SITE SPECIFIC SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Higher Blackley	Site Address:	Pavement of Victoria Avenue, High Blackley, Manchester, M9 8WQ
NGR:	E384661 N404183		
Site Ref Number:	13152	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?		No
Was the industry site database checked for suitable sites by the operator:	Yes	

Annual roll out consultation with LPA

Date of last annual rollout information/submission:	23/10/2008
Name of Contact:	j.roscoe@manchester.gov.uk
Summary of outcome/Main issues raised:	Read receipt

Pre-application consultation with LPA

Date of written offer of pre-application consultation:	24th September 2009	
Was there pre-application contact:		No
Date of pre-application contact:		
Name of contact:		

[1] Macro or Micro

Summary of outcome/Main issues raised:
A pre application consultation letter was sent to Manchester City Council Planning Department on 24/09/09, detailing the recent agreement between the Vodafone group and the Telefonica O2 group regarding their intentions to share their network infrastructure and to consolidate the existing 2G and 3G sites. This letter informed Manchester City Council of Vodafone's proposals to replace its existing 16.6 metre high base station (App ref: 068745/TEL/2003/N1) with the installation a shareable street pole that could also accommodate O2. The LPA's view of these proposals was sought; Despite numerous attempts to instigate dialogue with the LPA, to date no comment has been forthcoming. Therefore, given that the proposals constitute mast sharing and therefore eliminate the need to install a second Telefonica O2 ground based mast in the immediate locality, it is considered that the proposals are acceptable and conform to both local planning policy and national planning guidance. In this regard it was considered acceptable to progress to the application stage.

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	AMBER
Outline Consultation carried out: A community consultation exercise was undertaken with the local ward councillors of the Higher Blackley ward. Informative community consultation letters were sent out to Councillors Barnes, Lyons and Trotman on 24/09/09.	
Summary of outcome/Main issues raised: To date no comments regarding the proposals have been received.	

School/College

Location of site in relation to school/college: In accordance with the Code of Best Practice on Mobile Phone Network Development no school or college was considered to have a direct or functional relationship with the proposed site.
Outline of consultation carried out with school/college: N/A
Summary of outcome/Main issues raised: N/A

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

Developer's Notice

Copy of Developer's Notice enclosed?		Yes	
Date served:	18/11/09		

3. Proposed Development

The proposed site:

The proposed site is located on the pavement of Victoria Avenue, to the east of Heaton Park Road, in the north-eastern area of Higher Blackley. More specifically the site will be located on the northern side of Victoria Avenue, which runs through the area in an east - west direction. The site is set along the highway within the context of open public space to the north-east, whilst the site is fronted by commercial properties located upon the southern side of Victoria Avenue that form the local shopping arcade. The nearest houses are located 40 metres away from the proposed site.

It is acknowledged that residential properties can be found within the vicinity of the proposed site. However given the degree of separation, their orientation within the street scene as well as the positioning of apertures, it is considered that the proposal would not significantly affect the outlook from these properties.

The proposed site is set amongst existing linear features along the highway of Victoria Avenue, these include an existing Orange telecommunications installation and the existing Vodafone installation which are both established features within this locality as well as the existing street lighting columns. These features will enable the replacement installation to appear as a series of vertical columns along the highway, resulting in a minimal impact upon the surrounding amenity.

The proposed installation will consist of a continuous diameter street pole which will be seen as a feature not uncommon in an area that is proliferated with existing structures street lighting columns. Therefore, in time it will be accepted as part of the urban fabric of the area as it is replacing an existing installation and will be seen within the context of an existing telecommunications installation.



Proposed site

Enclose map showing the cell centre and adjoining cells:
See enclosed coverage plots.

Type of Structure:
Description:
The installation of a radio base station consisting of a 17.5 metre high Saturn 411 street pole, accommodating 6.no antenna (3.no Vodafone and 3.no O2) within a 325mm GRP shroud. An additional equipment cabinet for O2 is also proposed and will be located adjacent to the replacement pole. The existing AC Lucy Pillar will be replaced by an Alifabs electrical meter cabinet. The existing 16.6m high street pole will be removed.

