

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	CASTLEFIELD HOTEL AND Y CLUB	Site Address:	PROPOSED ELECTRONIC COMMUNICATIONS BASE STATION UPON CASTLEFIELD HOTEL AND Y CLUB, LIVERPOOL ROAD, MANCHESTER, M3 4JR
National Grid Reference:	383049/397792		
Site Ref Number:	CTIL20768821_VF96877	Site Type:	Macro

2. Pre-Application Check List

Site Selection

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

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	
Date of pre-application contact:	
Name of contact:	
Summary of outcome/Main issues raised:	
No Pre-app undertaken as this application is the resubmission of the proposals as approved by the council via application - 117982/FO/2017 as the 3 yr period for the implementation of the works is due to expire on the 8th January 2020	

Community Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
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Outline of consultation carried out:

Not undertaken in this instance

Summary of outcome/main issues raised (include copies of relevant correspondence):

School/College

Location of site in relation to school/college (include name of school/college):

None Nearby

Outline of consultation carried out with school/college (include evidence of consultation):

Summary of outcome/main issues raised (include copies of main correspondence):

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?	Yes	No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?	Yes	No
Details of response:		

Developer's Notice (only required for Prior Approval Applications)

Copy of Developer's Notice enclosed?	Yes	No
Date served:		

3. Proposed Development

The proposed site:

This new site is required as the existing sites within the area are unable to provide the required level of coverage. The proposal will allow Vodafone to enhance network coverage and capacity to the surrounding area.

Recognising the vital importance of mobile connectivity for residents and local economies, the urgent delivery of the required network improvements continues to be a Government priority. In March 2016, then Prime Minister David Cameron stated:

'Ten years ago, we were all rather guilty of leading campaigns against masts and all the rest of it. Our constituents now want internet and mobile phone coverage. We need to make sure that we change the law in all the ways necessary that the wayleaves are granted, that the masts are built, that we increase coverage and that everyone is connected to the information superhighway.'

As noted the Digital Infrastructure Minister Matt Warman within his Keynote Speech at the Connected Britain 2020 conference;

COVID has altered the way we live, work and, most importantly, stay connected with our family and friends. The digital infrastructure that keeps us all connected was essential to our daily way of life under lockdown - and is now more important than ever as we head into recovery. Many of these changes - such as increased working from home - will stay with us for the foreseeable future.

People in this sector have long referred to the internet as "the fourth utility" - and it's true. For countless people across the country, having fast and reliable broadband and a good mobile connection is as essential and vital to our daily lives as gas, water and electricity.

That's why I'm committed to working with you all to ensure the entire nation has access to world-class, next generation gigabit connectivity that is secure and resilient enough to deal with all sorts of future challenges.

This government is ambitious for the UK's digital infrastructure.

We want to deliver nationwide gigabit capable broadband connectivity as soon as possible.

In addition, thanks to our landmark Shared Rural Network agreement with the MNOs - the first of its kind in the world - 95% of the UK will have 4G coverage by the end of 2025.

And because we know that more citizens are increasingly living their lives online, we will be one of the earliest adopters of 5G coverage, with the majority of the population able to access 5G by 2027...

Underpinning all of this work is our new digital strategy, which the Secretary of State announced we will be publishing this Autumn.

The Strategy will set out how we will drive growth in the tech sector and economy, and ensure we maximise the benefits of a tech-led economic recovery.

And to bring us full circle, at the strategy's heart will be our vision for providing world-class digital infrastructure to all, in a way that is safe, secure and built for the future.

The world is in the middle of a digital revolution. COVID has accelerated this process, digitising almost every part of our everyday lives and making the infrastructure that connects us more important than ever. That's why it is at the top of the government's agenda.

<https://www.gov.uk/government/speeches/matt-warmans-keynote-speech-at-connected-britain-2020>

The proposed electronic communications base station as contained within this application, forms a part of this greater drive to address the deficit in mobile phone coverage and capacity and the provision of these now essential services. This site provides an integral key part of the provision of these latest electronic communications services to this area of Manchester.

The proposed development works have been designed to minimise the telecommunications infrastructure and to limit its visual impact upon both the building and the local area and integrate the proposed development within this location, whilst providing the levels of electronic communications services to meet customers demand from this single base station.

