

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128708/TEL/2020

Date registered valid: 25 November 2020

Proposal: Prior approval application for the Installation of a 18 metre high monopole supporting 6 no. antennas and 2 no. transmission dishes together with 4 no. equipment cabinets and ancillary works

Address: Land At The Junction Of Bowes Street And Caythorpe Street, Manchester, M14 4UZ

Ward(s): Whalley Range Ward

Applicant: Hutchison 3G UK Ltd, Star House, 20 Grenfell Road, Maidenhead, SL6 1EH

Agent (if any): Chris Andrews, Sinclair Dalby Limited, Suite H, KBF House, 55 Victoria Road, Burgess Hill, RH15 9LH

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 18.01.2021

Application details

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit: 3.12.2020

Standard consultations:

Printed: 27 November 2020

Expired: 18 December 2020

Neighbour notifications

Printed: 27 November 2020

Expired: 18 December 2020

Site notice

Posted: 3.12.2020 Expired: 24.12.2020

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: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site relates to a pavement area adjacent a fenced area used as allotments. To the east and south are high density residential developments in the form of 3 and 4 storey buildings. The development to the south is nearing completion following the comprehensive redevelopment of the former Stagecoach depot.



View west along Bowes Street with application site edged red

Description of development

The application is for the prior approval application for the Installation of a 18 metre high monopole supporting 6 no. antennas and 2 no. transmission dishes together with 4 no. equipment cabinets and ancillary works.

Consultations & Notification Responses

Neighbouring residential properties were notified of the proposals and a site notice posted. No responses were received.

Highway Services - Both the monopole and associated equipment appear to be placed towards the back of the adopted footway. It is unclear how large the equipment is and how much footway will be used. Highways would be accepting in-principle of these proposals subject to the final positioning of apparatus being sufficient to maintain the minimum desirable clearance of 2m to any adjacent street furniture and the edge of carriageway.

It is accepted by highways that the proposals would not cause a distraction to passing vehicles, and would not give rise to forward visibility issues. Operatives undertaking servicing / maintenance thereafter will be expected to comply fully with the relevant traffic laws, including any local parking and movement restrictions. Detail is sought on proposed installation arrangements from a highways perspective. The applicant is advised that any requirements for temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Policy

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local people and their accountable councils can

produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

Chapter 2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

11. Plans and decisions should apply 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.

Chapter 10. Supporting high quality communications

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).

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.

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.

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.

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.

Local Development Framework - Core Strategy Development Plan Document (adopted July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the 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 and road safety and

traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan Saved Policies

DC17 Telecommunications states that the council should be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas.

Issues

Siting & Appearance - Following assessment of the proposal and the proposed siting of the telecoms mast and associated cabinets it is considered that the development would not give rise to harmful impact to the visual or residential amenity of the area.

The mast has been sited within the pavement with the closest residential properties to the south approximately 15 and 16 metres away on the opposite side of Bowes Street. The proposed mast would form a taller structure than existing street furniture, particularly street lighting which are of a lower height. Whilst the mast would form a visible structure in the area it is considered that the mast would successfully assimilate into the street scene given the immediate context.

The mast and associated equipment cabinets have been sited to provide the required infrastructure and network coverage for the area and to minimise the visual impacts of the installation.

The structure and associated cabinets would retain a 2m width on the pavement although there is a slight narrowing on the most westerly side of the equipment as the pavement narrows away from the junction with Caythorpe Street. This narrowing is greater than the 1.8m set out in DfA2 where there are minor obstruction over a short distance to pass and in this instance is acceptable.

Health and Safety

The proposal accords with all relevant health and safety requirements, including the guidelines of the International Commission for Non-Ionising Radiation Protection (ICNIRP) as adopted in the EU Council Recommendation of 12 July 1999 on the limitation of exposure to the general public to electromagnetic fields.

A declaration of conformity with ICNIRP Public Exposure Guidelines has been submitted with the application.

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

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

1) The City Council is satisfied with the siting and appearance of the proposed telecommunication installation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC17.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework (NPPF). The consent hereby provided shall ensure the installation be carried out only in accordance with drawings 215 Rev B Proposed Site plan, 265 Rev B Proposed Site elevation, 002 Rev B the location plan, received by the City Council as local planning authority on the 25th November 2020 together with accompanying information received by the City Council as Local Planning Authority on the 25th November 2020.

Informatives

1) The applicant is advised that any requirements for temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services

158 Cowesby Street, Manchester, M14 4UW
15 Bowes Street, Manchester, M14 4UZ
118 Caythorpe Street, Manchester, M14 4UL
149 Cowesby Street, Manchester, M14 4UN
1D Bowes Street, Manchester, M14 4UZ
1F Bowes Street, Manchester, M14 4UZ
166 Rosebery Street, Manchester, M14 4UX
163 Rosebery Street, Manchester, M14 4UU
Flat 8, 16 Bowes Street, Manchester, M14 4TG
Flat 6, 16 Bowes Street, Manchester, M14 4TG
Flat 1, 16 Bowes Street, Manchester, M14 4TG
Flat 21, 14 Bowes Street, Manchester, M14 4TF
Flat 19, 14 Bowes Street, Manchester, M14 4TF
Flat 17, 14 Bowes Street, Manchester, M14 4TF
Flat 11, 14 Bowes Street, Manchester, M14 4TF
Flat 1, 14 Bowes Street, Manchester, M14 4TF
Flat 20, 12 Bowes Street, Manchester, M14 4TD
Flat 17, 10 Bowes Street, Manchester, M14 4TB
Flat 10, 10 Bowes Street, Manchester, M14 4TB
Flat 9, 10 Bowes Street, Manchester, M14 4TB
151 Cowesby Street, Manchester, M14 4UN
17 Bowes Street, Manchester, M14 4UZ
3 Bowes Street, Manchester, M14 4UZ
Flat 3, 27 Bowes Street, Manchester, M14 4UZ
Flat 4, 1 Bowes Street, Manchester, M14 4UZ
Flat 2, 1 Bowes Street, Manchester, M14 4UZ
160 Cowesby Street, Manchester, M14 4UW
155 Cowesby Street, Manchester, M14 4UN
Flat 21, 16 Bowes Street, Manchester, M14 4TG
Flat 4, 16 Bowes Street, Manchester, M14 4TG
Flat 3, 16 Bowes Street, Manchester, M14 4TG
Flat 12, 14 Bowes Street, Manchester, M14 4TF
Flat 7, 14 Bowes Street, Manchester, M14 4TF
Flat 16, 12 Bowes Street, Manchester, M14 4TD
Flat 16, 10 Bowes Street, Manchester, M14 4TB
Flat 1, 10 Bowes Street, Manchester, M14 4TB
Flat 3, 1 Bowes Street, Manchester, M14 4UZ
25 Bowes Street, Manchester, M14 4UZ
Flat 23, 16 Bowes Street, Manchester, M14 4TG
Flat 19, 16 Bowes Street, Manchester, M14 4TG
Flat 11, 16 Bowes Street, Manchester, M14 4TG
Flat 10, 16 Bowes Street, Manchester, M14 4TG
Flat 23, 14 Bowes Street, Manchester, M14 4TF
Flat 22, 14 Bowes Street, Manchester, M14 4TF
Flat 4, 14 Bowes Street, Manchester, M14 4TF
Flat 21, 12 Bowes Street, Manchester, M14 4TD
Flat 10, 12 Bowes Street, Manchester, M14 4TD
Flat 14, 10 Bowes Street, Manchester, M14 4TB
Flat 8, 10 Bowes Street, Manchester, M14 4TB
Flat 5, 10 Bowes Street, Manchester, M14 4TB

