MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	126760/TEL/2020
Date registered valid:	20 April 2020
Proposal:	Prior Approval for the installation of 20 metre high telecommunication monopole with wraparound cabinet at base, 3 equipment cabinets and associated ancillary works
Address:	Junction of Bradford Road and Butler Street, Manchester, M40 7BW
Ward(s):	Miles Platting & Newton Heath Ward
Applicant:	Hutchinson 3G UK Ltd Star House, 20 Grenfell Road, Maidenhead, SL6 1EH
Agent (if any):	Mr Damian Hosker, WHP Telecoms Ltd Helena House, Troy Road, Horsforth, LS18 5GN
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: s.mccoombe@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation	8 June 2020

Application details

Type of application: Telecommunication Application

Development type: Notifications

Standard consultations:
Printed: 24 April 2020 Expired: 15 May 2020

Neighbour notifications
Printed: 24 April 2020 Expired: 15 May 2020

Site notice
Posted: 4 May 2020 Expired: 25 May 2020

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is situated on an area of pavement along the northern side of Bradford Road, close to the signalised junction with Butler Street. The stretch of footpath to which site relates incorporates street lighting columns and bus stop shelter.

The pavement adjoins an area of informal open space which has recently received planning permission for 13 x 2 and 3 storey dwellinghouses (Ref: 123735/FO/2019). This area is presently enclosed by a low level knee rail - beyond which are existing residential, two storey dwellinghouses. Opposite the site is a vacant and dilapidated industrial premises, enclosed by a high brick wall. A little further to the east on the opposite side of Bradford Road is large, 6 storey, brick built warehouse building.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application is situated close to a busy, signalised junction within a mixed use area, comprising areas of open space and various industrial/commercial buildings, with a residential backdrop to the north and west of the site.

Description of development

Prior approval is sought for the installation of a 20 metre high telecommunication monopole with wraparound cabinet at base, 3 equipment cabinets and associated ancillary works, including underground services.

The proposed installation is a Phase 8 Monopole is to be operated by 'Three' to facilitate improved 5G within the area.

The proposed 5G antennas are around 3 times as heavy as previous antennas, with the associated Remote Radio Units also now needing to be placed at the top of the pole.

The proposed mast and associated cabinets are situated alongside each other and set back from the roadside adjacent to the existing knee rail which enclosed the adjoining open space.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received

Highway Services - Sufficient carriageway clearance is being provided and sufficient footway width is being maintained.

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.

Policy

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th 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 also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1 – 'Spatial Principles' refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 – 'Development Management' states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policy of the Unitary Development Plan is also considered relevant:

Saved policy DC17.1 states that the Council will normally approve applications for telecommunications development 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 area. Wherever possible, the Council will expect the potential of existing buildings and masts, including the sharing of such facilities to be explored.

National Planning Policy Framework (NPPF)

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role

Section 10 refers to supporting high quality communications.

Paragraph 113 states that:

'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'.

Section 12 relates to achieving well-designed places.

Paragraph 127 refers to the need to ensure that policies and decisions should ensure that new developments add to the overall quality of the area, are visually attractive, are sympathetic to local character and history, establish a strong sense of place and optimise the potential of a site.

Paragraph 130 goes on to state that:

'Permission should be refused for development of poor design that fail to take the opportunities available for improving the character and quality of an area ant the way it functions'.

Issues

Siting and Appearance

The principal issue relates to the impact upon visual amenity and upon the character and appearance of the area, as consequence of the siting and appearance of the proposed installation.

The proposed site is situated adjacent to an area of open space which has an extant planning permission for a residential development of 13 dwellinghouses, including 6 properties fronting Bradford Road which are located immediately adjacent to the location of the proposed installation. An image of the approved houses is shown below.



The area on the side of Bradford Road to which the site relates, is partially open, uncluttered and relatively low rise in scale - including the two storey dwellinghouses to the north of the adjacent to the open space and those that have received planning permission.

The proposed mast at 20 metres high would dwarf the adjoining properties and appear as a dominant, intrusive and conspicuous feature in the street-scene and would have a harmful impact upon visual amenity, particularly to the prospective occupiers of the proposed houses fronting Bradford Road and those that would face onto the proposed mast from the rear of the proposed houses along Butler Street. The proposed mast would form an imposing feature, harmful to the visual amenity of those that would immediately overlook the mast which would tower over the proposed properties.

It is believed therefore that the proposed telecommunication installation would have a detrimental impact to the visual amenity of existing and prospective, neighbouring residential occupiers.

Whilst the public benefits of a greatly enhanced communications network for businesses, residents and visitors alike in this location would qualify as a considerable positive, the impact upon residential and visual amenity as a consequence of the proposed siting and appearance of the installation is considered to outweigh these factors in this case.

Impact on Health and Safety

The role of the planning system is not to duplicate existing controls under other legislation and is not the place to determine health safeguards. It is the Governments' view that if a proposed development conforms to International Compliance for Public Exposure Guidelines for Public Exposure to Electromagnetic Fields established by the International Commission on Non Ionising Radiation Protection (ICNIRP), further consideration of this issue should not be necessary by the Local Planning Authority.

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 polices 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:

Article 35 Declaration

None Required

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

1) The City Council is not satisfied that this development has been sited and designed to minimise the impact upon visual amenity. The proposed telecommunication installation by reason of its height, siting and appearance would form a visually intrusive and dominant feature which would be harmful to the visual amenity of neighbouring residential occupiers. As such, the proposed installation is considered contrary to saved policy DC17.1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Appendix 1 – List of consultees & neighbours notified

Highway Services

7 Piercy Street, Manchester, M4 7HY
1 Piercy Street, Manchester, M4 7HY
3 Piercy Street, Manchester, M4 7HY
162 Old Mill Street, Manchester, M4 6EF
151 Old Mill Street, Manchester, M4 6FE
166 Old Mill Street, Manchester, M4 6EF
164 Old Mill Street, Manchester, M4 6EF
160 Old Mill Street, Manchester, M4 6EF

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH1