DESIGN, ACCESS & SUPPORTING STATEMENT

Cell Reference	**39857**		
Site Address	**Flexicell on Lightbowne Road, Moston, Manchester, M40 5HQ**		
Easting	**387455**	Northing	**401489**
Description of Development	The installation of a radio base station consisting of a 15m flexicell incorporating three antenna, equipment cabinets at ground level and development ancillary thereto.		

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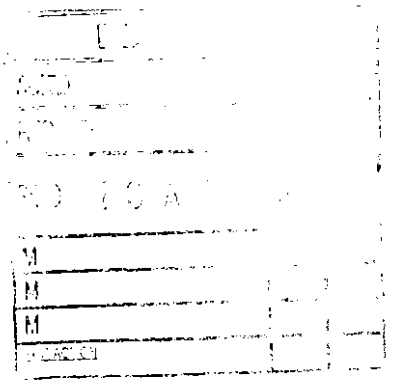

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1.0 General Introduction & Site Details

This supporting statement forms part of an application for planning permission on behalf of O2 (UK) Ltd. The application relates to the installation of a radio base station consisting of a 15m flexicell incorporating 3 no. antenna, ground based equipment cabinets and development ancillary thereto located on the pavement of Lightbowne Road, Moston, Manchester, M40 5HQ.

This supporting statement aims to assist the Local Planning Authority in their evaluation of the telecommunications proposals, stating clearly the facts and issues surrounding this planning application. It takes into account the matters of address relating to a "Design and Access Statement" which is a requirement of s.42 of the Planning and Compulsory Purchase Act 2004. This supporting statement helps to set out the processes that have taken place towards establishing the siting and appearance of the development which now forms part of this planning application.

1.1 Description of Application Site and Surroundings

The proposed site will be located on the pavement of Lightbowne Road adjacent to The Venue Public House. The site is located within a relatively retail/residential area of Moston. The intention is to have minimal visual impact as the site is located to the rear of the pavement against the backdrop of an existing row of trees which provide some screening for nearby residences. Lightbowne Road itself is known as a main road (B6393) for commuters and the backdrop of Sharp House and One Business Park is nearby. The topography of the land lies higher towards the north and falls away southbound. Due to the topography at this location a column of this height is required to provide adequate 2G coverage to commuters and residents.

1.2 Description of Development

The proposed development at this location relates to the installation of a 15 metre high streetworks monopole incorporating three no. antennas found within the upper section of the mast. Equipment cabinet will be sited alongside the proposed installation.

The applicant suggests the column is painted grey, (BS 00 A 05), whilst the cabinet is painted green (RAL 6009). Naturally all of proposed development can be painted to the Local Planning Authority requirements.

1.3 Access Arrangements

The proposals will be located towards the rear of the pavement alongside the highway hence there will be no compound enclosure and the development will be accessible within the public realm. Nevertheless the ground based equipment cabinets have an appearance similar to other communications and electrical service boxes found in typical street scenes in which similar access operations can be likened. It is likely that once built, the site will be visited infrequently for maintenance purposes only. Access to the site will be by foot in which the applicant would gain access to the equipment housed within the cabinets. In the event of the antennas within the mast needing to be maintained this will be achieved by siting a cherry picker with a hydraulic platform alongside the base station.

It should be recognised that the siting, design and access to a typical streetworks installation can be constraint by a number of parameters which are explained in section 3.4 of this supporting statement.

2.0 Legal Obligation & Technical Justification

2.1 Legal Obligation to Provide a Service

O2 UK Ltd is the operator of an electronic communications network. O2 UK Ltd complies with the Electronic Communications Code as enacted under the Communications Act 2003, which provides the necessary legislative basis to run an electronic communications network. As an electronic communications network

operator, O2 UK Ltd has the benefit of Permitted Development rights under Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended). When the 3G licence was awarded to O2 there was a requirement to develop the network to provide coverage to 80% of the population by 2007.

2.2 Compliance with Other Regulations

'Please accept this letter and its enclosures as a notification in accordance with regulation 5 of The Electronic Communications Code (Conditions and Restrictions) Regulations 2003 as required by the Communications Act 2003. No fee is required for this notification. O2 UK Ltd is obliged, under regulation 6(2) to give one calendar month's notice, in writing, to the planning authority of its intention to install electronic communications apparatus. The apparatus to be installed consists of a 15m flexicell incorporating 3 no. antenna and development ancillary thereto. The apparatus will be installed on the pavement of Lightbowne Road, Moston, Manchester, M40 5HQ.

2.3 Technical Justification

PPG8 states that local planning authorities should not question the need for the telecommunications system, which the proposed development is to support (paragraph 6). However, paragraph 5 of PPG8 highlights that in making an application for telecommunications development operators may be expected to provide evidence regarding the need for the proposed installation. The proposed installation is needed to provide 2G coverage to the commercial and residential properties of Moston and the main transport corridors including the B6393 and railway as an intended replacement for the existing site on the rooftop of MANCAT College, owing to their upcoming plans for redevelopment and subsequent decommissioning of the existing O2 site.

The coverage plots and technical justification, enclosed in appendix A, provide an explanation of the operation of the network and the technical constraints on siting. O2 has identified a coverage requirement in this area of Manchester in which the coverage plots provides an indication of the projected radio coverage provided by the sites surrounding the proposal site if they were all operational. It can be seen from the plots that the coverage is not contiguous and therefore a site is required to fill a gap in coverage. These plots clearly show how the proposed installation would fill an existing coverage gap to enable continuous coverage to be achieved in the area.

A map is also enclosed in appendix A that indicates the extent of the area in which an installation is required for O2 UK Ltd. The search area within which an installation needs to be established in order to meet the coverage requirement is constrained by the location and extent of the coverage provided by existing installations in the surrounding area. An installation located outside of this search area would not allow O2 UK Ltd to provide the desired level of coverage and would therefore not adequately fill the current coverage gap.

3.0 Site Selection Process

3.1 Annual Rollout Consultation

Date of last annual rollout information/ submission	**October 2007**
Name of contact	**Head of Planning**
Main issues/ outcome – This area was not considered at the time of preparation of the last role plans.	

3.2 Database Searches

Was the mast register of the authority responsible for planning used to check for suitable sites by the operator or the authority?	Yes	No
if no explain why		
Was the industry site database checked for suitable sites by the operator?	Yes	No

if no explain why

3.3 Pre-application Consultation

The Government strongly encourages pre-application discussions between operators and local planning authorities in order to find the optimum solution for the development requirements. Paragraphs 9 – 13 of PPG8 go on to advise that pre-application discussions should also be carried out between operators and other organisations with an interest in the proposed development as well as people likely to be affected by the proposals including schools.

In order to explore the possibilities with regard to this proposal a pre-application consultation exercise has been undertaken. This proposal was given a Red rating when it was assessed against the Traffic Light Rating Model, further details of the Traffic Light Rating Model can be found in Annex D to the Code of Best Practice on Mobile Phone Network Development.

The option to install telecommunications equipment on Lightbowne Road is the second location suggested by O2. A previous option to install the equipment on Tulketh Industrial Estate was regrettably denied planning consent. The area was reassessed and the potential location on Lightbowne Road identified.

A second pre-application consultation exercise was undertaken with the local planning authority Manchester City Council. On 17th March 2008 a letter outlining the proposal, including drawings, and requesting comments on the proposed siting was issued to the Council. This included details of the proposed pre-application consultation to be undertaken by O2. The applicant confirms feedback has not been received.

A community consultation exercise was also undertaken. On 17 March 2008 informative letters, including drawings of the proposed installation and health and safety information were issued to the local Ward councillors, MP, and the Headteacher and Chair of Governors at St Dunstans RC Primary School and Lily Lane Infant and Junior Schools respectively. In response to a phone call from Ms Christine Morris, Headteacher of St Dunstans, this planning application was delayed from its original date of 31st March 2008 to allow the school sufficient time to respond following the Easter break. A letter was also received on 16th April 2008 from Councillor Paul Murphy confirming he was not against proposals of this nature, however he wished to see further consultation with residents. O2 (UK) Ltd are currently preparing a response to Councillor Murphy's comments and a copy of this will be submitted following this application when ready.

3.4 Alternative Sites Considered

In accordance with the licence obligations and advice in PPG8 and the Code of Best Practice the applicant's network rollout team undertook an inspection of the area of search, which investigated the following siting and design options using this sequential approach to site selection:

- Upgrading their own existing base stations;
- Using existing telecommunications structures belonging to another communications operator. I.e. Mast and/ or site sharing, co-location;
- Installations on existing high buildings or structures including National Grid pylons;
- Using small scale equipment; and finally
- Erecting a new ground based mast site – (1st) Camouflaging or disguising equipment. (2nd) A conventional installation e.g. a lattice mast and compound.

The applicant's site selection strategy is to keep the overall environmental impact to a minimum. Mast sharing is always progressed where it is technically and legally possible and where it is the local planning authority's preferred environmental solution. New 'Greenfield' sites are only developed where there are no viable or accessible alternatives or it is the local planning authority's preferred approach. The feasibility of the acquisition, build and maintenance of the site also needs to be taken into account.

A number of sites have been considered prior to the proposal site being selected. These were given careful consideration with regard to the impact of development at each location in terms of visual and residential amenity, other planning issues as well as the technical suitability of each site to O2. In selecting the site and design of the proposed installation the views that have been received as a result of the consultation

exercise have been taken into account. The location considered most acceptable in terms of all these factors was then selected.

It should be recognised that a typical cell search area may contain a number of locations where a streetworks type proposal could be installed. Streetworks style installations consist of a slim line pole and an equipment cabinet and are predominantly found on areas of adopted highway land such as a grass verge or pedestrian footpath. However, there are a number of common parameters regardless of the visual prominence of the site that prevent sites from being suitable for streetworks installations. When considering locations for possible streetworks installations it is imperative that the parameters below are given full and proper consideration.

The following parameters have a direct influence over the locations at which a streetworks installation can be proposed, if any one parameter is compromised then the location is unsuitable:

- Land Ownership – It is necessary to have the agreement of the landowner to install equipment on their land. Most land immediately adjacent to a highway will be adopted highway. However, this is not always the case and therefore it would be necessary to seek the consent of the landowner;
- Underground Services – The presence of underground services (such as water and gas pipelines or electricity and telecommunications cables) restrict the ability to install equipment due to the depth of the root foundation required for the pole, which must avoid these services. In addition it is necessary for the utility companies to maintain access to these services;
- Proximity to Overhead Services and existing lighting columns – Sites for streetworks installation can be restricted due to the presence of overhead cables (such as overhead telephone and electricity cables) and the proximity of existing lighting columns. Sufficient vertical and horizontal separation is required to allow the proposed antenna to comply with ICNIRP requirements;
- The Width of Footpath that will be remaining once the equipment is installed – Once the cabinet is installed sufficient space must remain to allow pedestrians to pass safely and without having to step into the adjacent road. Typically, local highways authorities will require 1.8 metres of footpath to allow pedestrians, push chairs and wheel chairs to pass safely;
- Access Requirements – Equipment must not obstruct access to driveways, cycle lanes and pedestrian crossings;
- Visibility Splays – Equipment must be sited in order that it does not have a detrimental impact upon the visibility splays of traffic emerging from road junctions and other access routes.
- Parking for maintenance vehicles – Sufficient space must exist adjacent to a site to allow a hydraulic platform vehicle, often referred to as a 'cherry picker', to park safely. This vehicle is required to allow the antennas at the top of the pole to be accessed and maintained.

The details of alternative sites considered prior to selecting the proposed site and design are contained in the list below and are plotted on the map attached to Appendix A:

List of Sites Considered

	Site Type	Site Name and Address	TLM Rating	Reason for Rejection
1	Flexicell	17.5 m monopole at Tulketh industrial estate, Kenyon Lane, Manchester, M40 LY	Amber	Regrettably planning consent was rejected for the previous proposal within the industrial area on grounds of prominent visibility.
2	Rooftop	Rooftop of Deanway Home Centre, 112 Kenyon Lane, Manchester, M40 9DH	Green	We are unable to agree commercial terms with the site owners.
3	Site Share	Site share at Tulketh Industrial Estate, Tulketh Street, Manchester, M40 9LY	Green	To share the existing Vodafone site located at Tulketh Industrial Estate would require significant redevelopment. Due to the surrounding clutter the antennae must be located at no less than 17.5 metres in height. The existing tower would have to be removed and replaced with a significantly taller and wider structure. It is believed that this would be more visually intrusive than a second structure and therefore has been discounted.
4	Flexicell	Pathway off Kenyon Lane at entrance to Tulketh Industrial Estate, Manchester	Red	A minimum height of 17.5 metres for the antennae is required. A flexicell/streetworks site was considered on the footpath of Kenyon Lane. It is believed a 17.5 metre structure at this location would have a greater visual impact than the application site.
5	Rooftop	Astron Packaging Limited, Astron House, 171 Moston Lane, Manchester, M9 4HR	Red	There is an existing H3G site located to the rear of the property. The possibility of installing additional equipment at the premises was considered. The low height of the building would necessitate exceptionally long pole mounts, significantly higher than the building itself and therefore visually intrusive.
6	Flexicell	Church Lane adj to Central Park Development	Amber	This site is located too far from the MANCAT College to provide replacement coverage.
7	Greenfield	Manchester City Council Depot., Factory Lane, Manchester, M9	Amber	Manchester City Council have been approached with regards to the possibility of installing telecommunications equipment at the depot. The Council have confirmed that they have potential future development proposals and therefore are unable to enter a long term agreement at this time.
8	Rooftop	Bluebell Hotel, Moston Lane, Manchester	Red	The potential of installing equipment on the existing chimneys was assessed. Replacement coverage would not be achieved due to the distance from the existing site.

9	Rooftop	Moston Janitorial Supplies Ltd, 270 Lightbown Road, Manchester, M40 5HG	Amber	The building is of low height and close to an existing O_2 site. An installation at this location would provide replacement coverage.
10	Rooftop	St John's Church of England Church, Ashley Lane, Moston, Manchester, M9 4NQ	Red	The site is located within a densely residential area. Furthermore the bell tower is not suitable for an installation.
11	Rooftop	North City Library/North City Sixth Form College, Rochdale Road, Manchester, M9 4AF	Red	The site is too far from the search area to provide replacement coverage.
12	Rooftop	St Dunstan's Parish Church, Moston Lane, Manchester, M40 9PA	Red	Telecommunications installations are prohibited at Roman Catholic churches.
13	Rooftop	Co-Op Late Shop, 324 Moston Lane, Manchester, M40 9JS	Red	Discounted due to the low height of the building which would not provide replacement coverage.

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

4.0 Reasons for Selecting the Site and Design

Given the makeup of the area and lack of alternative sites, it was established that a streetworks type proposal would be the only viable solution which could provide coverage to this area of Moston.

The application site was specifically chosen as it is the widest pavement in the local area. The column and cabinet can therefore be located to the rear of the pavement without impeding pedestrian and traffic flow. The site has been designed to blend with the existing street lights in the area. It is intended to paint the column grey.

To ensure signal propagation the antenna must be above the surrounding local clutter. The ground height at this location enables a minimum column height of 15 m.

The site is located as far as possible from residential housing and other sensitive land uses. The visibility of the application site will be minimal as from most viewpoints much of the equipment will be screened by the existing buildings and trees.

It is appreciated that the site will be visible to pedestrians and road users, however it is considered that the monopole and equipment cabinet will soon be seen as a utilitarian feature not uncommon in such a street scene. It will in time be accepted as part of the urban fabric of the area. It is considered that road users will not have their visibility impaired by the proposed monopole or equipment cabinet owing to the base stations positioning set back on the highway. The cabinet and monopole have been sited to the rear of the pavement so as not to impede pedestrian movements.

The technical requirements of mobile communication operators such as the applicant are well documented within PPG8 and this policy guidance is clear that telecommunications development may not always reflect immediate land uses. PPG8 recognises that it is the technical requirements of the telecommunications operator that dictate the height of some proposed installations. It would therefore be unrealistic of the Council to expect that an installation could mimic exactly other linear forms in the area; such as street lighting columns or existing telecommunications installations facilitated by other operators.

In address of the appearance of the proposal, it is believed that the scheme takes a form which is sympathetic within the context of its immediate street scene which includes existing lighting columns. Aware that some standard mast designs can appear incongruous, it is highlighted that the antennas would be concealed within a cylindrical shroud. It is considered that the column is relatively slender. This design is considered to be an appropriate solution and shows the applicants efforts to help mitigate the proposals impact on the visual amenity.

It should be recognised that the use of shrouded antennas would eliminate the large number of bracing components associated with other more prominent and conventional telecommunications installations. Similarly, the applicant has opted to connect the site into the national network via an underground transmission link rather than relying on a transmission dish, which the appellant judged might affect the linear nature of the scheme.

The proposed equipment cabinets are considered small for a telecommunications development and will be located alongside the monopole. The equipment cabinet have an appearance similar to other communications and electrical service boxes found in the street scene. The proposed equipment cabinet can be painted to the requirements of the LPA, further reducing their prominence. It is considered that the ground based development will not have any detrimental impact upon the visual amenity of the area.

In light of O2's efforts to design the best solution for this particular site so as to minimise the impact of development on the environment, it is considered that the appearance of a streetworks monopole would not seriously impact upon the visual amenity of the area, nor would it form an obtrusive feature within the retail area.

It is considered that the proposal before you strikes a good balance between environmental impact and operational considerations. The proposed height and design represents the best compromise between the visual impact of the proposal on the surrounding area and meeting the technical coverage requirement for

the site. Taking all matters into account it is considered that the proposal would not appear out of place at the application site. It is considered that the proposal has been sited in a position which respects the character of the cell as a whole and the general setting of the immediate area.

5.0 Planning Policy

5.1 National Policy

National guidance contained within planning policy guidance notes and Governmental circulars have been determined to be material considerations in determining planning appeals. In this instance, it is our opinion that the following advice is material:

PPG 8 – Telecommunications (2001)

PPG8 'Telecommunications is the national planning document offering guidance to local authorities in the formulation of local plan policy and evaluation of telecommunications developments.

Overall aim of PPG8 is to allow for the growth of new and existing telecommunications networks in conjunction with environmental considerations. Paragraph 1 of PPG8 emphasises the Governments' generally positive approach to telecommunications: - *"The Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. The Government also has a responsibility for protecting public health."* Paragraph 1, PPG8, 22 August 2001

PPG 8 goes further and states that *"The aim of telecommunications policy is to ensure that people have a choice as to who provides their telecommunication service, a wider range of services from which to choose and equitable access to the latest technologies".* Paragraph 2, PPG8, 22 August 2001

Paragraph 7, advises that each telecommunications system have different antenna types, siting needs and other characteristics. *"Planning Authorities should have regard to any technical constraints on the location and proposed development."*

PPG8 acknowledges the commercial pressures placed of mobile telecommunications systems and that basis of demand for such services, confirming that: - *"These systems are demand-led. Increase in the use of mobile phones has meant that operators are continually expanding their networks to accommodate customer requirements of service and quality. The greatest need for base station sites is usually in built-up areas where there is the greatest density of mobile users, and within a mile or two of the main roads, where the demands on network capacity are greatest."* Paragraph 22, PPG8, 22 August 2001

With reference design PPG8 confirms that operators should be innovative in their design solutions and should attempt to find solutions that minimise potential amenity and intrusion issues, stating that: - *"The telecommunications industry is encouraged to continue to develop innovative design solutions, in terms not only of the structure of masts and antennas but also the materials and colouring. A number of different design solutions are currently available. These include masts designed to look like trees or street furniture, and the redevelopment or restoration of existing properties to incorporate telecommunications apparatus. Authorities may wish to discuss with operators different design and camouflage options in connection with development proposals. Operators are encouraged to provide examples of different design solutions. It should be borne in mind that some designs may not be suitable for future sharing. Where it is agreed that a site is suitable for future mast sharing, it may be appropriate to install a mast specifically designed to facilitate its redevelopment for sharing."* Paragraph 77, PPG8, August 2001

5.2 Code of Best Practice on Mobile Phone Network Development

The Code of Best Practice was published in November 2002 and produced jointly by all Mobile Phone Operators, and representatives of Central and Local Government. It provides clear and practical advice to ensure that delivery of significantly better and more effective communication and consultation between operators, local authorities and local residents.