The positioning of this proposed upgraded electronic communications apparatus within the context of its setting ensures that the development shall integrate within the locale and by its siting and design shall minimise its impact upon the local area whilst providing a significant increase in the levels of modern communications service provision to this area of Manchester

Type of Structure (e.g. tower, mast, etc.): **Rooftop based base station.**

Description:

The installation of 3 no. antennas on 3 no. support poles fixed to the building with the antennas painted to match the brickwork, 3 no. ground based cabinets and development works ancillary thereto.

Overall Height: **26m**

Height of existing building (where applicable):

Equipment Housing: 3no. Cabinets

Length: 0.770 Metres

Width: 0.700 Metres

Height: 1.720 Metres

Length: 0.770 Metres

Width: 0.700 Metres

Height: 1.720 Metres

Length: 0.600 Metres

Width: 0.600 Metres

Height: 1.400 Metres

Materials <i>(as applicable)</i> :	
Tower/mast etc. – type of material and external colour:	Support poles and cable trays of galvanised Steel & antennas painted to match building
Equipment housing – type of material and external colour:	Steel Finished light Grey – RAL7035

Reasons for choice of design.
The proposed installation is required as a direct result of the need to provide enhanced coverage & capacity and to improve 4G coverage to the area. The smallest components and the minimum quantity of equipment have been proposed in order to achieve the technical requirement as well as minimise impact. The height of the antennas is required to ensure a signal can be propagated by the antennas over the surrounding clutter formed by the existing buildings within the area. This is the minimum height which will allow the effective operation of the network. The ground based Cabinets will contain the technical equipment in relation to the site. Every effort has been made to minimise the visual impact of the proposed installation. The equipment has been designed specifically for this location and incorporates a number of elements to minimise impact, including: 1) This site will utilise an existing building, rather than a new ground based structure, in order to avoid unsightly duplication, which is one of the Councils preferred methods of siting telecommunication equipment. Siting the equipment on the rooftop has technical and planning benefits whilst also keeping the area free from street clutter. 2) Utilising design which proposes to facemount the antennas and support poles to the building to keep impact to a minimum. The painting of the antennas to match the existing brickwork will ensure that the mast will blend in better within the locality. 3) The height of the antennas has been deliberately restricted to 26m to ensure that the desired coverage is achieved whilst ensuring that the installation does not dominate the skyline. 4) Keeping the overall impact of the cabinets to a minimum by utilising only 3no. proposed cabinets. The proposed equipment cabinet will benefit from being located within the service yard and will have little visual impact. It is considered the proposed equipment is appropriately located. It has been possible to devise a scheme which has a minimal additional visual impact to enhance network coverage and capacity to the area and to provide improved 4G coverage to the surrounding area from a single installation. It is further considered the design results in a less intrusive facility and the proposal strikes an appropriate balance between operational and environmental considerations.

Technical Information

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)	Yes	No
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, Vodafone operate their networks in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision As part of the operators 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 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.		

4. Technical Justification

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

As part of their continued network improvement programmes, there is a specific requirement for this existing base station at this location to provide improved network coverage to the area using the latest technology, including the provision of new superfast mobile connectivity.

As such this proposed base station upgrade shall integrate into the existing network elements to provide a further link in providing contiguous integrated network services to this area of Manchester.

Base stations use radio signals to connect mobile devices and phones to the network, enabling people to send and receive calls, texts, emails, pictures, web, TV and downloads. Without base stations, mobiles will not work. They are made up of three main elements. The cabinets which contain the equipment used to generate the radio signal. The supporting structure such as a mast, which holds the antennas in the air and the antennas themselves. Only the antennas emit radio signals.

Many other everyday items also use radio signals to send and receive information, such as television and radio broadcasting equipment and two-way radio communications. Base stations are connected to each other and telephone exchanges by cables or wireless technology such as microwave dishes, to create a network. The area each base station covers is called a cell. Each cell overlaps with its neighbouring cells to create a continuous network. The size and shape of each cell is determined by the features of the surrounding area, such as buildings, trees and hills, which can block signals. When people travel between cells, the signal is transferred between base stations without a break in service. Each base station covers a certain area only and can only handle a limited number of calls at once. As mobile phones and devices become more popular more base stations are needed to ensure continuous coverage.

Further detail regarding the general operation of the network can be found in the accompanying document entitled 'General Background Information for Telecommunications Development. This information is provided to assist the local planning authority in understanding any technical constraints on the location of the proposed development

The attached coverage plots highlight the existing and proposed 4G coverage to the area both with and without the proposed site. The new site will substantially enhance both the coverage and the capacity of The network in this area which will improve the call quality as well as reducing the incidence of dropped calls and the stability of high speed data transfer.

5. Site Selection Process

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

Site	Site Name and address	National Grid Reference	Reason for not choosing
RT	Castlefield House, Liverpool Road, Manchester, Greater Manchester, M3 4SB:	383340, 397761	Discounted as the landowner pulled out of negotiations. The landowner is no longer interested due to the fact the building may get re-developed.
RT	Ellis Brigham Mountain Sports, Wellington Mill Duke St, Manchester, Greater Manchester, M3 4NF	383214, 397688	Discounted as the managing agents after initially saying they would look into the possibility of their client having telecom equipment on their clients building have now ceased to respond.
RT	Sapparo, 91/93 Liverpool Road, Castlefield, Manchester, Greater Manchester, M3 4JN:	383123, 397779	Discounted as no response has been received from the landowner to enquiry letter sent out.
RT	360 Apartments, 1 Rice Street, Castlefield, Manchester, Greater Manchester, M3 4JL:	383182, 397711	Discounted as the landowner has confirmed they are not interested in pursuing a proposal for a telecommunications installation on their building..
RT	Westpoint, 5 Duke Street, Castlefield, Manchester, Greater Manchester, M3 4NF:	383230, 397747	Discounted as no response has been received from the landowner to enquiry letter sent out.
RT	The Great Northern Building, Deansgate, Castlefield, Manchester, Greater Manchester, M3 4SB:	383482, 397771	Discounted as the landowner has confirmed they are not interested in pursuing a proposal for a telecommunications installation on their building.
RT	Begbies-Traynors, 340 Deansgate, Castlefield, Manchester, Greater Manchester, M3 4LY:	383401, 397668	Discounted as the landowner has confirmed they are not interested in pursuing a proposal for a telecommunications installation on their building.
RT	7 Collier Street, Castlefield, Manchester, Greater Manchester, M3 4NA:	383314, 397693.	Discounted as no response has been received from the landowner to enquiry letter sent out.
RT	13-25 Liverpool Road, Castlefield, Manchester, Greater Manchester, M3 4NW:	383371, 397696	Discounted as the managing agents after initially saying they would look into the possibility of their client having telecom equipment on their clients building have now ceased to respond.
RT	73 Liverpool Road, Castlefield, Manchester, Greater Manchester, M3 4AQ: NGR:	383170, 397764.	Discounted as the landowner has confirmed they are not interested in pursuing a proposal for a telecommunications installation on their building.

Environmental Information.

The immediate area is site located within a predominately commercial setting.

Land use planning designations:

The proposed location is within the Castlefield Conservation Area

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

Visual Impact and Appearance

In line with national planning policy guidance and the relevant policies of the Development Framework, the impact of the development is minimised through siting and design initiatives.

The proposals have been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements driving the need for this site. It is considered that the development as contained within this application is the least visually intrusive in terms of siting and design available whilst providing the required uplift and new network services.

When viewed with the wider context of the surrounding environment features, the proposed works are the most suitable choice for this site, integrating into its surrounding. The proposal as contained within this application shall have a minor impact on the immediate and wider locality and shall not appear overly incongruous within its setting. As such, a balance shall be achieved between the technical requirements necessitating these works and the inevitable impact of any development works upon the sensitive local environment.

Planning Policy Considerations

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

Applications within the Manchester area are determined with regard to the adopted Local Plan. In this instance whilst the Local Plan does not contain any specific policies relating to telecommunications development, it does also set out the vision for Manchester’s future.

Policy DC17.1 – Telecommunications

“The Council recognises the need for Manchester to be at the forefront in the field of Telecommunications. The Council therefore starts from a presumption in favour of new 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 equipment, 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.

Applications for telecommunications developments will normally be approved if the Council can be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas. Wherever possible, the Council will expect the potential of existing buildings and masts, including the sharing of such facilities, to be fully explored before agreeing to additional separate development.”