Overall Height:	
Height:	17.5 Metres
O2 Equipment Housing:	
Length:	1.48 Metres
Width:	0.35 Metres
Height:	1.50 Metres

Electrical Meter Cabinet:	
Length:	0.66 Metres
Width:	0.26 Metres
Height:	1.12 Metres
Materials:	
Tower/mast etc – type of material and external colour:	Galvanised steel colour coated grey, unless otherwise requested by LPA
Equipment housing – type of material and external colour:	Steel, colour coated grey, unless otherwise requested by LPA

Reasons for choice of design:

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 street lighting columns. The street pole design is considered less visually intrusive than a larger ground based lattice mast which would be bulkier in appearance than the proposed shareable street pole. 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 applicant judged might affect the linear nature of the scheme. It is considered that the continuous diameter column which is relatively slender (325mm diameter) whereby the appearance of the monopole is considered to be an appropriate solution and shows the applicant's efforts to help mitigate the proposals impact on the visual amenity. The proposed shareable street pole requires a GRP shroud diameter of 325m in order to accommodate the required antennas and enable the installation to meet both operator's technical requirements.

Aware that standard mast design can appear incongruous, it is of note that the street pole benefits from shrouded antennae rather than a traditional 'head frame' design, which will further mitigate the impact of the proposals. The pole and shroud will be finished grey to match the colour of existing Vodafone street pole, making it merge more effectively within the street scene and the context of existing linear features. This is all considered to ensure that the proposed installation has the minimum effect upon the surrounding area.

The proposed equipment cabinet is considered small for a telecommunications development (less than $2.5m^3$) and will be located alongside the street pole. The equipment cabinet has an appearance similar to other communications and electrical service boxes found in the street scene. The proposed equipment and electrical meter cabinets will be painted grey, 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.

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	

Frequency:	2100 MHz
Modulation characteristics[2]	UMTS
Power output (expressed in EIRP in dBW per carrier) In order to minimise interference within its own network and with other radio networks, Vodafone Ltd operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision As part of Vodafone Ltd's network, the radio base station that is the subject of this application will be configured to operate in this way	Maximum 32 dBW
Height of Vodafone antenna (m above ground level)	16.05 metres
Height of O2 antenna (m above ground level)	14.18 metres

[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

5. Technical Justification

Enclose predictive coverage plots.

Reason(s) why site required e.g. coverage, upgrade, capacity (map attached if required):
Telefoncia O2 require a site in this location in order to improve radio coverage and capacity in the surrounding area, whilst Vodafone require this site to maintain their existing coverage levels. A site in this location could also help in the prevention of call dropping. Call dropping occurs due to the inability of adjoining cells to pass on active calls to each other; this will result in the termination of live calls. The minimum level of coverage required is urban coverage. The site is required to increase network capacity and provide 3G coverage to the Higher Blackley area of Manchester. This location currently suffers from low levels of 3G coverage, therefore an installation is required to bring 3G coverage in the area up to the standards set by Telefonica O2 and requirements of central government. It should be noted that in densely developed urban environments, or in environments containing robust commercial buildings, the buildings will attenuate signals to a greater extent than in a more open suburban or rural environments. As such there is a need to provide a higher quality of signal in urban environments. GIS modelling plots illustrating the predicted levels of coverage will be forwarded separately in support of this application. Further detail regarding the general operation of the Vodafone 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.

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]
N/A	**N/A**	**N/A**	**N/A**

[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

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

In accordance with the licence obligations and advice in PPG8 and the Code of Best Practice on Mobile Phone Network Development the applicant's undertook an inspection of the area of search. The proposed replacement of an existing telecommunications installation and the mast sharing of the new installation is considered to be the best technical and environmental solution that will address both operators' coverage deficiencies within this area. A sequential approach to site selection has been carried out and a mast sharing opportunity identified. As mast sharing proposals conform to local and national planning policy it is considered that the proposed site is the most acceptable in this area.

Additional relevant information:

Siting:

The proposed installation is located on pavement of Victoria Avenue, Higher Blackley, Manchester, M9 8WQ. It is recognised from the outset that the general cell area is predominantly residential in character; hence the applicant's decision to locate the proposal along a highway within an area of commercial use and within the context of existing linear features of which the existing Vodafone mast is an established feature. Furthermore the proposed site is located away from sensitive land uses and the elements of non-residential activity, that include commercial buildings, an existing telecommunications installation and the section of public open space provides a suitable context for the installation. The site is situated 4.5 metres from the highway and 40 metres away from the nearest residential property.

Visual appearance:

The proposed development at this location relates to the installation of a 17.5 metre high street pole incorporating 3no. Vodafone 3G antennas and 3no. O2 3G antennas found within the upper section of the mast. The proposed the pole in entirety has a diameter of 325mm, whilst the shroud has a diameter of 325mm. An additional equipment cabinet will be sited alongside the proposed installation and will be similar in appearance to the existing equipment cabinet. The existing AC Lucy Pillar will be removed and replaced with an Alifabs electrical meter cabinet, which can meter the electrical supply for both operators.

The proposed siting on the northern side of Victoria Avenue ensures that the proposed installation is situated away from residential view points given their orientation within street scene, leading to no direct views of the installation. A street pole is designed to allow minimal intrusion whilst meeting Vodafone's and O2's coverage requirements in the area. The installation is proposed to be sited next to existing street lighting columns and other existing street furniture that includes telecommunications installations, road signs, traffic signals and utilities equipment at the proposed site.

Further to this, the site is located next to a section of established vegetation consisting of tall and mature trees that stand at approximately 13 – 21 metres in height and are located to the north-east of the site on a raised embankment that forms a section of open public space at the junction of Victoria Avenue and Heaton Park Road. The adjacent tall and mature trees form back drop to the site and it is considered that the surrounding vegetation will soften the impact of the proposed installation upon the surrounding area, whilst also acting to screen the installation from certain viewpoints.

The proposed installation has been sited upon a wide section of pavement, in line with existing street lighting columns so that it will not impinge the forward visibility splay of Victoria Avenue or Heaton Park Road, making it an unobtrusive feature upon the highway.

Furthermore by siting the installation and the associated equipment cabinets at the rear of the pavement, the proposals will not impact upon pedestrian safety as a pavement width of 4.5 metres is maintained. According to the best practice guide, which in this instance the most relevant is considered to be Places Streets and Movements: A companion guide to Design Bulletin 32. Page 56 of Design Bulletin 32 and associated guidance recommends a minimum width of 1.8 metres sufficient to allow a wheelchair user and pushchair to pass each other unobstructed. It is therefore considered that this proposal complies with this guidance.

Through using a galvanised steel street pole, it is considered that it will aid the merging of the installation and therefore minimise the visual impact of the installation upon the surrounding amenity as it will replicate the finish of adjacent street lighting columns. The ground based equipment cabinets will also be colour coated grey (unless otherwise stated by the LPA) and benefit from being set within the context of existing utilities equipment cabinets.

The proposed installation has been sited so it will appear as an unobtrusive feature within the townscape, as the existing installation is an established feature within this locality and its initial period of novelty has now passed, the replacement street pole will not form an incongruous feature when viewed along the highway. The proposed height of installation is required in order to allow the radio signal to clear surrounding obstacles such as buildings and the tall trees located to the north-east of the site and to enable the radio signal to permeate down to lower lying areas of the cell. This means that an installation of the proposed height is necessary in order to allow both sets of antennas to address the identified hole in coverage for both operators.

The proposal consists of the removal of an existing Vodafone single user street pole to be replaced by a Vodafone dual user street pole that is also capable of accommodating Telefonica O2. The alternative option to this would be to install a more traditional lattice design mast within the cell area; however, it is considered that a bulkier mast within this area would be visually less acceptable than the proposed development at Victoria Avenue.

It is considered that the proposal before you strikes a good balance between environmental impact and operational considerations. The proposed installation requires a minimal height increase of 0.90 metres to that of the current installation at the pavement of Victoria Avenue and it is considered that the proposed development represents the best compromise between the visual impact of the proposal on the surrounding area and meeting the technical coverage requirement for the site. The proposal means that O2 will not need to seek permission for a separate installation within this cell area, it is therefore considered that a shareable street pole in this location will prevent the proliferation of structures and the cluttering of the street scene. 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.

National Planning Policy

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

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. 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 on mobile telecommunications systems and the 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

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

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.

Paragraph 127 states that, *"It has been a longstanding Government policy objective to encourage telecommunications operators, wherever practicable, to share masts and sites as a means of reducing overall mast numbers".*

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.*

Local Planning Policy

The development plan framework is provided by the Manchester City Council Unitary Development Plan which was adopted in July 1995, although it is acknowledged that the Local Planning Authority are working towards formulating a Local Development Framework which will in time supersede this document. In the meantime it is considered that the following polices of the Manchester City Council Unitary Development Plan are applicable: -

Policy DC17.1 Telecommunications

"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 upon the 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 exploited before agreeing to additional separate development".

