

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Orient House	Site Address:	Orient House, Granby Row, Manchester, Greater Manchester, M1 7AB
National Grid Reference:	E: 384387 N: 397609		
Site Ref Number:	CTIL_304396_01	Site Type: ¹	Macro

2. Pre Application Check List

Site Selection (for New Sites only)

(Would not generally apply to upgrades/alterations to existing site including redevelopment or replacement of an existing site to facilitate an upgrade or sharing with another operator)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	
If no explain why:		
Were industry site databases checked for suitable sites by the operator:	Yes	
If no explain why:		

Annual area wide information to planning authority

Has annual area wide information been provided?	No
If no explain why:	

¹ Macro or Micro

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Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.

Registered in England & Wales No. 08087551.

VAT No. GB142 8555 06

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1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Summary issues raised:

"Cornerstones commercial relationship with Telefonica has changed, effectively increasing our independence to work with other companies in the deployment of mobile infrastructure. It means we no longer have visibility of Telefonica full update plan. However, Cornerstone is fully committed to working closely with Local Planning Authorities and following best practice guidance.

We aim to engage and work with the planning department at the earliest opportunity from when we are instructed to deliver new infrastructure within your Local Authority area and often conduct strategic pre-rollout engagement meetings to discuss our wider rollout. If your Local Authority would like a meeting to discuss wider Cornerstone rollout plans then please advise. We recognise the importance of developing long term partnerships and will always work with you to deliver improved mobile connectivity.

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	No
Date of pre-application contact:	N/A
Name of contact:	N/A
Summary of outcome/Main issues raised:	
A pre-application consultation letter and copy of the drawings were sent to the Local Planning Authority by email on 14/03/2022.	
Manchester city council responded on 18/03/22 stating "I have had a quick look at what is being proposed. It stood out that the proposed equipment is significant and is located on the roof of a Grade II listed building within the city centre of Manchester. The building is also located within the Whitworth Street Conservation Area. The building is also within the setting of another Grade II listed building (Granby House) and that the proposals would not be supported and is inappropriate."	
Following this response Clarke Telecom have instructed a heritage statement to be completed by a professional and photomontages to demonstrate that the proposals would not be considered inappropriate at this location.	

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Community Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline of consultation carried out:			
A pre-application consultation letter and copy of the drawings were sent to the local councillors for the Piccadilly ward (Councillors J Lyons, S Wheeler, A Douglas) and the MP Lucy Powell by email on 14/03/2022.			
Summary of outcome/main issues raised (include copies of relevant correspondence):			
No responses have been received to date.			

School/College

Location of site in relation to school/college (include name of school/college):	
Echoes Day Nursery 63 Charles St Manchester M1 7DQ Paint Pots Manchester Day Nursery Ground Floor Bracken House Charles Street Manchester M1 7BD	
Outline of consultation carried out with school/college (include evidence of consultation):	
A copy of the plans and pre-application consultation letter was sent on 14/03/22 to the managers of the stated establishments.	
Summary of outcome/main issues raised (include copies of main correspondence):	
No response or issues to date.	

Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation (only required for an application for prior approval)

Will the structure be within 3km of an aerodrome or airfield?		N/A
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Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?		N/A
Details of response:		
N/A		

Developer's Notice

Copy of Developer's Notice enclosed?		Yes	
Date served:	An article 14 notice and copy of the proposal drawings was sent to the Site Provider on 31/05/22.		

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3. Proposed Development

The proposed site:

Background

Cornerstone are in the process of progressing a suitable replacement site for Telefonica and Vodafones equipment situated on an existing site on the rooftop of Renold Building Altrincham St on the University of Manchester campus, which now part of the university's masterplan of redevelopment and therefore the operator is in need of a replacement site capable of providing their latest 4G and new 5G technologies. The existing equipment will be removed whilst Telefonica and Vodafone finds another site to provide their latest replacement and new service provision. 5G rollout has begun.

As part of Telefónica and Vodafones continued network improvement program, there is a specific requirement for a new installation at this location to provide replacement, improved 2G, 3G, 4G and new 5G coverage and capacity, ensuring that this area of Manchester has access to the latest technologies. This follows the inability of the operator to upgrade the existing site.

It is noted that without this replacement site there will a significant hole in coverage for 2G,3G, 4G coverage as well as not being able to provide the latest new 5G coverage. The operators have sought the replacement rooftop installation to be located on this site as well as Mcdonald Hotel (which has been progressed as a separate application) rather than two separate streetwork sites. This would have a much greater impact on the visual amenity of the streetscene as well as a much larger land take at ground level which would encroach upon pavement areas. Therefore, Telefonica and Vodafone is looking to replace its coverage at the existing site with a new replacement radio base station, as close as possible in order to replicate its existing coverage in this cell area, upgrade its 2G, 3G and 4G technologies and provide a new 5G service to this part of Manchester. The existing installation will be de-commissioned as the university plan to redevelopment the site.

The 3G and 4G provision allows internet access, video calling, data streaming, accessing social media networks and emailing to name just a few of the benefits. Therefore to maintain high quality indoor 3G and 4G services into this area would promote activity in line with the general population demand as the ownership of smart devices increases. New 5G service provision will bring faster, more responsive and reliable connections than ever before.

The Proposed Site

The proposed site is to be located on a section of the rooftop on the Orient House which is a Grade II Listed Building and located within the Whitworth Street Conservation Area. The area is highly populated and busy mixed use area. The immediate area also accommodates typical items of street furniture as well as high rise buildings including the Grade II Listed Granby House, a car park and hotel that will allow the installation to blend. The installation has been sited sensitively to reduce any impact.

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Enclose map showing the cell centre and adjoining cells if appropriate:
The 3G and 4G provision allows internet access, video calling, data downstreaming, accessing social media networks and emailing to name just a few of the benefits. Therefore to maintain high quality indoor 3G and 4G services in to this area would promote activity in line with the general population demand as the ownership of smart devices increases. New 5G service provision will bring faster, more responsive and reliable connections than ever before.

Type of Structure: Rooftop	
The installation of 12 no. antennas at a top height of 38m and 4 no. transmission dishes fixed to new steelwork, 4 no. equipment cabinets, and ancillary development thereto, including the installation of 2 no. GPS modules, 36no. ERSs (Ericsson Radio Systems). length of proposed pole mount masts taken by themselves is 4 metres.	
Overall Height:	38 Metres
Height of existing building (<i>where applicable</i>):	37.35m
Equipment Housing: ERS & Hybrid Rack (x2)	
Width:	0.650m
Depth:	0.600m
Height:	1.9m
Equipment Housing: Percy PSU (x1)	
Width:	0.705m
Depth:	0.831m
Height:	2.068m
Equipment Housing: CSC Cabinet (x1)	
Width:	0.620m
Depth:	0.660m
Height:	1.770m
Materials (<i>as applicable</i>):	
Tower/mast etc – type of material and external colour:	Galvanised - grey
Equipment housing – type of material and external colour:	Grey

Reasons for choice of design, making reference to pre-application responses:
To minimise the impact on the surrounding area including the Whitworth Street Conservation Area, the proposals will utilise an existing rooftop. In order to improve capacity on the 2G, 3G and 4G networks for both Telefonica and Vodafone, and to provide new 5G coverage. In order to fit in to the operator's single grid network, this replacement site is required for Telefónica and Vodafone service. The site is needed to maintain and improve 2G, 3G, 4G

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coverage and capacity for Telefónica and Vodafone to ensure that its customers continue to experience access to the latest service provision currently available and have access to a new 5G network. This is because the operator needs to find a replacement for the site it is currently providing 2G, 3G and 4G services from their existing site on the rooftop of Renold Building Altrincham St on the University of Manchester campus which cannot be upgraded for Telefonica's and Vodafone's technology requirements as the site provider (university) is required to re-develop the site and therefore requires the operators to remove their equipment. The proposed new installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and new 5G technologies.

The positioning of the antennas has been guided by technical requirements. The antennas must be orientated in a certain way to cover the target coverage area. The proposed top heights of the antennas at 38m and are essential to enable the antennas to clear the rooftop (avoiding clipping) and reach the target coverage area. If the antennas were to be any lower in height then they would not be able to provide the necessary high quality communications which is required for everyday access to high speed data in this area of the city, which users of their handheld devices have come to expect in this 21st Century technological age. The antennas would also clip the edges of the roof and as such preventing the antennas from operating effectively. Any lower heights would also cause ICNIRP issues, sterilising large parts of the rooftop.

The proposed antennas need to handle significantly more data and capacity and as such require additional equipment to accommodate all the technologies including 5G in the one installation, without the need for an additional installation elsewhere in the immediate Manchester area.

In order to provide 5G coverage, 34no. ERS units will be installed via rail mounts fixed to the steelwork near the antennas. These ERSs are small (about the size of a shoe box) and act to allow the antennas to provide 5G coverage.

It is also proposed to install 2no. GPS modules, which will be fixed to the top of the antenna. This aspect of the proposal falls within the remit of 'ancillary development' and does not require permission in its own right. The GPS module is very small – about the size of a tennis ball.

The 4no. transmission dishes are required to provide link into the network without these the new base station would not be able operate and therefore are required to have a height of 37.60m given this distance in height it deemed the transmission dishes will not be of a detrimental impact.

The proposed 4no. equipment cabinets are designed to appear like other statutory undertakers equipment cabinets. The proposed equipment cabinets is small for telecommunications apparatus and proposed to be coloured grey that will blend in with the existing surrounding built form on the rooftop area. Given their location set in within the rooftop these cabinets will hardly be visible from vantage points.

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It is therefore considered that the proposal before you strikes a good balance between environmental impact and operational considerations. The proposed design represents the best compromise between the visual impact of the proposal on the surrounding area and meeting the multi technical requirements for the site, and proposes only very minimal changes. Taking all matters into account, it is considered that this upgraded installation, on an established radio base station site, to enable the enhancement of 2G, 3G and 4G service provision for Telefonica and Vodafone and provide new 5G technology for Telefonica to the surrounding area, would not appear out of place and would continue to provide high quality coverage and capacity, delivering the capability for a multi hi-tech service from a single installation.

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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, Telefonica UK Limited & Vodafone 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 Telefonica UK Limited's and Vodafone 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	Yes	
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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.		
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4. Technical Justification

Enclose predictive coverage plots if appropriate, e.g. to show coverage improvement. Proposals to improve capacity will not generally require coverage plots.

Reason(s) why site required e.g. coverage, upgrade, capacity

A mobile phone transmitter is designed to cover a specific area and links its coverage to the next site in the network, creating a patchwork of overlapping coverage 'cells' across the country. So, if a person is on the move, the network will transfer their calls from one site to the next. However, in certain areas there will be gaps between these cells, resulting in a loss of coverage. This can be for a variety of reasons, the most common being topography or buildings which block the path of the signal. The operators' network rollout programme is designed to identify and address these gaps within their coverage and ensure that people can use their phones whenever and wherever they are.

There is a specific requirement for a new radio base station at this location to allow Telefónica and Vodafone to provide 2G, 3G and 4G coverage and capacity in and around Manchester whilst also providing the latest 4G technology and new 5G service provision to the local area. This ensures high quality indoor service provision is maintained.

As shown in the below coverage plots below there is no existing 5G coverage within this area

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The second image below shows the areas that are to be covered with this new installation. It is demonstrative from these plots that without this replacement site there would be hole in 5G coverage in this populated and highly busy mixed use area of Manchester that would significantly effect its customers.

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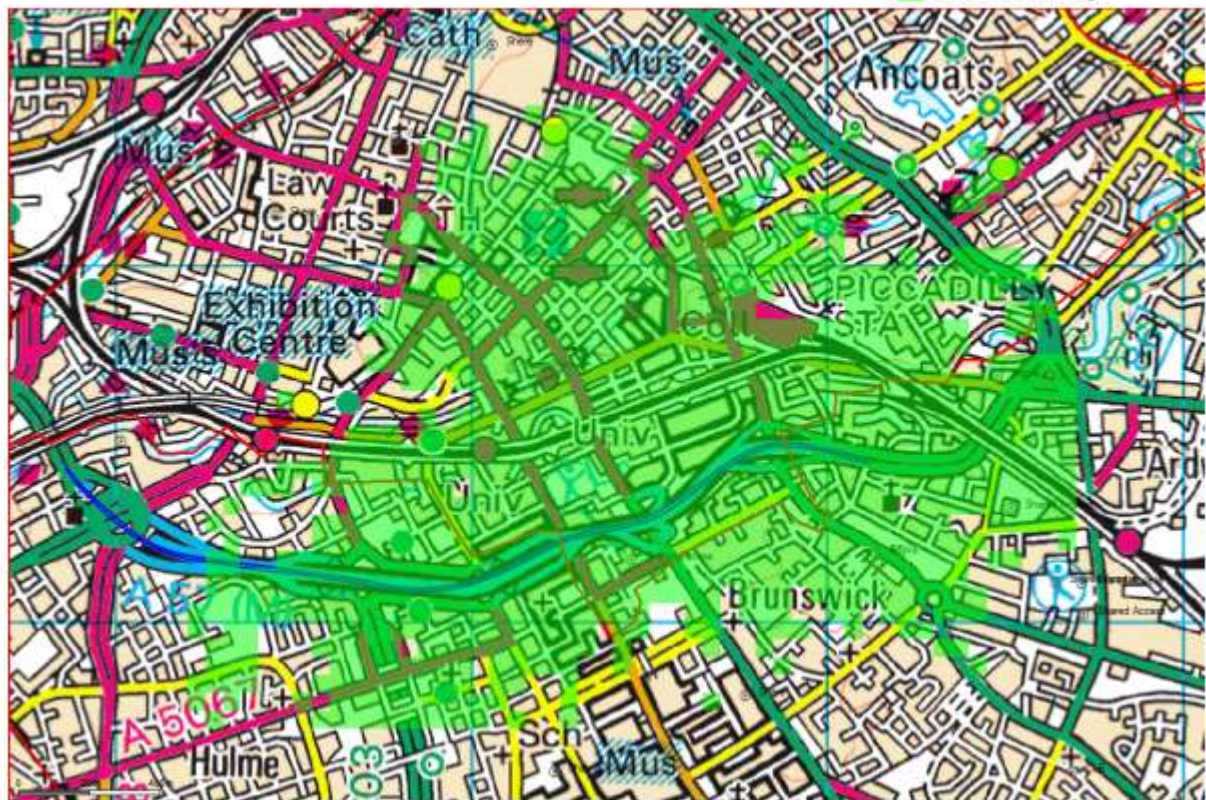
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Planned 5G Coverage



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5. Site Selection Process

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)

Site	Site Name & Address	NGR	Reason for not Choosing
Existing Telecoms Site	VF Site 13221, University of Manchester, Renold Building, Sackville Street, Manchester, M1 3AL	E: 384592 N: 397590	This is the existing base station site, which currently provides 2G, 3G, and 4G coverage for Vodafone to Sackville Street and the surrounding areas in Manchester City Centre. The site provider has issued a notification to the operator of their intention to redevelop the site and as such the operator has no security of tenure to be able to maintain and upgrade their existing site in this location. This existing site will therefore be removed, and two new sites will replace it – one at Macdonald Hotel and the application site at Orient House.
Rooftop	90 Princess Street, Manchester, M1 6BD	E: 384291 N: 397589	The rooftop is too low to host the necessary equipment that would deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
Rooftop	Vita, 8 Nobel Way, Manchester, M1 7FA	E: 384302 N: 397478	An installation at this location is located too far to the west to deliver the required level of coverage to the target area. Also due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
Rooftop	Granby House, Granby Street, Manchester, M1 7AB	E: 384437 N: 397618	The rooftop is too low to host the necessary equipment that would deliver the required level of coverage to the target coverage area. Coverage from this site would be blocked by Orient House. This site has therefore been discounted for this reason.
Rooftop	Princess House, Princess Street,	E: 384351 N: 397445	Due to the construction of the building, there is no design available to support the operator's

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	Manchester, M1 7DA		apparatus and provide the necessary coverage to the target coverage area.
Rooftop	Sackville Building, Sackville Street, Manchester, M1 3BU	E: 384554 N: 397726	The left side of the rooftop is not able to be utilised for an installation due to the roof's construction. The upper area to the right is too close to the site at Macdonald Hotel and is therefore not technically viable. This site has therefore been discounted for this reason.
Rooftop	Asia House, 82 Princess Street, Manchester, M1 6BD	E: 384281 N: 397626	An installation at this location is located too far to the west to deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
Rooftop	IBIS, Charles Street, Manchester, M1 7DG	E: 383371 N: 397513	Due to the construction of the building, there is no design available that would support the operator's apparatus and provide the necessary coverage to the target coverage area.
Rooftop	John Garside Building, Princess Street, Manchester, M1 7DN	E: 384443 N: 397396	The rooftop is too low to host the necessary equipment that would deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
Rooftop	George Begg Building, Dover Lane, Manchester, M1 7DN	E: 384486 N: 397413	This building is scheduled for demolition as part of the University redevelopment.
Rooftop	Faraday Tower, Dover Lane, Manchester, M1 3BB	E: 384531 N: 397434	This building is scheduled for demolition as part of the University redevelopment.
Rooftop	Weston Halls, 78 Sackville Street, Manchester, M1 3NJ	E: 384478 N: 397512	Due to the construction of the building, there is no design available that would support the operator's apparatus and provide the necessary coverage to the target coverage area. In addition, the rooftop is too low to host the necessary equipment that would deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.

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Rooftop	Charles Street Multi-Storey Car Park, Charles Street, Manchester, M1 7AR	E: 384446 N: 397574	Due to the construction of the building, there is no design available that would support the operator's apparatus and provide the necessary coverage to the target coverage area. In addition, the rooftop is too low to host the necessary equipment that would deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
Rooftop	Salisbury House, Granby Row, Manchester, M1 7BF	E: 384350 N: 397586	The rooftop is too low to host the necessary equipment that would deliver the required level of coverage to the target coverage area. Coverage from this site would be blocked by Orient House. This site has therefore been discounted for this reason.
Rooftop	121 Princess Street, Manchester, M1 7AG		Due to the construction of the building, there is no design available that would support the operator's apparatus and provide the necessary coverage to the target coverage area. In addition, coverage from this site would be blocked by Orient House to the south east. As such, this site has been discounted.

If no alternative site options have been investigated, please explain why:

N/A

Environmental Information (refer to Section 2 of Site Finder Report):

None identified.

Land use planning designations:

Building is Grade II Listed Building and located within the Whitworth Conservation Area.

Additional relevant information (include planning policy and material considerations):

National Planning Guidance

Planning policy is provided at the national level by the National Planning Policy Framework (NPPF). It is a material consideration in planning decisions.

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It is not necessary to quote extensively from this document, but the following points are highlighted.