It is considered the proposal complies with planning policy for the following reasons:

a) It is self-evident that Vodafone Ltd and CTIL would not submit this application unless there was an operational need for a new base station. The new site proposes a single scheme which would provide materially enhanced coverage & capacity and improve coverage to the surrounding area.

- b) A full search of the area was undertaken along with checks of both the OFCOM and OLO databases. Section 6 of this document sets out the discounted options and the reasons for non-progression.
- c) The siting and design of the proposed equipment ensures any unnecessary visual damage to the area is minimised as far as possible whilst achieving the technical objectives.
- d) The use of facemounted antennas will help the site blend in with the area and its surrounds. Use of the smallest components and the minimum quantity of equipment will also reduce the visual impact.
- e) The facemounted antennas will be painted to match the existing brickwork which will considerably reduce the visual impact and the equipment cabinets will be located within the service yard away from the streetscene, further reducing impact.
- f) The proposed site is an entirely appropriate location for an electronic communications installation. It is considered that the use of a location on an existing building responds positively to the local environment and will not have an adverse impact on the surrounding area. The design is of a high standard to ensure that the visual and environmental character of the Conservation area is maintained.
- g) As the proposal will allow Vodafone to enhance coverage & capacity to the surrounding area we believe the benefits of the scheme outweigh the landscape or visual impacts. It is clear that the proposed development complies with the policy to the extent that it is applicable.

The application is accompanied by an ICNIRP declaration confirming its operation well within these guidelines and non interference with other electrical equipment.

We believe this site complies with the thrust of this local framework as the proposed development ensures that the proposals as contained within this application shall be in line with the guiding principles of the local plan.

National Policy or Guidance

National Planning Policy Framework 2018 (NPPF)

The NPPF contains the Government's strategies for economic, environmental and social planning policies in England. The NPPF sets out the Government's planning policies for England and how these should be applied. The NPPF states that applications for planning permission be determined in accordance with the Development Plan.

The Plan provides a set of national planning objectives which are designed to support growth, protect the environment and ensure decisions are made at a local level. The NPPF states that "at the heart of the Framework is a presumption in favour of sustainable development"

"For decision taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay;
- or

d) 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:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.” (paragraph 11)

Chapter 10 “Supporting High Quality Communications”, Paragraphs 112 -116 are relevant to this proposal and states;

“112. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. 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; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution). – As previously noted, this proposed development shall serve to enhance the levels high speed modern communications facilities available in this area for Vodafone customers. (And those customers using virtual network operators on the Vodafone network including customers of VOXI, Lebara Mobile and Talkmobile)

113. The number of radio and electronic communications masts, and the sites for such installations, 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 (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate. - As detailed within this application, this proposal is for the development of an electronic communications base station upon a building which houses existing electronic communications apparatus.

114. Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:

a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and

b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services. - This clarification in relation to interference and the impact of other structures is contained within the ICNIRP compliance certificate appended with this application.

115. Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:

- a) *the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and*
- b) *for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or*
- c) *for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.* – The ICNIRP certificate appended to this application confirms that this base station site, once operational, shall be within ICNIRP guidelines. In relation to consultations this is detailed within section 2 of this document.

116. Local planning authorities must determine 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.” - The development as contained within this application shall operate well within the ICNIRP guidelines.

As detailed, the proposals as contained within this proposal have been sited, designed and applied for in line with the guidelines and the requirements of both Local and the National Policy.

The design and siting of this proposed development has been chosen so as to keep to a minimum the impact upon the surrounding area.

Code of Best Practice on Mobile Network Development (CoBP) 2016

The CoBP recommends a sequential approach to siting telecommunications apparatus;

- **Mast or site sharing** – This is proposal is for the development of an electronic communications base station on a building which houses existing equipment for another licenced operator
- **Installation on existing buildings and structures** – The proposal is for the development of an development upon a large existing building.
- **Camouflaging or disguising equipment** – The antennas and cable trays shall be painted to match the existing building.
- **Using small scale equipment** – This would not enable coverage requirements to be met
- **Erecting new ground based masts** – Not necessary in this case.

As part of their continued network improvement program, there is a specific requirement for this radio base station to provide improved network services to the area using the latest technology, including the provision of new superfast mobile connectivity. This proposal will provide for improved communications services to the area, whilst the number of base stations in the area to a minimum.

Fixing the Foundations: Creating a more prosperous Nation (HM Treasury) –July 2015

The Government’s objectives and proposals relating to the encouragement of improved connectivity are detailed in Chapter 7. The objectives are outlined in the section titled “Long Term Investment” and states;

“7. World-Class digital Infrastructure in every part of the UK

Our digital infrastructure is improving fast but there are still too many businesses hampered by slow connections, and households who cannot play their full part in the digital economy.

The Government will;

- Ensure superfast broadband (at least 24Mbps) is available to 95% of UK households and businesses by 2017; the government’s superfast broadband programme is passing an additional 40,000 premises every week.
- Support the market to deliver near universal 4G and ultrafast broadband coverage (at least 100Mbps)
- Make it easier for the market to roll out the fixed and mobile infrastructure the UK needs, including through proposals to reform planning rules on taller mobile masts”

House of Commons: Written Statement (HCWS631): Boosting Mobile Connectivity (17 March 2016)

On the 9th March 2016, then Prime Minister David Cameron stated;

“Ten years ago, we were all rather guilty of leading campaigns against masts and all the rest of it. Our constituents now want internet and mobile phone coverage. We need to make sure that we change the law in all the ways necessary, that the wayleaves are granted, that the masts are built, that we increase coverage and that everyone is connected to the information superhighway.”

The written statement outlined the Government’s commitment to improving mobile connectivity;

“The Government is firmly committed to ensuring there is sufficient capacity to meet the growing demand for mobile connectivity...”

“This Government intends to bring forward provisions in England to provide greater freedoms and flexibilities for the deployment of mobile infrastructure...”

The above confirms the Government’s commitment to good and improved communications. Recognising the vital importance of mobile connectivity for residents and local economies, the urgent delivery of the required network improvements continues to be a Government priority.

This proposal assists in meeting this objective.

The Digital Economy Act (2017)

The new Digital Economy Act (2017) and the new Electronic Communications Code (2017) came into force to enable access to fast digital communication services by citizens and businesses, to shape the emerging digital world for consumers and businesses, and to support the delivery of better public

services for citizens by the government. The above legislations reflect the government's vision towards developing digital infrastructure in the country and should therefore, be given appropriate weight in decision-making.

Parliamentary Internet, Communications and Technology Forum on 10 July 2017

To demonstrate the increasing importance of capacity, OfCom's CEO Sharon White, noted the following in her speech to the Parliamentary Internet, Communications and Technology Forum on 10 July 2017: ***'At home and in the office, the amount of data flowing over broadband grew by a third last year, while the volume of mobile data expanded by 44% over the same period. Some estimates suggest it may be fifty times higher in ten years' time.'*** OfCom has also noted the amount of predicted data carried on mobile networks could increase by 25 times by 2030, ***'an implied annual rate of growth of 22%'***. The widespread use of mobile technology to access services and facilitate social inclusion is well documented, again pointing to the need for upgraded network services.

As clearly shown as detailed within this statement this proposal shall provide a significant uplift to the quality of Vodafone network services to this area of Manchester

Conclusion

Having regard to the assessment above, it can be seen that this base station site as proposed within this application has been sited and designed in line with all local, national and international guidelines as well as the telecommunication industries Code of Best Practice. There is a clear and demonstrable need for the proposal to provide improved electronic communications services. Due consideration has been given to all practicable solutions for providing the required telecommunications service and this proposal has been designed in such a way as to minimise its impact upon both the immediate and wider area, with any negative impact from this site development works outweighed by the benefits of these improved electronic communications services.

It is considered that this proposal best balances coverage requirements with environmental considerations. Given the above we request that due consideration is given to this planning submission and we look forward to your determination in due course.

Confirmation that submitted drawings have been checked for accuracy

Name: (Agent)	JP Robertson	Telephone:	07775 910135
Operator:	Vodafone Ltd		
Address:	Vodafone House The Connection Newbury Berks RG14 2FN	Email Address:	John- Paul.Robertson@gallifordtry.co.uk
Signed:		Date:	4 th January 2021

Position:	Consultant Planner	Company: (on behalf of Cornerstone and above operator)	Galliford Try
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