Paragraphs 140 - 145 identify general design principles in which camouflaging or disguising equipment is considered materially appropriate. In reducing the environmental and visual impact of a ground based installation the Code of Best Practice promotes the use of simple and uncomplicated designs. Paragraph 148 recognises that *"Masts which have complex designs are more likely to dominate and be in discord with the landscape and have adverse visual impacts."*

Concerning the erection of new ground based masts, paragraph 148 provides examples of where the environmental and visual impact of the mast can be greatly reduced. Paragraph 148 states:

- *Placing the mast near similar structures. For example, industrial and commercial premises, road signs and lamp posts;*
- *Using simple and unfussy designs. Masts which have complex designs are more likely to dominate and be in discord with the landscape and have adverse visual impacts; and*
- *Appropriate colouring.*

5.3 Local Policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise"

The development plan framework is provided by Manchester City Council unitary development plan adopted by the Council 21 July 1995. The relevant policy under the core strategy development plan is DC 17.1 - Telecommunications.

Policy DC17.1 - Telecommunications

DC17.1states:

"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."

The applicant can confirm that the application site adheres to the policy noted above. The site has been designed to minimise its impact on residential amenity and is located as far as possible from environmentally sensitive areas. The potential of sharing existing buildings and masts was fully explored before the application site wise put forward.

6.0 Health & Safety

Recent court cases have confirmed that the *public perception* of health risks can be a material consideration within the land-use planning system. The weight to be attached to this issue has to be determined accordingly in each case by the decision maker. It has been generally held, and widely established at planning appeal, that health concerns are not a sufficient basis alone for withholding planning permission providing it has been demonstrated that the proposed installation will comply with the ICNIRP guidelines.

The most recent government advice regarding mobile telephone technology and health issues is outlined within the revised PPG8 (2001) which states: *"it is the Government's firm view that the planning system is not the appropriate mechanism for determining health safeguards. It remains central government's responsibility to decide what measures are necessary to protect public health. In the Government's view, if a proposed development meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them."* Paragraph 98, PPG8, 22 August 2001

In this instance, O2 UK Ltd believes that it is not necessary to consider health effects further, as recommended by PPG8. O2 UK Ltd is committed to ensuring that all new and existing installations are ICNIRP compliant, and consequently it is considered that there is no basis for this application to be refused on health and safety grounds or for reasons relating to public concerns about health and safety. An ICNIRP compliance certificate is enclosed in appendix C. If required, additional information regarding the operation of mobile telephone base stations and health and safety considerations can be provided.

7.0 Summary

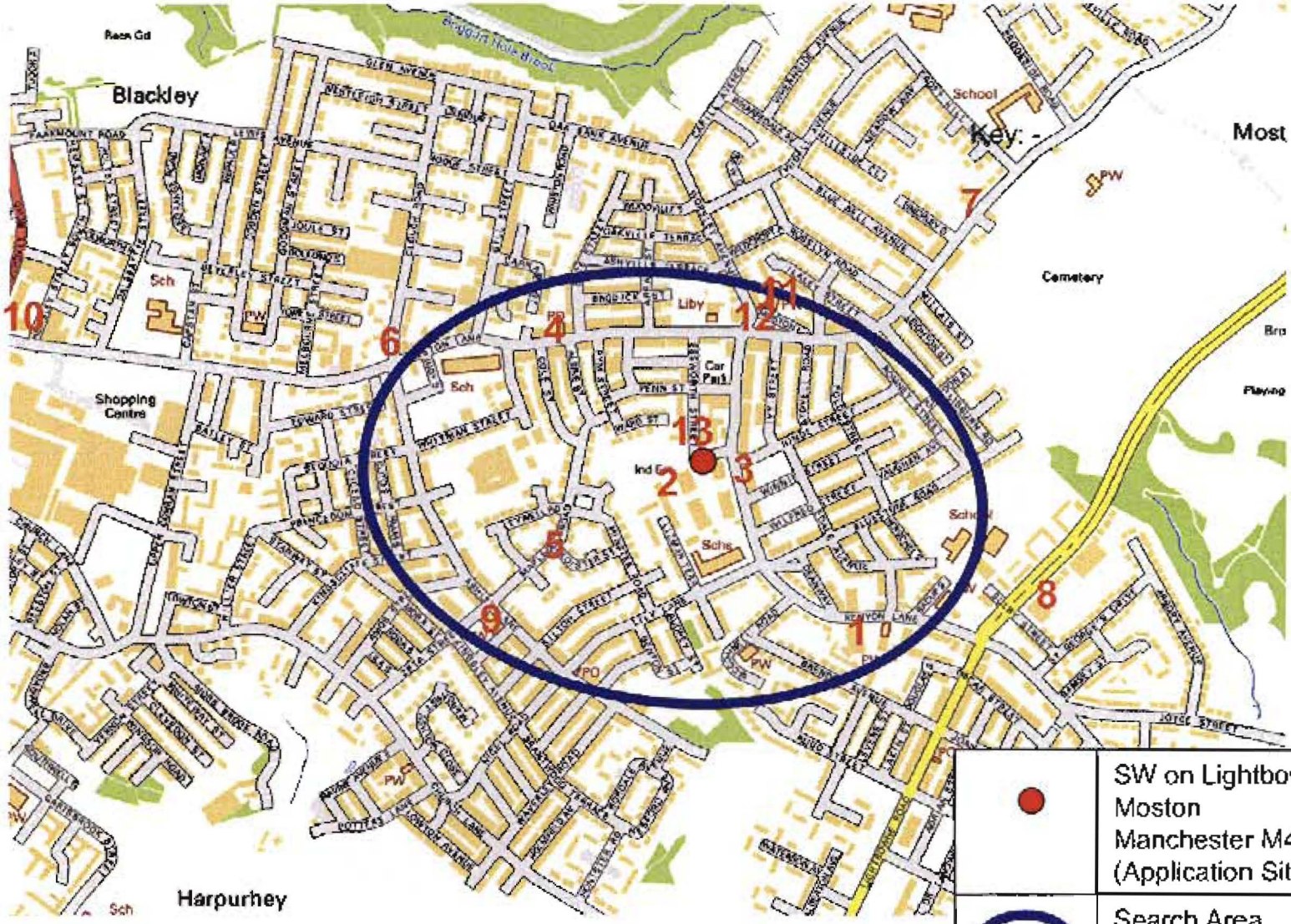
To summarise the case in favour of the proposals the following points are of relevance:

- With specific regard to telecommunications development, the appellants considers that the proposal accords fully with PPG 8, the Code of Best Practice and the points raised by the Council's letter of 27 November 2007;
- Site selection was progressed in accordance with the appellants licence obligations, advice in PPG 8 and the Code of Best Practice and represents the least environmentally intrusive, technically suitable, available option;
- O2's site selection strategy is to keep the overall environmental impact to a minimum through the use of site shares wherever possible. Site sharing is progressed where it is technically and legally possible and the preferred environmental solution. With regards to this nominal, every attempt has been made to accommodate O2 equipment on existing facilities, however no suitable masts were identified within the required coverage area;
- Existing buildings and high structures have been investigated, although there were no appropriate buildings or structures within the vicinity that could be acquired by O2;
- It is of note that the height of the mast (at 15 metres to the top) has been kept to the absolute operational minimum to clear the immediate buildings and provide adequate 2G and 3G coverage to the cell area;
- It is considered that the use of a 15 metre high, slim-line monopole with shrouded antennas would eliminate the large number of bracing components associated with other more prominent and conventional telecommunications proposals;
- O2 have opted to connect the site into the national network via an underground link rather than rely on a transmission dish, which O2 judged might affect the linear nature of the design and increase its prominence;
- The significance of the proposal in the development of the O2 network is a material consideration and this site is required in order to contribute towards the obligation to provide coverage to 80% of the population by 2008.

APPENDIX A – DISCOUNTED OPTIONS & SEARCH AREA
PROPOSED INSTALLATION OF A 12.5 M FLEXICELL INCORPORATING THREE ANTENNA, EQUIPMENT CABINET AND DEVELOPMENT ANCILLARY THERE TO; LOCATED TO THE REAR OF THE PAVEMENT ON BEECROFT STREET, KIRKSTALL ABBEY, LEEDS, WEST YORKSHIRE, LS5 3AS.

Appendix A includes a map that indicates the extent of the area in which an installation is required for O2 UK Ltd. The search area within which an installation needs to be established in order to meet the coverage requirement is constrained by the location and extent of the coverage provided by existing installations in the surrounding area. An installation located outside of this search area would not allow O2 UK Ltd to provide the desired level of coverage and would therefore not adequately fill the current coverage gap. The sites considered in section 3.4 above are also plotted on the attached map.

O2 Ref.: 39857 – Blackley Replacement Discounted Options / Search O2



Key - cont.

Option	Sites considered and discounted
1	Rooftop of Deanway Home Centre, 112 Kenyon Lane, Manchester, M40 9DH
2	Site share at Tulketh Industrial Estate, Tulketh Street, Manchester, M40 9LY
3	Pavement of Kenyon Lane at entrance to Tulketh Industrial Estate, Manchester
4	Astron Packaging Limited, Astron House, 171 Moston Lane, Manchester, M9 4HR
5	Church Lane adj to Central Park Development (outside search area, off map)
6	Manchester City Council Depot., Factory Lane, Manchester, M9. (outside search area, off map)
7	Bluebell Hotel, Moston Lane, Manchester
8	Moston Janitorial Supplies Ltd, 270 Lightbown Road, Manchester, M40 5HG
9	St John's Church of England Church, Ashley Lane, Moston, Manchester, M9 4NQ
10	North City Library/North City Sixth Form College, Rochdale Road, Manchester, M9 4AF
11	St Dunstan's Parish Church, Moston Lane, Manchester, M40 9PA
12	Co-Op Late Shop, 324 Moston Lane, Manchester, M40 9JS
13	17.5m monopole at Tulketh Industrial Estate, Kenyon Lane, Manchester, M40 9LY

APPENDIX B – TECHNICAL JUSTIFICATION AND CELL PLOTS
PROPOSED INSTALLATION OF A 12.5M FLEXICELL INCORPORATING THREE ANTENNA, EQUIPMENT CABINET AND DEVELOPMENT ANCILLARY THERE TO; LOCATED TO THE REAR OF THE PAVEMENT ON BEECROFT STREET, KIRKSTALL ABBEY, LEEDS, WEST YORKSHIRE, LS5 3AS.

As indicated in the supporting statement Appendix B contains coverage plots illustrating the operational affect of and the technical requirement for the proposed installation.

It is of note that the significance of the proposal in the development of the O2 network is a material consideration and this site is required in order to contribute towards the obligation to provide coverage to 80% of the population by 2007.

Technical Justification

Site details	
Cell ref:	39857
Site Name:	Blackley Replacement
Site address:	Highway adjacent Venue Pub
	Lightbrown Road
	Manchester
	M40 5HQ
National Grid Coordinates	387455, 401489

Site 39857, Blackley Replacement, is designed to replace our existing site 378 Blackley, which is on top of Moston College, Clifford Lamb Court. O2 has been served notice to quit and is required to replace lost network coverage to our customers. The proposed site would provide both GSM (2G) and UMTS (3G) services.

The proposed base station will provide in-building coverage to the residential / business community in the area. Enhanced in-car coverage will be provided to sections of the B6393 and Kenyon Lane to enable contiguous coverage within the Moston/Blackley regions of Manchester. This site will also provide enhanced coverage to the rail route between Victoria Station and Moston Station.

The level of coverage provided by a particular site is dependant on a number of factors. The key factors are the frequency of the signal emitted (the higher the signal, the shorter the transmission distance), the height of the antenna above ground level, the surrounding natural topography, and the height and nature of surrounding "clutter" such as buildings and trees, which can obstruct or absorb / reflect the radio signals. This degradation of the signal by a significant amount will result in poor network performance and an unacceptable level of service to O2 customers. In order for antennae to transmit to the target area it is necessary for them to be above the surrounding clutter and have a clear line of sight to the intended target area.