National Planning Policy Framework (July 2021)

The Government's National Planning Policy Framework (NPPF) was published on 24 July 2018 and updates the 2012 version. In February 2019 the NPPF was revised again, with minor alterations to wording relating to housing supply and not any parts relating to telecommunications. In July 2021 the NPPF was revised again. Overall, it's been revised to strengthen other sections including requirements on improved design quality, a new requirement for Councils to produce local design codes or guides, an emphasis on using trees in new developments, revised policies on plan-making, removing statues and opting out of PD rights relating to residential conversions. The Government's latest thinking continues to strongly support communications infrastructure. The NPPF remains very supportive of high quality communications. Indeed, a whole chapter is dedicated to high quality communications, emphasising the importance that the Government attaches to digital connectivity. Paragraph 114 states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. This wording echoes guidance set out in paragraph 42 of the 2012 version of NPPF. However, it also includes the importance of *reliable* communications infrastructure for both economic growth *and social well-being*.

The NPPF continues to support the expansion of electronic communications networks at paragraph 114. It notes that 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. The economic and social benefits of providing high quality and reliable communications infrastructure are well documented and can be found later in this Supporting Information Statement.

The NPPF makes reference to 5G:

'Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G)...

With the above in mind, the Government is already forward thinking the evolution of data networks and seeks planning decisions to take account of this. 5G technology provides increased speed of data and more capacity in the network, to ensure that handheld devices can continue to be used for the purposes in which they were purchased. This will bring even greater economic and social benefits to the area.

Paragraph 115 of the NPPF retains the requirement to minimise the number of installations consistent with the efficient operation of the network but also includes being consistent with the needs of consumers and providing reasonable capacity for future expansion.

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Paragraph 118 of the NPPF retains the guidance set out in paragraph 46 of the 2012 NPPF version which relates to determining 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.

At the heart of the NPPF is the retained presumption in favour of sustainable development (para 11). For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay or 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 the application of policies within the revised Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised Framework taken as a whole.

The NPPF continues to provide guidance on decision-making. At paragraph 38 it states that:

'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including...permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'.

The NPPF builds on the aspiration to build a strong, competitive economy. Paragraph 81 states:

'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking in to account both local business needs and wider opportunities for development. The approach taken, should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation⁴²'...

Footnote 42 of the NPPF states:

'The Government's Industrial Strategy sets out a vision to drive productivity improvements across the UK, identifies a number of Grand Challenges facing all nations, and sets out a delivery programme to make the UK a leader in four of these: artificial intelligence and big data; clean growth; future mobility and catering for an ageing society. HM Government (2017) Industrial Strategy: Building a Britain fit for the future'.

The revised NPPF provides guidance on proposals affecting heritage assets. Paragraph 194 states that 'in determining applications, local planning authorities should require an applicant

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to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 195 goes on to state that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).

The NPPF goes on to provide guidance on considering the potential impacts of development on heritage assets. Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202 retains advice in the previous NPPF relating to the degree of harm. It states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Code of Best Practice on Mobile Network Development in England (March 2022)

Now, more than ever, reliable digital connectivity is essential for people and businesses. Government have committed to extending mobile geographical coverage across the UK. In order to realise these ambitions, it is essential that the planning system can effectively support the deployment of new mobile infrastructure, as well as network upgrades.

The Department for Digital, Culture, Media and Sport, and the Department for Levelling Up, Housing and Communities have issued an updated Code of Best Practice which includes changes to further support the deployment of 5G coverage nationally. This Code provides guidance to mobile network operators, their agents and contractors and equally to all local planning authorities in England. It supersedes the Code of Best Practice on Mobile Phone Network Development (2016).

In line with the previous revision of the Code, digital connectivity is identified as being vital to enable people to stay connected and for businesses to grow. The principal aim of this Code is to continue to ensure Government's objective of supporting high quality communications infrastructure, which is key to continued economic prosperity and social inclusion for all.

Principles and Commitment

Paragraph 8 of the revised Code reiterates that fast, reliable digital connectivity can deliver economic, social and well-being benefits for the whole of the UK. The Code continues to acknowledge that as the demand for mobile data in the United Kingdom is increasing rapidly, it is important that everyone can have access to dependable and consistent mobile coverage where they live, work and travel.

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The Government recognises the role of Planning in delivering the digital infrastructure that we need, in a sustainable and well-designed way, especially as households and businesses become increasingly reliant on mobile connectivity. Paragraph 13 of the Code continues to echo the NPPF guidance in strongly supporting high quality communications infrastructure, which is seen as essential for sustainable economic growth. More specifically that planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technologies (such as 5G) in order to support economic growth across the country.

Given the economic importance of mobile connectivity, the revised Code further emphasises the need for Local Planning Authorities to support the deployment of digital infrastructure. Paragraph 18 states that Local Planning Authorities should demonstrate their support by:

- **Incentivising connectivity:** support the expansion of telecommunications networks and take a 'joined-up' approach to the wireless infrastructure planning process, including ensuring that Local Plans effectively support the deployment of digital infrastructure.
- **Facilitating sites:** engage with operators when new sites have been proposed and discuss site requirements.
- **Engagement with operators:** respond positively to requests for engagement and make decisions in line with national policy and Local Plans. For planning applications, find solutions to issues and ensure timely decisions are made.
- **Information and communication:** ensure that members of the public can access information about any development proposals within their local area. Send communications promptly to an appropriate operator contact (or their representatives).

The added emphasis on support from Local Planning Authorities in the deployment in digital infrastructure is even more evident in the revised code. The Code recognises the importance of collaboration and partnership to help drive network coverage across the country. It goes on to state that 'In all instances, it is important for all parties involved in the process to take a positive approach to consultation and engagement'.

Siting and Design Principles

In line with this, is the recognition to continue to ensure that the impact of new network development is kept to a minimum. The Code states that good siting and design principles should continue to apply to all wireless network development and take into account any site-specific considerations and context, both of which can create better places in which to live and work and help make development acceptable to communities.

The Code provides guidance on siting and appearance principles. It sets out several design principles in respect of telecommunications development and acknowledges that the options for design used by an operator will be affected by site conditions including

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requirements to link the site to the network, landscape features and coverage and capacity requirements.

Paragraphs 25 - 27 sets out siting and site selection principles which Operators should consider including:

- Installation on existing buildings and structures;
- Erecting new ground based masts;
- Camouflaging or disguising equipment where appropriate;
- Using small scale equipment (although small cells themselves are generally used to address capacity issues as opposed to providing coverage); and
- Mast and/or site sharing (including redevelopment of a site to enable upgrade or sharing with another operator).

Key Technical and Operational Considerations

Taking the above into consideration the Code acknowledges the need to balance technical needs and constraints of a proposed site and the potential developmental impacts (Paragraph 26). These constraints are set out in detail in the section 'Technical and Operational Considerations' of the Code. The three key technical and operational considerations for installation sites are:

- **Coverage:** wireless infrastructure needs to provide an appropriate level of coverage over the intended geographical area. This involves ensuring that antennas are elevated sufficiently (often via masts) to provide clear lines of sight for signals.
- **Capacity:** where existing network infrastructure can no longer meet the demand for network capacity in a particular area, additional sites may be required within that coverage area to meet the demand. This is more likely to be required in densely populated areas or areas of high footfall.
- **Backhaul:** the radio access network requires a connection to the core network. Backhaul is sometimes provided by a microwave link, which requires a clear line of sight between the two ends of the link.

The Code emphasis the need for Local Planning Authorities to take account of these constraints, on network deployment and siting and design, when considering proposals. In relation to the introduction of 5G network deployment the Code acknowledges the requirement of additional equipment to provide necessary coverage and capacity.

Paragraph 66 states that 5G will require a denser network of base stations than previous generations, including more fixed line fibre optic cable for reliable and high capacity backhaul. The siting of 5G installations will be more constrained and guided by these special technical and operational considerations.

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Paragraph 67 goes on to note that because of the scale and technological constraints of 5G equipment, previous camouflage design solutions, such as tree mast designs and concealing antennas in flagpoles, may not be practicable or suitable. In these cases, simple designs with particular attention to colouration and finishes may help reduce visual impacts on a site-specific basis.

The revised Code illustrates that mobile connectivity helps in the delivery of public services e.g. to access Central and Local Government via online services, acknowledging that lives are more likely to be saved when a 999 call is made from a mobile than from a landline, Telehealth is becoming increasingly important and text message reminders also improve compliance with medication and keeping NHS appointments.

Good mobile connectivity also promotes sustainability e.g. it reduces the need to travel and thus carbon emissions. The Code continues to support mobile telecommunications network as it is seen as a crucial piece of national infrastructure in economic, community and social terms.

The Code reiterates that the digital infrastructure must be achieved in a timely and efficient manner, and in a way which balances connectivity imperatives and the economic, community and social benefits that this brings with the environmental considerations that can be associated with such development. Great emphasis is placed on the need to work collaboratively between stakeholders to ensure key digital network deployment and therefore supporting economic growth.

Local Policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

Manchester Unitary Development Plan (July 1995)

The Manchester Unitary Development Plan (UDP) was adopted in July 1995 as the strategy document which set out guidelines for all development in Manchester and provided a framework from which to base decisions about planning applications.

The Manchester Core Strategy was adopted on 11 July 2012 which is the key development plan document in the LDF. It replaces significant elements of the UDP. However, a number of policies remain extant following the adoption of the Core Strategy including Policy DC 17.1 relating to telecommunications.

Policy DC 17.1 states that applications for telecommunications development 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

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

In the justification to Policy DC 17.1 the Council recognises the need for Manchester to be at the forefront in the field of telecommunications. The Council therefore starts from the presumption in favour of sustainable development and investment in the telecommunication systems serving the city. Equally, it wishes to ensure that new developments are brought forward in a way which protects residential amenity and minimises the visual impact of such development particularly in conservation areas and other environmentally sensitive areas in parks and the river valleys. The Council is also concerned to make maximum possible use of existing buildings and facilities by encouraging operators to share facilities wherever possible in order to avoid unsightly duplication and clutter.

The Council do not have an adopted Conservation Area appraisal for Whitworth Street. However, the policies of relevance are:

18. CONSERVATION AREAS

DC18.1 The Council will give particularly careful consideration to development proposals within Conservation Areas. a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- iv) the effect of signs and advertisements;
- v) any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

In relation to the listed building the following policy would apply:

19. LISTED BUILDINGS

DC19.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration,

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maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

Manchester Core Strategy DPD July 2012

The Manchester Core Strategy was adopted in July 2012 and sets out the long term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.

The Core Strategy Vision states that:

'By 2027 Manchester will be:

- A successful and accessible city in the front rank of cities in Europe and the world.
- A city with a growing economy driven by the strength of the Regional Centre and Manchester Airport which supports a successful City Region. The knowledge based economy flourishes with an entrepreneurial community, characterised by a fully skilled, inclusive working population.
- Meeting the challenge of climate change at the forefront of environmental initiatives and improvement and continuing to deliver sustainable development and a more effective green infrastructure.
- A city with an increased and sustainable healthy population and a community which both benefits from and drives the City's productivity upwards.
- A city with neighbourhoods where people choose to live all their lives.

In order to help meet this vision the Core Strategy sets out a number of spatial objectives.

Spatial Objective SO1 relates to spatial principles and aims to provide a framework within which sustainable development of the city can contribute to halting climate change.

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Spatial Objective SO2 relates to the economy and supports a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive communities.

SO4 relates to Centres and aims to provide a network of distinctive, attractive and high quality centres, strengthening local identity, providing essential services close to homes and local access to healthy foods.

Policy SO1 relates to spatial principles and states inter alia that development in all parts of the City should:

- *Make a positive contribution to neighbourhoods of choice including making a positive contribution to the health, safety and well-being of residents.*
- *Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.*
- *Minimise emissions.*
- *Improve access to jobs, services, education and open space by being located to reduce the need to travel.*

Policy EM1 relates to employment and economic growth in Manchester. The policy states that the priorities for economic growth include:

- *Ensuring the continued social, economic and environmental regeneration of the city.*
- *Ensuring the connectivity to international markets for the import and export of goods to ensure competitiveness in international markets.*

Policy DM1 relates to development management. It is a general design policy which is not specifically related to telecommunications but contains some relevance for such applications. The policy states that all development should have regard to the following inter alia:

- *Appropriate siting, layout, scale, form, massing, materials and detail.*
- *Impact on the surrounding areas in terms of 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, odours, litter, vermin, road safety and traffic generation.*

Policy CC9 relates to Design and Heritage. It provides guidance in relation to the design of new buildings and development in the context of heritage assets. The policy states:

- *Development in the City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.*

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- New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN 3 Heritage Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Greater Manchester Digital Strategy 2018-2020

The foreword to this Digital Strategy states:

'We live in a world where the number of digital devices has now passed the number of people. Digital technology is now shaping every aspect of our lives in ways which were inconceivable a generation ago: how we work, travel, shop, access services, meet people, communicate and are entertained.

Greater Manchester has always been a pioneer city region, with an eye for opportunity and the drive and pragmatism to seek out new solutions to old problems with almost 80000 digital and digital-intense creative businesses in Greater Manchester employing more than 82300 people generating £4.1bn of economic growth annually.

In the Greater Manchester Strategy we set a clear ambition to be a world-leading digital city region, and committed to taking an open, innovative and connective approach to delivering that ambition.

...to be a digital City-Region with a Difference and drive real change together, from the bottom up. We can only be a world leading city-region if we bridge the digital divide. Progress must be universal; geographically, socially and economically...using digital to connect young people to opportunity or tackle homelessness...we will capitalise on Greater Manchester's unique ability to use digital to connect and enhance our other high value sectors such as creative industries, health innovation and advanced manufacturing and materials.

The GM Digital Strategy asks why it is vital for Greater Manchester to be a leading digital City-Region and quotes:

"The future vitality of cities is increasingly based on their ability to use digital networks in intelligent, strategic ways" (Aspen Institute, Washington).

The Strategy goes on to state that:

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...'digital technology has catalysed the interconnection of the global economy, with the internet enabling the free exchange of goods and services, providing consumers with greater choice and businesses with access to skills, resources and customers. As a result, people are now accessing more digital content and services from outside their own country, cross-border payments increasing, and small companies are more easily becoming more "multi-national". Digital technology is increasingly the backbone of all industries, regardless of the nature and type of business. Embracing digital technology throughout all sectors, geographies and occupations is fundamental to Greater Manchester's current and future international competitiveness'.

"We want to be recognised as an international thought leader and do-er in digital innovation and adoption across our economy and communities"...

'This strategy is therefore founded on evidence that becoming a leading digital city- region is imperative to deliver our wider vision. We must do it to deliver the economic, social and inclusion improvements we need and want to see. We can do it because we have the vision, leadership and both the industrial and political will, coupled with strong academic, industrial and community foundations and an exciting and disruptive set of emerging activities and technology'.

The Digital Strategy sets out the Greater Manchester Vision: A city with a Difference:

"It would be fantastic if we led the country in encouraging digital innovation which supports businesses and investment, creating jobs and opportunity, but focusing on improving outcomes for people such as loneliness or homelessness in our society.

I don't want Manchester to be just a smart city – I want it to be the smartest city" (Andy Burnham Mayor of Greater Manchester).

The strategy goes on to state that the Vision for Greater Manchester is 'to be one of the best places in the world for developing and harnessing digital technology and to be recognised as being a top 5 European Digital City Region by 2020 which:

- Empowers and enables residents to have the highest quality of life; and
- Supports the creation of high quality jobs and achieves the maximum possible productivity levels'.

This strategy for Greater Manchester is an open, connected and innovative city region....

'Our Vision for Greater Manchester is holistic, with digital technology driving improvement across all areas of economy and society. A world-leading digital city is therefore, one which its businesses, public service providers and citizens are using digital technology by default and to the fullest: to grow their businesses and improve productivity to access skills, training and employment opportunities, to address global challenges that have a local impact, such as ill health, social isolation, homelessness and pollution; to improve the quality and value for money of public services'.

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The Strategy sets out the Goals and Measures. Goal 6 relates to Digital Infrastructure and aims that by 2022-23 the average download speed across fibre, mobile and wireless will exceed 100Mbps.

The benefits for delivering this strategy are noted as:

- For young people, better connected insights on children's development from the very early years right through to leaving school, a transformative range of career opportunities and a means through which they can be accessed;
- For Working Age Population, the ability to access broader range of high quality job opportunities, and set up own business more easily;
- For business owners and investors, for greater range of opportunities to access the technology and support to digitise, opportunities to physically and digitally collaborate will be readily accessible and there will be more readily available flow of talent, capital and support to new innovative ideas and a market place that defines and presents problems and commissions solutions rather than buying off the shelf products and services.
- For Older people, there will be more support and solutions to social isolation, more ease and control for you and your family in terms of managing your own health care; and
- For all residents, a city that works around you in terms of living your life, where you can move around the city more easily and safely, improvements in, for example treating illness, improving air quality due to insights from pooled data, greater control over how and when you access public services.

Greater Manchester is aiming to become a world leading digital city by 2020. Greater Manchester plays a fundamental role in driving economic growth.

The Strategy notes that in terms of mobile internet, despite good public Wi-Fi coverage in most public buildings across Greater Manchester, and on Metrolink and many buses, Wi-Fi provision is patchy in public places and there are still barriers to access (registration requirements and cost) in many parts of Greater Manchester.

The Strategy also acknowledges that digital exclusion is closely linked with social exclusion. The Greater Manchester Action Plan for Infrastructure at 8.1 States that the connectivity which Greater Manchester requires is to increase average mobile and fixed broadband internet speeds and aims to improve call and mobile coverage including securing a national 5G test bed status thus positioning Greater Manchester at the forefront of next generation 5G mobile.

The strategy notes 5 digital enablers: Social Networks, Mobile internet/apps, digital health, infotainment and e-commerce.

Greater Manchester Local Industrial Strategy (June 2019)

This Local Industrial Strategy sets out how Greater Manchester (GM) will forge its future. It states that it will build on GM's position as a 'leading European digital city-region; enable the digitalisation of all sectors; and capitalise on the links between digital and creative industries

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that feed internationally significant clusters in broadcasting, content creation and media, and maximise growing assets in cyber security

It aims to put in place the integrated 21st century infrastructure needed for digital driven, clean and inclusive growth.

A top 5 city-region for the digital economy in Europe, with full fibre broadband and 5G coverage.

The Strategy states that GM will take a 'Made Smarter' approach to all industries, supporting firms to adopt new digital and creative techniques and enabling the digitalisation of all sectors.

The strategy has a specific section relating to infrastructure and acknowledges its importance:

'...The city-region now aims to upgrade, integrate and future-proof its infrastructure, to create a 21st century city-region with extreme digital connectivity, clean and inclusive growth and – through work with others – improved access to national and global markets. Existing partnerships are working to improve digital infrastructure in the city-region to meet national targets of roll out of 5G technologies for most people by 2027'.

The Local Industrial Strategy sets out an objective to ensure the vision for infrastructure is met:

- World-class connectivity – digitally and through an integrated transport network within all parts of GM.

