Class A - 'Electronic communications code operators', of the above regulations. This requires that Local Planning Authorities assess whether prior approval is required for the siting and appearance of the development.

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

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

Section 10 Supporting high quality communications infrastructure - 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. 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. Policies should set out how high

quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

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. 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.

iii. Paragraph 117 - States that 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. This should include:

(a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and

(b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or

(c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

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 E3.3 relates to sites along radial and orbital routes, which includes Plymouth Grove, and seeks to ensure that all new development, along these routes, is of the highest quality.

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 - It is noted that there are a number of street lighting columns, in the vicinity of the site along with bus stops and other street furniture.

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.

The site does lie within 70 metres of an existing 20 metre high monopole, but the applicant has indicated that this cannot be shared. They state that the required 5G antennae's are too heavy for the type of mast currently installed. The applicant also confirmed that the existing

telecommunications mast/equipment could not be combined with the proposed 5G mast, as this would require a large lattice frame mast with a base diameter of 4-5 metres. The applicant provided an example, of such a mast, and it is agreed that this would have a much greater visual impact, than 2 masts that would be 70 metres apart, and the indicated example is not considered to be appropriate for this location.

In this location, the applicant considers that the nearest base stations are not therefore capable of supporting additional equipment to extend coverage across the target area. Other sites have been identified and subsequently discounted. The applicants do not feel that there is an alternative suitable location and the new installation is considered the best technical and environmental solution which will enable the operator to address the current coverage deficiency in this area.

There are residential properties, in close proximity to the site, but the location does not have what might be considered to be a wholly residential character, containing a mixture of uses including business and educational uses. along a busy route to/from Manchester City Centre. There are a number of high level lighting columns adjacent to the site and 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.

Notwithstanding that there is an existing monopole 70 metres away from the proposed development, both the existing and proposed masts are slimline structures and it is not considered that the new telecommunication monopole and cabinets will create clutter within the street scene, as there is already various street furniture on Plymouth Grove, and within the immediate vicinity, of the site, and the siting of the works are considered to be acceptable.

In relation to highways the site lies on a sufficiently wide area of footpath, over 4 metres wide and a footway clearance of over 2 metres has been maintained between all equipment and the edge of pavement, and this is considered to be acceptable and it is not considered that this would unduly restrict the movement of wheelchair and buggy users. It is therefore considered that the proposal would have no adverse highways implications.

Residential amenity - The site is located in close proximity to a number of residential properties and a school site. There are a number of large buildings/structures in the vicinity of the site, and the monopole would be viewed in the context of these structures and a very busy route, and it is not considered that the proposed mast would detract from the attractiveness of this area. It is considered that the proposed mast would be primarily viewed as an element of the Plymouth Grove mixed use frontage, where many examples of street furniture are present. In visual terms it is not therefore considered that the proposal would have an undue impact upon the amenity of local residents.

Design - The proposal is for the siting of a new 20 metres high telecommunications column and ancillary development including a wraparound cabinet at base and 3 additional equipment cabinets, which would have a height of approximately 1.2 -1.5 metres.

The proposed cabinets are of a simple square box/rectangular shape and the monopole is cylindrical and very similar to other telecommunications equipment within the vicinity and elsewhere in the City. The applicant has confirmed that the mast/cabinets would have a grey finish, which is considered acceptable in this location.

The design of the proposal is considered to be acceptable in this instance, and it is considered that it has been designed to blend in with the surrounding street scene and would not draw undue attention to itself.

Noise impact - The application seeks the prior approval of the City Council in relation to the siting and appearance of the development and the potential noise impact is not a matter that can be considered. If the equipment creates noise disturbance in the future there are alternative powers, available to the City Council, to address this.

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. 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.

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 case clarification was sought regarding clearance distances on the adjoining footway and the proposal was considered to be in accordance with City Council policy and no additional amendments were sought.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The City Council is satisfied that this development has been sited and designed to minimise the impact on residential amenity and the visual amenity of the surrounding area. The proposal is also suitably sited to ensure there is no detriment to highway and pedestrian safety. Accordingly, the proposal complies with Section 10 of the National Planning Policy Framework, policies SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policy DC17.1 (Telecommunications) of the Unitary Development Plan for the City of Manchester.

Consent is hereby granted in accordance with the following drawings and documents:

Declaration of Conformity with ICNIRP Public Exposure Guidelines dated 15 June 2021

Site Specific Supplementary Information Document (ref: 75911)

Drawing set numbered 1494015_MAN396_75911_M0794_M001 rev A, and labelled '002 SITE LOCATION PLAN', '00e SITE ACCESS PLAN', '005 CHERRY PICKER AND CRANE LOCATION', '100 EXISTING SITE PLAN', '150 EXISTING ELEVATION A', '215 PROPOSED SITE PLAN' and '265 PROPOSED SITE ELEVATION'.

All stamped as received by the City Council as Local Planning Authority on 06 July 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, saved policy DC17.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework (NPPF).

Informatives

1) With regards to the proposed installation arrangements, the applicant is advised that any requirements for temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

25 Richmond Grove, Manchester, M13 0DS
Basement To Second Floor, Richmond House, 9 - 11 Richmond Grove, Manchester, M13 0LU
First Floor, Richmond House, 9 - 11 Richmond Grove, Manchester, M13 0LU
Longsight Police Station, 2 Grindlow Street, Manchester, M13 0LL
13 - 15 Richmond Grove, Manchester, M13 0LN
Richmond House, 9 - 11 Richmond Grove, Manchester, M13 0LN
Flat 13, 320 Plymouth Grove, Manchester, M13 0LX
Flat 12, 320 Plymouth Grove, Manchester, M13 0LX
Flat 11, 320 Plymouth Grove, Manchester, M13 0LX
Flat 10, 320 Plymouth Grove, Manchester, M13 0LX
Flat 9, 320 Plymouth Grove, Manchester, M13 0LX
Flat 8, 320 Plymouth Grove, Manchester, M13 0LX
Flat 7, 320 Plymouth Grove, Manchester, M13 0LX
Flat 6, 320 Plymouth Grove, Manchester, M13 0LX
Flat 5, 320 Plymouth Grove, Manchester, M13 0LX
Flat 4, 320 Plymouth Grove, Manchester, M13 0LX
Flat 3, 320 Plymouth Grove, Manchester, M13 0LX
Flat 2, 320 Plymouth Grove, Manchester, M13 0LX
Flat 1, 320 Plymouth Grove, Manchester, M13 0LX
1 Foxbank Street, Manchester, M13 0DJ
St Josephs RC Primary School, Richmond Grove, Manchester, M13 0BT
7 Foxbank Street, Manchester, M13 0DJ
5 Foxbank Street, Manchester, M13 0DJ
3 Foxbank Street, Manchester, M13 0DJ

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH2