SITE SPECIFIC SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	TA Centre	Site Address:	TA Centre Belle Vue Street West Gorton Manchester M12 5PW
NGR:	387548,396513		
Site Ref Number:	96088	Site Type: Macro	Street works

2. Pre Application Check List

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Site Selection

Was an LPA mast register used to check for suitable sites by the operator or the LPA?		No
If no explain why: After a phone call to the LPA it was felt that the industry database was a more up to date source of information.		
Was the industry site database checked for suitable sites by the operator:	Yes	
If no explain why: N/A		

Annual roll out consultation with LPA

Date of last annual rollout information/submission:	19/10/2010
Name of Contact:	J .Roscoe
Summary of outcome/Main issues raised:	No comments have been received at the time of submission.

Pre-application consultation with LPA

Date of written offer of pre-application consultation:	03/08/2013	
Was there pre-application contact:		Yes
Date of pre-application contact:	Numerous	
Name of contact:	Rob Griffin	

Summary of outcome/Main issues raised: Rob Griffin has been extremely helpful throughout the telecoms process in the City. This site was informally endorsed by the LPA

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Green		
Prior to the submission of this application the applicant initiate pre-consultation discussions with the local planning authority. This provides an opportunity for the LPA to discuss development proposals and identify site specific issues.			
Summary of outcome/Main issues raised: Rob Griffin has been extremely helpful throughout the telecoms process in the City. This site was informally endorsed by the LPA			

School/College

Location of site in relation to school/college: There are no schools in close proximity to the site that overlook the site.
Outline of consultation carried out with school/college: N/A
Summary of outcome/Main issues raised: N/A

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

Developer's Notice

Copy of Developer's Notice enclosed?		Yes	
Date served:	30/08/2013		

3. Proposed Development

The proposed site:

This site is required as a replacement to provide new coverage for the NTQ (Notice to Quit) site at Benedict Court which is being demolished by the Council. The Cell centre is at the Junction of Pottery Lane & Gorton Lane. The area is mainly residential but there are small pockets of industrial areas. The topography is fairly inconsistent with the higher ground in the cell centre. The LPA have indicated they would support Street work installations on Pottery Lane & Textile Street but have advised us NOT to go near the existing 02 Street work site on Belle Vue Street due to previous experiences.

The proposed site is a rooftop installation located on the north western rooftop area of a large Territorial Army Centre on an existing parapet structure standing at approximately 11.86m above ground level built on a flat roof structure of approximately 9.77m above ground level.

Approximately 70m to the north of the site, on the same side of Belle Vue Street, is a large Ambulance Station housing a number of high telecommunications antennae structures. The site is overlooked by a car parking facility for a large retail store, with a mobile telecommunications column of approximately 11m in height, approximately 30m to the south of the entrance to the store. Further to the south, on the other side of the junction with Hyde Road is a large Showcase Cinema Facility.

The borders of the tarmac footway on the other side of Belle Vue Street, overlooking the site are marked by banks of mature trees of up to approximately 11.5m in height, with further banks of mature trees, of similar height, on the same side of the street as the proposed development.

The site has been carefully selected in a commercial setting, in a position benefitting from the masking effects provided by banks of mature trees and the high rooflines of the surrounding commercial buildings, so as to provide the required coverage for both Orange and T-Mobile (now called Everything Everywhere) and Hutchinson whilst minimising visual intrusion for residential properties.

The proposed rooftop facility consists of three Everything Everywhere antennae, the first of which is mounted on a free standing support frame with an antenna centre line of 10.8m above ground level. The remaining two proposed antennae are mounted a rooftop parapet at 11.86m above ground level with antennae centre lines of 13.3m above ground level. The purpose of the proposed rooftop structure is to provide new 3G coverage for both Orange and T-Mobile andHutchinson to the M12 area of Manchester. The proposed rooftop design has been selected to allow the facility to integrate with the existing rooftop furniture and the presence of the existing telecommunications installations within the immediate vicinity of the site indicate that a precedent has been set for telecommunications development within the locale of the

chosen setting.

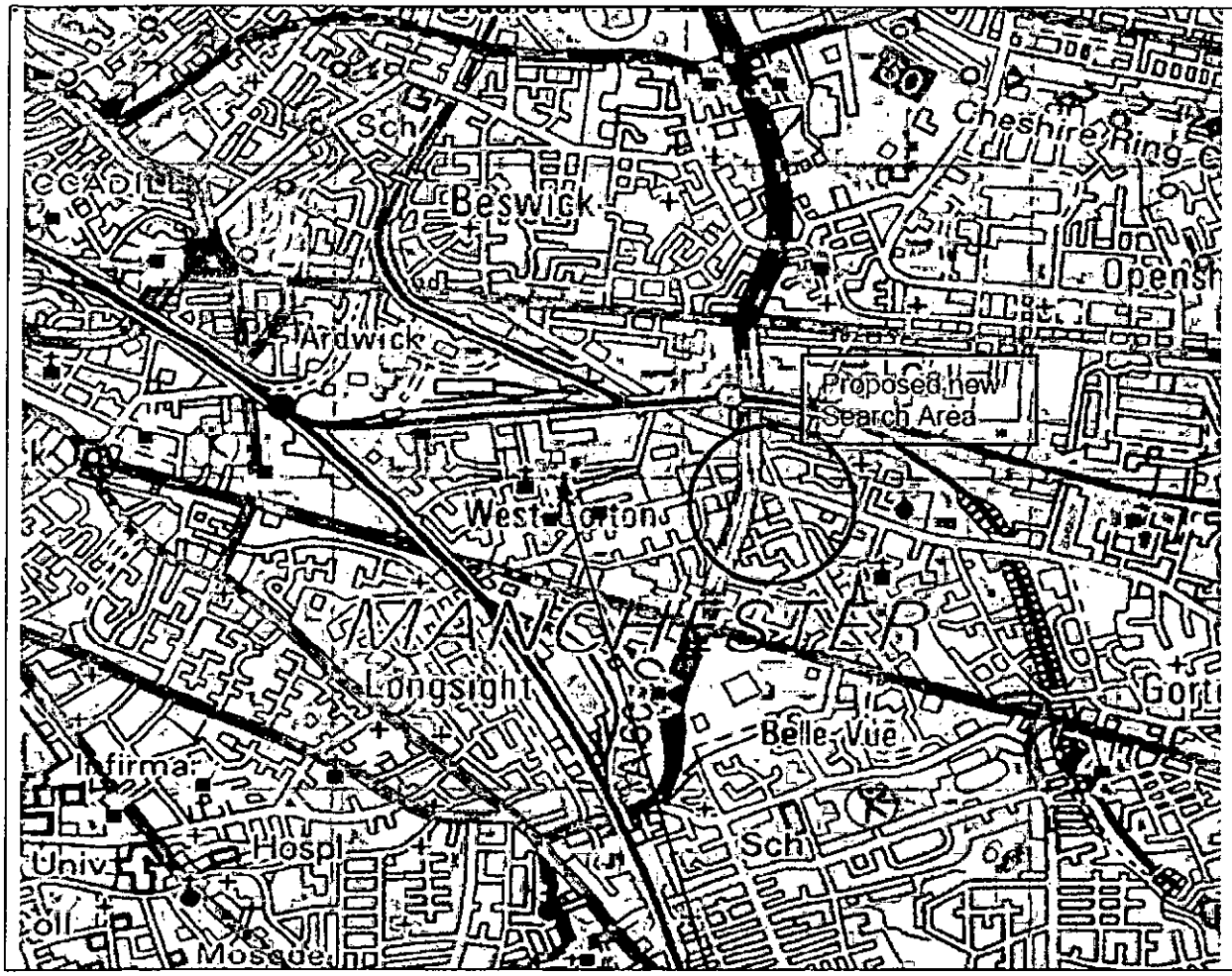
Everything Everywhere have specified centre line heights of 10.8m and 13.3m for the antennae as this is the minimum height that can provide the required coverage for both operators within the one facility.







Enclose map showing the cell centre and adjoining cells:



Type of Structure	
Description: Antenna to be mounted on free standing support frames on roof. C/L of proposed EE antennas@ +13.4m AGL. C/L of proposed EE antenna @ +10.8m AGL. Proposed Flexi plinth. Dimensions: 457mm x 448mm x 1000mm High. Material: Steel. Colour: Grey. Proposed MK4 Link /AC cabinet on Root. Dimensions: 600mm x 500mm x 1520mm High. Material: Steel. Colour: Colour: Holy Green BS 14C39. Proposed BTS 3900A (stacked) on root. Dimensions: 480 x 600 x 1900 High. Material: Steel. Colour: Holy Green BS 14C39	
Overall Height: See Drawings	
Height of existing building	See Drawings
Equipment Housing:	
Length:	457mm & 600mm & 480mm
Width:	448mm & 500mm & 600mm
Height:	1000mm & 1520mm & 1900mm

Materials	
Tower/mast etc – type of material and external colour:	Antenna to be mounted on free standing support frames on roof. C/L of proposed EE antennas@ +13.4m AGL. C/L of proposed EE antenna @ +10.8m AGL.
Equipment housing – type of material and external colour:	Proposed Flexi plinth. Dimensions: 457mm x 448mm x 1000mm High. Material: Steel. Colour: Grey. Proposed MK4 Link /AC cabinet on Root. Dimensions: 600mm x 500mm x 1520mm High. Material: Steel. Colour: Colour: Holy Green BS 14C39. Proposed BTS 3900A (stacked) on root. Dimensions: 480 x 600 x 1900 High. Material: Steel. Colour: Holy Green BS 14C39

Reasons for choice of design:
Central Government attaches great importance to the design of the built environment and outlines this within Section 7 (para. 56) of the National Planning Policy Framework. It states "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people". The proposed installation is an Everything Everywhere Phase 4 Streetwork Pole which will house both Orange and T-Mobile. The sharing of base stations between multiple operators is one of the key strategic policy principles contained within the NPPF In keeping with the National Planning Policy Framework (NPPF) guidelines of using "high quality communications infrastructure", the proposed design has been selected to minimise visual impact upon the street scene by integrating with the existing rooftop furniture.

4. Technical Information

ICNIRP Declaration attached ICNIRP 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 the site are taken into account.	Yes	

Frequency:	3G: 2100 MHz band –

	UMTS
Modulation characteristics[1]	QPSK for 3G Sites
Power output (expressed in EIRP in dBW per carrier) In order to minimise interference within its own network and with other radio networks, (Everything Everywhere) operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision As part of (Everything Everywhere)'s network, the radio base station that is the subject of this application will be configured to operate in this way.	Maximum output of 32 dBW
Height of antenna (m above ground level)	See Drawings

5. Technical Justification

Reason(s) why site required
The National Planning Policy Framework clearly states that authorities should not question the need for the service, nor seek to prevent competition between operators. Notwithstanding this fact, the Applicant considers it to be important to explain the technical justification for the site and how the facility fits into the overall network. Notwithstanding this fact, the Applicant considers it to be important to explain the technical justification for the site and how the facility fits into the overall network. The site is required to provide new 3G coverage for Everything Everywhere in order to improve coverage in the M12 area of Manchester. The cell search areas for 3G are extremely constrained with a typical cell radius of approximately 250m meaning that it would not be feasible to site the column outside of this locale. Further detail regarding the general operation of the network can be found in the accompanying document entitled 'General Background Information on Radio Network Development for Planning Applications'. This information is provided to assist the local planning authority in understanding any technical constraints on the location of the proposed development.

6. Site Selection Process – alternative sites considered and not chosen

Discounted Options
In accordance with the sequential approach outlined in the National Planning Policy Framework (NPPF) following search criteria have been utilised. Firstly consideration is always given to sharing any existing telecommunication structures in the area, secondly consideration

[1] The modulation method employed in GSM is GMSK (Gaussian Minimum Shift Keying) which is a form of Phase modulation
The modulation method employed in UMTS is QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation

is then given to utilising any suitable existing structures or buildings and thirdly sites for freestanding ground based installations are investigated.

This sequential approach is outlined below:

a) Mast and Site Sharing
b) Existing Buildings Structures
c) Ground Bases Installations

In compliance with its licence and the sequential approach outlined in the NPPF all attempts to utilise any existing telecommunication structures where they represent the optimum environmental solution have been employed. The Ofcom Site Finder mast register is always examined prior to the submission of an application.

Site Type	Site Name and Address	NGR	Reason for not choosing
	OLO 02 (42955) Street work site	387568, 396422	This is an existing 14m street work site on Belle Vue Street. If we were to share the site it would need to be redeveloped to over 20m which would not blend in with the surrounding street scene. The LPA have also advised us not to proceed with a SW solution on this street.
	OLO Network Rail Greenfield Site	387474, 397228	This is an existing greenfield site at the side of the rail way near Clayton Lane South. This is discounted because it is outside the search area and Network Rail will not share.
	Belle Vue Street DNS	387506, 396511	This street work option outside B & M bargains on Belle Vue Street was considered but the LPA have advised us NOT to proceed with a telecom install in this area.
	The Ambulance Centre	387511, 396612	The building is empty and likely being redeveloped. There is a slim line lattice tower at the rear of the property which would not be suitable. Site not available.
	GMC Fire Station RT	387193, 396683	This rooftop solution is NOT an option because the GMC Fire Dept will not allow telecom equipment on any of their buildings.
	Emanuel Church RT	387584, 396676	The church has not replied to intro letter so it is assumed they are not interested. The church is next to the children's play area and close to the school
	The Monastery RT/GF	387661, 396850	This is a very prominent building just outside the search area. Discounted due to the fact a rooftop site could not be built. If a greenfield option was considered it would need to be 20m + to get over

			the clutter/church. Other options preferred.
	Hancocks Cash & Carry RT	387249, 397139	Rooftop not high enough to provide required coverage. SP not replied to intro letter so assume not interested. Site would not work anyway.
	West Gorton Youth Centre RT	387309, 396928	This building would not be suitable for a telecom installation so not approached. Not suitable.
	Gorton Park GF	387582, 396631	This is the main park inside the search area. Discounted on the basis that it is very open so LPA would not allow GF site here and there is also a children's play area.
	Frankie's Belle Vue Social Club	387388, 396699	Possible roof top location but may not be high enough. The SP has not replied and building is very close to school opposite. Other options preferred.
	All Saints Primary School	387444, 396699	School not approached as greenfield option would not receive support from the LPA. Other options more suitable.

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

N/A

7. Additional Relevant Information

Background to the Proposal

This specific proposal forms part of an integral requirement for Everything Everywhere to expand their respective 3G telecommunications network across Manchester specifically in this instance to enhance 3G coverage levels and network capacity within the M12 area.

This partnership has resulted in the development and production of an array of "dual user" structures and cabinets, which have the ability to accommodate both operator's antenna systems and radio equipment.

Mobile phone base stations operate on a low power and accordingly base stations therefore need to be located in the areas they are required to serve. Increasingly, people are also using their mobiles in their homes and this means we need to position base stations in, or close to, residential areas.

A further limiting factor is that the position has to be one that fits in with the existing network. Sites have to form a patchwork of coverage cells with each cell overlapping to a limited degree with the surrounding base stations to provide continuous network cover as users move from one cell to the other. However if this overlap is too great unacceptable interference is created between the two cells.

DEVELOPMENT PLAN POLICY.

Development plan considerations have a special significance in law. Section 54A of the Town and Country Planning Act 1990 (The Act), and re-iterated in Section 38 of the Planning and Compensation Act 2004, it is stated that:

"Where in making any determination under the Planning Acts regard is to be had to the Development Plan, determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise."

NATIONAL PLANNING POLICY

PPG8 and PPS1 have been replaced by the National Planning Policy Framework (NPPF) (March 2012). This document condenses the advice outlined previously although the broad principles of promoting the expansion of electronic communication networks remain the same:

The Government remain committed to promoting telecommunications and place emphasis on the importance of telecommunications to the wider economy. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied at the Local level. It provides a framework within 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.

The purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions of sustainable development, each of which give rise to the need for the planning systems to perform a number of roles including;

- Economic Role – contributing to building strong, responsive and competitive economy;
- Social Role – Supporting strong vibrant and healthy communities; and
- Environmental Role – Contributing to protecting and enhancing our natural, built and historic environment.

The NPPF contains at its core a presumption in favour of sustainable development which runs through both plan-making and decision-making processes.

Paragraph 19 states that "The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system".

It continues in Paragraph 20 to confirm Central Government advice that "To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century". The following paragraph states "Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure"

Section 4 of the NPPF (Paragraph 29) encourages the "smarter use of technologies" to reduce the need to travel and promote sustainable transport methods in accordance with the central sustainable development thread which travels through the Framework.

The most pertinent section of the NPPF to the proposed development is that contained within Section 5: Supporting High Quality Communications Infrastructure.

There is recognition from Central Government in Paragraph 42 that "Advanced, high quality communications infrastructure is essential for sustainable economic growth" which will in turn play a vital role in developing provisions within the local community of both facilities and services.

The proposed development accords with all these aspects of the NPPF in that it will provide both Orange and T-Mobile (now called EE) with new 3G coverage in the M12 area of Manchester bringing a range of associated economic and technical benefits.

Paragraph 43 identifies the need to "keep the number of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network". In doing so, Central Government encourages the use of existing masts, buildings and other structures unless the need for a new site can be justified. Where such new sites are required, it is suggested that, where appropriate, equipment should be sympathetically designed and camouflaged.

In accordance with paragraph 43 the proposal is for a shared facility between Orange and T-Mobile. In terms of "use of existing masts" a detailed breakdown of discounted options, including investigating the option of sharing existing facilities, has been provided in section 6 of this application. Again in accordance with paragraph 43, the rooftop installation design has been selected to allow the installation to integrate with the existing rooftop furniture.

Paragraph 45 defines the evidence that should be supplied to justify the proposed development. This should include:

- "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 or technical site; and
- 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 on non-ionising radiation protection guidelines; or

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."

In accordance with Paragraph 45 this application has been submitted with the relevant supporting documentation.
Confirmation that Local planning authorities must determine applications on planning grounds is also contained in Paragraph 46. In determining applications, it is the contention of Central Government that LPAs should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission (ICNIRP) guidelines for public exposure.

Central Government attaches great importance to the design of the built environment and outlines this within Section 7 (para. 56). It states "Good design is a key aspect of sustainable

development, is indivisible from good planning, and should contribute positively to making places better for people".

In accordance with Paragraph 46 this application has been submitted with the requisite ICNIRP certificate.

In respect to good design, decision making should aim to ensure that any proposal deemed appropriate would "function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development" and "respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation".

In determining planning applications "great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area". Paragraph 63.

It is the intention of the NPPF that "Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits)". Paragraph 65.

Paragraph 66 clarifies that "Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably".

LOCAL PLAN POLICY

The relevant Local Plan policies (Manchester Unitary Development Plan adopted 21st July 1995) have been highlighted below.

Policy DC17:

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.

Reasons :-

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.

Policy Compliance

In view that Policy DC17 advocates that developments have been "sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas", the design has been specifically chosen to integrate with the existing rooftop furniture and existing telecommunications structures distributed around the area. The site has also been selected in a commercial hub, so as to provide the required coverage to the M22 area whilst being as far away as possible from residential properties.

The choice of site is also in line with policy E39's requirement to "minimise visual impact", having been influenced by the availability of the screening benefits provided by the high rooflines of the surrounding commercial premises. The site also benefits from the screening effects of the numerous of mature trees on both sides of Belle Vue Street of up to approximately 11.5m in height.

In accordance with aspect (c) of Policy E39, the "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" a detailed breakdown of discounted options has been outlined in Section 6 of this application.

Conclusion

We consider that the development is compliant with the council's policy and that in accordance with Section 38 (6) of the Planning and Compensation Act 2004 permission should be granted for the installation.

We consider the development complies with both central government and local planning policy guidance where the underlying aim is to provide an efficient and competitive telecommunication system for the benefit of the community while minimising visual impact.

Taking into account the factors of technical constraints, available sites and planning constraints we consider that this site and design clearly represents the optimum environmental solution.

On the basis of a recognised need to expand and promote telecommunications networks across the region, it is considered that the proposal fully accords with the requirements of the National Planning Policy Framework and Manchester City Council's Local Plan Policies.

Damian Hosker BA(Hons) MA MRTPI
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Contact Details

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	Ponderosa Scotland Lane Horsforth Leeds LS18 5SF		helsby.co.uk
Signed:		Date:	15/08/2013
Position:	Planning Manager	Company:	WHP
		(on behalf of above operator)	

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Three UK Limited
Star House, 20 Grenfell Road
Maidenhead, SL6 1EH
Phone: +44 (0)1628 765000

Declaration of Conformity with ICNIRP Public Exposure Guidelines

Certifies that the proposed equipment and installation as detailed in drawing number(s) noted below within the attached planning / GPDO application at:

Cell No:	96088
Cell Name:	TA Centre
Address:	Belle Vue Street West Gorton Manchester M12 5PW
Drawing Number(s):	056016 01-05

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Is in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation (ICNIRP), as expressed in EU Council recommendation of 12 July 1999 * "on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz)".

* Reference: 1999/519/EC

Date:	29/07/2013
Completed by:	P. Howard
Position:	Project Manager
Company	WHP

For and on behalf of EE and Three UK

DEVELOPERS NOTICE

Town and Country Planning (General Permitted Development) Amendment (England) Order 2001

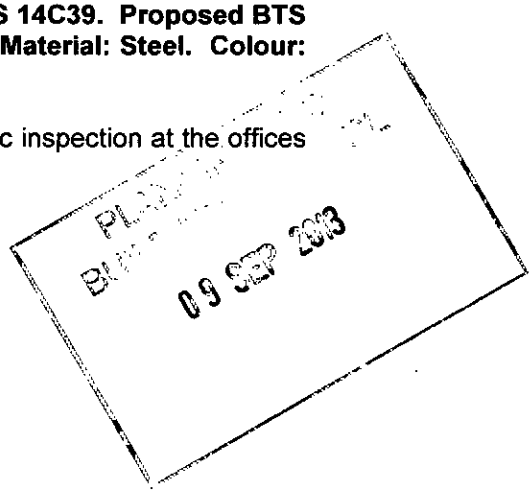
Proposed development at	TA Centre Belle Vue Street West Gorton Manchester M12 5PW
Grid Reference	387548,396513

I give notice that WHP on behalf of Everything Everywhere (UK) Ltd will be applying to: (Manchester City Council) under Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development)(Amendment)(England) Order 2001 for its determination as to whether the prior approval of the authority will be required to the siting and appearance of;

Antenna to be mounted on free standing support frames on roof. C/L of proposed EE antennas@ +13.4m AGL. C/L of proposed EE antenna @ +10.8m AGL.

Proposed Flexi plinth. Dimensions: 457mm x 448mm x 1000mm High. Material: Steel. Colour: Grey. Proposed MK4 Link /AC cabinet on Root. Dimensions: 600mm x 500mm x 1520mm High. Material: Steel. Colour: Colour: Holy Green BS 14C39. Proposed BTS 3900A (stacked) on root. Dimensions: 480 x 600 x 1900 High. Material: Steel. Colour: Holy Green BS 14C39

The application and accompanying plans shall be available for public inspection at the offices of the above authority, during usual office hours, at:



The Director of Planning
The Planning Department
Chief Executive's Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Any individual and organisation wishing to make representations about the siting and appearance of the proposed development may do so in writing to the Local Planning Authority At the above address any representations must be received no later than; 14 days after the date below

SIGNED; WHP

ON BEHALF OF; Everything Everywhere (UK) Ltd

DATED; **30/08/2013**