To achieve the ambitions of the GM Local Industrial Strategy it identifies actions around 5 foundations of productivity: Infrastructure, Ideas, People, Business Environment and Places. These are noted as being essential attributes of every successful economy. It also identifies opportunities grouped under 4 Grand Challenges – Artificial Intelligence and Data, the Ageing Society, Future Mobility and Clean Growth.

The Vision for the Digital, Creative and Media is set out in the Local Industrial Strategy and reproduced below:

'GM will be a leading European digital City-Region, with the infrastructure, skills and networks needed to digitise all sectors, and internationally significant clusters in broadcasting, content creation and media and cyber security'.

To help meet the vision the strategy states that GM will continue to transform the digital connectivity of the city-region to drive economic growth and innovation, working with Government to meet national targets of full roll-out of 5G technologies for most people by 2027.

The Local Industrial Strategy acknowledges that GM will aim to become one of the best digitally connected city-regions in the UK. It fully supports the development of 5G networks.

Greater Manchester Infrastructure Framework 2040 (GMCA)

This is a pre-cursor to the GM Infrastructure Strategy. The aim is to focus on developing infrastructure which ultimately improves the lives of all those living and working within Greater Manchester.

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The Infrastructure Framework acknowledges a number of key challenges, one of which is digital and the need to provide pervasive, affordable, resilient digital connectivity. The Framework notes that 'Digital technology is increasingly the backbone of the major industries and our daily lives'.

The Framework goes on to states that approaching 2040, GM will need to be a Smart and digitally ready City Region. To achieve this, and support on-going digitalisation, the region will require resilient fixed connectivity (through fixed fibre) supported by 5G (and subsequent technologies). It will also need to streamline the process for installation of new infrastructure within the street space.

The Framework notes the vision for the GM Infrastructure Strategy:

'Develop and maintain a holistic infrastructure system that is robust, accommodates sustainable growth and supports the ambitions of the Greater Manchester Strategy to make "Greater Manchester one of the best places in the world to grow up, get on and grow old".

The Greater Manchester Infrastructure Strategy should seek to:

- o Support the lives and well-being of people, communities and the environment within Greater Manchester.
- o Be age-friendly and support the economic and social participation of both young and old.
- o Support strategically identified growth for parts and communities within Greater Manchester.
- o Be flexible, robust and met the existing and future needs of the communities and technological change.
- o Provide world-class connections and access to opportunity for all.
- o Provide world-class digital infrastructure which provides a platform for GM to embrace emerging technological and societal changes.
- o Support a carbon-neutral GM and be economically, environmentally and socially sustainable.

The Framework identifies a key infrastructure trend to 2040 as Digital (Telecommunications Operators) including mobile infrastructure:

- As the population and employment is due to rise:
 - o more people will mean more homes and businesses, and more consumers of digital services.
 - o There will be a growing demand for high-speed, resilient data connectivity to facilitate changing patterns such as shopping patterns moving online, whilst flexible working becomes more prevalent.
- Changing workforce:
 - o More productive, higher skilled, higher paid jobs more specialised and skill activities needs digital infrastructure to support higher skilled industries – which may require increased digital infrastructure.
- Environmental Change:
 - o Improving efficiencies of buildings and appliances. The use of smarter technologies within each infrastructure sector will look to improve efficiencies further.

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The Framework comments on digitalisation noting the importance of it and how it has transformed the way in which we go about our everyday lives:

'We live in an increasingly digital world. Technologies that are visionary today rapidly become part of everyday life tomorrow. In turn, people's expectations are rising constantly. "Digital" now encompasses an increasing array of technologies, from sensors, smartphones and robots, to augmented reality, cloud computing and data analytics. These technologies are changing the way in which we live and places we live in. Digital technologies are being used to make cities more smooth running, more productive, and more democratic. The pervasiveness of digital technology in our lives represents a major change. For these technologies to function effectively, it is fundamental that a robust and diverse underpinning infrastructure is installed that ensures a future-proofed platform for the development of these and many new technologies for years to come.

As our homes, businesses and cities become more reliant on digital technology to function the robustness of these systems becomes even more critical'.

The Framework states that 'anyone in GM should be able to access resilient, seamless connectivity at a speed they need anywhere and anytime'.

- *New technologies, artificial intelligence and atomisation:*
 - o *Improvements in artificial intelligence and atomisation technologies will transform infrastructure sectors and business markets.*
 - o *Digital infrastructure will be crucial to supporting future technology and a Smart City Region.*
- *Embracing digital technology throughout all sectors, geographies and occupations is fundamental to GM's current and future international competitiveness.*
-

The Framework acknowledges that the vision of moving to a smart and digitally-ready city-region requires future digital infrastructure to be strong fixed resilient connectivity, supported by 5G (and beyond), big data systems and other nascent technologies such as Artificial Intelligence and machine learning. Without connectivity it is acknowledged that processing the sheer volumes of data necessary to create a network of communicating devices will be impossible. As such, the Framework states that big improvements are required to increase the provision of wired and wireless (through 5G or subsequent technologies and Wi-Fi provision) across GM. Without the more basic technology solutions (such as passive fibre connectivity and 5G) the smart-region solutions and value-added outcomes will struggle to be brought to fruition.

The Framework notes that 5G roll out is expected from 2020. However, the timing and costs of roll out is uncertain and international standards have yet to be agreed. It is possible that there will only be one network upon which providers deliver their services or that each provider might need to invest. With regards to the Regional Centre if Challenge 8 is to be met to provide pervasive, affordable, resilient digital connectivity the challenge is early roll out of 5G especially in areas where mobile data use is congested such as the Regional Centre.

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The Framework also states that GMCA and the Districts together with digital and telecommunication providers need to drive forward opportunities to promote connectivity and uptake in the Regional Centre.

Online Nation 2020 Report (June 2020)

Online Nation is an annual research report, published for the first time in 2019. Using research produced both by Ofcom and others, it looks at what people in the UK are doing online, how they are served by online content providers and platforms, and their experiences of using the internet, alongside business models and industry trends. As well as looking at long-term trends, this year's report includes more recent data looking at online behaviour in the UK during the coronavirus (Covid-19) pandemic.

The Report sets out its findings:

With respect to the consumer and industry it found that time spent online, and associated revenues grew in 2019.

- In September 2019 the average time spent online each day by adults aged 18+ was 3 hours 29 minutes. In comparison, on average, adults spent 3 hours 19 minutes watching TV on a TV set each day,² and 2 hours 40 minutes listening to radio each day.
- 71% of all measured time spent online was on smartphones. 35% of internet users only accessed the internet on mobile devices (smartphone or tablet).
- Just 13% of adults do not use the internet
- In 2020, a fifth (22%) of UK adults have a smart speaker in the home and 11% of all UK households own some kind of 'smart home' technology (including devices such as smart home security, smart lighting and smart heating).

Key Metrics Online Consumer Market

UK online consumer market	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Internet take-up (%)	76	79	80	82	85	86	88	87	87	89
Smartphone take-up (%)	27	39	51	61	66	71	76	78	79	82
Tablet take-up (%)	2	11	24	44	54	59	58	58	54	52
Laptop take-up (%)	55	61	62	63	65	64	64	63	60	57
Consideration that the smartphone is the most important device for internet access (%)	n/a	n/a	n/a	32	32	38	46	48	52	60

As the table above highlights 60% of the consumer market consider Smartphones are now the most important device for internet access.

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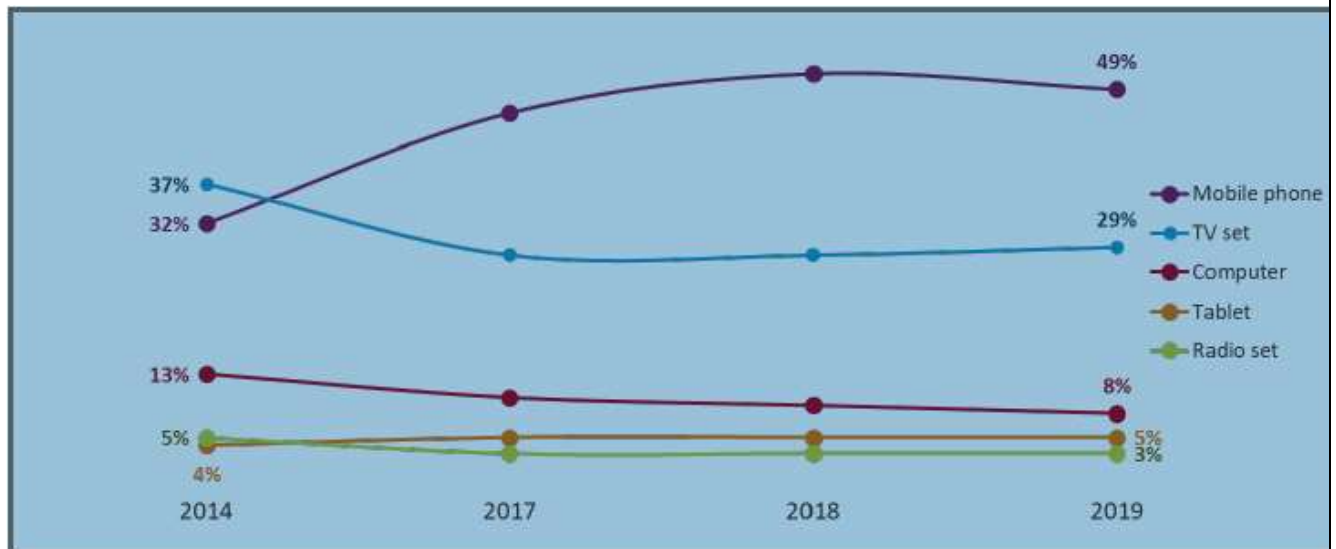
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In September 2019, 81% of all measured time spent online was on a mobile device (both tablet and Smartphone).

