

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133578/TEL/2022

Date registered valid: 21 April 2022

Proposal: Prior Approval for the installation of 15 metre high telecommunication monopole with wrapround Cabinet at base and associated ancillary works

Address: Plant Hill Road, Manchester, M9 8LU

Ward(s): Higher Blackley Ward

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

Agent (if any): Sam Wismayer WHP Telecoms Limited 1A Station Court, Station Road, Guiseley, LS20 8EY

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 June 2022

Application details

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 6 May 2022 Expired: 27 May 2022

Neighbour notifications

Printed: 3 May 2022 Expired: 24 May 2022

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:

Tree Preservation Order:

Description of area

The application site relates to Plant Hill Road in the north Manchester ward of Higher Blackley. The proposal would be positioned along Plant Hill Road, opposite the junction of French Barn Lane. Plant Hill Road is well-used within the area, with footways available for public access. The equipment would sit close to the existing public footway which offers access to Tweedle Hill Road. Various trees are positioned close to the footpaths on both sides of the road.

The immediate area is mixed. To the north of the site is publicly accessible green space, and the grounds of Co-op Academy Manchester school. To the immediate east and southeast is retirement home Harry Piggott Court and a row of 2 storey flats along French Barn Lane. Further green space lies to the south of the site. The west of the site comprises of the Former Plant Hill Police Station, Prospect House (special education school) and low rise residential accommodation.

The agent gives the following justification as to why the site was chosen. The site selection process has been influenced by the numerous vertical elements of street furniture distributed around the vicinity of the site including street lighting columns. The height of the pole has been kept down to the absolute minimum capable of providing the required essential new 5G coverage. The site has been selected on a wide adopted area of the highway in a position that would not impede pedestrian flow or the safety of passing motorists.

Description of development

Prior Approval for the installation of a 15 metre high telecommunication monopole with wraparound Cabinet at base and associated ancillary works. The ancillary works would comprise of 2no. cabinets and 1no. G-100876 cabinet.

Planning history

No planning history exists for this site.

Consultations & Notification Responses

Local residents

Local residents were consulted, but no responses were received.

Highway Services

The following comments were received by Highway Services. Both the monopole and associated antennas and cabinets appear to be placed at the back of the adopted footway. Highways require an unobstructed clearance of 2m (at a minimum) to any adjacent street furniture, and the edge of carriageway. However, in this individual case, taking into consideration the constraints within the area, we will accept a clearance of 1600mm.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 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):

- a) 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;
- b) 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
- c) 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 following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 10. Supporting high quality communications- Explains how 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. It specifically states that 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.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces. Where development is not well designed, it should be refused.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The 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.

Policy SP1 (Spatial Principles); which sets out 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, amongst these include: 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.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policy is of relevance in the consideration of this application:

Policy DC17.1 states that applications for telecommunications developments will normally be approved if the Council can be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas. Wherever possible, the Council will expect the potential of existing buildings and masts, including the

sharing of such facilities, to be fully explored before agreeing to additional separate development.

ISSUES

Principle of development

The Town and Country Planning (General Permitted Development) (England) Order 2015 confers 'permitted development rights' for certain types of telecommunications development. These permitted development rights remove the need to submit a full planning application for masts and equipment of the type proposed.

This means that the Local Planning Authority can only control the details of the siting, design and external appearance of a telecommunication development, as the acceptability of the principle of the development is already established.

The principal issue relates to the impact upon visual amenity and upon the character and appearance of the area, as consequence of the siting and appearance of the proposed installation.

In this case, given the prevailing policy and Government support for telecommunication installations coupled with the siting and appearance of the proposed installation in the case, the principle of the proposal is considered satisfactory. The public benefits of a greatly enhanced communications network for businesses, residents and visitors alike in this location, would also qualify as a considerable positive that would contribute to the wider economic output of the area, as well as social improvements.

As such, it is considered that the proposal complies with the overarching policy framework which outlines a general presumption in favour of telecommunication development. It is necessary however to further assess the appropriateness of the siting and appearance of the proposed equipment, as outlined below.

Siting and Appearance

The 5G mast and associated equipment would be positioned along Plant Hill Road, opposite the junction of French Barn Lane. The immediate area is mixed. To the north of the site is publicly accessible green space, and the grounds of Co-op Academy Manchester school. To the immediate east and southeast is retirement home Harry Piggott Court and a row of 2 storey flats along French Barn Lane. Further green space lies to the south of the site. The west of the site comprises of the Former Plant Hill Police Station, Prospect House (special education school) and low rise residential accommodation.

The introduction of a tall structure would always to some degree be noticeable, particularly to passers-by and nearby residents. This does not necessarily mean there would be any harm or that there would be an overwhelming, undue impact. The proposed mast would be positioned within the line of tall trees and shrubs along Plant Hill Road which would offer some screening to protect visual amenity. As the proposal would be positioned close to the existing approx. 8.2 metre high streetlight, further streetlights and street furniture along the stretch of Plant Hill Road, it would help blend the 5G mast into the streetscene.

Harry Piggott Court and those flats along French Barn Lane would be the residential properties to be affected by the proposal. As the scheme would be positioned a substantial distance from

the residential properties (27.5 metres from the flats along French Barn Lane and 48 metres from Harry Piggott Court), it should not create an overbearing feature for the residents. In addition, those flats along French Barn Lane have a view directed towards the street as opposed to a view onto Plant Hill Road, as do some of the flats within Harry Piggott Court. As such, the proposal would not create adverse residential/ visual amenity impacts.

On balance, given the context of the existing equipment, the proposed installation is unlikely to be significantly intrusive or noticeably detectable beyond the immediate area and above the eyeline of neighbouring occupiers. As such, the impact is not considered so significant to have an undue impact upon either the appearance of the area or upon residential amenity.

Impact on Health

The role of the planning system is not to duplicate existing controls under other legislation and is not the place to determine health safeguards. It is the Governments' view that if a proposed development conforms to International Compliance for Public Exposure Guidelines for Public Exposure to Electromagnetic Fields established by the International Commission on Non Ionising Radiation Protection (ICNIRP), further consideration of this issue should not be necessary by the Local Planning Authority.

It should also be noted that within the letter issued to Local Planning Authorities from the Department for Digital, Culture, Media and Sport, dated 24 May 2021, it is stated that the Government's independent advisers on matters of public health, are clear that there is no credible evidence of a negative impact of mobile technology, including 5G on people's health. Central to PHE's advice are the guidelines published by the International Commission on Non-Ionizing Radiation Protection (ICNIRP), which is formally recognised by the World Health Organisation.

Access

Both the monopole and associated antennas and cabinets appear to be placed at the back of the adopted footway. Highways require an unobstructed clearance of 2m (at a minimum) to any adjacent street furniture, and the edge of carriageway. However, in this individual case, taking into consideration the constraints within the area, Highways accept a clearance of 1600mm. As such, no issues with access arise.

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

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, in accordance with 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 MAN12600_M003, received by the City Council as Local Planning Authority on 21 April 2022, together with accompanying documents.

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).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

7 Seaford Walk, Manchester, M9 6NB
5 Seaford Walk, Manchester, M9 6NB
4 Ledbury Walk, Manchester, M9 6NA
33 Bank House Road, Manchester, M9 8LY
Health Centre, Plant Hill Road, Manchester, M9 8LX
126 Plant Hill Road, Manchester, M9 8LU
124 Plant Hill Road, Manchester, M9 8LU
122 Plant Hill Road, Manchester, M9 8LU
120 Plant Hill Road, Manchester, M9 8LU
Wardends Bugalow, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Day Nursery, Chapel Lane, Manchester, M9 8LX
Flat 9, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 7, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 5, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 2, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 30, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 28, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 25, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 23, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 21, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 19, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 16, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
6 Ledbury Walk, Manchester, M9 6NA
Flat 1, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 10, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
37 Bank House Road, Manchester, M9 8LY
35 Bank House Road, Manchester, M9 8LY
31 Bank House Road, Manchester, M9 8LY
29 Bank House Road, Manchester, M9 8LY
Flat 8, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 6, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 4, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 3, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 31, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 29, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 27, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 26, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 24, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 22, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 20, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 18, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 17, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 15, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
3 Seaford Walk, Manchester, M9 6NB
1 Seaford Walk, Manchester, M9 6NB
8 Ledbury Walk, Manchester, M9 6NA
2 Ledbury Walk, Manchester, M9 6NA
Flat 14, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
Flat 12, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ

Flat 11, Harry Piggott Court, 145 Plant Hill Road, Manchester, M9 6WQ
99 French Barn Lane, Manchester, M9 6NR
97 French Barn Lane, Manchester, M9 6NR
95 French Barn Lane, Manchester, M9 6NR
93 French Barn Lane, Manchester, M9 6NR
91 French Barn Lane, Manchester, M9 6NR
89 French Barn Lane, Manchester, M9 6NR
87 French Barn Lane, Manchester, M9 6NR
85 French Barn Lane, Manchester, M9 6NR
107 French Barn Lane, Manchester, M9 6NR
105 French Barn Lane, Manchester, M9 6NR
103 French Barn Lane, Manchester, M9 6NR
101 French Barn Lane, Manchester, M9 6NR

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1