

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129726/FO/2021

Date registered valid: 15 March 2021

Proposal: Installation and replacement of telecommunications antennas to rooftop of existing building

Address: Telephone Exchange Building, Middleton Road, Manchester, M8 5D

Ward(s): Crumpsall Ward

Applicant: Cellnex UK Ltd Crawley Court, Winchester, SO21 2QA

Agent (if any): Mr Sam Wismayer WHP Telecoms Limited Troy Mills, Helena House , Troy Road, Leeds, LS18 5GN

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

Recommendation: Approve

Date of recommendation: 7 May 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 24 March 2021 Expired: 14 April 2021

Neighbour notifications

Printed: 24 March 2021 Expired: 14 April 2021

Site notice

Posted: Expired:

Press advert

Published: 30 March 2021 Expired: 20 April 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: NO

The proposal seeks consent for the upgrading of an existing rooftop site at Cheetham Hill Automatic Telephone Exchange on the eastern side of the Middleton Road in Crumpsall in north Manchester.

The building hosts existing antennas and associated support structures at rooftop level and the purpose of the upgrade is to facilitate the provision of new 5G coverage and improved 2G / 3G & 4G service provision. The site is situated within a mixed use residential / commercial area with a high demand for mobile network services. The site is situated adjacent to the Crumpsall Lane Conservation Area.

Consultations & Notification Responses

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

The proposal was advertised in the local press as effecting the adjacent conservation area and a site notice was erected on the site and no representations were received.

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

Issues

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Saved policy DC17.1 and DC18 of the UDP;
- Policies DM1 and SP1 of the Core Strategy;
- Section 10 of the National Planning Policy Framework (NPPF).

Issues

Principle

A theme running through the National Planning Policy Framework is the commitment to ensuring sustainable economic growth. This includes the advancement of infrastructure and the use of smarter technologies.

The proposal is to upgrade a mast that has been tolerated for a number of years to provide better coverage proposed to upgrade the existing telecommunications apparatus to allow for the change in antenna types required to deliver the latest technologies discussed above.

Paragraph 112 in particular states that "Advanced, high quality communications infrastructure is essential for sustainable economic growth and social well-being".

Paragraph 115c advocates a preference to using existing buildings, mast or other structures.

Saved policy DC17.1 of the UDP looks to support telecommunication development, subject to minimising any impact upon the residential amenity and the environment.

Given the above, the proposal complies with the overarching policy framework which outlines a general presumption in favour of telecommunication development. In this case, the proposal seeks to upgrade an existing installation, making use of an existing site which is shared by multiple operators.

Siting and Appearance

Due to the site location which comprises an installation, it is not believed that the siting of the equipment will have any material impact compared with the existing equipment.

The proposal has not undergone a sequential test site selection as the policy encourage the upgrade of existing site, therefore minimising its impact upon the local area. The existing installation is to be upgraded to advance coverage in the area .

In terms of appearance, it is acknowledged that the equipment is unattractive however, weight has been given to the fact that the mast has been in situ for some time and therefore tolerated. The proposal antennas would slight increase the visual impact due to their positioning.

The proposed upgrade site is housed on the rooftop of a large telephone exchange building that benefits from the screening effects associated with scattered mature tree planting defining local road and property boundaries and from the high rooflines of the surrounding buildings. The upgraded equipment will be of small scale in comparison to the bulk of the host building and will be a significantly less visually intrusive solution than introducing a new ground-based installation within the target coverage area.

The sharing of base stations between multiple operators is one of the key strategic policy principles contained within Government Guidance. Vodafone Ltd and Telefónica UK Ltd have a network sharing agreement and therefore these installations are fully compliant with the National Planning Policy Framework (NPPF). In keeping with the NPPF guidelines of using "high quality communications" (Section 10), the proposed design has been selected to minimise visual impact upon the street scene by integrating with the existing rooftop furniture.

The presence of the existing roof top equipment sets a precedent for telecommunications development in this location and indicates that the principle of this proposal is acceptable in terms of siting. As stated above the National Planning Policy Framework advocates site sharing, and as such we believe that there are no sequentially preferable locations within the defined site search area. The design of the proposed equipment is considered to be the least visually intrusive option available given the level of equipment required for 5G.

Although it is accepted that there will be very marginally intensification in the amount of equipment it is felt that such a minor increase would not detract from the character of the area with any visual effects being significantly outweighed by the immense benefits of the new 5G connectivity.

It is felt that on balance, given the existing equipment, the proposed installation is unlikely to be significantly intrusive or noticeably detectable above and beyond the existing context.

As such, the impact is not considered so significant so as to have an undue impact upon either the appearance of the area, nor would it impact on the neighbouring conservation area or upon residential amenity. In light of the existing context of an existing installation and the concentration of equipment at an existing site to allow site sharing, coupled with removing the need to use a further site in the area and the coverage demands required, the siting and appearance of the proposal is considered satisfactory.

Conclusion

In selecting the site, the applicant has had regard to national and local planning policies, the site context, potential alternative solutions, visual impact, health and safety considerations as well as operational need. It is considered that the application site and the proposed form of development provide the optimum solution in this instance.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

ML 001 Rev 1 Site and location Plan.

ICNIRP Declaration,

Planning Statement

166209-22-110 MD029 Rev 29

166209-22-111 MD029 Rev 29

166209-22-112 MD029 Rev 29

166209-22-160 MD029 Rev 29

166209-22-161 MD029 Rev 29

166209-22-162 MD029 Rev 29, stamped as received on the 15 March 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

15 Copeland Close, Manchester, M8 4HW
14 Copeland Close, Manchester, M8 4HW
23 Middleton Road, Manchester, M8 5DT
15 - 17 Middleton Road, Manchester, M8 5DT
2A Catherine Road, Manchester, M8 4HA
Lower Ground Floor, 3 Middleton Road, Manchester, M8 5DT
Artane Residential Care Home, First Floor Flat, 1 Middleton Road, Manchester, M8 5DT
Artane Residential Care Home, Ground Floor Flat, 1 Middleton Road, Manchester, M8 5DT
Halfway House Garage, 2 Middleton Road, Manchester, M8 5DS
Flat 10, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 9, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 8, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 7, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 6, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 1, 15 Polygon Road, Manchester, M8 5DE
3C Middleton Road, Manchester, M8 5DT
3B Middleton Road, Manchester, M8 5DT
1B Catherine Road, Manchester, M8 4HA
1A Catherine Road, Manchester, M8 4HA
Artane Medical Centre, 1 Middleton Road, Manchester, M8 5DT
Roselands Doctors Surgery, 4 Middleton Road, Manchester, M8 5DS
2 Bennett Road, Manchester, M8 5DX
19 - 21 Polygon Road, Manchester, M8 5DE
8 Bennett Road, Manchester, M8 5DX
Flat 3, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 4, 17 Polygon Road, Manchester, M8 5DE
Flat 2, 17 Polygon Road, Manchester, M8 5DE
Flat 4, 15 Polygon Road, Manchester, M8 5DE
Flat 5, 13 Polygon Road, Manchester, M8 5DE
Flat 2, 13 Polygon Road, Manchester, M8 5DE
Flat 2, 11 Polygon Road, Manchester, M8 5DE
Flat 3, 4 Bennett Road, Manchester, M8 5DX
Flat 3, 8 Bennett Road, Manchester, M8 5DX
6A Bennett Road, Manchester, M8 5DX
Flat 1, 2 Bennett Road, Manchester, M8 5DX
25 Middleton Road, Manchester, M8 5DT
6B Bennett Road, Manchester, M8 5DX
Flat 3, 2 Bennett Road, Manchester, M8 5DX
Telephone Exchange, 4B Middleton Road, Manchester, M8 5DS
11 Middleton Road, Manchester, M8 5DT
11 Polygon Road, Manchester, M8 5DE
4 Bennett Road, Manchester, M8 5DX
13 Middleton Road, Manchester, M8 5DT
13 Polygon Road, Manchester, M8 5DE
17 Polygon Road, Manchester, M8 5DE
15 Polygon Road, Manchester, M8 5DE
Flat 5, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 4, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 2, 19 - 21 Polygon Road, Manchester, M8 5DE
Flat 1, 19 - 21 Polygon Road, Manchester, M8 5DE

Flat 5, 17 Polygon Road, Manchester, M8 5DE
Flat 3, 17 Polygon Road, Manchester, M8 5DE
Flat 1, 17 Polygon Road, Manchester, M8 5DE
Flat 5, 15 Polygon Road, Manchester, M8 5DE
Flat 3, 15 Polygon Road, Manchester, M8 5DE
Flat 2, 15 Polygon Road, Manchester, M8 5DE
Flat 4, 13 Polygon Road, Manchester, M8 5DE
Flat 3, 13 Polygon Road, Manchester, M8 5DE
Flat 1, 13 Polygon Road, Manchester, M8 5DE
Flat 3, 11 Polygon Road, Manchester, M8 5DE
Flat 1, 11 Polygon Road, Manchester, M8 5DE
Flat 2, 4 Bennett Road, Manchester, M8 5DX
Flat 1, 4 Bennett Road, Manchester, M8 5DX
Flat 2, 8 Bennett Road, Manchester, M8 5DX
Flat 1, 8 Bennett Road, Manchester, M8 5DX
21 Middleton Road, Manchester, M8 5DT
9 Middleton Road, Manchester, M8 5DT
7 Middleton Road, Manchester, M8 5DT
Flat 4, 2 Bennett Road, Manchester, M8 5DX
Flat 2, 2 Bennett Road, Manchester, M8 5DX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1