The table below indicates the most-missed device among adults: 2014-2019 were it be taken away from them. As can be seen, nearly half of all adults say that their mobile device is the device they would miss most were it taken away from them.



Source: Ofcom Adults' Media Literacy Tracker 2014-2019

The Report found that social media and messaging sites reach 98% of the UK adult digital population. On average, visitors aged 18+ spent 49 minutes per person per day on social media sites, considerably more time on average than in key areas such as news sites (12 minutes per user), e-commerce sites (14 minutes) and even gaming sites (31 minutes).

Ninety-two per cent of time spent on social media sites took place on a mobile device (smartphones and tablets) rather than on a computer, compared to 81% of total time spent online.

The Ofcom Connected Nations 2019 Report (published December 2019 and reissued in March 2020) measures progress in broadband and mobile services in the UK and highlights the work Ofcom is doing, alongside UK and devolved governments and communications companies, to improve the availability of these services. Ofcom has aspirations for people in the UK to be able to easily access good broadband and mobile connections wherever they live, work and travel.

The report notes that over the last few years, the availability and take up of superfast and ultrafast broadband and the coverage and take-up of 4G mobile services have dramatically increased. The UK holds a leading position on current 4G mobile network coverage compared with other large European countries. It highlights that this demonstrates that policy and regulatory decisions made in the past few years have supported investment in new networks and technology and delivered a good outcome for consumers.

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The Report goes on to state in the Overview that 'emphasis must now turn to the initiatives needed to ensure that the next wave of network deployment can meet future needs as quickly as possible by further extending the reach of full fibre and mobile networks' (emphasis added).

The Connected Nations Report 2019 found that 5G services have been launched by all four mobile network operators over the past year and are now operating in over 40 towns and cities across the UK. Initial offerings are focused on densely populated areas. As well as providing improved broadband services for consumers via public networks, future 5G networks could provide specialist services to organisations and businesses.

The report highlights that the UK is a 5G leader in Europe, because it is one of the first countries where all of the Mobile Network Operators have started 5G deployment. These initial 5G networks target mobile broadband services, providing several enhancements over 4G networks, including higher speeds and the capability to deliver extra capacity where needed, such as in urban areas or sports stadiums. It goes on to state that future evolutions of these initial 5G networks will enable additional services that rely on a near instantaneous network response and need high reliability, with applications in sectors such as manufacturing, logistics, agriculture, transport/automotive, energy, media and entertainment and healthcare. Examples include controlling vehicles at distance e.g. in mines, or enabling robots in automated factories to communicate with each other.

The Report acknowledges that 5G roll out has so far focused on areas with higher populations, where capacity demands are likely to be greatest. In the near term, operators are likely to continue rollout in areas where 5G will deliver significant quality of service improvements needed to meet consumer demand.

The Report highlights the benefits of 5G for organisations and businesses noting that Public mobile networks, in addition to providing broadband services for consumers, could also be used to provide specialist services to organisations and businesses. Organisations and businesses could also decide to access 5G services via a local private 5G network, either self-deployed or deployed by a third party.

The Report also notes that 4G carries 90% of data traffic, but only 21% of voice traffic, with 3G and 2G carrying 73% and 6% of voice traffic respectively. The vast majority of traffic (82%) is generated in urban areas, and data growth in these urban areas is continuing rapidly, up 35% on 2018.

Planning Issues

The main issues arising from this application to the proposed installation on the rooftop of Orient House, is whether the proposed antennas, equipment cabinets and ancillary development thereto would be a visually obtrusive feature which would be detrimental to the character and appearance of the area, including the Whitworth Street Conservation Area and Host Grade II Listed Building and nearby heritage assets, and whether any perceived

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harm would outweigh the significant social and economic benefits associated with the increased service provision attributed to the proposal and other valid material considerations as outlined within NPPF, the extant Manchester UDP policies including Policies DC17.1 and DC18.1, 19.1, the Manchester Core Strategy, its vision, the relevant spatial objectives, policies SP1, EC1, DM1, EN3 and CC9, as well as the Greater Manchester Digital Strategy, the Greater Manchester Infrastructure Framework, and the Greater Manchester Local Industrial Strategy which fully supports Greater Manchester's position as a leading European digital city-region and the development of 5G networks.

The proposed antennas, equipment cabinets and ancillary development are in full accordance with Policy DC17.1 of the Manchester UDP. The new antennas will ensure that replacement 2G, 3G and 4G as well as new 5G is able to be provided for both operators, maximising the use of existing facilities and sharing facilities avoiding duplication and clutter. Policy DC17.1 has a presumption in favour of sustainable development and investment of telecommunications systems serving the city. The proposed scheme fully complies with this policy aspiration.

As previously stated this replacement site is required to provide replacement coverage for the operators existing site on the rooftop of Renold Building Altrincham St on the University of Manchester campus which is to be redeveloped.

The proposal has been carefully considered, particularly in regard to the host building's location to minimise impact on the host Grade II Listed Building the nearby Grade II Granby Listed Building and Whitworth Street Conservation Area. It is acknowledge that the antennas will be visible however as demonstrated within the enclosed photomontage pack the installation would blend in with the often grey sky and as such only when passers-by look to crane their necks upwards in an unnatural manner would such installation be visible to them. The new antennas are required in order to provide the replacement coverage of 2G, 3G and 4G from the loss of the existing site as well as new 5G coverage. This minimises visual amenity in line with Policy DC17.1 of the Manchester UDP, preserves the character of the Whitworth Street Conservation Area and host listed building in line with Policies DC18.1 and DC19.1 of the Manchester UDP and Policies EN3 and CC9 of the Manchester Core Strategy, and will not detrimentally affect the character of the surrounding area in line with Policies DM1 and CC9 of the Manchester Core Strategy.

Despite there being 12no. antennas to be installed at this location with 4no. antennas to the north, 4no. to the south west corner of the rooftop and 4no. to the south east corner given the building height 37.53m, the mass of the property and nearby high rise building of a similar height such antennas will not be of detrimental impact to the host listed building, nearby listed assets and Whitworth Conservation Area. it is not considered that the proposal would be inappropriate and have an unacceptable visual impact on the surrounding area as demonstrated within the photomontages for 5 different viewpoint locations (please refer to enclosed montage pack) as such the antennas location have been situated to provide the required level of coverage to the target coverage area but also where possible reduce impact in line with Policies DC18.1 and DC19.1 of the Manchester UDP and Policies EN3 and CC9 of the Manchester Core Strategy.

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The Ericsson Radio Systems (ERSs) are designed to make the antennas more efficient and enable 5G coverage at this site location and reduce the amount of equipment cabinets needed. This minimises the impact on the visual amenity of the area, impact on the conservation area, nearby heritage assets and host listed building itself. In order to maximise signal efficiency, the ERSs need to be as close as possible to the antennas, hence they need to be located near the antennas. Given they will not be visible at any level and their small size, approximately that of a shoe box, they will not appear prominent in the area or to the host listed building and thus in line with policies 18.1 and 19.1 of the Manchester UDP and Policies CC9 and EN3 of the Manchester Core Strategy.

The equipment will remain a standard finish to match the existing equipment already in situ. It is acknowledged that the existing host building is Grade II listed. However, utilising an existing building as support in the NPPF would be less visually prominent than a ground based installation.

The proposed ERS's be hidden from view behind the antennas and by the existing surrounding building mass of the host property. As such, they will not have a detrimental impact on the character and appearance on the listed building. Furthermore, impact on the conservation area will be retained and conserved due to the minor nature of the development. Thus less than substantial harm to the significance of the designated heritage asset but will ensure that the 2G, 3G, 4G and new 5G coverage will continue to be provided in this areas of the town. As such, the proposed upgrade will be in full conformity with the NPPF, the Code of Best Practice, and policies 18.1 and 19.1 of the Manchester UDP and Policies CC9 and EN3 of the Manchester Core Strategy which seeks to inter alia preserve heritage assets and to be sited as unobtrusive as reasonably practicable in relation to the protected area.

The transmission dishes provides link into the network and given their centre line height of 37.6m although visible given the height they will not be of detrimental harm to the conservation area nor would they have any detrimental harm to the host building and nearby listed building.

In line with Policy DM1 of the Manchester Core Strategy, the proposed installation is part of essential infrastructure and therefore will not cause any loss of privacy nor will any occupants of nearby properties be overlooked. The antennas do not emit any noise, odour, vibration, artificial light or disturbance from air. The proposed changes will not cause any traffic generation as it is not a visitor destination. Maintenance of the equipment cabinets is usually once a year, where the engineer can walk to site with hand held tools and will be no more regular than is currently the case. The required equipment cabinets will be located on the rooftop and will not be accessible to the public.

The proposed equipment cabinets will be located within the middle of the rooftop. The equipment cabinets are considered small for telecommunications development under 2.5m coloured grey to match the other equipment. Given they will be set in from the rooftop they will not be visible from street view.

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Government guidance states that in order to limit visual intrusion, the number of radio and telecommunication masts and the sites 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 should be encouraged. Where new sites are required equipment should be sympathetically designed and camouflaged where appropriate.

This new base station is required to enable two operators, Vodafone and Telefonica to continue to maintain and enhance high quality service provision to the area of Manchester. The replacement site is needed to ensure the latest 3G and 4G services are available to the operator's customers as well as the new 5G technology enabling access to the latest superfast data in this area of Manchester as technologies change and greater demands on the network are experienced as more people use their handheld devices to stream data and access the internet. The replacement site will ensure greater capacity in the network and as such prevent the requirement for an additional installation elsewhere within this cell area.

The proposed replacement radio base station will enhance Vodafone's customer experience by providing improved 2G, 3G and 4G coverage and capacity as well as new 5G services to the surrounding area of Manchester. It will enable their customers to continue to utilise their handheld devices for the purposes in which they have become accustomed, as well as being able to access the latest technology wherever they are whether that be indoors or outside. The upgrade will also enable Telefonica to utilise the site and provide enhanced 2G, 3G and 4G coverage and new 5G coverage for their customers too, negating the need for an additional installation in this cell area for either operator. This is in full accordance with the NPPF and The Code of Best Practice. It offers the best environmental solution, limiting the amount of new sites required whilst allowing the two operators to continue to utilise the same site, limiting the visual intrusion in the area. This is in full accordance with NPPF and the Code of Best Practice, as well as Policy DC17.1 of the Manchester UDP.

The number of antennas are required to ensure that all the operators' latest technologies can be provided from this radio base station. Given the height of the host building, the antennas will not be significantly prominent as shown in the enclosed montage pack. The site will also help reduce the varying levels of coverage for 2 operators in the Deansgate area and boost the signal for its customers.

Lack of Coverage – Material Consideration

In accordance with the NPPF, the proposed installation is significant to enable continuous coverage of the telecommunication network, ensuring that the area in and around this part of Gorton continues to get the mobile coverage it needs for Telefonica customers as well as new 5G coverage. It will also maintain and improve coverage for the Mobile Virtual Network Operator's (MVNOs) which use the Telefonica network which includes GiffGaff, Tesco Mobile, Sky Mobile, Talk Talk Mobile, and Lyca Mobile. So the proposal will not only provide a service for one operator but those who buy network space off them, which is at least 5 with

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Telefonica. This will provide a choice for those customers who consider the level of coverage in their area when selecting which operator they agree future contracts with.

The current proposals will facilitate the development of an advanced broadband telecommunications infrastructure in line with National Government guidance contained within the NPPF which supports infrastructure especially where growth takes place. It will also fully comply with the NPPF which supports development which improves digital infrastructure delivery to businesses and residents. By providing the latest 4G technology and new 5G service provision the proposals will also help meet the aspiration of the Greater Manchester Digital Strategy to be a world-leading digital city region. Embracing digital technology throughout all sectors, geographies and occupations is fundamental to Greater Manchester's current and future international competitiveness according to the Digital Strategy. Becoming a leading digital city-region is imperative to delivering the Greater Manchester Digital Strategy Vision of delivering the economic, social and inclusion improvements it needs and wants. It will help Manchester become the smartest city, an aspiration of the Greater Manchester Mayor. Digital growth plays a fundamental role in driving economic growth.

Providing 5G coverage in this area of the regional city will also be in line with the aspiration of the Greater Manchester Local Industrial Strategy to be one of the top 5 city-regions for the digital economy in Europe, with full fibre broadband and 5G coverage. It will also support the Greater Manchester Local Industrial Strategy aim to upgrade, integrate and future-proof its infrastructure to create a 21st century city-region with extreme digital connectivity, clean and inclusive growth and improved access to national and global markets. The proposals will also support the Greater Manchester Local Industrial Strategy of having world-class connectivity digitally with the infrastructure to digitalise all sectors. As a result the Local Industrial Strategy fully supports the development of 5G networks.

New 5G coverage in this part of the city will also fully comply with the Greater Manchester Infrastructure Framework by helping to provide pervasive, affordable, resilient digital connectivity. The proposals will also help Greater Manchester to be a smart and digitally ready city-region, where resilient fixed connectivity supported by 5G service provision is required.

In line with the Greater Manchester Infrastructure Framework which fully supports the development of 5G, the proposals will provide world-class connections and access to opportunity for all in this cell area, as well as providing world-class digital infrastructure which provides the platform for Greater Manchester to embrace emerging technologies and societal changes. As noted in the Infrastructure Framework 5G infrastructure is fundamental to enable digital technologies to function. The proposals will ensure that any Telefonica customer in this cell area will be able to access resilient, seamless connectivity at a speed they need anywhere at any time. Without the more basic technology solutions such as 5G, the Framework acknowledges that smart-region solutions and value-added outcomes will struggle to be brought to fruition.

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Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply won't work.

Without this new radio base station the operator's customers would experience increasing numbers of dropped calls and buffering unable to access the internet on their handheld devices. They would also not be able to access the 5G network, a demand which is increasing rapidly as customers update their handheld devices to ones that are 5G compatible. If the 5G network is not available then the customers' would not be able to utilise these handheld devices for the purposes in which they were purchased. It would also be contrary to the aspirations of Central Government which aspires to everyone having access to the superfast highway network wherever they are.

The proposed new radio base station is in full conformity with the Greater Manchester Infrastructure Framework, the Greater Manchester Local Industrial Strategy and the Greater Manchester Digital Strategy whose ambitions for the city-region are to be a world-leading digital city-region to help capitalise on economic, social and inclusion improvements that the Greater Manchester region wants and needs, which aims to upgrade, integrate and future-proof its infrastructure, to create a 21st century city-region with extreme digital connectivity. It will help meet their aim of Greater Manchester becoming one of the best digitally connected city-regions in the UK, where development of the 5G network is fully supported.

The way 5G works, it is closely connected with the Smart City agenda and will enable centralized control of lots of different street infrastructure owned or managed by councils, such as street lights, water meters and bus stops. Greater Manchester is fully committed to being a smart city and being a world-leading digital city region, as highlighted in the Greater Manchester Digital Strategy, Infrastructure Framework and Local Industrial Strategy. As such it needs the 21st century infrastructure to enable this objective to become a reality. A new installation in this location enabling 5G service provision to the Gorton area will ensure that this aspiration is fully met.

The Councillor's Guide to Digital Connectivity notes that a survey conducted by the Confederation of British Industry found that 81% of firms said that they see more reliable mobile connectivity as essential. Studies have also shown that mobile broadband is associated with positive impacts nationally, such as higher GDP and increased employment.

Therefore the Government fully supports high quality communications infrastructure, even more so with the advent of 5G. The NPPF continues to strongly support telecommunications connectivity and states at paragraph 112 that local planning authorities should support the expansion of electronic communications networks. It acknowledges that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.

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The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

An installation in this location will fill the current gap in the latest high quality service provision and enable Telefonica and MVNOs who buy network space off Telefonica to maintain access to their handheld devices wherever they are for the purposes in which they were purchased. This is fully in line with the Government's aspirations that everyone has access to the superfast communications network, the NPPF, and the Greater Manchester Digital Strategy, Infrastructure Framework and Local Industrial Strategy.

Access to the internet in whatever medium now impacts every facet of our lives but only benefits those who can access and use it. The benefits of internet connectivity are key for both residents and businesses alike and a new radio base station in this location providing the latest 2G, 3G,

4G and 5G technologies will support Greater Manchester's aspirations to be a world-leading digital city-region and one which promotes the growth of the digital sector, increasing digital inclusion, so all people can access services, education and training.

An installation in this location would fully meet the latest operators' coverage and capacity requirements for 3G, 4G and new 5G provision. This would be wholly in line with the Government's latest aspirations to strongly support advanced, high quality and reliable communications infrastructure, essential for economic growth and social well-being. Where the NPPF notes that decisions should support the expansion of electronic communications networks. An installation outside this search area, regardless of whether there are existing sites, would not allow the operator to provide their desired level of coverage and therefore would not adequately maintain and provide new coverage and capacity.

The Code of Best Practice acknowledges that upgrading and improving mobile networks will not be possible without the necessary infrastructure on which we rely. With increasing consumer demand and the Government's aspirations for high quality communications infrastructure it is ever more important to improve connectivity and capacity. The Code of Best Practice acknowledges that there will be times when there is a need for a new radio base station, where sites have been lost, where areas have limited or no coverage and where coverage and capacity need to be enhanced. This application is one such example where there is a need to enhance 3G and 4G provision and provide new 5G services within this area.

In the Code of Best Practice it acknowledges 'the pressure on networks to upgrade and improve networks through changes to existing sites and the development of new sites is constant. With the increasing consumer demand and the Government's ambitious aspirations it is becoming more important to improve connectivity and capacity. This is due to the ever increasing demand for data hungry applications to be available to a range of connected devices, such as smartphones and tablet computers. However, The Code notes that upgrading and improving mobile networks will not be possible without the necessary

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infrastructure on which they rely'. Therefore there is a significant need to locate the equipment in this area.

Economic and Social Benefits

The NPPF strongly supports sustainable development, as does the authority's Core Strategy and the Greater Manchester Digital Strategy, Infrastructure Framework and Local Industrial Strategy. Mobile communication plays a significant role in sustainable development. Being able to access the internet via a mobile device allows people to access a wide range of central and local government services buy groceries, manage finances, apply for jobs/university, and carry out school projects, send emails, download applications, send and receive instant messages, participate in social media, streaming and downloading data to name just a few of the benefits of being able to use an internet enabled handheld device. It also allows people to work from home or on the move without needing to return to the office. Residents and businesses will enjoy better accessibility, assisting home-base working by improving the electronic means of communication and the roll-out of high-speed broadband helping to promote live-work development. This reduces travel time, carbon emissions and increases the speed in which information is processed/shared. The proposals therefore fully comply with NPPF, to minimise the effects of climate change reducing the need to travel and therefore the carbon footprint. It will support a carbon-neutral Greater Manchester and be economically, environmentally and socially sustainable in line with the GM Infrastructure Framework.

