AIRWAVE SOLUTIONS LTD PRIOR APPROVAL NOTIFICATION UNDER PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2001 PROPOSED DEVELOPMENT

PLANNING JUSTIFICATION FOR PROPOSED AIRWAVE SOLUTIONS LTD EMERGENCY SERVICES SITE MAN067A:

Proposed Airwave Public Safety and Emergency Services Installation: Rooftop, Alexandra House, 2 Southcomb Walk, Hulme, Manchester, M15 5NX:

Galloway Estates Ltd act on behalf of Airwave Solutions Ltd, the company that is responsible for delivering the Airwave service, within the Greater Manchester region. The Airwave service is an integrated, state-of-the-art, public safety mobile radio communications service for, amongst others, the emergency services including police forces in Great Britain.

Airwave Services Limited

Airwave Solutions Limited operates a state of the art communications service that is being utilised by organisations including the Greater Manchester Police Force, Fire & Ambulance services. It is important to emphasise that the Airwave service is **not** a commercial mobile phone network available to the general public. Its use is restricted solely to the approved public safety organisations and the emergency services

The Airwave network in the Greater Manchester area was commissioned in 2002-03 and includes a number of existing sites in the surrounding areas of Manchester. Airwave has a requirement for a new installation at the above address due to the imminent decommissioning of a nearby rooftop site (MAN052) Falcon Court, which is scheduled to be demolished giving rise to the need for a replacement site. You will be aware of ongoing regeneration plans which involve Manchester City Council, Trafford MBC and other public bodies which are progressing in the Hulme and Moss Side areas. I understand that this is a project with much local support and is being fully supported by all local public bodies part of which is to assist with the general security and safety of residents of these areas of Manchester.

Airwave therefore has to secure an alternative site as near to the existing site as is possible. The reasons for this are explained in more detail below, but the most appropriate, identified solution is to erect a new radio installation at on the rooftop of Alexandra House (an established telecommunications location) to provide adequate and similar to existing coverage levels that meet the demands of the emergency services. In addition, the existing site is linked into the Airwave network by a number of link transmission dishes which have a 'line of sight' to other Airwave installations in the area. It is equally important that this is replicated on the replacement site but the topography of the area limits further the number of technically suitable options which might also be acceptable in town planning terms.

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Airwave Services Ltd recognises that some people may have concerns over health and safety issues. However, the installation will be ICNIRP compliant, as required by PPG8 and would operate at very low power levels. An 'ICNIRP Certificate' confirming this has been included as part of this application

The Proposal

The application proposes the installation of:

The installation of a rooftop telecommunications installation comprising a 'TFL T875' equipment cabin measuring 2712 mm by 2712mm by 2810 mm in height on a steel grillage. On the steel grillage will be erected 3 x climbable tripods attached to which will be 2 x 'Jaybeam' antennae both at 140 degrees orientation, at a height of 37.5 metres to the centre line and 2 x 600 mm in diameter link transmission dishes at 3 and 103 degrees respectively, at a height of 37.5 metres to the centre line. The development will contain ancillary apparatus including, small 'GPS' units cables and cable trays all as show on the attached drawings - MAN067-GA-01-A, MAN067-GA-02-B and MAN067-GA-03-B ('the development').

Background to the Proposal

The proposed site is required to deal with the replacement of the existing Airwave site located on Falcon Court (soon to be decommissioned).In order to rectify this problem therefore, Airwave needs to acquire replacement site within the area and as close to the existing site as is possible. This search area is relatively small in itself and the number of realistic options which might be acceptable in technical and town planning terms is restricted because of the specific requirement for coverage and the requirement detailed above for the replacement site to be able to link into the rest of the Airwave network. My clients have been searching for a suitable option in planning, acquisition and technical terms for some time now, as will be noted from the list of considered and rejected options below.

The proposed new radio site is designed to overcome the certain coverage deficiency in the area should a replacement site not be acquired and therefore would overcome the problems which the emergency services would experience. A plan with the options considered during our searches is attached to this application and from a technical point of view a site in or very close to this search area is required.

