

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	ABRAHAM MOSS	Site Address:	CRESCENT ROAD, CRUMPSALL, GREATER MANCHESTER, M8 9JX.
National Grid Reference:	E: 383919 N: 401757		
Site Ref Number:	30545700	Site Type: ¹	Macro

2. Pre Application Check List

Site Selection (for New Sites only)

(Would not generally apply to upgrades/alterations to existing site including redevelopment or replacement of an existing site to facilitate an upgrade or sharing with another operator)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?		No
If no explain why: The industry database is a more up-to-date source of information.		
Were industry site databases checked for suitable sites by the operator:	Yes	
If no explain why:		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	Yes
Date of pre-application contact:	10 th July 2025
Name of contact:	Joshua Lee (Assistant Planning Officer).

¹ Macro or Micro

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Summary of outcome/Main issues raised:

Comments were received in support of the proposal from the Traffic and Road Safety Team on the 18/07/25 – It was advised that there was no concern for accessibility or potential obstructions.

Comments were received from Planning Officer Joshua Lee on the 04/08/25 – advising that the scheme was generally acceptable in siting and appearance. Comments were raised regarding the possible views towards listed building (library) but concluded there would be limited harm to the asset and it's setting as a result of the proposal, given the current condition of the building.

Annual area wide information to planning authority

Has annual area wide information been provided?	No
If no explain why:	
Summary issues raised: Cornerstones commercial relationship with VMO2 has changed, effectively increasing our independence to work with other companies in the deployment of mobile infrastructure. It means we no longer have visibility of VMO2's full update plan. However, Cornerstone is fully committed to working closely with Local Planning Authorities and following best practice guidance. We aim to engage and work with the planning department at the earliest opportunity from when we are instructed to deliver new infrastructure within your Local Authority area and often conduct strategic pre-rollout engagement meetings to discuss our wider rollout. If your Local Authority would like a meeting to discuss wider Cornerstone rollout plans then please advise. We recognise the importance of developing long term partnerships and will always work with you to deliver improved mobile connectivity.	

Community Consultation

Rating of Site under Traffic Light Model:			Green
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Outline of consultation carried out:

As part of our ongoing commitment to engaging the community in the planning process, we initiated a Pre-Application Community Consultation. On the 10th of July 2025, consultation letters were sent to the following parties:

Via Email - Crumpsall Ward Councillors:

- Councillor Nasrin Ali
- Councillor Jawad Amin
- Councillor Fiaz Riasat

and Barton Aerodrome (Liverpool Road) - This is due to the potential of the site's impact on the Aerodrome.

Via Post –

Worldwide Foods (Crescent Rd.),
Manchester North Seventh-day Adventist Church (15 Humphrey St.),
Wellfield Medical Centre (53 Crescent Road)

Residential properties at 48, 50, 52, 57, 59, 61, 63, 65, 67, 69, 71 Crescent Rd, Manchester, M8 9JT were also consulted due to their proximity to the proposed site.

Summary of outcome/main issues raised (include copies of relevant correspondence):

To date, no correspondence has been received as a result of the pre-consultation.

School/College

Location of site in relation to school/college (include name of school/college):

Site is located approx. 275m from the nearest school - Cravenwood Primary School (Cravenwood Rd, Crumpsall, Manchester M8 5AE).

Outline of consultation carried out with school/college (include evidence of consultation):

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The school was not consulted as the distance between our proposed installation, and the school grounds was considered far enough that there would be little to no impact on the school property as a result of our site location.

Summary of outcome/main issues raised (include copies of main correspondence):
n/a

Civil Aviation Authority/Secretary of State for Defence or the operator of the civil safeguarding area or defence safeguarding area notification (only required for an application for prior approval)

Will the proposed development be on a civil safeguarding area or a defence safeguarding area?	Yes	No
Has the Civil Aviation Authority/Secretary of State for Defence/operator of the civil safeguarding area or defence safeguarding area been notified?	Yes	No
Details of response: The site is over 10km from Manchester Barton Aerodrome which is outside the 7km radius prescribed for consulting with aerodromes when installing or upgrading telecommunications sites that support 5G, however, the Aerodrome was notified as a precaution. 11.08.25 - Caelin Askew - Senior Flight Information Officer (FISO) responded on behalf of Manchester Barton Aerodrome with no objections or comments on the Telecommunications Installation.		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	No
Date served:	19/08/2025	

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3. Proposed Development

The proposed site:

Cornerstone is the UK's leading mobile infrastructure services company who acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers.

At present it is paramount that digital connectivity is supported and maintained throughout the country. In particular the current massive shift in user demand from city centre and places of work to residential areas and suburbs, requires an improvement in coverage and capacity throughout the whole network.

The existing Cornerstone site currently servicing the area is a shared rooftop flagpole structure at 515 Cheetham Hill Road, Cheetham, M8 9HD. The Shared structure currently hosts 2 MNOs by way of Vodafone and VMO2 (please see figure 1).

Cornerstone is in the process of progressing a suitable new site in the Cheetham Hill area for a radio base station capable of providing Virgin Media O2 (VMO2), formerly known as O2, prior to its merger with Virgin Media, with the latest 4G and new 5G technologies. Due to VMO2's license obligations, they are required to provide the most UpToDate network service to their customers as such the operator seeks to upgrade their equipment. Due to the weight of the new technologies being deployed, the existing structure has been confirmed as incapable of hosting the load bearing of both operators required technologies. The existing structure cannot be upgraded and therefore will remain in place for the host operator Vodafone.

The new VMO2 installation is required near the existing installation to ensure customer network coverage is continued and replicated and to provide new upgraded 4G technologies and a new 5G service.

The proposed new site is located on a grass verge adjacent to the car park dedicated to the nearby Worldwide Foods store. The buildings surrounding the site are commercial in use with no forward-facing residential views. The site faces the northwest elevation of the Cheetham Hill Shopping Centre which has no windows or public entrances. The proposal is set within the context of trees, existing street lighting columns and other vertical urban street furniture by way of road signs and tall billboard.

The adjacent car park and surrounding commercial properties create a buffer zone between the site and residential properties in the area with no front facing residential dwellings nearby.

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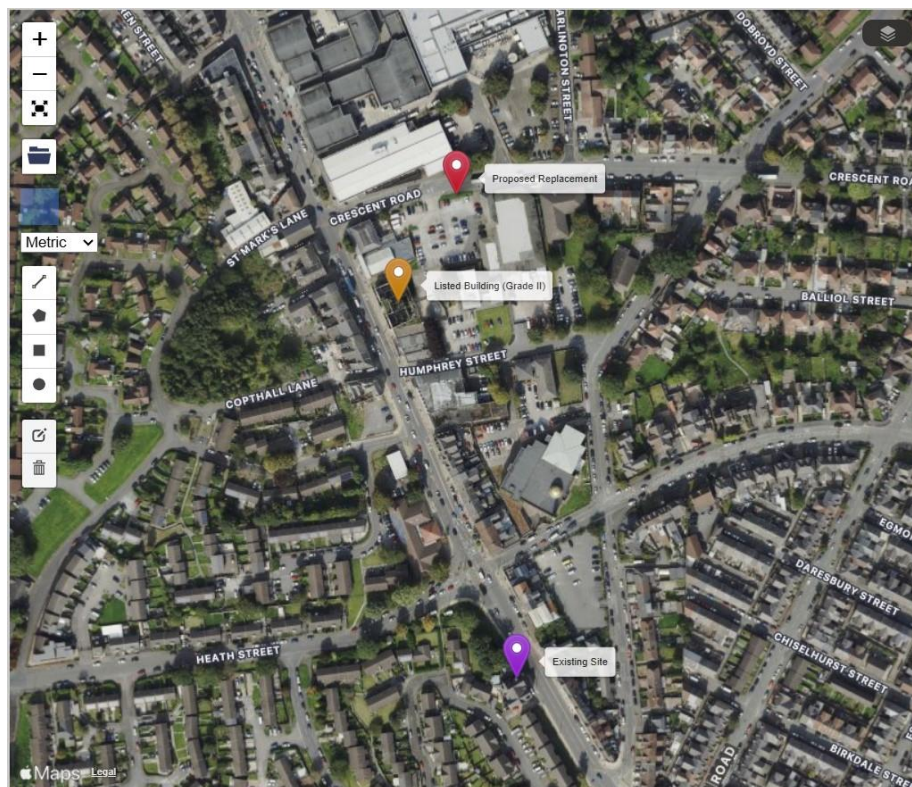
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The setting of the telecoms site within the wider context of the Worldwide Food car park, the Tyson Street car park across the road, and the rear of the Cheetham Hill Shopping Centre minimises views towards the site, especially from the Cheetham Hill Road and Arlington Street. The surrounding urban street furniture helps to soften visual assimilation with the local street scene.

Please see below Figure 1 which illustrates the application site in relation to the existing installation on 515 Cheetham Hill Rd. and Figure 2 which shows an aerial view of the proposed site location, set adjacent to the existing parking bays outside the Worldwide Foods store.



(Figure 1: Aerial View of application site in relation to the existing installation)

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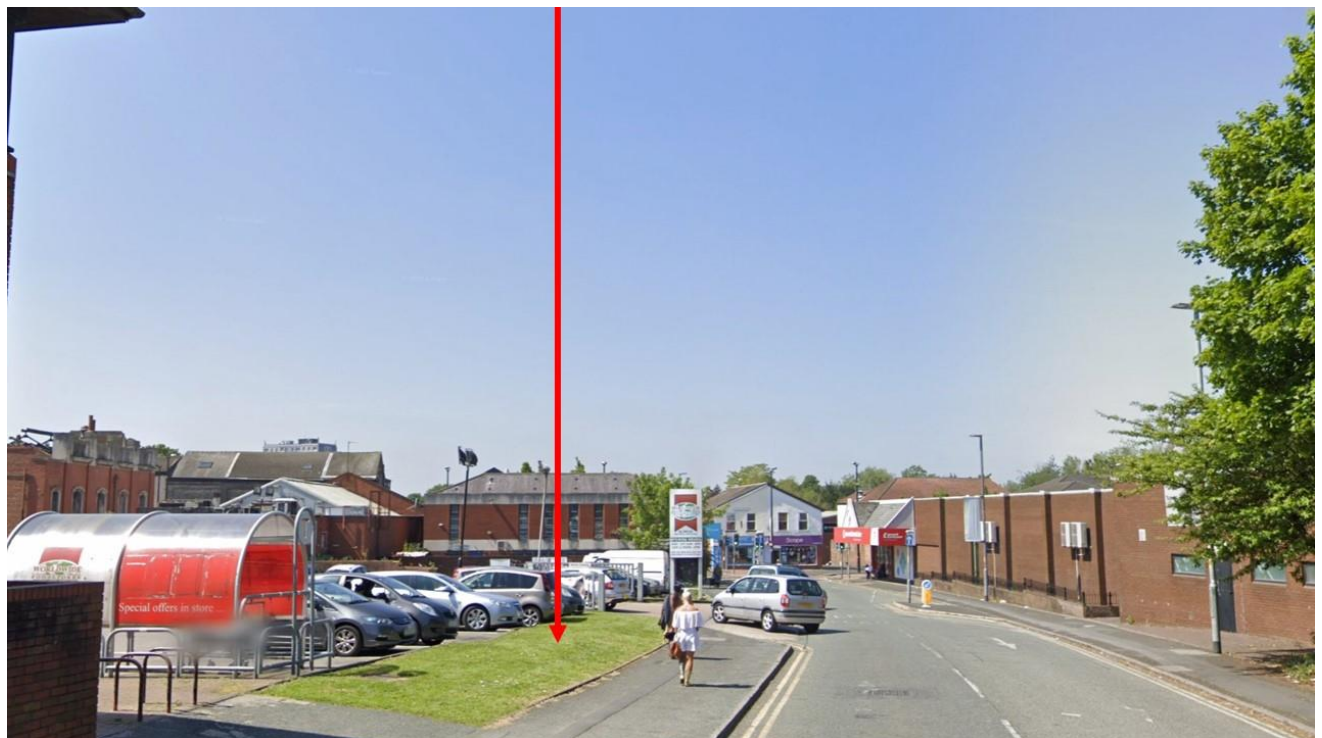
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(Figure 2: Aerial view of application site)



