SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Quay Street Replacement	Site Address:	Bauhaus Building, 27 Quay Street, Manchester, M3 3GY.
NGR:	E383232, N398036		
Site Ref Number:	CS 23846_O2 64445	Site Type:[1]	Macro

2. Pre Application Check List

Site Selection

Was an LPA mast register used to check for suitable sites by the operator or the LPA?	Yes	**No**
If no explain why: No mast register – Online map based database of planning applications explored		
Was the industry site database checked for suitable sites by the operator:	**Yes**	No
If no explain why:		

Annual roll out consultation with LPA

Date of last annual rollout information/submission:	19 October 2011
Name of Contact:	J Roscoe
Summary of outcome/Main issues raised:	Acknowledgement of email on 19 October 2011

Pre-application consultation with LPA

Date of written offer of pre-application consultation:	5 September 2012	
Was there pre-application contact:	Yes	**No**
Date of pre-application contact:	15 October 2012	
Name of contact:	Janine Renshaw-Livesey	

[1] Macro or Micro

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Summary of outcome/Main issues raised:
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.

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Green	Amber	**Red**
Outline Consultation carried out: Consultation with City Centre Ward Councillors and Manchester Central MP, Tony Lloyd.			
Summary of outcome/Main issues raised: No comments received			

School/College

Location of site in relation to school/college: None nearby
Outline of consultation carried out with school/college: Not applicable
Summary of outcome/Main issues raised:

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

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Developer's Notice

Copy of Developer's Notice enclosed?		Yes	**No**
Date served:	N/A		

3. Proposed Development

The proposed site:
The application site is a 12-storey mixed residential and office use block located within the city centre, with elevations on both Quay Street and Atherton Street. The commercial uses front Quay Street, with the apartments to the rear.

Map showing the cell centre and adjoining cells:
 Map showing existing and proposed site and neighbouring Telefonica Cell Sites

Type of Structure:	
Description: 6 pole mounted rooftop antennas, and 1 no. 600m diameter dish antenna each enclosed by a glass reinforced plastic (GRP) shroud and 5 no. rooftop mounted equipment cabinets. Ground-based meter cabinet.	
Overall Height: 40.38 metres	
Height of existing building:	37.35 Metres

Equipment Housing: 3 x 0.77m x 0.75m x 1.94m high; 1 x 0.79m x 0.75m x 1.94m, 1 x 0.492 x 0.56 x 0.593m high. 1 x 1.00m x 0.45m x 1.20m	
Materials:	
Tower/mast etc – type of material and external colour:	N/A – antenna shrouds coloured grey to harmonise with colour of building
Equipment housing – type of material and external colour:	Steel - Grey

Reasons for choice of design:
There is a requirement to maintain 2G and 3G coverage and network capacity in this urban area where there is a high demand for network services. To meet this requirement a building has been identified capable of accommodating the apparatus that best meets this requirement. Because of the Conservation Area location, steps have been taken to limit visual impact by shrouding the antennas. The cabinets are located where a plant screen will obscure them from view. A rooftop location has been selected, with the location of the apparatus on the building avoiding impact upon the setting of the nearby listed building, which is located on Great John Street

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**	No

Frequency:	GSM 900MHz and 1800MHz and UMTS 2100MHz
Modulation characteristics[2]	GMSK and QPSK
Power output (expressed in EIRP in dBW per carrier) In order to minimise interference within its own network and with other radio networks, Telefonica UK Ltd operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision	32 dBW

[2] 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

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As part of Telefonica UK Ltd's network, the radio base station that is the subject of this application will be configured to operate in this way. All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference. The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.	
Height of antenna (m above ground level)	40.02m to top

5. Technical Justification

Predictive coverage plots enclosed.

Reason(s) why site required:
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. Further detail regarding the general operation of the network can be found in the accompanying document entitled 'General Background Information for Telecommunications Development'. This information is provided to assist the local planning authority in understanding any technical constraints on the location of the proposed development.

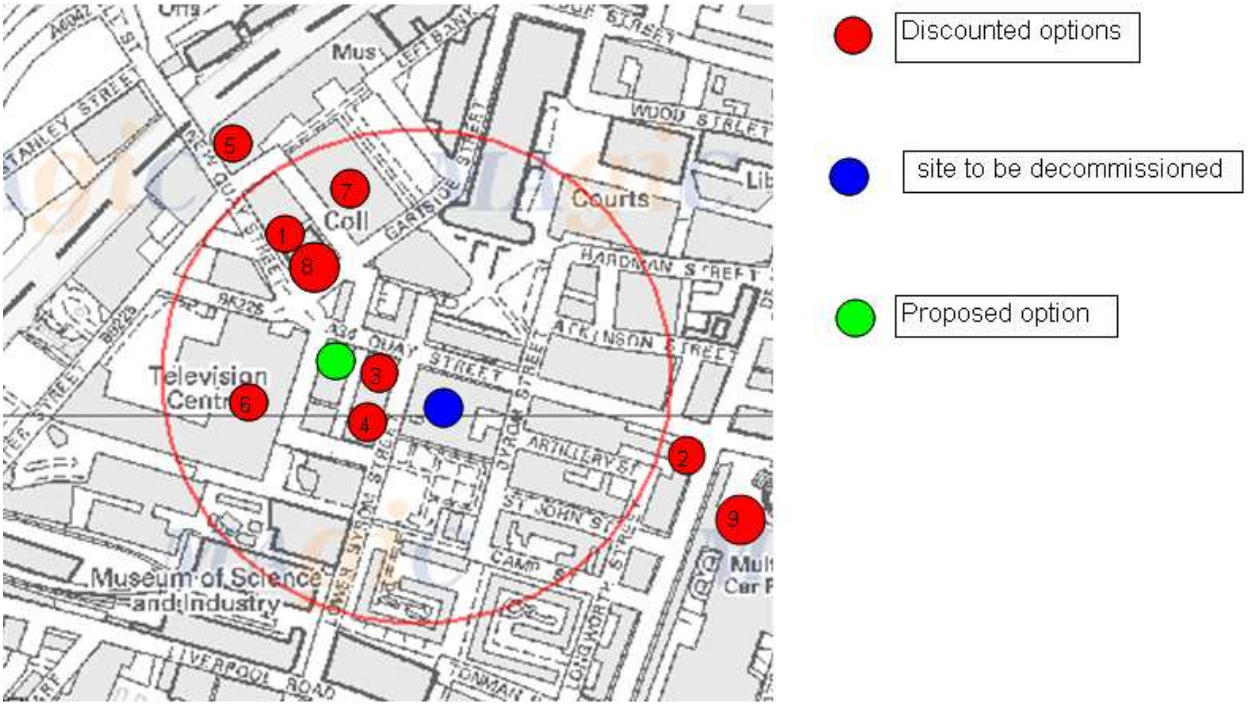
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6. Site Selection Process – alternative sites considered and not chosen (Enclose map highlighting all alternatives that have been considered by the operator)

Site[3]	Site Name and address	NGR	Reason for not choosing[4]
RT	1. NCP Car Park, New Quay Street, M3 3BE	E383198, N398151	SP – The site provider is not interested.
RT	2. Bruntwood Building, New Quay Street	E383507, N397967	SP - The site provider will not allow Telefonica on the building.
RT	3. Esure Building, Quay Street	E383276, N398033	SP - The Site provider would not to confirm interest
RT	4. Apartment block on Lower Byrom Street	E383263, N397988	T- The building is not technically suitable for the apparatus proposed.
RT	5. Apartment Block on New Quay Street		T - the location would not enable coverage requirements to be met
RT	6. Granada Studios	E383157, N398039	SP - Because of the move to Media City the SP is not interested in apparatus on the building.
RT	7. RBS Building, Gartside Street	E383262, N398164	T - The building is not suitable and the location will not enable coverage requirements to be met.
RT	8. College Building, Quay Street/Gartside Street	E383215, N398125	T - The adjacent NCP building would block radio signals. Coverage requirements would not be met.
RT	9. Great Northern Square, Peter Street		T - the location would not enable coverage requirements to be met

[3] ETS – Existing Telecomm site, ES – Existing Structure, RT – Roof Top, GF – Greenfield
[4] SP – Site Provider, RD – Redevelopment Not Possible, T – Technical Difficulties, P – Planning, O - Other

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Map showing the location of the discounted options and the site to be decommissioned

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Additional relevant information:

Siting and Appearance

The application building 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 and therefore it is acknowledged that there is a need to have particular regard to visual impact of the proposed apparatus. It is proposed for the antennas, including the dish antenna, to be shrouded with glass reinforced plastic (GRP) to provide a seamless uncluttered appearance.

The equipment cabinets will be sited a minimum of over 4 metres from the roof edge and at the main roof level, which is significantly below the upper roof level, such that they will totally screened from view.

It is the shrouded antennas that will be visible. 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.
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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.

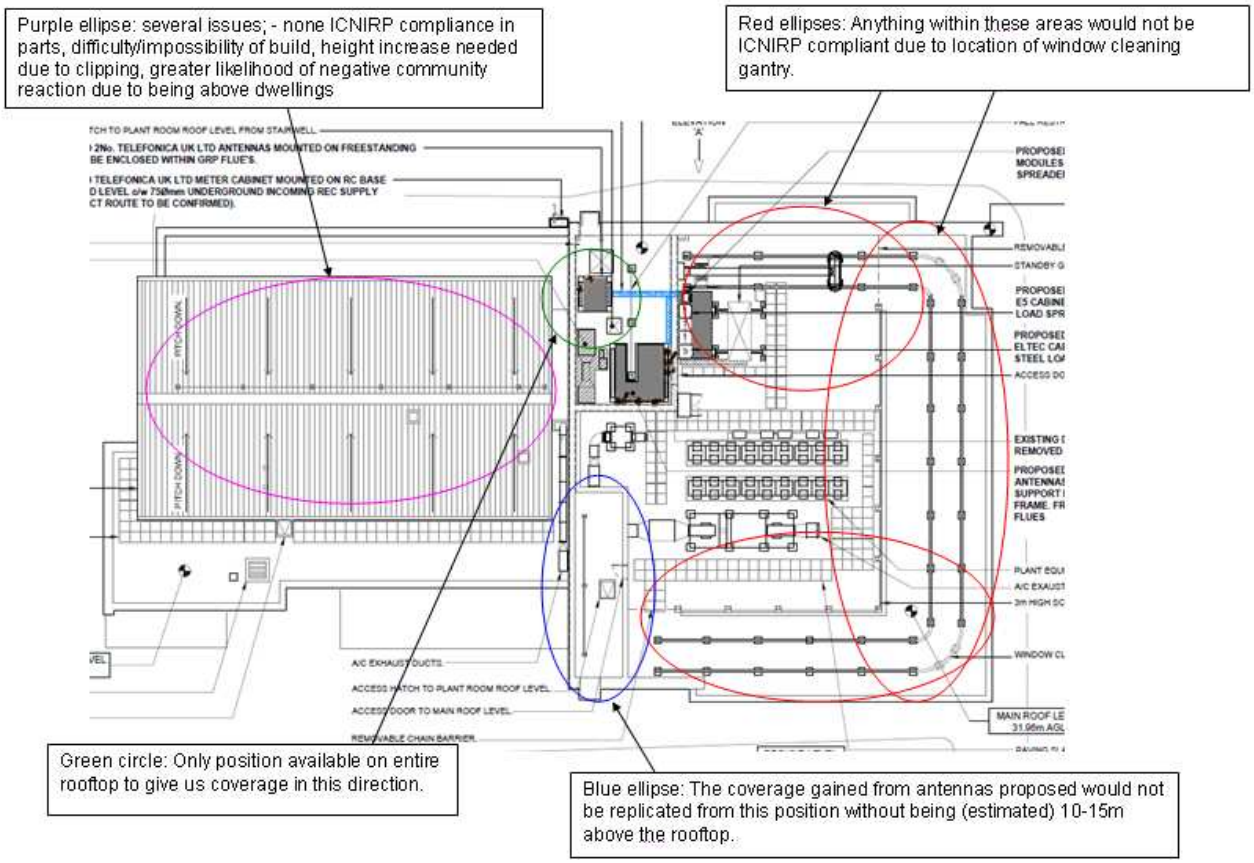
The central area of the rooftop is occupied by existing plant. A significant area of the rooftop is occupied by the window cleaning cradle and cradle rails. Antennas cannot be located within that area. The available space on the rooftop is restricted to the proposed location of the antennas.

An extract of the rooftop layout plan is provided below to clearly show those areas referred to.

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.

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Health Matters

Concerning health matters, as stated below, with regards to the National Planning Policy Framework;

With regard to health issues, paragraph 46 states that LPAs *"should not seek to ……determine health safeguards if the proposal meets International Commission guidelines for public exposure".*

For their part, Operators are required to provide evidence that:

"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" (para. 45)

A declaration of ICNIRP compliance is submitted with the application.

Policies:

Consideration is given to the National Planning Policy Framework document (NPPF) and the Code of Best Practice on Mobile Network Development (CoBP). The relevant local policies are those within the adopted Core Strategy (2012) and the saved telecommunications policy within the Manchester Unitary Development Plan (2005) is Policy DC17.1.

Against the general encouragement of development The National Planning Policy Framework 2012 states that where the development plan is absent, silent or relevant policies are out-of-date, Local

Planning Authorities should be granting permission unless:

"– any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole"

Whilst there is a saved policy, this statement provides a guideline to the emphasis in favour of encouraging development.

