DESIGN AND ACCESS STATEMENT
TELEFONICA UK LTD TELECOMMUNICATIONS BASE STATION AT BAUHAUS BUILDING, 27 QUAY STREET, MANCHESTER, M3 3GY.

This Design and Access Statement is provided in conjunction with the Supplementary Information Template, drawings and supporting material that was submitted with this planning application [and application for listed building consent][1].

This statement is submitted pursuant to Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended) [and Regulation of 3A of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)][2].

In accordance with the Code of Best Practice on Mobile Phone Network Development[3], and published Government guidance, this proposal was drawn up having regard to the need for good design.

In particular:

- Considerations of design and layout are informed by the context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology all help to determine the character and identity of the development.
- The scale, massing and height of proposed development have been considered in relation to that of adjoining buildings; the topography, the general pattern of heights in the area; and views, vistas and landmarks.

The following general design principles have been taken into account in respect of this proposed telecommunications development:

- A proper assessment of the character of the area concerned.
- That the design shows an appreciation of context;

[1] Delete as appropriate.
[2] Delete as appropriate.
[3] Paragraphs 120-126.

SITE CONDITIONS, TECHNICAL CONSTRAINTS, LANDSCAPE FEATURES AND CAPACITY REQUIREMENTS

Introduction

It needs to be borne in mind that the proposed development is for a mobile telecommunications installation. Hence, access is deliberately restricted, where appropriate, for the security of the installation.

The application building is located in the city centre, at the junction of Quay Street and Atherton Street, with frontages to both streets. It is a 12-storey mixed commercial/residential building, located within the commercial centre, in an area characterised by the siting of similarly tall buildings. The application site is within Castlefield Conservation Area.

There is an existing Telefonica base station at Astley House, Quay Street, which is to be decommissioned at the request of the site owners. This site is to replace the 2G and 3G network coverage and capacity that will be lost with the decommissioning of that base station. Coverage plots have been provided showing the 3G coverage without the site to be decommissioned and with the proposed site.

Pre Application Discussions and Negotiations

Following the sending of a pre-application consultation email to the LPA on 5 September 2012 A discussion with the planning officer took place on 15 October 2012. She stated no objection in principle to the addition of telecommunications apparatus on the rooftop, but required further justification regarding the positioning of the shrouded antennas. A meeting was requested and on 17 October 2012 an annotated plan of the rooftop was submitted, which showed the areas excluded for technical, planning and ICNIRP compliance reasons. The details showed that the most visible antennas A5 and A6 have their siting constrained by a number of factors. It is considered that the antennas have been sited where they can have minimum impact and enable coverage requirements to be met. The invitation for a meeting could not be taken up by the LPA prior to application submission. The decision was made to submit the application and arrange a meeting post-submission.

Pre-application consultation emails were sent to Ward Councillors an MP. No responses were received.

Documentation Submitted with Application

- Location Maps 100B, Layout and elevation drawings 200D, 300C, 400D, 401B and 500C
- Supporting statement

- General background Information on Telecommunications Development Document
- Health and Mobile Base Stations Document
- ICNIRP declaration and clarification statement

Design Component

- Use proposed

  A telecommunications base station for Telefonica is proposed. It will replace the existing Telefonica base station at Astley House, Quay Street, which is to be decommissioned at the request of the site owners. This site is to replace the 2G and 3G network coverage and capacity that will be lost with the decommissioning of that base station.

- Amount

  The proposal would involve the mounting of 6 no. glass-reinforced plastic (GRP) shrouded panel antennas and 1 no. GRP shrouded dish antennas on the rooftop of the building, together with associated radio equipment cabinets.

  The equipment cabinets will be located at a lower roof level where obscured from view by a plant screen.

  The underside of the antennas will be above parapet level to avoid clipping. They will rise 2.4 metres above the adjacent parapet level and approximately 1.8m above the highest part of the building. The visual impact will be limited by the GRP shrouding and by the minimum 3.0m setback from the edge of the parapet on the Atherton Street frontage (Antennas A5 and A6). Antennas A1 and A2 are a minimum 7 m back from the parapet edge, with the antennas A3, A4 and dish antenna set back a minimum of 10m.

  The antennas will be set back from the Quay Street frontage by a minimum of 18.0 metres.

  The antenna shrouds are cylindrical, with a 700mm diameter. The GRP antenna shrouds will be coated grey to harmonise with the colour of the building

  A combination of the precise location of the antennas on the building, the height of the building and the width of Atherton Street limits significantly any views of the installation, particularly from street level.

- Layout

  The visible apparatus will be the antennas and ground-based meter cabinet. The precise siting of the apparatus on the rooftop is constrained by roof levels and the other apparatus on the rooftop. The rooftop of the residential element of the building has been avoided for technical build reasons and the greater potential sensitivity of installing directly above dwellings.

  The central area of the rooftop is occupied by existing plant. A significant area of the rooftop is occupied by the window cleaning cradle and cradle rails. Antennas cannot be located within that area. The available space on the rooftop is restricted to the proposed location of the antennas.

  An extract of the rooftop layout plan is provided within the Supplementary Information document, which shows how the available space on the rooftop is limited to the location selected.

- Scale

  The antennas will be pole-mounted and enclosed with GRP cylindrical shrouds. The dimensions of the antennas are referred to above. The size and scale is kept to a minimum to enable coverage requirements to be met.

- Landscaping

  No landscaping is proposed, or considered necessary given that the proposal is for the installation of apparatus on a building.

- Appearance

  The area in the vicinity of the site comprises a mix of commercial and residential uses and is within the city centre.

  As stated above, the proposal would involve the mounting of GRP shrouded antennas, to have regard to the Conservation Area location and the equipment cabinets will be hidden from view behind a plant screen.

  It is considered that the appearance has due regard to the Conservation Area location and utilising an existing building for a telecommunications installation also limits visual impact. As a consequence, the use of camouflaged antennas, combined with very limited visibility resulting from the precise siting on the rooftop, means that the character and appearance of the Conservation Area will be preserved.

  There is a clear need for the proposal, given the planned decommissioning of the site at Astley House and the consequent need to maintain 2G and 3G network coverage and capacity requirements for the area.

Further justification, having regard to Government guidance and Council policy is provided within the supplementary information document.

Access

Access to the development is by definition limited to the operator and its authorised agents.

Access to the installation will be via the existing access to the building. Once built, maintenance visits will be infrequent. Access to the equipment cabinets and antennas will be by an operative parking a light van at or near the site and gaining access to the building with prior agreement with the site owner.