(Figure 3: Streetview of application site facing west towards junction with Cheetham Hill Road)

The proposal comprises a 20m high slim line street works monopole, accommodating 6 antenna and 2no. Dishes with 2no. equipment cabinets located at ground level.

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The pole and cabinets will be positioned in the middle of the grass verge, ensuring that the site has no impact on pedestrian mobility or on the adjacent bay parking spaces.

The proposed location does not fall within an area of conservation but is approx. 60m from a Grade II Listed Building- Crumpsall and Cheetham District Library (List Entry Number: 1197785, Historic England). The library is a notable example of Edwardian Baroque architecture and was designed by city architect Henry Price who designed the building in the Neo-Baroque architectural style popular for public buildings during the Edwardian Era (1901-1911). The most notable features of this library are the two projected wings built from red brick and white limestone that support four decorative cartouches inscribed with the named of literary figures: Scott, Milton, Dickens, Shakespeare. The library was listed in 1974, the same year it ceased serving as a public library taking on the role of a community centre until its closure in 2008. Since then, the building has been left in a dilapidated state with no known plans for restoration. As a result of the poor condition of the library, the Case Officer considered there to be limited harm from our proposal. This feedback was provided during our pre-consultation process and was informal feedback from planning officer Joshua Lee. The site is not within the immediate setting of locally or statutory listed buildings, scheduled monuments or their settings, as such potential harm has been minimised as far as possible

The proposed structure, although taller than the surrounding existing elements is set within a commercial area which runs perpendicular to the primary street, Cheetham Hill Road. The proposed site is anticipated to have little impact on views from the nearby commercial units due to their lack of windows and orientation towards Cheetham Hill Road. The site is set back from Crescent Road on a grass verge and thus would only be seen from relatively close proximity due to its orientation and siting, along the slight bend of Crescent Road. It is considered that the additional height would not be readily appreciated and would not appear dominant. The pole design should look utilitarian and regular in appearance and reflect its function. It is considered that the overall character of the development should therefore be confined to what is acceptable in the locality and over time should become an accepted feature as with other forms of communication, like roads and railways and installations used by other essential public utilities.

The Government's National Planning Policy Framework sets out that an 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. As the shift in demand is expected for the

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foreseeable future and that as central government considers digital communications to be a critical national infrastructure, the intention is to support customers and local residents by ensuring as little disruption as possible.

Each telecommunications site connects to another to create a network. If one network cell is weaker, the connection to the adjacent network cells is strained causing greater pressures and demand in surrounding locations, causing disruption to the entire network. After thorough investigation by the applicant's acquisition and design agents it has been concluded that the application site is the optimal solution within the local area which would provide the level of network coverage required on balance with town planning considerations and sensitivities of the local area.

Enclose map showing the cell centre and adjoining cells if appropriate:

Coverage plots available upon request

Type of Structure (e.g. tower, mast, etc):

Description:

Proposed installation of a 20.0m high Orion Streetpole, with 6no. stacked antenna (3no. on top, 3no. below), 2no. 0.3m dishes and proposed 2no. equipment cabinets (York and Shire).

Overall Height:	20m AGL
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Height of existing building (where applicable):	N/A
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Equipment Housing:

Depth:	York Cabinet 600mm Shire Cabinet 600mm
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Width:	York Cabinet 1900mm Shire Cabinet 1050mm
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Height:	York Cabinet 1750mm Shire Cabinet 1750mm
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Materials (as applicable):

Tower/mast etc – type of material and external colour:	RAL 7035 – Light Grey. Unless otherwise specified by the LPA
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Equipment housing – type of material and external colour:	RAL 6009 – Fir Green. Unless otherwise specified by the LPA
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Reasons for choice of design, making reference to pre-application responses:

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The existing host building on Cheetham Hill Road does not possess the structural capacity to accommodate upgraded apparatus for two mobile network operators. To meet the technical requirements, a rooftop installation of considerable height, weight, and massing would be necessary. However, the additional load – including not only the stub tower but also the supporting grillage – would place significant stress on the structure, beyond what it was originally designed to bear. This is further compounded by the weight of the telecommunications equipment itself, such as antennas (approximately 50 kg each), RRUs (around 35 kg each), and associated feeder cables, all contributing to an excessive structural burden.

As a result, the building cannot feasibly support the combined equipment upgrade. VMO2 is therefore seeking an alternative location, allowing the existing site to be upgraded solely for Vodafone.

Once it was determined that a new ground-based structure was to be progressed, both lattice design and monopole or 'street pole' design solutions were considered. It was naturally considered that the most appropriate and sympathetic design solution within the industrial/commercial area of was the progression of a monopole design. The monopole design has been chosen to ensure that it will assimilate with the immediate surroundings and the context in which it will be seen. The two radio equipment cabinets and their size has been limited to what is required to meet current and foreseeable network requirements. The location of the equipment cabinets at the foot of the monopole, and the electronic communications equipment housed within them, reflects the operational requirement to be in reasonable proximity to the antenna systems they support. This avoids exceptionally large runs of feeder cables and associated supporting trays and the subsequent deterioration of radio signals.

Height

The proposed height of 20m is the technical minimum to fulfil technical and operational requirements:

- **Coverage:** Essential to achieve high-quality, reliable coverage to the desired area and replace the existing coverage footprint thereby reducing the need for another mast in the area and the proliferation of masts in locality.
- **Clutter:** The height of the proposed pole enables the antennas to surmount the surrounding urban 'clutter' to avoid interference and impact on mobile signal quality. Features of the surrounding environment must be cleared so the antenna can 'see over' any obstructions so they do not block the signals from the antennas. The antennas are located in 'dual-stack' formation – 3 antennas stacked a top of each other. The underside of the lower set of antennas sits at 16.5m AGL. Therefore, if the pole were lower, the antennas would not as effectively be able to provide high-quality coverage to the target area. As a result, there would be risk of coverage gaps and the need for another mast in the area contrary to planning policy.

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- **ICNIRP Compliance:** Ensures compliance with site-and-technology-specific ICNIRP public exposure certifications; and
- **5G technologies:** New 5G radio technologies operate in higher frequency bands than older technologies. Since it operates at higher frequencies where attenuation of the radio signal is naturally higher, and the effects of clutter are greater it will normally require a higher structure to achieve the same coverage footprint. Furthermore, to increase capacity and data speeds for users, the antenna will normally need to be mounted higher than conventional antennae. These factors drive a requirement for an increase in antenna height in 5G.

The height requirement of 20.0m is necessary to replicate the existing coverage which is provided from 515 Cheetham Hill Road. The height of the structure is the minimum possible to meet the operational and technical requirements of the surrounding cell, to ensure compliance with site specific ICNIRP certifications and to overcome the surrounding built and natural environment blockers byway of buildings and trees. It is considered that the proposed height and therefore the associated visibility of the scheme does not outweigh the overall public benefit. The applicant would like to stress that the proposal is seen in the context of the Operator's license requirement and customer obligation to provide and maintain a continued network service. The proposal has been designed with the core aim of achieving balance between minimising visual impact and achieving the technical requirements required by the operator and the government. The physics of RF creates technical constraints that must be overcome – this directly dictates siting and design of infrastructure. Higher RF means significantly more data can be transmitted, but it cannot propagate as far or through material as well. It is a necessity that replacement sites are sited directly within the target service area (search area will be smaller) and are sufficiently tall to see over trees/buildings/topography that will impact propagation.

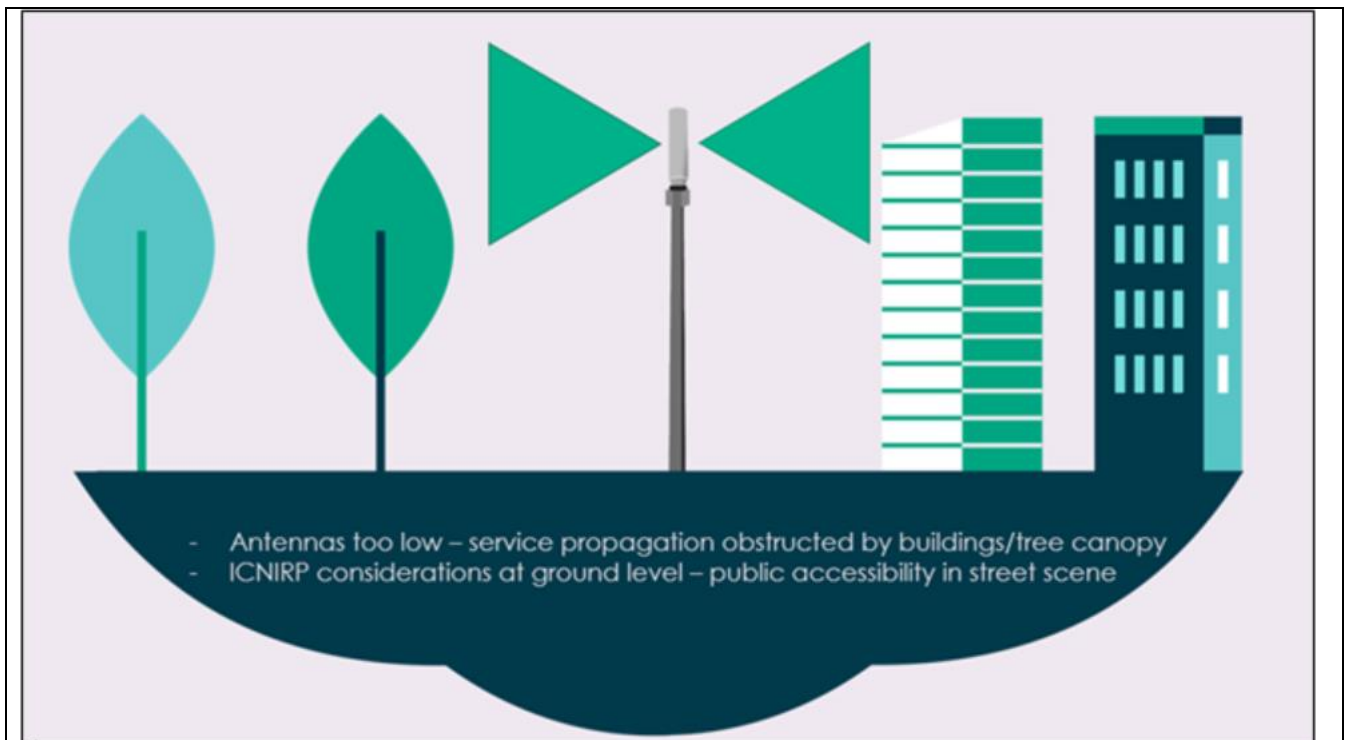
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(Figure 4: Infographic illustrating monopole height requirements in the street scene).

The technical requirements of mobile communication operators such as the applicant are acknowledged in the National Planning Policy Framework which states that local planning authorities should support electronic communications networks and their provision, including telecommunications and high-speed broadband.

It is therefore considered that the proposal before you strike a good balance between environmental impact and operational considerations. The proposed height and design of this installation represents the best compromise between the visual impact of the proposal on the surrounding area and meeting the technical requirements to replicate the existing coverage which has been lost from the area and will provide high-quality and high-speed communication infrastructure essential for economic growth to improve a critical service as illustrated by the NPPF.

Health and Safety

International Commission on Non-Ionizing Radiation Protection 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.

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

In order to minimise interference within its own network and with other radio networks, VMO2 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 VMO2'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.

4. Technical Justification

Reason(s) why site required e.g. coverage, upgrade, capacity

At present, it is paramount that digital connectivity is supported and maintained throughout the country. As the demand for mobile data in the United Kingdom is increasing rapidly, and people and businesses have become increasingly reliant on mobile connectivity, it is essential the infrastructure is in place to keep pace with growing demand, so present and future generations have access to dependable, high-quality and consistent mobile coverage where they live, work and travel.

The licence granted to VMO2 demands that strict coverage qualities are met. It is essential that the benefits of mobile communications are available for all communities. The dynamic nature of technological advances in the telecommunication industry coupled with ever increasing demand from subscribers dictates a continual reinvestment programme on the part of the operators. As a result, and in line with their license requirements, mobile operators are constantly developing their networks. The operator not only has a license requirement to provide

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a certain level of 4G/5G coverage to the population the appellant is obliged to meet the growing consumer demand for 5G coverage, especially as more people are purchasing 5G enabled devices, in line with their license obligations and the operators competitive market driven "requirement" to provide a high-quality service. Customers expect to be able to access their portable handheld devices wherever they are, whether that be indoors or outside. There is currently no 5G service provision that is provided by VMO2 in this cell area. This gap can only be filled by providing a new installation within this locality, so that it can link up with the next cell and provide continuous coverage for the appellant's network and those Virtual Mobile Network Operators who buy network space off them.

Cellular networks are made up of several individual cell areas, each of which has a base station within it. A good analogy describing a cellular network is that of a patchwork quilt with each cell area being one of the many patches that are sewn together naming up the network 'quilt.'

The National Planning Policy Framework (NPPF) explicitly emphasises that local planning authorities must evaluate applications solely on planning grounds. They are advised not to obstruct or limit competition between different telecommunications operators, question the necessity of an electronic communications system, or impose health safeguards that deviate from the internationally recognized guidelines set by the International Commission on Non-Ionizing Radiation Protection (ICNIRP) for public exposure. This directive ensures a consistent and evidence-based approach to the planning and deployment of telecommunications infrastructure.

While the NPPF discourages questioning the need for a telecommunications system, the applicant recognises the value of providing a clear and comprehensive explanation of the technical justification for this site. Such transparency helps to illustrate the critical role of the proposed installation within the broader telecommunications network and its contribution to meeting local and national connectivity objectives.

The proposed site has been carefully selected and designed to address specific coverage and capacity requirements within the operator's network. It plays a pivotal role in ensuring seamless connectivity, improving service reliability, and accommodating the increasing demand for advanced mobile services, including 4G and 5G technologies.

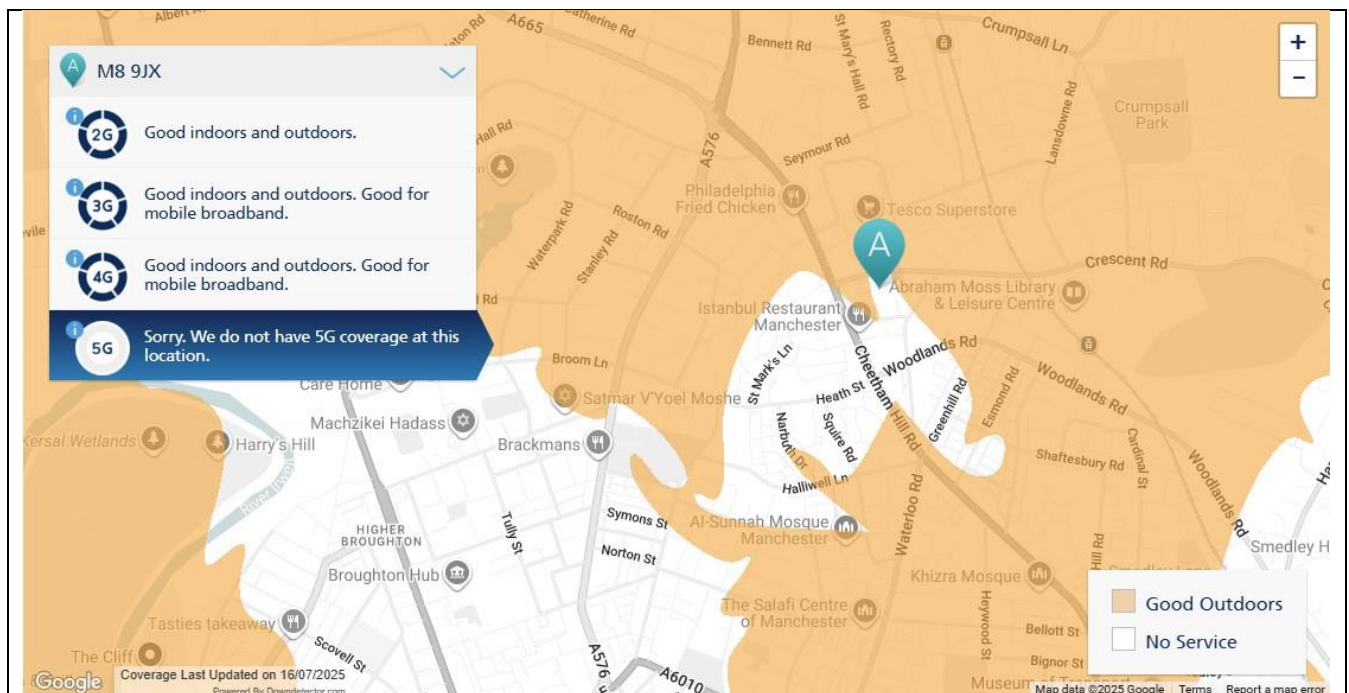
Figure 5 below displays the amount of 5G coverage for VMO2. The yellow shows 'good outdoors' and the blank 'no service'. It is evident that there a gap in 5G coverage for the cell area. This proposed site would in fill this significant hole in 5G coverage, to one of high quality, reliable, advanced service provision.

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(Figure 5: O2 network coverage surrounding the planning application site).

Coverage plots cannot illustrate the capacity of the site which the surrounding sites cannot fill. Therefore, coverage is currently worse than the plots can predict. The term 'Capacity' refers to the fact that each base station can only provide service to a certain number of users at any one time. When this 'Capacity' is exceeded, although 'Coverage' remains present, the base station cannot provide service to any further users and calls/text/data usage would be unavailable. The proposed new base station will also meet the extra demands on the network in this area as more people use internet-enabled handheld devices ('capacity').

There are only four UK mobile networks: VMO2, Vodafone, EE and Three. All the other providers piggyback i.e. buy space from one of these four networks e.g. Giffgaff, Tesco Mobile, and Sky Mobile are on the VMO2 network. VOXI, ASDA Mobile, Lebara, and Talkmobile are on the Vodafone network. If the parent network does not have coverage (or capacity) then neither will the Mobile Virtual Network Operator's (MVNO) that borrows network space from the parent network. Therefore, this does not provide the consumer with a full choice for their service provision. It will also be anti-competitive as VMO2 and Vodafone will not be able to provide a 5G service in this area.

The operator uses computer-based radio planning tools to identify gaps in coverage, then predict levels of signal strength and coverage from nominal locations to fill these gaps. This analysis includes both geographic coverage gaps and capacity gaps or 'bandwidth'.

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The site selection is in accordance with Code of Practice for Wireless Network Development in England.

The following sites in Section 5 were investigated for their potential to accommodate a telecommunications base station installation, however, for the reasons detailed below, the locations sought were subsequently discounted in favour of the Proposed Site.

5. Site Selection Process

The operator's acquisition and survey agents endeavoured to identify a site which would minimise any potential impact on the character and value of the area however a replacement site would be required to be located as close as possible to where the customer demand is present.

The layout of the surrounding built environment presents significant challenges due to the density of low-rise residential developments coupled with the topography meaning that there are few available areas that are suitable to accommodate a telecommunications installation due to the limited space available both underground (due to services) and above ground as a result of narrow footpaths.

The characteristics of telecoms sites are that they must be environmentally suitable, capable of being developed (e.g., ground conditions) and safe and secure.

For a rooftop installation the roof must be flat, of sufficient height with clear lines of site to neighbouring base stations and be structurally able to accommodate the heavy equipment. Within the search area, the roof scape is pitched domestic roofs or pitched commercial/industrial roofs. As such, there are very limited rooftop sites to consider. The residential areas falling to the west of Cheetham Hill Road, stretching east to west and also the residential areas falling to the east past Humphrey Street and Woodlands Street, were discounted due to its dense residential nature with low lying, pitched rooftops.

Further there are no large commercial buildings or tall built structures of sufficient height which could be utilised to host the required replacement apparatus within the prescribed search area. The block of flats at Oakhill Court were explored but were lacking the structural integrity required to support a rooftop telecoms site.

In accordance with the Operator's license obligations and advice in the NPPF and the Code of Practice for Telecoms development, the site acquisition specialists undertook a search which investigated the following siting and design options, using this sequential approach to site selection:

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Upgrading their own existing base stations.

N/A – the existing apparatus cannot be utilised

Using existing telecommunications structures belonging to another communications operator. i.e. Mast and/ or site sharing, co-location.

N/A – There are no existing communications sites in the area which would be able to host additional communications apparatus due the extent of technologies to be accommodated. The existing telecommunications base stations present in the neighbouring areas would not be able to accommodate the additional VMO2 equipment as they would be too close to the existing operational site for those cell areas. This would result in an overlap of coverage and would simply cover an area already covered and not the target area. This would cause interference, being too far removed from the intended target area where the specific network coverage is required.

Installations on existing high buildings or structures including National Grid pylons.

N/A None available in the search area

To maintain existing coverage, the search for a replacement is constrained to within the cell area so that it fits into the existing wider network like a piece of a jigsaw. If the apparatus is relocated too far outside of the nominal cell area it could leave a gap in existing network coverage elsewhere. The replacement site must replicate the footprint of the current network coverage present.

The following sites were investigated for their potential to accommodate a replacement site, however for the reasons detailed below, the locations sought were subsequently discounted in favour of the proposed site on Crescent Road.

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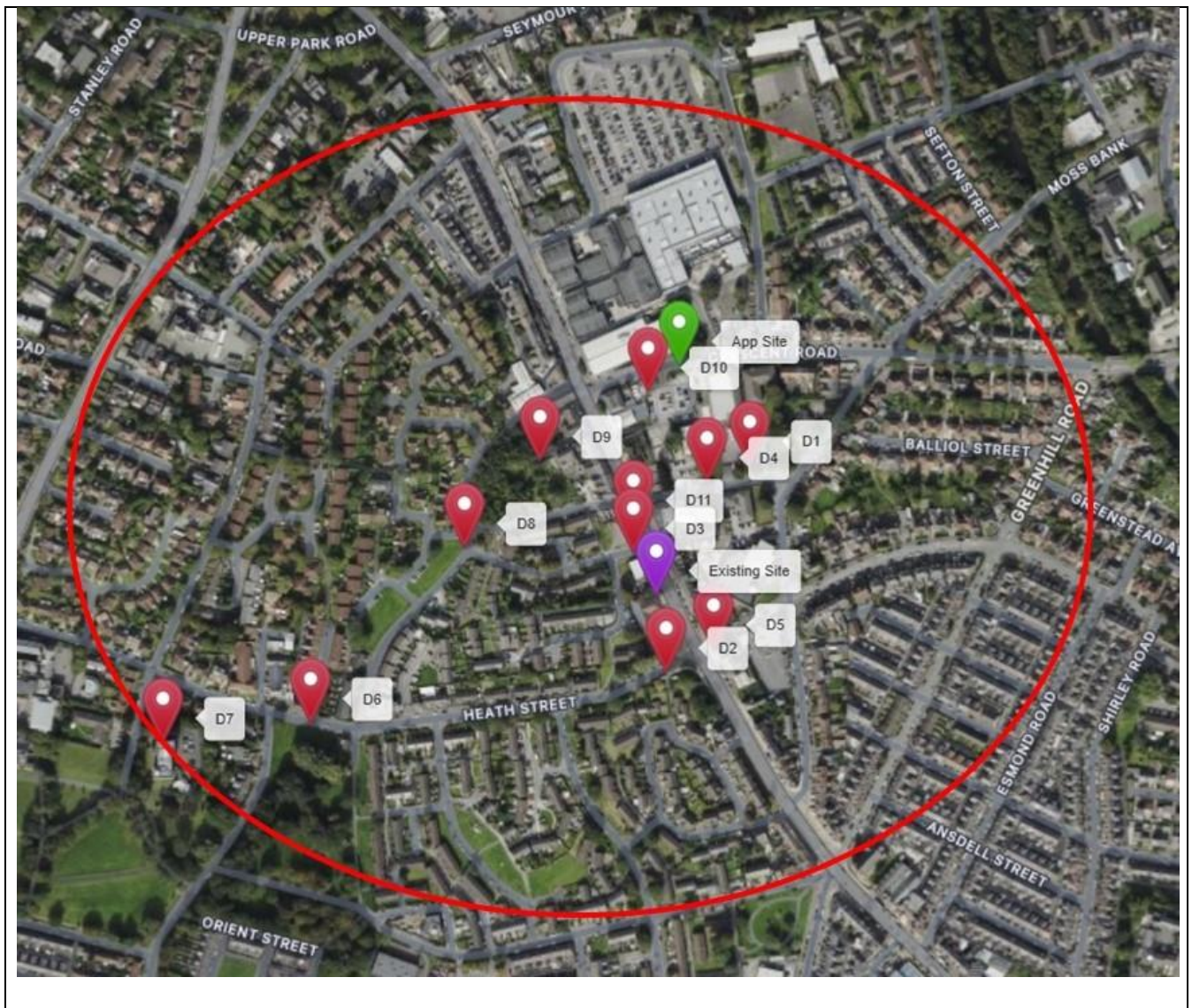
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Discounted Option	Address	NGR	Reason for Discounting
D1	Humphrey Street, Crumpsall, Manchester, Greater Manchester, England, M8 9JN	E: 383981 N: 401675	A streetworks solution was investigated on the pavement outside the warehouse associated with Worldwide Food however, this was discounted due to the insufficient space available on the pavement as the siting and dimensions of a streetworks style mast and its associated equipment cabinets, would restrict pedestrian movements.