The proposed development compromises the removal of the existing radio base station which will be replaced by a structure which is of similar appear and has been sited near to existing street lighting columns and an existing telecommunication installation. It is considered that this will minimise its impact upon the visual amenity of the surrounding area. The design and siting of the mast is considered to be discreet as the antennas are housed in a shroud casing and the pole is of a slim line diameter. Therefore it is considered that the proposals comply with Manchester City Council's Unitary Development Plan Policy DC17 as the impact of telecommunications the proposals upon visual amenity is minimal. The site will meet Vodafone's technical requirements and is also considered to comply with local and national government policies regarding telecommunications.

The proposed development compromises the mast sharing of a street pole radio base station, negating the need for two separate installations within this locality. Therefore the proposed dual user street pole is considered to better preserve the visual amenity of the street scene as it will prevent the proliferation of structures as the two operators can utilise a single structure. Such a proposal conforms to Policy DC17 and national planning policy guidance regarding telecommunications developments. The proposed site is not located in an area of special land designation therefore it is considered that the proposal complies with Policy DC17.

The proposed development involves the removal of an existing telecommunications installation, which is an established feature within the street scene and the replacement shareable installation requires a minimal height increase of 0.90 metres. It is therefore considered that the proposed shareable structure will not have a significant impact upon the amenity of the area, given the discreet nature of the design and that the site benefits from a back drop of tall and mature trees and is seen within the context of existing vertical features along a main thoroughfare and is also within the an area of commercial activity.

Policy H2.2 is concerned with developments in residential areas and may also be considered relevant:

Policy H2.2 Housing

"The Council will not allow development which will have an unacceptable impact on residential areas. The matters which the Council will consider in coming to such decisions will include scale and appearance and its impact in terms of noise, vibration, traffic generation, road safety and air pollution."

It is acknowledged that there are residential properties within the vicinity of the proposed site, However, it is considered that the proposed installation has been designed so as to not impact upon residential amenity because it has sited in such a way so as to make use of the existing features within the street scene. These include established street lighting columns and existing telecommunications installations, which will aid the structure to blend into its setting and assimilated into the environment. Whilst it is acknowledged that the replacement installation requires a 0.90 metres height increase it is not considered that this will have a detrimental impact upon the residential amenity of the area as the proposed development involves replacing an existing telecommunications installation which is an established feature within an urban environment. All of this is considered to make the proposed radio base station visually unobtrusive and it is therefore deemed that this proposal complies with Policy H2.2.

The antennas do not need to be physically maintained once the column is in situ. During the maintenance visits, the antennas might be "optimized." This is when the orientation or down-tilt of the antennas is altered to maximise the coverage offered by the installation. All of these changes to the antennas orientation or down-tilt are done remotely by an engineer working in the cabinet at the base of the column so there is no need for a cherry picker on any of the maintenance visits. In addition to this, the engineer's maintenance vehicle will be parked off Victoria Avenue, away from the main flows of traffic; these routine visits are done on foot which would negate the obstruction of the free flow of traffic at this intersection from any maintenance vehicle. It is therefore considered the proposal complies Policy H2.2 as the proposals will not impact upon road safety.

Health:

Planning Policy Guidance 8 (PPG8) advises, on the issue of health, that:

"Paragraph 98...it is the Government's firm view that the planning system is not the place for determining health safeguards. It remains central Governments responsibility to decide what measures are necessary to protect public health. In the Government's view, if any 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".

The core principle of this principle has recently been challenged in both the High Court and the Court of Appeal (T-Mobile UK Ltd, Hutchinson 3G Ltd, Orange Personal Communications Services Ltd -V- First Secretary of State & Harrogate Borough Council 2004). On both occasions the case was dismissed, thereby confirming that if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority to consider further the health aspects and concerns about them.

A declaration of compliance with the ICNIRP guideline for public exposure has been enclosed with this application. RF emissions from the proposed installation will be may times lower than the ICNIRP reference standard in all publicly accessible areas around the installation. In the light of the above information, it is clear that the weight to be given to such concerns should not be so great as to warrant a refusal of the application on health grounds.

Contact Details

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