Flat 2, 10 Bowes Street, Manchester, M14 4TB
145 Cowesby Street, Manchester, M14 4UN
121 Caythorpe Street, Manchester, M14 4UL
Flat 5, 1 Bowes Street, Manchester, M14 4UZ
Flat 16, 14 Bowes Street, Manchester, M14 4TF
Flat 6, 14 Bowes Street, Manchester, M14 4TF
Flat 9, 12 Bowes Street, Manchester, M14 4TD
Flat 8, 12 Bowes Street, Manchester, M14 4TD
Flat 3, 12 Bowes Street, Manchester, M14 4TD
Flat 21, 10 Bowes Street, Manchester, M14 4TB
Flat 15, 10 Bowes Street, Manchester, M14 4TB
Flat 6, 10 Bowes Street, Manchester, M14 4TB
Flat 3, 10 Bowes Street, Manchester, M14 4TB
147 Cowesby Street, Manchester, M14 4UN
23 Bowes Street, Manchester, M14 4UZ
19 Bowes Street, Manchester, M14 4UZ
Flat 6, 1 Bowes Street, Manchester, M14 4UZ
162 Cowesby Street, Manchester, M14 4UW
Flat 13, 16 Bowes Street, Manchester, M14 4TG
Flat 15, 14 Bowes Street, Manchester, M14 4TF
Flat 13, 14 Bowes Street, Manchester, M14 4TF
Flat 22, 12 Bowes Street, Manchester, M14 4TD
Flat 15, 12 Bowes Street, Manchester, M14 4TD
Flat 13, 12 Bowes Street, Manchester, M14 4TD
Flat 19, 10 Bowes Street, Manchester, M14 4TB
Flat 12, 10 Bowes Street, Manchester, M14 4TB
Flat 7, 10 Bowes Street, Manchester, M14 4TB
Flat 4, 10 Bowes Street, Manchester, M14 4TB
9 Bowes Street, Manchester, M14 4UZ
111 Caythorpe Street, Manchester, M14 4UL
Flat 1, 1 Bowes Street, Manchester, M14 4UZ
Flat 16, 16 Bowes Street, Manchester, M14 4TG
Flat 15, 16 Bowes Street, Manchester, M14 4TG
Flat 12, 16 Bowes Street, Manchester, M14 4TG
Flat 20, 14 Bowes Street, Manchester, M14 4TF
Flat 18, 14 Bowes Street, Manchester, M14 4TF
Flat 18, 12 Bowes Street, Manchester, M14 4TD
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Flat 10, 14 Bowes Street, Manchester, M14 4TF
Flat 3, 14 Bowes Street, Manchester, M14 4TF
Flat 7, 12 Bowes Street, Manchester, M14 4TD
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21 Bowes Street, Manchester, M14 4UZ
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Flat 14, 16 Bowes Street, Manchester, M14 4TG
Flat 9, 16 Bowes Street, Manchester, M14 4TG
Flat 7, 16 Bowes Street, Manchester, M14 4TG
Flat 5, 14 Bowes Street, Manchester, M14 4TF
Flat 23, 12 Bowes Street, Manchester, M14 4TD

Flat 17, 12 Bowes Street, Manchester, M14 4TD
Flat 12, 12 Bowes Street, Manchester, M14 4TD
Flat 1, 12 Bowes Street, Manchester, M14 4TD
Flat 13, 10 Bowes Street, Manchester, M14 4TB
11 Bowes Street, Manchester, M14 4UZ
Flat 1, 27 Bowes Street, Manchester, M14 4UZ
156 Cowesby Street, Manchester, M14 4UW
152 Cowesby Street, Manchester, M14 4UW
Flat 20, 16 Bowes Street, Manchester, M14 4TG
Flat 17, 16 Bowes Street, Manchester, M14 4TG
Flat 5, 16 Bowes Street, Manchester, M14 4TG
Flat 2, 16 Bowes Street, Manchester, M14 4TG
Flat 9, 14 Bowes Street, Manchester, M14 4TF
Flat 8, 14 Bowes Street, Manchester, M14 4TF
Flat 19, 12 Bowes Street, Manchester, M14 4TD
Flat 14, 12 Bowes Street, Manchester, M14 4TD
Flat 11, 12 Bowes Street, Manchester, M14 4TD
Flat 2, 14 Bowes Street, Manchester, M14 4TF
Flat 4, 12 Bowes Street, Manchester, M14 4TD
Flat 18, 10 Bowes Street, Manchester, M14 4TB
Flat 11, 10 Bowes Street, Manchester, M14 4TB
Flat 20, 10 Bowes Street, Manchester, M14 4TB
153 Cowesby Street, Manchester, M14 4UN
141 Cowesby Street, Manchester, M14 4UN
7 Bowes Street, Manchester, M14 4UZ
5 Bowes Street, Manchester, M14 4UZ
2 Gerry Wheale Square, Manchester, M14 4UY
119 Caythorpe Street, Manchester, M14 4UL
115 Caythorpe Street, Manchester, M14 4UL
113 Caythorpe Street, Manchester, M14 4UL
Flat 2, 27 Bowes Street, Manchester, M14 4UZ
117 Caythorpe Street, Manchester, M14 4UL

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 Zone - All Exceeding 90M
Area Team Boundary - Name: SOUTH