SITE SPECIFIC SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Willow Park Housing Trust	Site Address:	Willow Park Housing Trust, Greenwood Road, Wythenshawe, Manchester, M22 9HD
NGR:	382025, 388013		
Site Ref Number:	76310	Site Type: Macro	Greenfield

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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
If no explain why: After a phone call to the LPA it was felt that the industry database was a more up to date source of information.		
Was the industry site database checked for suitable sites by the operator:	Yes	
If no explain why: N/A		

Annual roll out consultation with LPA

Date of last annual rollout information/submission:	19/10/2011
Name of Contact:	J Roscoe
Summary of outcome/Main issues raised:	No comments have been received at the time of submission.

Pre-application consultation with LPA

Date of written offer of pre-application consultation:	29/03/2012	
Was there pre-application contact:		No
Date of pre-application contact:	N/A	
Name of contact:	The Director of Planning	

Summary of outcome/Main issues raised: At the time of preparing this submission, and despite our attempt to engage in pre-application dialogue with the LPA, no comments had been received in respect to the proposals.

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Green		
Prior to the submission of this application the applicant initiate pre-consultation discussions with the local planning authority. This provides an opportunity for the LPA to discuss development proposals and identify site specific issues.			
Summary of outcome/Main issues raised: No responses had been received at the time of submission.			

School/College

Location of site in relation to school/college: There are no schools in close proximity to the 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:	9/4/2012		

3. Proposed Development

The proposed site:

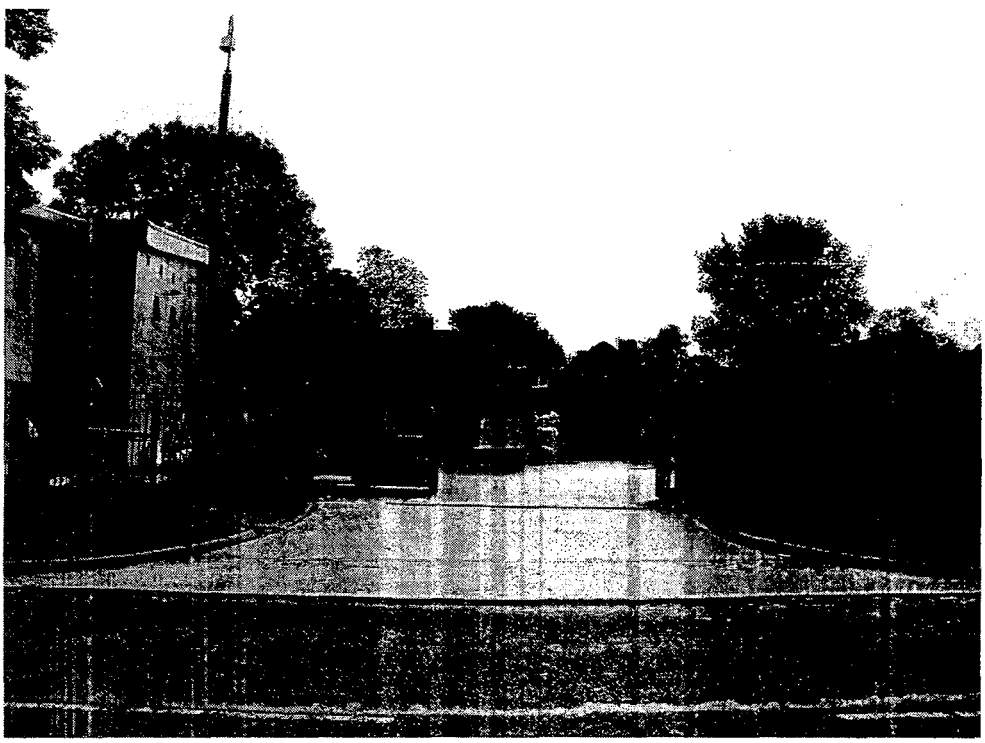
The proposed site is a replacement for the monopole shown below which is in very close proximity on Hollyedge Road. The present monopole has to be replaced due to the extension of the Metrolink.



The proposed site is located on a grassed verge on the east side of Greenwood Road, adjacent to and on the east side of the tarmac footway. The proposed site is within the grounds of the Willow Park Housing Trust adjacent to the fence defining the western border of the large Housing Trust commercial building with a large car parking facility to the north. The proposed facility is a 14.7m Everything Everywhere Phase 4 Street work Pole that will provide replacement coverage for both Orange and T-Mobile to the M22 area of Manchester. It is imperative to consider that this monopole is to replace an existing facility (Cell Reference: 76301 where Everything Everywhere have been given a notice to quit). The proposed Phase 4 Street work design has been selected to allow the facility to integrate with the existing street furniture, having similar vertical lines to the numerous 8m street lighting columns distributed around the area. The site is extremely well shielded with the high roofline of the Willow Park Housing Trust offices at approximately 8.5m (to gable ends) masking views from a number of angles. These screening effects are further compounded by a number of mature trees of up to approximately 13m in height situated on the grassed verge on the east side of Greenwood Road. The site is overlooked by a bus stop and a large grassed verge with banks of mature

trees of up to approximately 12m in height further to the west. Further to the south of the site and adjacent to Housing Trust building is a church and car parking facility. The site has been carefully selected to provide the required coverage for both operators whilst not being as far away as possible from residential properties. Everything Everywhere have specified a 14.7m Street pole as this is the minimum height that can provide the required coverage for both operators within one facility.

Site photograph can be seen below:



Enclose map showing the cell centre and adjoining cells:
This can be e-mailed to the LPA on request.

Type of Structure	
Description: Proposed 15m Phase 4 Street works Tower. Proposed antennas within GRP shroud. Proposed Transmission dish. Colour: Galvanised. Shroud Colour: Grey. Proposed POW Fredo cabinet on root foundation. Dimensions: 900mm x 800mm x 1260mm Material: Steel. Colour: Grey. High Proposed RBS 2106 cabinet on root foundation. Dimensions: 925mm x 1300mm x 1642mm. Material: Steel. Colour: Grey. Proposed Link A/C cabinet on root foundation. Dimensions: 600mm x 500mm x 1240mm. Material: Steel. Colour: Grey.	
Overall Height: 15m	
Height of existing building	N/A
Equipment Housing:	
Length:	900mm &

	925mm & 600mm
Width:	800mm & 1300mm & 500mm
Height:	1260mm & 1642mm & 1240mm

Materials	
Tower/mast etc – type of material and external colour:	Proposed 15m Phase 4 Street works Tower. Proposed antennas within GRP shroud. Proposed Transmission dish. Colour: Galvanised. Shroud Colour: Grey.
Equipment housing – type of material and external colour:	Proposed POW Fredo cabinet on root foundation. Dimensions: 900mm x 800mm x 1260mm Material: Steel. Colour: Grey. High Proposed RBS 2106 cabinet on root foundation. Dimensions: 925mm x 1300mm x 1642mm. Material: Steel. Colour: Grey. Proposed Link A/C cabinet on root foundation. Dimensions: 600mm x 500mm x 1240mm. Material: Steel. Colour: Grey.

Reasons for choice of design:

Central Government attaches great importance to the design of the built environment and outlines this within Section 7 (para. 56) of the National Planning Policy Framework. It states "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".

The proposed installation is an Everything Everywhere Phase 4 Streetwork Pole which will house both Orange and T-Mobile. The sharing of base stations between multiple operators is one of the key strategic policy principles contained within the NPPF

In keeping with the National Planning Policy Framework (NPPF). guidelines of using "high quality communications infrastructure", the proposed design has been selected to minimise visual impact upon the street scene by integrating with the existing street furniture, having similar vertical lines and overall appearance to the numerous street lighting columns (approx. 10.2m and 12m in height) running along the length of the adjoining road.

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.	Yes	

When determining compliance the emissions from all mobile phone network operators on the site are taken into account.		

Frequency:	3G: 2100 MHz band – UMTS
Modulation characteristics[1]	QPSK for 3G Sites
Power output (expressed in EIRP in dBW per carrier) In order to minimise interference within its own network and with other radio networks, (Everything Everywhere) 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 (Everything Everywhere)'s network, the radio base station that is the subject of this application will be configured to operate in this way.	Maximum output of 32 dBW
Height of antenna (m above ground level)	13.7m

5. Technical Justification

Reason(s) why site required
The National Planning Policy Framework clearly states that authorities should not question the need for the service, nor seek to prevent competition between operators. Notwithstanding this fact, the Applicant considers it to be important to explain the technical justification for the site and how the facility fits into the overall network. Notwithstanding this fact, the Applicant considers it to be important to explain the technical justification for the site and how the facility fits into the overall network. The site is required to provide new 3G coverage for Everything Everywhere in order to improve coverage in the M22 area of Manchester. The cell search areas for 3G are extremely constrained with a typical cell radius of approximately 250m meaning that it would not be feasible to site the column outside of this locale. Further detail regarding the general operation of the network can be found in the accompanying document entitled 'General Background Information on Radio Network Development for Planning Applications'. 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

[1] 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

Discounted Options

In accordance with the sequential approach outlined in the NPPF following search criteria have been utilised. Firstly consideration is always given to sharing any existing telecommunication structures in the area, secondly consideration is then given to utilising any suitable existing structures or buildings and thirdly sites for freestanding ground based installations are investigated.

This sequential approach is outlined below:

a) Mast and Site Sharing
b) Existing Buildings Structures
c) Ground Bases Installations

In compliance with its licence and the sequential approach outlined in the NPPF all attempts to utilise any existing telecommunication structures where they represent the optimum environmental solution have been employed. The Ofcom Site Finder mast register is always examined prior to the submission of an application.

Site Type	Site Name and Address	NGR	Reason for not choosing
GF	Willow Park Housing Trust Land	382066, 388323	Site is being rented out to the contractors working on the Metrolink Construction. There is residential development close to the site and land earmarked for future residential development next to the site.
GF	Greenwood Road DNS	382042, 388185	Site is fairly open and screening limited, fairly close to residential housing and potentially may require upwards of 15m to clear the tree clutter to provide coverage into the target area.
RF	St Martins Church	381503, 388402	Site is considered too far West of target coverage area.
RF	St Johns Catholic Club	382000, 387913	Site is limited for space and the low level of the roof would mean the site would be highly visible from the surrounding housing in the area.
GF	Hollyhedge Road SW	382008, 368110	Any sites along this stretch of road are likely to be affected by the tram route being constructed.
GF	Gladeside Road Shops SW	382101, 387713	The site would be open and visible to the housing opposite if on footpath next to the shops.
GF	United States of Wythenshawe Boxing Club	382384, 387849	No space for GF option, building considered too low for rooftop to clear the local clutter and housing.

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

N/A

7. Additional Relevant Information

Background to the Proposal

This specific proposal forms part of an integral requirement for Everything Everywhere to expand their respective 3G telecommunications network across Manchester specifically in this instance to enhance 3G coverage levels and network capacity within the M22 area.

This partnership has resulted in the development and production of an array of "dual user" structures and cabinets, which have the ability to accommodate both operator's antenna systems and radio equipment.

Mobile phone base stations operate on a low power and accordingly base stations therefore need to be located in the areas they are required to serve. Increasingly, people are also using their mobiles in their homes and this means we need to position base stations in, or close to, residential areas.

A further limiting factor is that the position has to be one that fits in with the existing network. Sites have to form a patchwork of coverage cells with each cell overlapping to a limited degree with the surrounding base stations to provide continuous network cover as users move from one cell to the other. However if this overlap is too great unacceptable interference is created between the two cells.

DEVELOPMENT PLAN POLICY.

Development plan considerations have a special significance in law. Section 54A of the Town and Country Planning Act 1990 (The Act), and re-iterated in Section 38 of the Planning and Compensation Act 2004, it is stated that:

"Where in making any determination under the Planning Acts regard is to be had to the Development Plan, determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise."

NATIONAL PLANNING POLICY

PPG8 and PPS1 have been replaced by the National Planning Policy Framework (NPPF) (March 2012). This document condenses the advice outlined previously although the broad principles of promoting the expansion of electronic communication networks remain the same:

The Government remain committed to promoting telecommunications and place emphasis on the importance of telecommunications to the wider economy. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied at the Local level. It provides a framework within which local people

and their accountable Councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

The purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions of sustainable development, each of which give rise to the need for the planning systems to perform a number of roles including;

- Economic Role – contributing to building strong, responsive and competitive economy;
- Social Role – Supporting strong vibrant and healthy communities; and
- Environmental Role – Contributing to protecting and enhancing our natural, built and historic environment.

The NPPF contains at its core a presumption in favour of sustainable development which runs through both plan-making and decision-making processes.

Paragraph 19 states that "The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system".

It continues in Paragraph 20 to confirm Central Government advice that "To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century". The following paragraph states "Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure"

Section 4 of the NPPF (Paragraph 29) encourages the "smarter use of technologies" to reduce the need to travel and promote sustainable transport methods in accordance with the central sustainable development thread which travels through the Framework.

The most pertinent section of the NPPF to the proposed development is that contained within Section 5: Supporting High Quality Communications Infrastructure.

There is recognition from Central Government in Paragraph 42 that "Advanced, high quality communications infrastructure is essential for sustainable economic growth" which will in turn play a vital role in developing provisions within the local community of both facilities and services.

Paragraph 43 identifies the need to "keep the number of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network". In doing so, Central Government encourages the use of existing masts, buildings and other structures unless the need for a new site can be justified. Where such new sites are required, it is suggested that, where appropriate, equipment should be sympathetically designed and camouflaged.

Paragraph 45 defines the evidence that should be supplied to justify the proposed development. This should include:

- "The outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a

- school or college or within a statutory safeguarding zone surrounding an aerodrome or technical site; and

- 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; or

- for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met."

Confirmation that Local planning authorities must determine applications on planning grounds is also contained in Paragraph 46. In determining applications, it is the contention of Central Government that LPAs 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 (ICNIRP) guidelines for public exposure.

Central Government attaches great importance to the design of the built environment and outlines this within Section 7 (para. 56). It states "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".

In respect to good design, decision making should aim to ensure that any proposal deemed appropriate would "function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development" and "respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation".

In determining planning applications "great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area". Paragraph 63.

It is the intention of the NPPF that "Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits)". Paragraph 65.

Paragraph 66 clarifies that "Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably".

LOCAL PLAN POLICY

The relevant Local Plan policies (Manchester Unitary Development Plan adopted 21st July 1995) have been highlighted below.

Policy DC17:

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.

Policy Compliance

In view that Policy DC17 advocates that developments have been "sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas", the design has been specifically chosen to integrate with the numerous (approx. 8m) street lighting columns distributed around the area. The site has also been selected to provide the required coverage to the M22 area whilst being as far away as possible from residential properties.

The choice of site is also in line with policy E39's requirement to "minimise visual impact", having been influenced by the availability of the screening benefits provided by the high roofline of the Housing Trust building (approx. 8.5m). The site also benefits from the screening effects of the numerous of mature trees on both sides of Greenwood Road of up to approximately 13m in height.

In accordance with aspect (c) of Policy E39, the "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" a detailed breakdown of discounted options has been outlined in Section 6 of this application.

Conclusion

We consider that the development is complaint with the council's policy and that in accordance with Section 38 (6) of the Planning and Compensation Act 2004 permission should be granted for the installation.

We consider the development complies with both central government and local planning policy guidance where the underlying aim is to provide an efficient and competitive telecommunication system for the benefit of the community while minimising visual impact.

Taking into account the factors of technical constraints, available sites and planning constraints we consider that this site and design clearly represents the optimum environmental solution.

On the basis of a recognised need to expand and promote telecommunications networks across the region, it is considered that the proposal fully accords with the requirements of the National Planning Policy Framework and Manchester City Council's Local Plan Policies.

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Contact Details

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Operator:	Everything Everywhere	Fax no:	N/A
Address:	WHP Ponderosa Scotland Lane Horsforth Leeds LS18 5SF	Email Address:	d.hosker@wilkinson-helsby.co.uk
Signed:		Date:	10/4/2012
Position:	Planning Manager	Company: (on behalf of above operator)	WHP

DEVELOPERS NOTICE

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

PLANNING (E)
BUILDING CONTROL
11 APR 2012

Proposed development at Willow Park Housing Trust,
Greenwood Road,
Wythenshawe,
Manchester,
M22 9HD

Grid Reference 382025, 388013

I give notice that WHP on behalf of Everything Everywhere (UK) 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;

Proposed 15m Phase 4 Streetworks Tower. Proposed antennas within GRP shroud. Proposed Transmission dish. Colour: Galvanised. Shroud Colour: Grey. Proposed POW Fredo cabinet on root foundation. Dimensions: 900mm x 800mm x 1260mm Material: Steel. Colour: Grey. High Proposed RBS 2106 cabinet on root foundation. Dimensions: 925mm x 1300mm x 1642mm. Material: Steel. Colour: Grey. Proposed Link A/C cabinet on root foundation. Dimensions: 600mm x 500mm x 1240mm. Material: Steel. Colour: Grey.

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

The Director of Planning
Chief Executive's Department
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 any representations must be received no later than; 14 days after the date below

SIGNED; WHP

ON BEHALF OF; Everything Everywhere (UK) Ltd

DATED; **9/4/2012**

EverythingEverywhere Limited
Hatfield Business Park, Hatfield,
Hertfordshire AL10 9BW
Phone: +44 (0)1707 315000

Three UK Limited
Star House, 20 Grenfell Road
Maidenhead, SL6 1EH
Phone: +44 (0)1628 765000

Declaration of Conformity with ICNIRP Public Exposure Guidelines

Certifies that the proposed equipment and installation as detailed in drawing number(s) within the attached planning / GPDO application at:

Cell No.: 76310
(Address): Willow Park Housing Trust
Greenwood Road
Wythenshawe
Manchester
M22 9HD

PLANNING AND BUILDING CONTROL
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Is in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation (ICNIRP), as expressed in EU Council recommendation of 12 July 1999 * "on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz)".

* Reference: 1999/519/EC

Date: 24/02/2012

Signed: *P. Howard*.....
For and on behalf of EverythingEverywhere and Hutchison 3G

Name: Paul Howard

Title/Position: Project Engineer

Company: WHP Projects Ltd

EverythingEverywhere Limited
Hatfield Business Park, Hatfield,
Hertfordshire AL10 9BW
Phone: +44 (0)1707 315000

Three UK Limited
Star House, 20 Grenfell Road
Maidenhead, SL6 1EH
Phone: +44 (0)1628 765000

ICNIRP Design Declaration

Designers Statement

TMUK Cell No	76310	**Site Name**	Willow Park Housing Trust

Version of GSDD008 to which this assessment has been carried out	**4.0**

Applicable drawings (include all revision numbers):

008 103/01 - 04

Sector	Nr. Carriers		Antenna References (from Rigging Data Sheet)		Compliance clearance distances used (m)		Maximum site clearance distances (m)	
	GSM	UMTS	GSM	UMTS	Front	Build height	Front	Build height
1 / A	12	7	Kath 742234	Kath 742234	16.0	7.9	43.0	8.7
2 / B	12	7	Kath 742234	Kath 742234	16.0	7.9	43.0	8.7
3 / C	12	7	Kath 742234	Kath 742234	16.0	7.9	43.0	8.7

Enter any comments here: Eg restrictions, site conditions etc

Details of person and company carrying out assessment

Name: Paul Howard	*Company*: WHP Projects Ltd
Position: Project Engineer	*Date of assessment*: 24/02/2012