The attached radio coverage plots are produced using computer modelling software and are intended to give as accurate a representation as possible of existing and proposed coverage. The model does not take into account specific local features such as individual building heights, trees, Etc.

The coverage plots show three levels of coverage:

White – Very weal signal / No signal. No coverage guaranteed.

Orange – Relatively weak signal. Capable of providing only on-street coverage.

Blue – Moderately strong signal. Will provide in-car and on-street coverage.

Green – Strong Signal. Will provide in-building, in-car and on-street coverage.

260 Bath Road
Slough, Berks
SL1 4DX United Kingdom

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Fax: +44 (0) 1753 565 010
www.o2.co.uk

Plot 1 – Existing 2G coverage without (39857)

This plot shows the coverage from our existing and planned 2G sites without the proposed site 39857. It can clearly be seen that there are areas without an acceptable level of in car (no blue) and in building (no green) coverage for 2G service in Moston/Blackley and surrounding areas.

Plot 2 – Proposed 2G Coverage with (39857) in place

This plot includes the coverage from our existing and planned sites with proposed site (39857) in place. This site would provide an improved 2G service in the required area. Existing and proposed sites are indicated on the plot diagram to demonstrate how the proposed site relates to the existing sites. The diagrams illustrate the area over which the best level of coverage (in-building, shown in green) would be available, with a lower level of service (outdoor, shown in blue) available over a wider area.

Plot 3 – Proposed 2G coverage from (39857) in isolation

This plot is provided to show the coverage that would be achieved from the proposed installation, at the required height, in isolation so that this can be readily appreciated.

Plot 4 – Existing Drive Data without (378 Blackley)

This plot shows us the existing coverage without 378 Blackley. As can be seen there is quite a significant coverage hole that needs to be filled (red = poor coverage, green = good coverage)

MAP 1 – Local Area to be covered.

This shows the area which needs to be covered by the new site.

Photo 1 – Panoramic pictures for the site.

This shows the type of terrain the site needs to cover and the height required to do so.

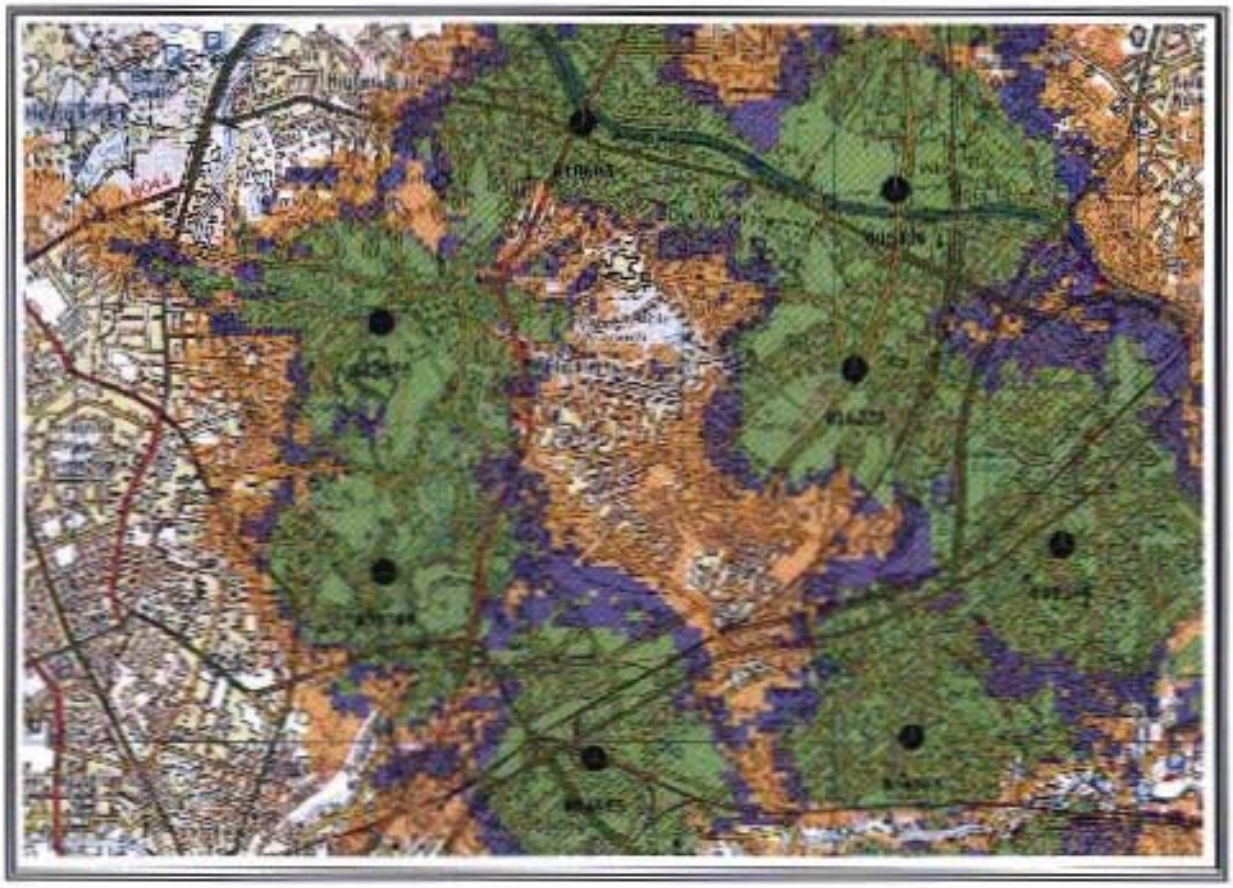
The coverage plots show that the proposed installation is essential to remedy the shortfall in coverage. We consider that the information provided in this technical justification illustrates the importance of the proposed new site at Blackley in improving the service to our customers in this area.

If you require any further information or would like to discuss the above justification please do not hesitate to contact the Acquisition & Planning consultant who has submitted this application.

Srinivas Srinidhi
Radio Planner
17/04/2008

Plot 1 - Existing 2G coverage plot without 39857

O2 Nominal ID;	N/A
National Grid Coordinates;	N/A
O2 Site ID;	N/A
Site Name;	N/A
Site Address	N/A
Height to top of Antenna;	N/A
Frequency;	N/A



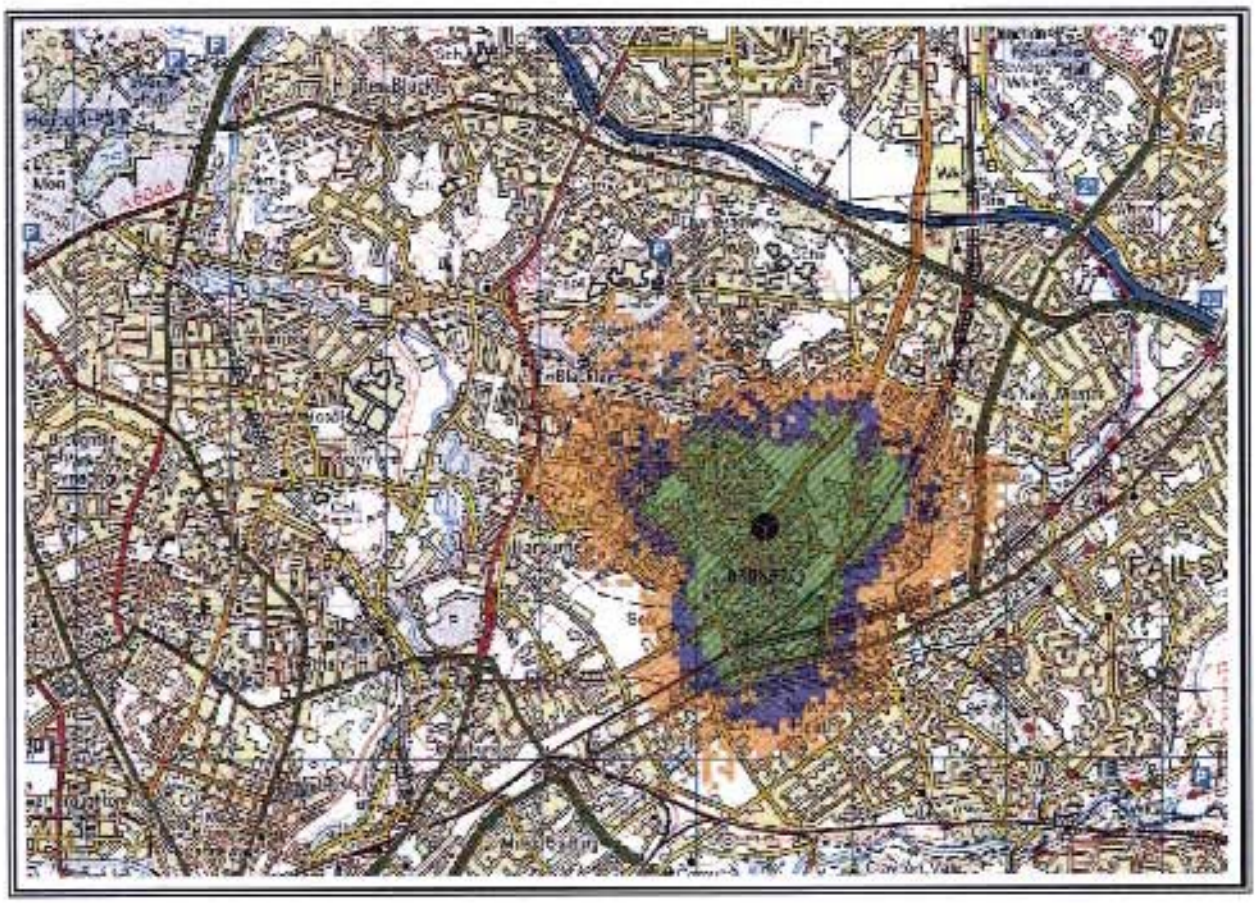
Plot 2 - Proposed 2G coverage with 39857 in place

O2 Nominal ID;	39857
National Grid Coordinates;	387455, 401489
O2 Site ID;	39857
Site Name;	Blackley Replacement
Site Address	Highway adjacent Venue Pub
	Lightbrown Road
	Manchester
	M40 5HQ
Height to top of Antenna;	15m
Frequency;	2G

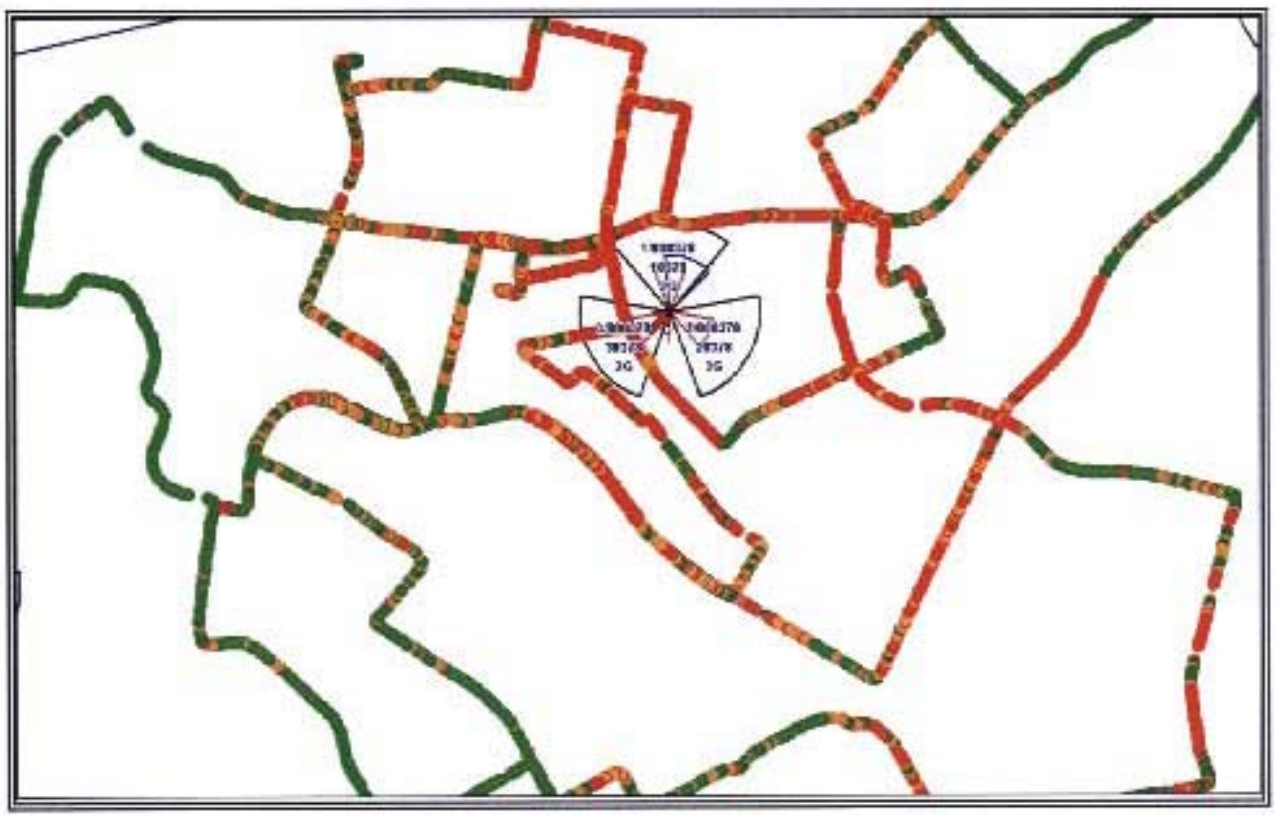


Plot 3 – Proposed 2G coverage from 39857 in isolation

O2 Nominal ID;	39857
National Grid Coordinates;	387455, 401489
O2 Site ID;	39857
Site Name;	Blackley Replacement
Site Address	Highway adjacent Venue Pub
	Lightbrown Road
	Manchester
	M40 5HQ
Height to top of Antenna;	15m
Frequency;	2G



Plot 4 - Existing Drive Data without 378 Blackley



MAP 1 – Local Area to be covered.

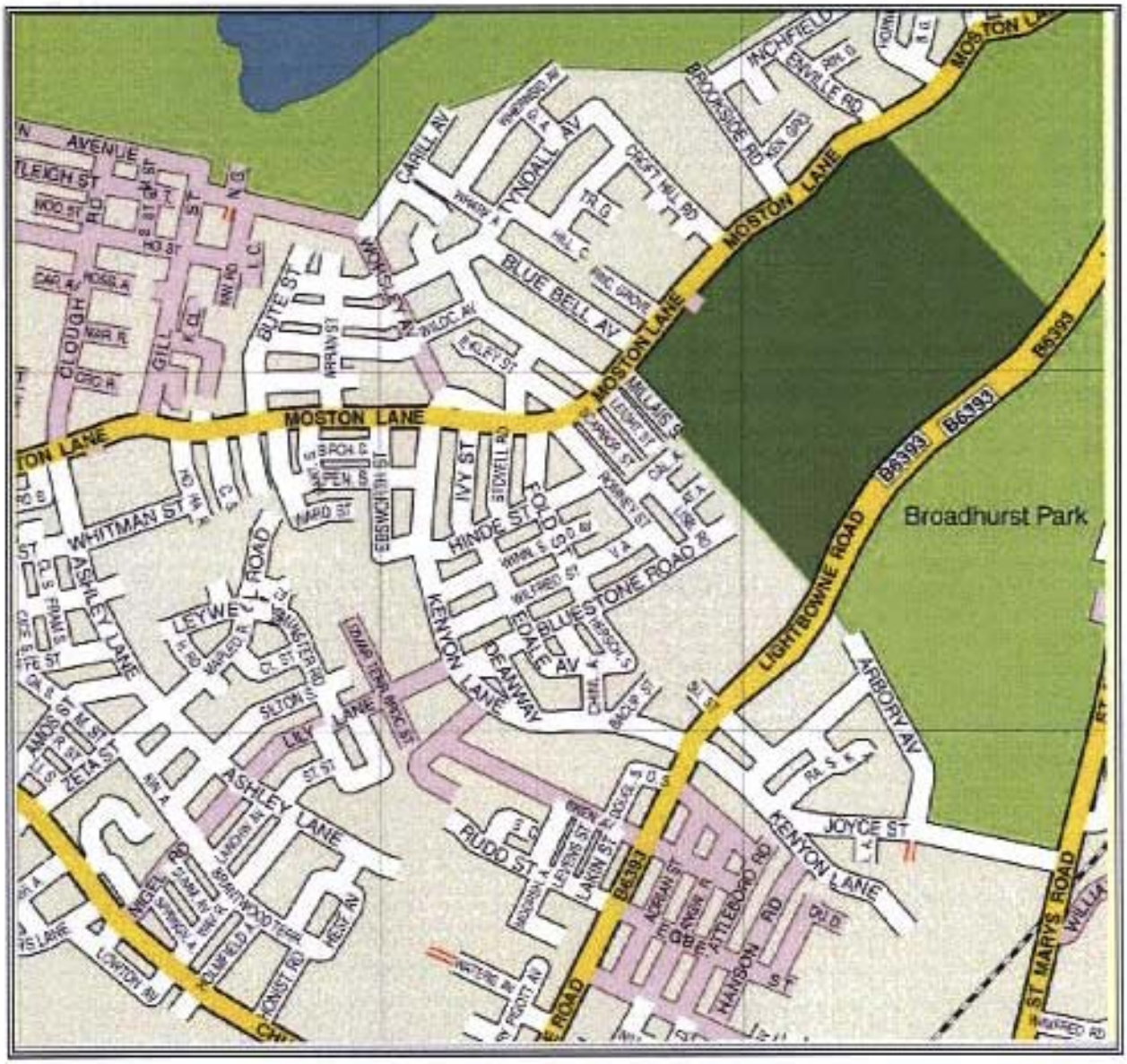


Photo 1 – Panoramic pictures for the site.



APPENDIX C – ICNIRP COMPLIANCE STATEMENT
PROPOSED INSTALLATION OF A 12.5 M FLEXICELL INCORPORATING THREE ANTENNA, EQUIPMENT CABINET AND DEVELOPMENT ANCILLARY THERE TO; LOCATED TO THE REAR OF THE PAVEMENT ON BEECROFT STREET, KIRKSTALL ABBEY, LEEDS, WEST YORKSHIRE, LS5 3AS.

Appendix C contains the ICNIRP Certificate relating to the proposals.

As indicated in the supporting statement national planning policy guidance note PPG8 offers advice to Local Planning Authorities in the determination of telecommunications proposals and the formulation of local plan policies. With reference to health and safety issues PPG8 confirms that the recommendations of the Stewart Report (Published in May 2000) should be adopted in the evaluation of telecommunications developments.

In relation to the increased public perception of risk PPG8 offers the following guidance:

"However, it is the Government's firm view that the planning system is not the place for determining health safeguards. It remains central Government's responsibility to decide what measures are necessary to protect public health. In the Government's view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them." Paragraph 98, PPG8, DTLR

Declaration of Conformity with ICNIRP Public Exposure Guidelines ("ICNIRP Declaration")

O2 (UK) Limited
260 Bath Road
Slough
SL1 4DX

Certifies that the proposed equipment and installation as detailed in the attached GPDO application at:

Cell Reference – 39857 Blackley Replacement

Site Address - Pavement of Lightbowne Road, Manchester, M40 5HQ

is designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation Protection (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:

Signed:

Name: Srinivas Srindhi

Position: Network Radio Planner