

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130970/TEL/2021

Date registered valid: 6 July 2021

Proposal: Proposed telecommunications installation for 20m Monopole with wraparound Cabinet at base and associated ancillary works

Address: Princess Road, Manchester, M20 1HH

Ward(s): Old Moat Ward

Applicant: CK Hutchison Networks (UK) Ltd Great Brighams Mead, Vastern Road, Reading, RG1 8DJ

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

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 August 2021

Application details

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit: 25.08.2021

Standard consultations:

Printed: 14 July 2021 Expired: 4 August 2021

Neighbour notifications

Printed: 14 July 2021 Expired: 4 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site relates to the western pavement on Princess Road to the front of south eastern corner of Hough End Playing Fields and opposite St Bernadette's Catholic Church located on the eastern side of Princess Road. The closest residential properties are to the north and east and south east of the application site on the eastern side of Princess Road.



Existing mast - the application proposals would be sited 13m to the right

Princess Road is a busy four lane radial route serving the City Centre and south Manchester, just to the south of the site it rises to form a brow over the Metrolink line serving Chorlton and Didsbury.

Description of development

The proposals relate to an application for the determination of the siting and appearance of a proposed telecommunications installation for 20m Monopole with wraparound Cabinet at base and associated ancillary works (5 no. cabinets in total)

Consultations & Notification Responses

Nearby residents were notified of the proposals, no responses were received.

Highway Services - Raise no objections to the proposals in terms of pedestrian and highway safety, they request that the applicant discuss installation arrangements with the Highways Department, an informative is attached.

TfGM - No objections to the proposal on highway or pedestrian safety grounds.

Metrolink - Metrolink have no objection to this application and whilst the development proposals are unlikely to affect Metrolink operations the site is reasonably close to the Metrolink boundary for the nature of equipment being handled and therefore we would like the applicant to be advised that the details of working safely near Metrolink can be found on the Metrolink Website at; <https://www.tfgm.com/public-transport/tram/working-safely>. They should specifically note that cranes are not allowed to oversail Metrolink. An informative is proposed to address this point.

Policies

National Planning Policy Framework

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

Chapter 2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different 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 a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

11. Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

Chapter 10. Supporting high quality communications

114. 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).

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.

116. 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.

117. 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.

118. Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

Local Development Framework - Core Strategy Development Plan Document (adopted July 2012)

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 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 Saved Policies

DC17 Telecommunications 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.

Issues

Siting & Appearance

Following assessment of the proposal and the proposed siting of the telecoms mast and associated cabinets it is considered that the development would not give rise to harmful impact to the visual or residential amenity of the area. The proposal has been sited to minimise its visual impacts within the verge behind the pavement area to ensure continued pedestrian flows on the pavement.

The closest residential properties are located approximately 38 metres to the north east and 66 metres approx to the south and east of the site, St Bernadette's Church is sited opposite the application site across the four lanes and central reservation of Princess Road approximately 34metres to the east.

It is considered that the siting and surrounding trees and distance from properties including the church including the intervening four lane highway would ensure that the installation would not form an overbearing or overly dominant feature to the nearest residential properties.

The mast would form a new structure that would be taller than similar street furniture, particularly street lighting and trees which are of a lower height. The width of the mast together with the proposed finish would assist in assimilating the structure into the street scene.

The mast and associated equipment cabinets have been sited to provide the required infrastructure and network coverage for the area and to minimise the visual impacts of the installation. It is acknowledged that the mast and cabinets would result in a visual change, this change is not in this instance considered as so harmful as to warrant refusal of the proposal in terms of its siting and appearance as set out above. The cabinets are indicated as being permitted development in their own right, it was noted that other similar installations have been painted green to blend it in the vegetation, shrubs and trees that border Hough End Playing Fields. A suitably worded condition is proposed to be attached to a decision.

Whilst there are other similar structures in close proximity the width of the road, street trees, topography of the area and siting behind the rear edge of the pavement all assist in ensuring that the structures would not form visual clutter in this instance.

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.

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

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

1) The City Council is satisfied with the siting and appearance of the proposed telecommunication installation, 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). The consent hereby provided shall ensure the installation be carried out only in accordance with drawings numbered 210 Rev A Proposed site plan, 260 Rev A proposed elevation, Rev A received on the 6th July 2021 together with accompanying supporting information received by the City Council as Local Planning Authority on 6th 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).

2) Notwithstanding the approved plans, the equipment cabinets hereby approved shall be colour-coated in a scheme to be agreed in writing by the City Council as Local Planning Authority prior to installation so as to limit the visual impact of the proposal within the street scene and shall be maintained to retain this colour for the life of the installation.

Reason - In the interests of visual amenity, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

Informatives

1) 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).

2) The applicant is advised that the details of working safely near Metrolink can be found on the Metrolink Website at; <https://www.tfgm.com/public-transport/tram/working-safely>. It is specifically noted that cranes are not allowed to oversail Metrolink.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Transport For Greater Manchester

647 Princess Road, Manchester, M20 1JZ

Flat Above, 637 Princess Road, Manchester, M20 1HH

Basement, 635 Princess Road, Manchester, M20 6DF

Basement, 643 Princess Road, Manchester, M20 1JZ

St Bernadettes Presbytery, Princess Road, Manchester, M20 1HH

643 Princess Road, Manchester, M20 1JZ

633 Princess Road, Manchester, M20 1HH

645 Princess Road, Manchester, M20 1JZ

641 Princess Road, Manchester, M20 1HH

635A Princess Road, Manchester, M20 1HH

639 Princess Road, Manchester, M20 1HH

637 Princess Road, Manchester, M20 1HH

635 Princess Road, Manchester, M20 1HH

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

Area Team Boundary - Name: SOUTH