Careful consideration has been given to the location of the site to provide minimise the visual impact. I would confirm that I have read and am familiar with Telecommunications Policies of Manchester City Councils UDP which was adopted on 21/06/2006 and covers the period from 2004-2016. We understand a number of the policies expired on 21/06/2009 but as part of the newly emerging Local Development Framework, a number of policies from the UDP were retained. This includes the telecoms policy DC17.1:

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DC17.1 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.

This policy appears broadly reflective of national policy as was contained within planning policy guidance note PPG8 and now within paragraph 5 of the National Planning Policy Framework effective from 27th March 2012 and I would like to ensure that my client's requirements meet with the policies and guidance therein

The proposed radio site will require a power supply. At present it is not clear if an independent power supply from the Regional Electricity Board or taking a spur supply from one of the nearby telecoms installations will be required. It is proposed however that any power supply will be supplied via an underground cable route.

Alternative sites

A number of alternative sites were investigated as part of the initial search for site locations, which potentially meet the technical requirements of Airwave Solutions Ltd.

It should be noted that the site itself needs to be as close to the existing site as is sensibly possible but in this case also, any new site needs to be able have 'line of sight' to around three other Airwave sites in the area to ensure it is properly integrated into the network. After extensive research has been established that an option at Alexandra House provides sufficient replicated coverage as a single replacement site. In addition it is an established telecommunications site accommodating as it does existing other operators installations on the roof. Should an application not be successful in relation to Alexandra House then my clients would likely be obliged to seek two replacement sites.

For your information, the following alternative sites were also considered, the details are below and as shown in the locations on the attached plan.

2 Rooftop - BT Exchange Dickenson Road Rusholme Manchester	Airwave has run radio tests on this site but I understand it is not technically suitable to replicate to an acceptable

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M14 5ST NGR 385416,395049	standard the quality of coverage currently provided by Falcon Court.
3. Everything Everywhere - Orange PCS site GMN0270 NGR 383034, 395095	An existing 20m steel monopole site. The tower is not of sufficient height to replicate the coverage provided at Falcon Court without a substantial redevelopment with a much larger, lattice tower. There is limited space to develop such a tower which is not likely to the most appropriate town planning solution.
4, BT Exchange, Staycott Street, Moss Side, Manchester NGR 383543,395682	The site is heavily screened and there are multiple telecoms users on the roof. It is not clear if a build solution would be available which would also be acceptable in planning terms - a lattice stub tower is likely to be required in order to provided coverage above the existing users and not to interfere technically with their installations
5, Passi House, Great Southern Street, Moss Side, Manchester NGR 384691,395363	All operators appear to be represented on this fairly low level building with a very high density housing area. It is unlikely that a build solution for Airwave would be available and the site may not be technically suitable.
6, O2 (33595) and H3G (M0145) co-location, Lloyd Street South, Moss Side Manchester site share NGR 384227,394516	There are two existing monopoles located on a former industrial estate currently being redeveloped as an Aldi store with the poles remaining on site. The store was being built as at the date of the initial survey and there is doubt as to whether there would be

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	sufficient space within the new development for a further installation or if the landowner deals. Site not likely to be technically suitable
7. Streetworks sites south of A6010, Princess Road (A6103) NGR 383867,393875, approximately	Numerous street works sites as existing, not likely to be technically suitable and insufficient space for Airwave cabin.
8. Car Park, Manchester Royal Infirmary, Upper Brooks Street, Manchester NGR: 385364,395950	Not technically suitable but two other users located on car park (T-Mobile and O2)
9 Apartments, Wilbraham Road, Fallowfield, Manchester NGR: 385536,393992	Existing H3G installation but very heavily shrouded. Design solution appropriate to Airwave's use is not likely to be available. Site not likely to be technically suitable
10. Rooftop, Manchester University, Fallowfield, Manchester NGR: 385735,394233	Existing Orange stub mast on roof but far too tall to be technically suitable for Airwave (67m).

Planning Guidance Policy Guidance Note 8 – Telecommunications

We would confirm that we have read and are familiar with the national planning policies as relating to telecommunications installations contained within paragraph 5 (42-46) of the National Planning Policy Framework (effective from 27/03/2012 and replacing Planning Policy Guidance Note 8) and would like to ensure that our client's requirements meet with the policies and guidance therein. Many aspects of this guidance are relevant to this proposal. In particular policies are supportive of modern telecommunications and acknowledge that they are an essential and beneficial element in the life of the local community and the national economy.

The guidance further recognises the technical problems associated with telecommunications development and urges Local Authorities to respond positively to such development, by having regard to such difficulties. The Government's general policy on telecommunications is therefore to facilitate the growth of new and existing systems.

The site for the installation has been identified having regard to technical, environmental and site availability considerations. Government was considered in the

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siting of the proposed telecommunications equipment including that this is an existing structure supporting other telecommunications installations.

Structure Plan and Local Plan Policies

I have paid regard to the Councils Telecommunications policies. In this policy, there appears to be a more general reliance on the development principles contained in national telecommunication policies i.e. NPPF. It is my intention to ensure that my client's requirements meet with the policies and guidance therein and Policy DC17 where the needs of the operator can be met without necessary harm to the environment. Applications will be considered, subject to fairly standard criteria - site sharing options, siting/external, use of existing buildings.

Within NPPF, there is a presumption in favour of development within the area having regard for the requirements of the operator and the protection of the landscape within the area. In this case we believe that the needs of the emergency services to improve its radio communications system, in the interest of public safety, amounts to a very strong justification.

Conclusion

In conclusion, the proposed site to be installed at Alexandra House both meets the technical criteria of Airwave Solutions Ltd. and based on the other options which have been considered is in our view the least visually intrusive and therefore most appropriate choice of location and design. I stress the importance of the Airwave service in providing an integrated, state-of-the-art, mobile communications network for the Greater Manchester emergency services (Police, Fire & Ambulance). The proposed installation would remedy a specific difficulty which will otherwise be experienced by the emergency services in this area. In this respect I would ask you to have regard to the requirements of the Crime and Disorder Act 1998. Section 17 of the Act places a duty on a local authority to "exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area". I consider that this is a material planning consideration.

Prepared by John Bird, Galloway Estates Ltd

For and on behalf of Airwave Solutions Ltd

15th August 2013

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Our ref: Airwave/MAN067/Prior Cons/1
Your ref:

22nd May 2013

Chief Planning Officer
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

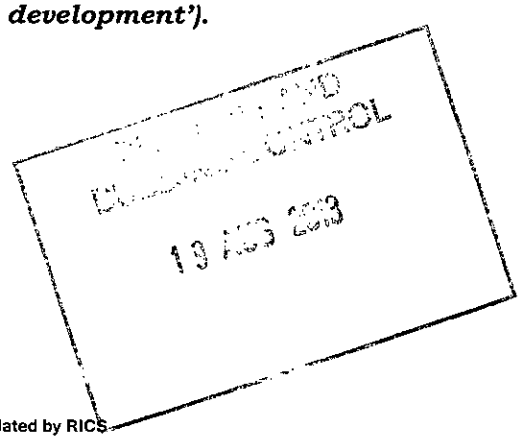
Dear Sir

Re: AIRWAVE SOLUTIONS LTD PRIOR APPROVAL NOTIFICATION UNDER PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2001 PROPOSED DEVELOPMENT:
MAN067: Proposed Airwave Public Safety and Emergency Services Installation: Rooftop, Alexandra House, 2 Southcomb Walk, Hulme, Manchester, M15 5NX:

We write on behalf of Airwave Solutions Ltd, with regard to the installation of telecommunications apparatus at the above location. Airwave Solutions Ltd is a licensed operator of an electronic communications network in accordance with the Communications Act 2003. It is obliged to provide a mobile telecommunications network to the emergency services in the United Kingdom and to meet all reasonable customer demands.

Airwave Solutions Ltd benefits from permitted development rights for this development as set out under the above Order. Under paragraph A.3.(3) of Part 24 Airwave Solutions Ltd. is required to apply to the local planning authority for a determination as to whether the prior approval of the authority will be required to the siting and appearance of the development set out below

The installation of a rooftop telecommunications installation comprising a 'TFL T875' equipment cabin measuring 2712 mm by 2712mm by 2810 mm in height on a steel grillage. On the steel grillage will be erected 3 x climbable tripods attached to which will be 2 x 'Jaybeam' antennae both at 140 degrees orientation, at a height of 37.5 metres to the centre line and 2 x 600 mm in diameter link transmission dishes at 3 and 103 degrees respectively, at a height of 37.5 metres to the centre line. The development will contain ancillary apparatus including, small 'GPS' units cables and cable trays all as show on the attached drawings - MAN067-GA-01-A, MAN067-GA-02-B and MAN067-GA-03-B ('the development').



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Please therefore find attached an application on behalf of Airwave Solutions Limited to the local planning authority for a determination as to whether the prior approval of the authority will be required to the siting and appearance of the development.

We refer to our previous correspondence (attached) with Manchester City Council, in particular our letter dated 22nd May 2013 and to the feedback letter in relation to this prior consultation received from the Planning Officer dated 17th June 2013. Taking into account these comments and opinions in finalising the design for the scheme and in accordance with the Traffic Light Rating of the site being in our opinion **'Green Rated'** we have not undertaken, and further prior consultation.

This location has been identified as being integral to the needs of Airwave Solutions Ltd network in this area and is crucial to ensure that coverage for all users including the emergency services is maintained. We, therefore, enclose an application for prior approval for this development for your determination. The notification includes the following supporting information and technical justification for the siting and appearance of the proposal:

- 3 copies of the Supporting Statement
- 3 copies of the Planning Drawing, reference MAN067-GA-01-A, MAN067-GA-02-B and MAN067-GA-03-B with the site outlined in red on one of the drawings.
- An area plan, showing location of alternative sites investigated
- Copy of the Developers Notice and letter served on the owner(s) of the site.
- A copy of the ICNIRP Compliance Certificate.
- Copies of our prior consultation correspondence
- Copies of coverage plots and a detailed technical justification can be provided if necessary. Please contact the writer if you require these details.
- A copy of the Design and Access Statement.
- A cheque in respect of the notification fee for £385.00

We trust that the above information is acceptable and look forward to discussing the proposal with you in the near future. In the mean time should you require any additional information or have any queries relating to this application, please do not hesitate to contact John Bird at the office address shown below.

Yours sincerely,

J.A. BIRD

John Bird
Galloway Estates
For and on Airwave Solutions Ltd

Galloway Estates Ltd

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DEVELOPERS NOTICE

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

DEVELOPERS NOTICE

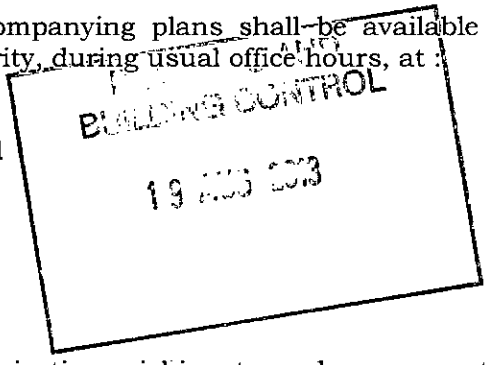
Proposed development at	**Rooftop, Alexandra House, 2 Southcomb Walk, Hulme, Manchester, M15 5NX**
Grid Reference	**E 383590, N 395978**

I give notice that Galloway Estates Ltd on behalf of Airwave Solutions 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:

The installation of a rooftop telecommunications installation comprising a 'TFL T875' equipment cabin measuring 2712 mm by 2712mm by 2810 mm in height on a steel grillage. On the steel grillage will be erected 3 x climbable tripods attached to which will be 2 x 'Jaybeam' antennae both at 140 degrees orientation, at a height of 37.5 metres to the centre line and 2 x 600 mm in diameter link transmission dishes at 3 and 103 degrees respectively, at a height of 37.5 metres to the centre line. The development will contain ancillary apparatus including, small 'GPS' units cables and cable trays **('the development').**