In such instances, as described above, the NPPF supports development that improves the economic, social and environmental conditions in the area. Enhancing the 2G, 3G and 4G coverage and capacity in this area and providing new 5G services will fully meet this national policy objective. Continuing to transform the digital connectivity of the city-region to drive economic growth and innovation, working to meet national targets of full roll-out of 5G technology for most people by 2027 will comply with the ambitions of the Greater Manchester Local Industrial Strategy.

Mobile connectivity is essential to the future success of the economy. The combined value of 4G and 5G mobile connectivity is estimated to add £18.5bn to the economy by 2026 (Councils and Connectivity Sept 2018). Mobile connectivity is essential to creating a better society. Digital inclusion can help people gain employment, become more financially secure and improve health and well-being. Mobile connectivity is essential to fulfilling the potential of new technologies. Innovations such as artificial intelligence and connected cars will change how we work, spend our leisure time and run our public services. There is a demand for mobile connectivity in areas where geography, logistics or economics – or a combination of all 3, make it difficult. Mobile network capacity needs to grow to meet the demand of mobile users, who are consuming ever increasing amounts of data.

Paragraph 38 of the revised NPPF states that:

'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available,

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including...permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision- makers at every level should seek to approve applications for sustainable development where possible'.

The social and economic benefits are a significant material consideration which should be weighed against the visual impact associated with a radio base station in this location. HM Treasury outlined such benefits in its report 'Fixing the Foundations: Creating a More Prosperous Nation' – July 2015. Paragraph 7.1 of the plan stated that reliable and high quality fixed and mobile broadband connections support growth in productivity, efficiency and labour force participation across the whole economy. They enable new and more efficient business processes, access to new markets and support flexible working and working from home.

Paragraph 7.2 goes on to highlight strong support for high quality communications infrastructure. It states

'by reducing red tape and barriers to investment, the Government will support the market to deliver the internationally competitive fixed and mobile digital communications infrastructure the UK's businesses need to thrive and grow, and which will enable the UK to remain at the forefront of the digital economy. The Government is working with business so that the market can play the lead role in delivering against the ambitions set out in the Digital Communications Infrastructure Strategy, published March, of near universal 4G and ultrafast broadband coverage.'

Indeed, MPs have noted in parliament that the UK's Superfast Broadband connectivity was 'relatively poor' and businesses were losing out from patchy coverage.

The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. People expect to be connected where they live, work, visit and travel. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G.

This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage. As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies which is also acknowledged in the published Greater Manchester Local Industrial Strategy. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver prosperity at the local level and enable all places to share in the proceeds of growth.

The Government is determined to ensure the UK receives the coverage and connectivity it needs. To this end, the Government wants to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new

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technology. The GM aspirations align with the Government objectives of being a world leader in 5G. The proposed installation will fully support these national and local aspirations.

The case for 5G is compelling as it will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, 5G has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, creating the so-called "Internet of Things". This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The Local Government Association (LGA) has produced a Councillor's Guide to Digital Connectivity and sets out some of the benefits of 5G technology:

- Faster mobile broadband and a more consistent experience in congested areas with a very high number of devices.
- Industrial applications, enabling businesses to improve their productivity, for example through predictive maintenance and real-time analytics.
- Internet of Things (IoT) services, many of which will help council's and businesses deliver services more efficiently including:
 - o Transport and logistics: connected parcels and fleet tracking.
 - o Health and social care.
 - o Environmental monitoring: sensors monitoring air quality and water pollution in real-time.
 - o Smart agriculture and smart animal farming, smart retailing.
 - o Connected and autonomous cars: allowing cars to communicate with each other, other road users and even the road infrastructure.

Further to the Government's commitment to improve connectivity, on 24th November 2016 the new permitted development rights for telecommunication operators came into force, designed to lift the restrictions on mobile operators such is the significance and weight the Government place upon the benefits attached to modern connectivity.

A National Needs Assessment – A Vision for UK Infrastructure was also published in October 2016 ([https://www.ice.org.uk/getattachment/media-and-policy/policy/national-needs-assessment-a-vision-for-uk-infrastr/National-Needs-Assessment-PDF-\(1\).pdf.aspx](https://www.ice.org.uk/getattachment/media-and-policy/policy/national-needs-assessment-a-vision-for-uk-infrastr/National-Needs-Assessment-PDF-(1).pdf.aspx)). It sets out the infrastructure needs for the UK which includes the importance of digital technology. An extract of this assessment can be found below:

'A lack of digital connectivity has a detrimental effect on business operations, productivity and output and hence competitiveness in the global market place. Securing digital connectivity is thus critical to the UK's long term prosperity. A key challenge for the digital

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sector is a persistent digital divide between those who have access to the latest technologies and those who do not, with resulting social and economic exclusion, particularly as dependence on e-services and digital communications increases'

The Assessment goes on to note that 'Universal digital connectivity would serve as an equaliser of economic opportunity in that it enables participation in a modern digital economy'. Therefore this Needs Assessment further explains the consequences of a lack of coverage and the effects this has on social and economic prosperity. This clearly highlights the importance of maintaining and enhancing high quality 2G, 3G and 4G coverage and capacity in the this area of Manchester as well as providing new 5G in this area, where the social and economic benefits will outweigh the environmental considerations.

The Government's continued strong support for connectivity is further evidenced by the DCMS who launched their UK wide Digital Connectivity Portal on 20 December 2018. The Digital connectivity portal provides guidance for local authorities and network providers on improving connectivity in local areas. The Government wants everyone in the UK to benefit from world- class connectivity no matter where they live, work or travel. The Future Telecommunications Infrastructure Review outlines a package of measures to create the right market and policy conditions to deliver world-class connectivity for citizens and businesses. As a result, the pressure to provide a replacement radio base station in the Hulme area to provide 2G, 3G, 4G and 5G is significant.

The proposed installation in this location will allow the operator to provide new and improved high quality 2G, 3G and 4G coverage and capacity and new 5G service provision supporting the Government's aim of 'focusing on ensuring that everyone is connected to the information superhighway'. This fully meets the aspirations of the NPPF, and the Greater Manchester Digital Strategy, Infrastructure Framework and Local Industrial Strategy.

An installation in this location will ensure that the expansion of the electronic communications network is facilitated and that high quality communications infrastructure is provided to the immediate area. This is in full accordance with the operator's 4G license obligations and the Council's aims and aspirations to be a smart city and have high quality 5G infrastructure, promoting and growing the digital sector and increasing digital inclusion.

Practical Applications of 5G Connectivity as Example of Material Soci-Economic Benefit:-

Education:

The relationship between 5G and education is evolving at a massive rate with educators exploring the relevance of Virtual Reality (VR) technologies for education and training. Crucially, VR can support remote learning, allowing students a presence in the classroom even when working elsewhere.

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5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security will also allow learning on the job, thanks to technologies such as Augmented Reality (AR) goggles, which can give engineers real-time instructions on how to fix a machine on a production line, for example.

Health:

Patients across the country are now becoming accustomed to relying on remote healthcare services such as NHS 111, virtual GP appointments, and ordering online deliveries of essential medical supplies.

5G will prove critical in providing the infrastructure required to deliver remote health services over the next decade. By design, 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security are going to be fundamental in scaling the patient benefits of remote healthcare and keeping medical records secure and private. For instance, trials have shown that connecting ambulance crews to expert resources using 5G allows paramedics to work with doctors and conduct specialist procedures in real time whilst on the road.

Summary

It is not possible to upgrade the existing radio base station situated at existing site on the rooftop of Renold Building Altrincham St on the University of Manchester campus with the latest communication technologies. Therefore a new installation for Telefonica and Vodafone is needed to maintain and provide improved 2G, 3G 4G and new 5G technologies. The existing site will be decommissioned and to ensure there is not a hole in coverage around this busy district of Manchester this replacement site is required.

The proposed site has been carefully sited which is capable of providing coverage to the target area. In addition the local area is already characterised by tall buildings and given the busy nature of the area an installation at this site location would not be out of place.

The proposed height of the antennas of 38m are able to reach the target coverage area to maintain and provide new high quality 2G, 3G, 4G from the loss of an existing site and new 5G service provision to this part of Manchester. This will fully meet the national Governments aim of 'ensuring that everyone is connected to the information superhighway' and the national policies set out in the NPPF. If the height of the column were to be reduced then the antennas would not be able to operate effectively, leading to a degraded service for the operator's customers especially for the higher frequency technologies including the latest 4G technology and new 5G service provision.

Site selection was progressed in accordance with the applicants licence obligations, advice in the NPPF and the Code of Best Practice and represents the least environmentally intrusive, technically suitable, available option.

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The social and economic benefits of providing reliable and high quality mobile broadband connections including 5G support growth in productivity, efficiency and labour force participation across the whole economy. This is fully supported by the NPPF, as well as the Manchester Core Strategy, the Manchester UDP, Greater Manchester Digital Strategy, Infrastructure Framework and Local Industrial Strategy. These benefits are strong material considerations which outweigh any perceived loss of visual amenity to the surrounding area.

We confirm that submitted drawings have been checked for accuracy.

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Signed:	<u><i>J. Hafiz</i></u>	Date:	<u>31st May 2022</u>
Position:	<u>Town Planner</u>	Company:	<u>Clarke Telecom Limited</u>
		(on behalf of Cornerstone and above operator)	

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