

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129588/FO/2021

Date registered valid: 3 March 2021

Proposal: Installation of 6 no. antennas with an antenna top height of 22.5m, and ancillary development thereto, including the installation of 15 no. Telefonica Remote Radio Units (RRUs), 9 no. Vodafone Remote Radio Units (RRUs), 2 no. 0.3 metre diameter dishes and 1 no. GPS module, and the relocation of 6 no. existing Vodafone antennas, 6 no. existing Vodafone Remote Radio Units (RRUs), 1 no. 0.3 metre diameter dish and 1 no. GPS module, on a replacement antenna headframe on the existing monopole.

Address: Land At Abraham Moss Centre, Crescent Road, Manchester, M8 5UJ

Ward(s): Crumpsall Ward

Applicant: CTIL, Vodafone Limited & Telefonica UK Limited C/o Agent

Agent (if any): Miss Vicky Parsons Clarke Telecom Unit E Madison Place,
Northampton Road, Manchester, M40 5AG

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

Recommendation: Approve

Date of recommendation: 23 April 2021

Application details

Type of application: Full Application Consent

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 4 March 2021 Expired: 25 March 2021

Neighbour notifications

Printed: 4 March 2021 Expired: 25 March 2021

Site notice

Posted: Expired:

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The Site -The site is located within a compound to the north of the sports pitches and east of the campus buildings at Abraham Moss Community School and Manchester College Campus. Abraham Moss tram station is located to the south west of the application site. The area surrounding the campus and tram station is predominantly residential. There are existing mature trees surrounding the telecommunications equipment.

The Proposal is for the installation of 6 no. antennas with an antenna top height of 22.5m, and ancillary development thereto, including the installation of 15 no. Telefonica Remote Radio Units (RRUs), 9 no. Vodafone Remote Radio Units (RRUs), 2 no. 0.3 metre diameter dishes and 1 no. GPS module, and the relocation of 6 no. existing Vodafone antennas, 6 no. existing Vodafone Remote Radio Units (RRUs), 1 no. 0.3 metre diameter dish and 1 no. GPS module, on a replacement antenna headframe on the existing monopole.

The telecommunication equipment currently in situ was approved under 052202/FO/NORTH1/97 Installation of a new cellular telecommunications site.

Consultations & Notification Responses

Neighbours - Occupiers of properties surrounding the application site were notified of the proposal. No representations have been 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 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.

This proposal is part of a network improvement program which upgrades the existing site to facilitate additional coverage and capacity requirements, incorporating not only 4G but also 5G technology. Section 5 of the NPPF sets out the Government's general overview regarding supporting high quality communications infrastructure, recognising that advanced, high quality communications infrastructure is essential for sustainable economic growth. In order to keep the number of base stations to a minimum, the use of existing sites is considered to provide the optimum solution and accordingly the proposed site upgrade should be viewed positively. As such, no alternative locations were sought in this instance.

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, masts 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.

The existing radio base station has been in situ at Abraham Moss Complex for a number of years and has become an established part of the streetscene. Vodafone requires new 5G technology to be installed into its network in this cell area. This site is currently being utilised by Telefonica as well to provide 2G, 3G and 4G service provision. This operator also needs to be able to provide 5G technology in this area. The existing headframe is not structurally capable of supporting all the operators' latest technologies. Therefore, a new antenna headframe is required to ensure that the latest technologies can be provided to the surrounding area.

To minimise the impact on the surrounding area, the new antennas and relocated existing antennas on to a replacement headframe will resemble as closely as possible the existing antennas already in situ. They will be located in approximately the same location at the top of the monopole and be slightly bigger.

The top height of the antennas will remain at 22.5m, the same as the existing antennas and the antennas cannot be reduced in height as they would be blocked by the surrounding trees and urban clutter and would not be able to reach their target coverage area. Therefore, existing customers would have a poor user experience if the installation were to be reduced in height, with buffering and dropped calls becoming a significant issue.

The antennas are proposed to remain open and not shielded as this provides the optimal service provision to the surrounding area. If the antennas were to be shrouded, they would not be as efficient at providing the latest technologies to this cell area. Thus, an additional installation would likely to be required in this cell area which would lead to the proliferation of masts contrary to the NPPF.

Visual amenity - The top height of the antennas will remain at 22.5m, the same as the existing antennas. The proposed dishes will be located above the antennas at the same height as the existing transmission dish. Therefore, the installation will not be any taller than that currently in situ. The antennas cannot be reduced in height as they would be blocked by the surrounding trees and urban clutter and would not be able to reach their target coverage area, and the dishes are unable to be mounted any lower as they require a clear line of sight. The location of the existing monopole is within a part of the Abraham Moss Complex site that has fairly dense tree cover during spring/summer. The existing monopole is not located near any residential accommodation, and it is acknowledged that the monopole is not readily visible from within the Abraham Moss Campus and from within the surrounding street scene. Furthermore, seeing as the proposal is replacing an existing monopole of a slightly larger width in the same location, the impact of the proposal on visual amenity within the area is considered to be acceptable.

For the above reasons, the proposal is considered to be acceptable and consistent with saved policy DC17.1 of the Unitary Development Plan and policy DM1 of the Core Strategy.

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.

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

For the above reasons, the proposal is considered to be acceptable and consistent with saved policy DC17.1 of the Unitary Development Plan and policy DM1 of the Core Strategy.

Negotiations - Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance the local planning authority had no issues to raise with the applicant/agent but have attached appropriate conditions to the approval.

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:

100 Rev A, 201 Rev A and 301 Rev A, the Supplementary Information Statement, the Supplementary Information Document and the ICNIRP declaration and clarification statement, stamped as received on the 3 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

13 Duchess Road, Manchester, M8 5UP
2 Wellington Road, Crumpsall, Manchester, M8 5UL
6 Wellington Road, Crumpsall, Manchester, M8 5UL
237 Crescent Road, Manchester, M8 5UR
Abraham Moss Leisure Centre, Crescent Road, Manchester, M8 6UF
3 Wellington Road, Crumpsall, Manchester, M8 5UL
191 Crescent Road, Manchester, M8 5UJ
243 Crescent Road, Manchester, M8 5UR
Flat 1, 3 Wellington Road, Crumpsall, Manchester, M8 5UL
8 Hallworth Road, Manchester, M8 5UW
Flat 1, 114 Crescent Road, Manchester, M8 5UF
Flat 3, 135 Woodlands Road, Cheetham, Manchester, M8 0NG
149 Woodlands Road, Cheetham, Manchester, M8 0NG
Flat 5, 135 Woodlands Road, Cheetham, Manchester, M8 0NG
169 Crescent Road, Manchester, M8 5UJ
28 Greenstead Avenue, Manchester, M8 0NR
143 Woodlands Road, Cheetham, Manchester, M8 0NG
155 Woodlands Road, Cheetham, Manchester, M8 0NG
147 Woodlands Road, Cheetham, Manchester, M8 0NG
North Manchester Community Link, Abraham Moss Centre, 140 Crescent Road, Manchester, M8 5UF
135 Woodlands Road, Cheetham, Manchester, M8 0NG
138A Crescent Road, Manchester, M8 5UF
213 Crescent Road, Manchester, M8 5UJ
106 Crescent Road, Manchester, M8 5UF
245 Crescent Road, Manchester, M8 5UR
219 Crescent Road, Manchester, M8 5UJ
221 Crescent Road, Manchester, M8 5UJ
Flat 2, 197 Crescent Road, Manchester, M8 5UJ
Flat 3, 181 Crescent Road, Manchester, M8 5UJ
7 Duchess Road, Manchester, M8 5UP
39 Greenstead Avenue, Manchester, M8 0WR
37 Greenstead Avenue, Manchester, M8 0WR
Abraham Moss Centre, 140 Crescent Road, Manchester, M8 5UF
Abraham Moss Library-Theatre, Crescent Road, Manchester, M8 5UF
Abbey Hotel, 139 - 141 Woodlands Road, Cheetham, Manchester, M8 0NG
235 Crescent Road, Manchester, M8 5UR
197 Crescent Road, Manchester, M8 5UJ
151 Woodlands Road, Cheetham, Manchester, M8 0NG
145 Woodlands Road, Cheetham, Manchester, M8 0NG
179 Crescent Road, Manchester, M8 5UJ
136 Crescent Road, Manchester, M8 5UF
120 Crescent Road, Manchester, M8 5UF
138 Crescent Road, Manchester, M8 5UF
Flat 3, 197 Crescent Road, Manchester, M8 5UJ
Flat 2, 181 Crescent Road, Manchester, M8 5UJ
18 Duchess Road, Manchester, M8 5BE
229 Crescent Road, Manchester, M8 5UJ
227 Crescent Road, Manchester, M8 5UJ
41 Greenstead Avenue, Manchester, M8 0WR