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

Chief Planning Officer
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 (please quote site address given above). Any representations must be received no later than: 1st September 2013

SIGNED:	J.A. BIRD **John Bird, Galloway Estates Ltd**
ON BEHALF OF:	**Airwave Solutions Ltd**
DATED:	**19th August 2013**

AIRWAVE SOLUTIONS

BUILDING CONTROL
19 AUG 2013

ICNIRP COMPLIANCE NOTICE

PREDICTED FIELD STRENGTHS FOR NEW AIRWAVE INSTALLATION

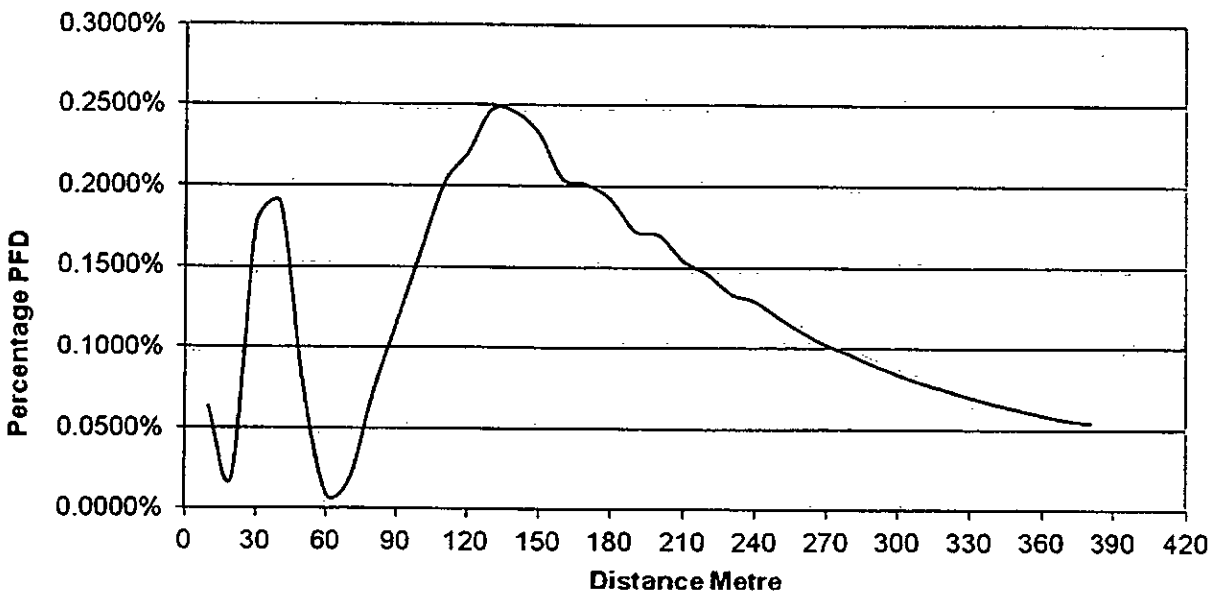
The following calculations have been completed for the proposed site at:-

Name MAN067 – Alexandra House

Address Alexandra House
Moss Lane East
Manchester
M15 5NX

NGR 383590 395978

The transmit function of this site comprises of 1 *directional* antenna mounted 37.35*m* above ground level with 4 carriers each calculated with minimum 1dB insertion loss at 1.5m above the ground, in the direction of the main beam, gives the following power flux densities.



It can be seen that the maximum signal strength reaches the ground at approximately 130m away in the direction of 140°, with a predicted level of 0.2477% of the ICNIRP guideline for public exposure of 2W/m² for 400Mhz.

This demonstrates that the installation conforms with the current ICNIRP public exposure guidelines and conforms with the precautionary approach recommended by the 'independent expert group on mobile phones (Stewart), meeting the requirements laid down in Planning Policy Guide 8

AIRWAVE SOLUTIONS

Signed.....

For and on behalf of Airwave Solutions Limited

Date.....8/8/13.....

Ordnance Survey plan with Cell centre and all options marked

