

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129075/FO/2021

Date registered valid: 11 January 2021

Proposal: Installation of 6 no. antennas and installation of 2 no. 0.3 metre diameter dishes and ancillary development including the relocation of 6 no. existing antennas and installation of 15 no. Remote Radio Units (RRUs), 15 no. Ericsson Radio Systems (ERSs) and 2 no. GPS modules, on a replacement antenna headframe on the existing monopole.

Address: Communications Mast, Johnsons Square, Manchester, M40 7UE

Ward(s): Miles Platting & Newton Heath Ward

Applicant: CTIL, Vodafone Ltd & Telefonica UK Ltd 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: 26 February 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 14 January 2021 Expired: 4 February 2021

Neighbour notifications

Printed: 14 January 2021 Expired: 4 February 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to a builder's yard located via a short section of cul-de-sac (Johnson's Square) off the main arterial route of Oldham Road.

The site is enclosed by a combination of high brick wall and metal railings and is adjoined to the rear (west) by a raised railway line and to the side (north) by a road bridge next to the busy junction of Oldham Road and Collyhurst Street.

The site already accommodates a 18 metre telecommunication mast with existing antennas and ancillary equipment, for which the purpose of this application is to upgrade the installation.

Description of area

The site is situated along a major north/south arterial route leading into and out of the city centre. The area is mixed use in character comprising a mixture of industrial, residential uses, as well as the adjoining railway line and a small enclave of derelict buildings a short distance to the south.

Description of development

Planning permission is sought for the Installation of 18-metre-high telecommunication mast together with 6 new antennas and ancillary works to replace existing works.

The existing antennas are to be replaced by 6 no. antennas and installation of 2 no. 0.3 metre diameter dishes and ancillary development including the relocation of 6 no. existing antennas and installation of 15 no. Remote Radio Units (RRUs), 15 no. Ericsson Radio Systems (ERSs) and 2 no. GPS modules, on a replacement antenna headframe on the existing monopole.

The new installation is to cater for future coverage demands to enable network restricting between shared operators.

Previously approved 124863/FO/2019 for the Installation of 18-metre-high telecommunication mast together with 6 new antennas and ancillary works to replace existing works.

Consultations & Notification Responses

Local residents were consulted and no objections were received.

The Highways Team were consulted and raised no objection

Metrolink were consulted and no representation was received.

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).

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.

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. Consideration has also been given in relation to the overall acceptability of the proposal in that the applicant could exercise permitted development rights for ground-based apparatus under A.1—(1) Development is not permitted by Class A(a) if—

(c) in the case of the alteration or replacement of an existing mast the mast, excluding any antenna, would when altered or replaced should not exceed a height of 20 metres above ground level;

(bb)at any given height exceed the width of the existing mast at the same height by more than one third; or
(ii)where antenna support structures are altered or replaced, the combined width of the mast and any antenna support structures would exceed the combined width of the existing mast and any antenna support structures by more than one third.

Siting and Appearance

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

In line with policy, the proposal has undergone a sequential site selection and would make use of an 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 and bulkier than the existing mast and supporting headframe as well as a slight increase in vertical emphasis.

However, consideration has been given in these instances as it is considered that utilising an existing established radio base station installation is preferable to pursuing a second base station within the immediate vicinity, as it would reduce the visual impact therefore preserving the character and appearance of the surrounding area. Given the makeup of the area and the siting of existing telecoms infrastructure on the site, it was established that the upgrading of facilities through the use of existing infrastructure would be the most viable solution.

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 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.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, sufficient information was provided to allow the proposed development to be appropriately assessed.

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:

The Location Plan, and drawing numbers 201 Rev A and 301 Rev A, and the following documents:

Site Specific Supplementary Information Statement, General Background Information for Telecommunications Development, Radio Planning and Propagation Information sheet, Health and Mobile Phone Base Station Information Sheet, ICNIRP declaration clarification statement and the supporting planning statement, stamped as received on the 11 January 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
Metrolink

3 Johnson's Square, Manchester, M40 7QW
1 Johnson's Square, Manchester, M40 7QW
Flat 7, Johnson House, 327 Oldham Road, Manchester, M40 7PS
Flat 6, Johnson House, 327 Oldham Road, Manchester, M40 7PS
Flat 5, Johnson House, 327 Oldham Road, Manchester, M40 7PS
Flat 4, Johnson House, 327 Oldham Road, Manchester, M40 7PS
Flat 3, Johnson House, 327 Oldham Road, Manchester, M40 7PS
Flat 2, Johnson House, 327 Oldham Road, Manchester, M40 7PS
Flat 1, Johnson House, 327 Oldham Road, Manchester, M40 7PS
325 Oldham Road, Manchester, M40 7PS
Johnson Square, Oldham Road, Manchester, M40 7PS
313 - 317 Oldham Road, Manchester, M40 7PS

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 High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH1