DESIGN AND ACCESS STATEMENT

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.

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).

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.

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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;

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.

Pre Application Discussions and Negotiations

A pre-application consultation email was sent to the LPA on 21.01.13 introducing a number of existing sites, which are earmarked to be upgraded as part of the new CTIL initiative. This email included the option subject to this application, in which it was said that minimal changes were proposed. To date no comments have been received.

A meeting was held with the Local Planning Authority at Manchester City Council on Thursday 21st March 2012 with Richard Birchfield, Community and Planning Specialist for CTIL and the Head of Planning, namely Julie Roscoe. It was highlighted that there would and has been a high volume of upgrade applications submitted to the authority, in which the LPA were generally receptive to proposals and saw no significant issues with upgrade program. General matters of discussion by CTIL related to the changing dynamics of the telecommunications infrastructure industry and the strategic network grid restructuring of existing base station sites in the authority by Vodafone as the regional operator. The LPA highlighted their broad planning procedures for dealing with applications i.e. the alignment and allocation to area planning officers and upcoming committee dates.

Nonetheless, the proposal relates to the upgrade of an existing base station which has previously been approved by the LPA. In this regard it is clear that the principle of telecommunication development has been accepted on-site in which when balanced against the minimal changes proposed, it was considered appropriate to progress this application and seek the LPA's formal determination.

Documentation Submitted with Application

- Drawings Ref. No's: 100, 201, 202, 301 and 302 with application site red edged;
- Site Specific Supplementary Information;
- General Background Information for Telecommunications Development;
- Health and Mobile Phone Base Stations document;
- ICNIRP declaration and clarification statement.

[3] Paragraphs 120-126.

Design Component

Use proposed

- The proposed development will consist of a Vodafone mobile phone base station that will provide coverage to the Manchester city centre area for Telefónica UK Ltd and Vodafone Limited.
- The proposal will offer improved services and capabilities to the local community, creating better connections that will have social and economic benefits for the area.
- In the commercial world, companies of all sizes, from sole traders to multi-nationals, take for granted the benefits to business efficiency that mobile communications bring. The added security for travellers is a benefit many people will recognise and most families have come to rely on the convenience and reassurance of instant mobile communications.
- The proposal is for a radio base station that consists of radio transmitters and receivers in cabin or cabinet connected to antennas by feeder cable. The antennas must be position at a height that is not obstructed by terrain or buildings to provide the radio coverage needed to the area targeted

Amount

- The upgrade rooftop radio base station consists of the replacement of 6no. existing antennas for 6no. multi-band antennas upon new support bracketry;
- Ancillary to the antennas will be 6no. RRU's and 1no. radio equipment cabinet;

Layout

- The proposal takes a similar layout to the existing installation with the antennas being pole mounted to the exterior of the building, with 2no. antennas located upon the north, west and east elevations of the building (totalling 6no.).
- The equipment cabinets are to be located internally within an existing equipment room located internally within the building.

Scale

- The scale of the proposed development is relative to the height of the building, in which the 6no. antennas are affixed to the exterior of the buildings at a height of 34 and 35.5 metres (to underside of antenna);
- The antennas will measure 2 metres in length;
- The proposed equipment cabinets shall measure 600 x 450 x 1800mm.

Landscaping

- The proposed development is found on the roof of the building, in which in this respect there is no landscaping proposed as part of this application.

Appearance

- The proposed 6no. pole mounted antennas and RU's shall maintain their manufactured grey finish (RAL 7035);
- The equipment cabinet will be painted grey (RAL 7035) and located internally, negating any visual impact;
- The proposed apparatus will be replacing existing telecommunications equipment which provides a suitable context for the installation and ensures that the proposals will not have a detrimental impact upon the character or setting of the Conservation Area given the existing antennas are an established feature of the building and one that is not uncommon within such an urban setting.
- It is considered that the proposed design will not have a detrimental impact upon the character or amenity of the area as the proposed rooftop installation is an established feature of the townscape and the minimal nature of the proposed works ensures that the development will not increase the visual prominence of the installation. It is therefore considered to be less visually intrusive then a ground based mast which would be more prominent in appearance within the street scene.

Access

Given the siting of the proposal on the roof of Linley House, the site will only be accessed by those personnel associated with the applicant. In light of the siting of the antennas on a tall building and the intended use to provide mobile phone coverage, the public should have no interest or need to access the base station. It should therefore be recognised that access to the proposal is set well away from recognised public rights of way and is remote from pedestrian and vehicular movements within the public realm. The applicant will make use of on-site and existing internal routes during construction although the use of craining machinery may be required where necessary. It is likely that once built, the site will be visited infrequently for maintenance purposes only. Right of entry to the site will be primarily by foot in which the applicant will make use of on-site and internal access arrangements so as to gain access to the equipment cabinets housed within an internal room. In the event of the antennas that form part of the scheme needing to be maintained this will be achieved by rooftop access or the siting of a ground based cherry picker with a hydraulic platform alongside the building.

Community Safety

Vodafone designs and operates all its radio base stations in accordance with the radio frequency or electromagnetic field exposure guidelines suggested in the European Union (EU) Council Recommendation of 12 July 1999.

This Recommendation is based on the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for limiting public exposure to electromagnetic fields. This means that in areas where the general public spends time, exposure levels will be fully within guidelines which the UK Government and the European Union have recommended, and which have the formal backing of the World Health Organisation.

A declaration if ICNIRP compliance is provided as part of this planning submission.

Environmental Sustainability

The proposed installation will be part of the Vodafone mobile telecommunications network and the development and maintenance of the necessary infrastructure to support that network is a major contributor to the sustainability of businesses. It should also be recognised that mobile telecommunications can help sustainable economic development. Continually improving mobile network coverage and capacity increasingly enables remote working, reducing the need for many people to travel to their traditional places of work. This can assist in reducing impact on transport networks and can enable many businesses to be more responsive to the needs of their customers.

Our ref: 126084_VF

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United Utilities Property Solutions Limited
Haweswater House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington
WA5 3LP

MONO CONSULTANTS LIMITED
STEAM PACKET HOUSE
76 CROSS STREET
MANCHESTER
M2 4JG
t: 44 (0) 0161 839 8839 f: 44 (0) 161 839 8840
www.monoconsultants.com

PLANNING AND BUILDING CONTROL
17 APR 2013

15.04.2013

Dear Sirs,

Re: APPLICATION FOR FULL PLANNING PERMISSION
PROPOSED VODAFONE LIMITED BASE STATION AT LINLEY HOUSE, DICKINSON STREET, MANCHESTER, M1 6HR

I write to inform you that Mono Consultants Ltd are applying to Manchester City Council on behalf of Cornerstone Telecommunications Infrastructure Limited (CTIL) and Vodafone Limited to erect telecommunications apparatus at the above site. Please find attached Notice 1 under Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 66 of the Town and Country Planning Act 1990 as amended.

The notice is required by law to inform you as the owner of the land that an application for planning permission has been submitted. Should you wish to make representations to the local planning authority on the application then the relevant details are contained on the Notice.

Should you have any further queries regarding the proposal please do not hesitate to contact the undersigned.

Yours faithfully,

Dominic Needham ***BA MPlan (Hons)***
Town Planner
Mono Consultants Limited

Direct: 0161 214 1742
Mobile: 07500881007
Fax: 0161 839 8840
E-mail: dominic.needham@monoconsultants.com

For and on behalf of Cornerstone Telecommunications Infrastructure Limited (CTIL) and Vodafone Limited as a duly authorised agent

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Articles 6, 7 & 9

SCHEDULE 2

PART 1

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION
(to be published in a newspaper or to be served on an owner or a tenant** as appropriate)*

Proposed development at (a) **Linley House, Dickinson Street, Manchester, M1 6HR (NGR E384122 N397738);**

I give notice that (b) **Vodafone Limited**

is applying to the (c) **Manchester City Council**

for planning permission to (d) **remove 6no. existing antennas to be replaced by 6no. new dual user multi-band antennas on new support bracketry. There will also be 6no. RRU's and 1no. internal radio equipment cabinet and ancillary development thereto;**

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at (e): **Head of Planning, Manchester City Council, Planning Department, PO Box 532, Town Hall, Manchester, M60 2LA**

by (f) **29.04.2013**

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed: -

On behalf of: - **Cornerstone Telecommunications Infrastructure Limited (CTIL) and Vodafone Limited**

Date: - **15.04.2013**

Statement of owner's rights
The grant of planning permission does not affect owners rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenant's rights
The grant of planning permission for non-agricultural development may affect agricultural tenants security of tenure.

*delete where appropriate
Insert :
(a) address or location of proposed development
(b) applicants name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).