National Planning Policy Framework

On 27 March 2012 the Government issued the National Planning Policy Framework (NPPF). The NPPF contains the Government's strategies for economic, environmental and social planning policies in England. The NPPF provides a set of national planning objectives which are designed to support growth, protect the environment and ensure decisions are made at a local level. The NPPF states that the primary objection of development management is *"to foster the delivery of sustainable development, not to hinder or prevent development*". Local authorities are directed to approach planning decisions positively and to attach significant weight to the benefits of economic growth. The NPPF replaces all existing Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs), including PPG8 on Telecommunications and PPS5 on Planning and the Historic Environment.

Paragraphs 42 to 46 deal with communications infrastructure. Paragraph 42 states:

"Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services",

Paragraph 46 advises:

"Local planning authorities must determine applications on planning grounds. They 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 guidelines for public exposure".

With regard to new telecommunications development, the NPPF advises that LPAs *"should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate"* (para. 43).

Paragraph 44 states:

"Local planning authorities should not impose a ban on new telecommunications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of telecommunications development or insist on minimum distances between new telecommunications development and existing development".

With regard to health issues, paragraph 46 states that LPAs *"should not seek to ……determine health safeguards if the proposal meets International Commission guidelines for public exposure".*

For their part, Operators are required to provide evidence that:

"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" (para. 45)

With regards to Heritage Assets the NPPF in paragraph 134 states that "Where a development proposal will lead to a less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal."

Code of Best Practice on Mobile Network Development (CoBP)

The CoBP recommends a sequential approach to siting telecommunications apparatus;

- Mast or site sharing **[As a replacement base station, the location is constrained by the location of the existing site and the location of the neighbouring base station. For 3G and in city centre locations, the area of search is extremely small. Although Telefonica have a network sharing agreement with Vodafone, there are no Vodafone base stations that are suitably located that could provide a shared base station]**

- Installation on existing buildings and structures **[The use of a building is proposed here]**

- Camouflaging or disguising equipment **[In order to limit impact, the most visible element of the proposal, the antennas, will be enclosed within GRP shrouds].**

- Using small scale equipment **[would not enable coverage requirements to met]**

- Erecting new ground based masts **[N/A]**

It is considered that this proposal has due regard to guidance within the CoBP.

Local Planning Policy

The council's saved policy on telecommunications development is within the Saved Manchester UDP 2005 – City Wide Policy 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.

[By utilising an existing building, and providing camouflaged shrouded antennas, set back a significant distance from the roof edge, so as to significantly limit views, the proposal will have regard to visual impact and the character and appearance of the Conservation Area location. The proposal will preserve the character and appearance of the Conservation Area and having regard to the NPPF, will lead to less than substantial harm to the Conservation Area and will provide the benefit of ensuring high quality communications is maintained to this busy urban area where there is a high demand for network services]

Manchester Core Strategy 2012

Policy DM1 Development Management (the relevant parts of the policy have been listed below)

"All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document: -

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact upon the surrounding area in terms of design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions such as noise…"

Policy CC9 Design and Heritage

"…Development in Manchester City centre should preserve or enhance the heritage assets that have been identified, including listed building, conservation areas and scheduled ancient monuments…"

[For the reasons given above, the sensitive camouflaged design will have regard to the character of the area. The installation will have limited visual impact. Any visibility will not cause harm to the character and appearance of the area, such as to warrant refusal.]

Summary:

The objective of National Planning Guidance, as set out in the National Planning Policy Framework is to promote "*advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services*."

It is the case here is that this proposal is for a replacement base station, which will maintain 2G and 3G coverage and capacity for Telefonica.

It is against the general encouragement for telecommunications development that the proposal should be assessed. Utilising an existing building for a shared base station is clearly in accordance with Government guidance within the National Planning Policy Framework and the Council's policy on telecommunications development.

The cabinets will be located where screened by a plant screen so that they are not visible. The visibility of the antennas will be minimised by setting back from the roof edge and enclosing with GRP shrouds. The visual impact will be limited and the camouflaging will have due regard to preserving the character and appearance of the Castlefield Conservation Area.

Any visibility of the installation has to be balanced against the clear need of the proposal, the lack of suitable alternative sites and the opportunity to mount apparatus on the rooftop of a building, with very limited visual impact.

Having regard to NPPF paragraph 134, the benefits of maintaining good quality communications, together with the consideration that the proposal will have a "less than substantial harm to the significance of a designated heritage asset", support for the proposal can be justified.

The proposal is considered to meet the objectives of the National Planning Policy Framework and be in accordance with local policy and is considered to best balance environmental considerations with

technical requirements.

The Proposal is ICNIRP compliant. A declaration of ICNIRP compliance is submitted with the application.

Contact Details

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	WA2 0XR		
Signed:		Date:	19 October 2012
Position:	Senior Town Planner	Company: (on behalf of above operator)	Galliford Try Communications

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