DESIGN AND ACCESS STATEMENT

PLANNING AND BUILDING CONTROL
10 APR 2013

This Design and Access Statement is provided in conjunction with the Supplementary Information Template, drawings and supporting material that was submitted with this planning application.

This statement is submitted pursuant to Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended)

In accordance with the Code of Best Practice on Mobile Phone Network Development[3], and published Government guidance, this proposal was drawn up having regard to the need for good design.

In particular:

- Considerations of design and layout are informed by the context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology all help to determine the character and identity of the development.
- The scale, massing and height of proposed development have been considered in relation to that of adjoining buildings; the topography, the general pattern of heights in the area; and views, vistas and landmarks.

The following general design principles have been taken into account in respect of this proposed telecommunications development:

- A proper assessment of the character of the area concerned.
- That the design shows an appreciation of context;

SITE CONDITIONS, TECHNICAL CONSTRAINTS, LANDSCAPE FEATURES AND CAPACITY REQUIREMENTS

Introduction

It needs to be borne in mind that the proposed development is for a mobile telecommunications installation. Hence, access is deliberately restricted, where appropriate, for the security of the installation.

Pre Application Discussions and Negotiations

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

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

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

Documentation Submitted with Application

- Drawings Ref. No's: 100, 200, 301 and 302 with application site red edged;
- Site Specific Supplementary Information;
- General Background Information for Telecommunications Development;
- Health and Mobile Phone Base Stations document;
- ICNIRP declaration and clarification statement.

[3] Paragraphs 120-126.

Design Component

Use proposed

- The proposed development will consist of a Vodafone mobile phone base station that will provide 2G and 3G coverage to the Brunswick area for Vodafone Ltd and Telefónica UK Ltd.
- The proposal will offer improved services and capabilities to the local community, creating better connections that will have social and economic benefits for the area.
- In the commercial world, companies of all sizes, from sole traders to multi-nationals, take for granted the benefits to business efficiency that mobile communications bring. The added security for travellers is a benefit many people will recognise and most families have come to rely on the convenience and reassurance of instant mobile communications.
- The proposal is for a radio base station (operated by Vodafone) that consists of radio transmitters and receivers in cabin or cabinet connected to antennas by feeder cable. The antennas can be mounted on ground based masts, roof tops or other existing structures. They must be position at a height that is not obstructed by terrain or buildings to provide the radio coverage needed to the area targeted, 17.5 metres in this particular case.

Amount

- The proposal involves the removal of the existing street pole radio base station to be replaced by the installation of a dual user street pole radio base station accommodating 6no. multi-band antennas at the top of the structure;
- Ancillary to the monopole will be 2no. equipment cabinets and 1no. electricity meter pillar;

Layout

- The proposal takes a similar layout to the existing installation whereby it will be positioned on a section of pavement and takes a linear footprint.

Scale

- The proposal involves the removal of the existing 15 metre monopole and its replacement with a 17.5 metre dual user streetworks style monopole housing 6no. antennas mounted together at the top of the structure. The main stem of the new column will remain at 324mm in diameter in which towards the top it will taper to a 540mm diameter antenna shroud.

Landscaping

- The proposed development has no formal demise and is found on the roadside, in which in this respect there is no landscaping proposed as part of this application.

Appearance

- The overall height of the column is 17.5 metres, with main section of the column measuring 324mm in diameter, tapering out to a 540mm diameter GRP shroud which shall house the antennas.
- The street pole shall be painted grey (RAL 7035) and equipment cabinets will be painted green (RAL 6009).

Access

The proposals will be located on a section of pavement alongside the highway hence there will be no compound enclosure and the development will be accessible within the public realm. Nevertheless the ground based equipment cabinets and meter pillar can be likened to other communications and electrical service boxes found in typical street scenes in which similar access operations can be likened. It is likely that once built, the site will be visited infrequently for maintenance purposes only as some works can be achieved remotely via the base station's BT link. It should be recognised that the antennas do not need to be physically maintained once the column is in situ.

However subject to the mast design capabilities maintenance operations may entail optimizing, re-orientating or adding down-tilt to the antennas in order to maximise the coverage offered by the installation. Should the need arise for such works access to the site will be primarily by foot in which the applicant would gain access to the equipment housed within the cabinet. In the event of the antennas within the mast needing to be maintained this will normally be achieved by siting a cherry picker with a hydraulic platform alongside the base station. Not only is it highly improbable that the antennas themselves encounter a fault and hence the use of a cherry picker is very unlikely, but it is of note that should this scenario arise the applicant would be required to approach the applicable Traffic Engineers at the Highways Authority for their approval. The applicant will liaise closely with the Highway Authority regarding site specific and visits involving cherry picker access, in which should it be deemed necessary the works could be planned for a time preferable to the Highways Authority.