175 Crescent Road, Manchester, M8 5UJ
211 Crescent Road, Manchester, M8 5UJ
122 Crescent Road, Manchester, M8 5UF
9 Duchess Road, Manchester, M8 5UP
11 Duchess Road, Manchester, M8 5UP
116 Crescent Road, Manchester, M8 5UF
171 Crescent Road, Manchester, M8 5UJ
207 Crescent Road, Manchester, M8 5UJ
201 Crescent Road, Manchester, M8 5UJ
209 Crescent Road, Manchester, M8 5UJ
177 Crescent Road, Manchester, M8 5UJ
205 Crescent Road, Manchester, M8 5UJ
5 Duchess Road, Manchester, M8 5UP
34 Greenstead Avenue, Manchester, M8 0NR
Flat 1, 181 Crescent Road, Manchester, M8 5UJ
30 Greenstead Avenue, Manchester, M8 0NR
1 Hallworth Road, Manchester, M8 5UW
239 Crescent Road, Manchester, M8 5UR
4 Wellington Road, Crumpsall, Manchester, M8 5UL
Flat 1, 135 Woodlands Road, Cheetham, Manchester, M8 0NG
2 Hallworth Road, Manchester, M8 5UW
6 Hallworth Road, Manchester, M8 5UW
3 Hallworth Road, Manchester, M8 5UW
3 Duchess Road, Manchester, M8 5UP
Abraham Moss High School, Crescent Road, Manchester, M8 5UF
187 Crescent Road, Manchester, M8 5UJ
85 Woodlands Road, Cheetham, Manchester, M8 0WQ
183 Crescent Road, Manchester, M8 5UJ
185 Crescent Road, Manchester, M8 5UJ
32 Greenstead Avenue, Manchester, M8 0NR
110 Crescent Road, Manchester, M8 5UF
193 Crescent Road, Manchester, M8 5UJ
137 Woodlands Road, Cheetham, Manchester, M8 0NG
157 Woodlands Road, Cheetham, Manchester, M8 0NG
153 Woodlands Road, Cheetham, Manchester, M8 0NG
Flat 1, 197 Crescent Road, Manchester, M8 5UJ
Flat 6, 135 Woodlands Road, Cheetham, Manchester, M8 0NG
Flat 2, 135 Woodlands Road, Cheetham, Manchester, M8 0NG
Flat 4, 135 Woodlands Road, Cheetham, Manchester, M8 0NG
35 Greenstead Avenue, Manchester, M8 0WR
102 Crescent Road, Manchester, M8 5UF
104 Crescent Road, Manchester, M8 5UF
167 Crescent Road, Manchester, M8 5UE
4 Hallworth Road, Manchester, M8 5UW
247 Crescent Road, Manchester, M8 5UR
241 Crescent Road, Manchester, M8 5UR
Flat 2, 114 Crescent Road, Manchester, M8 5UF
2 Charminster Drive, Manchester, M8 5QA
Flat 4, 130 Crescent Road, Manchester, M8 5UF
Abraham Moss Adult Learning Centre, Crescent Road, Manchester, M8 5UF
20 Duchess Road, Manchester, M8 5BE
233 Crescent Road, Manchester, M8 5UJ
Flat 2, 3 Wellington Road, Crumpsall, Manchester, M8 5UL
5 Hallworth Road, Manchester, M8 5UW

189 Crescent Road, Manchester, M8 5UJ
1 Wellington Road, Crumpsall, Manchester, M8 5UL
225 Crescent Road, Manchester, M8 5UJ
3 Charminster Drive, Manchester, M8 5QA
132 Crescent Road, Manchester, M8 5UF
112 Crescent Road, Manchester, M8 5UF
Flat 1, 130 Crescent Road, Manchester, M8 5UF
173 Crescent Road, Manchester, M8 5UJ
126 Crescent Road, Manchester, M8 5UF
2 Ash Tree Road, Manchester, M8 5AT
231 Crescent Road, Manchester, M8 5UJ
223 Crescent Road, Manchester, M8 5UJ
134 Crescent Road, Manchester, M8 5UF
124 Crescent Road, Manchester, M8 5UF
108 Crescent Road, Manchester, M8 5UF
22 Duchess Road, Manchester, M8 5BE
128 Crescent Road, Manchester, M8 5UF
118 Crescent Road, Manchester, M8 5UF
203 Crescent Road, Manchester, M8 5UJ
165 Crescent Road, Manchester, M8 5UE
1 Duchess Road, Manchester, M8 5UP
Flat 3, 130 Crescent Road, Manchester, M8 5UF
199 Crescent Road, Manchester, M8 5UJ
1 Charminster Drive, Manchester, M8 5QA
Flat 2, 130 Crescent Road, Manchester, M8 5UF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1