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D2	Heath Street, Crumpsall, Manchester, Greater Manchester, England, M8 9NW	E: 383909 N: 401496	A location near the junction of Heath St. and Cheetham Hill Rd. was considered however, there is an MBNL mast >30m from this location. To avoid network interference there needs to be vertical and horizontal separation between masts. In this instance 30m of horizontal separation is required between the existing mast, that accommodates MBNL (EE and Three) and the proposed VMO2 mast.
D3	Grangeforth Road, Crumpsall, Manchester, Greater Manchester, England, M8 9EH	E: 383881 N: 401599	A streetworks solution on the pavement outside the permanently closed Community Point Resource Centre was considered. However, the vacant site is prime for redevelopment and while no planning applications are associated with it currently, the option has been discounted as there is uncertainty about the impacts of a potential redevelopment adjacent to the installation leading to an installation needing to be eventually relocated.
D4	Humphrey Street, Crumpsall, Manchester, Greater Manchester, England, M8 9JN	E: 383944 N: 401660	A streetworks solution was investigated on the pavement outside the Manchester Learning Disability Partnership however, this was discounted due to the insufficient space available on the pavement as the siting and dimensions of a streetworks style mast and its associated equipment cabinets, would restrict pedestrian movements.
D5	Woodlands Road, Cheetham Hill, Manchester, Greater	E: 383950 N: 401516	A streetworks solution was considered on Woodlands Rd. however, concerns were raised in relation to the impact on visibility

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	Manchester, England, M8 9LJ		splays for motorists approaching the junction, as such this location was discounted.
D6	Heath Street, Crumpsall, Salford, Greater Manchester, England, M8 9ET	E: 383599 N: 401453	A streetworks solution was considered on the footpath along Tetlow Lane at the T-junction with Japan Street. However, when considering the low-lying topography an option here would be too low to meet the operator's technical requirements, resulting in a taller mast height of 25m being required. It was considered that an installation of this height would be unduly prominent in this context and lead to substantial visual and amenity implications. Additionally, this option would be situated closer to residential properties than the nominated option.
D7	Mandley Park Avenue, Broughton Park, Salford, Greater Manchester, England, M7 4BZ	E: 383471 N: 401436	A rooftop option at Oakhill Court, which is a block of residential flats, was explored during a multi-skilled visit (MSV). However, it has been discounted as the building lacks the structural integrity required to support the associated load bearing of the equipment. As such this option was discounted in favour of the application site.
D8	Saint Mark's Lane, Broughton Park, Salford, Greater Manchester, England, M8 9GH	E: 383734 N: 401605	A streetworks option was considered on the pavement along St. Mark's Lane backing onto a grass verge. When considering the low-lying topography of the area an option here would be too low to meet the operator's technical requirements. Additionally, due to the proximity to residential dwellings it was considered that a more

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			sympathetic and less visually prominent location could be achieved within the search area.
D9	Robin Hood Street, Crumpsall, Manchester, Greater Manchester, England, M8 9JG	E: 383799 N: 401679	A greenfield solution was considered at Robin Hood St. near the boundary of St Mark's Churchyard. The site to the north of the discounted option is undergoing potential redevelopment with a planning application (136783/FO/2023) approved for 9no. residential units with associated car parking and amenity spaces. This option has a narrow access route that is likely to impede on the functionality of the surrounding area when accessed for build and maintenance purposes, especially when the works begin on the nearby residential development.
D10	Crescent Road, Crumpsall, Manchester, Greater Manchester, England, M8 5EL		A greenfield monopole solution was considered within the Worldwide Food store car park. Following further engagement with the landowner, it was established that access to this location for both construction and future maintenance would be severely constrained. Furthermore, uncertainty remained regarding the extent of space that could be made available to accommodate the installation without adversely impacting the operation of this section of the car park. In light of these limitations, the location was discounted, and the application site identified as the more suitable alternative
D11	Cheetham Hill Road, Crumpsall,	E: 383880 N: 401624	An installation on the footpath outside the private car park

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	Manchester, Greater Manchester, England, M8 9JN		previously associated with T&J Levy Furnishers was considered, However, following a detailed review, this location was discounted as the installation was considered to appear visually discordant and jarring within the established streetscape, resulting in a heightened degree of visual intrusion and adverse amenity impacts. By contrast, the application site offers a more appropriate solution, achieving a sympathetic relationship with its surroundings and reducing potential harm to local character and residential amenity
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In light of the above, this necessitates the need for a new ground-based site within the cell to replicate the existing coverage and ensure that there are no coverage holes created as a result. The alternative locations considered have been discounted in favour of the application site which offers balance to the network objectives of securing a viable site and limiting harm to the local character and setting within which a site must be accommodated.

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

N/A

Land use planning designations:

None

Additional relevant information:

In light of the provisions of Schedule 2, Part 16, Class A of the GPDO, the development is assessed on the basis of its siting and appearance. The provision of the development plan are material considerations as far as they relate to siting and design. The main issues arising from this prior approval notification are whether the proposed monopole and cabinets, would be a visually obtrusive feature which would be detrimental to the character and appearance of the area, and whether any perceived harm would outweigh the significant social and economic benefits associated with the roll-out of 5G and the next generation connectivity.

National Policy and Guidance

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The Government's latest thinking continues to strongly support communications infrastructure. The NPPF remains very supportive of high-quality communications. Indeed, a whole chapter (10) is dedicated to high-quality communications, emphasising the importance that the Government attaches to digital connectivity to contribute to a well-functioning society.

118. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) (...). Policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; (...)

The proposal fully complies with the guidance set out in the NPPF. The proposed development will provide 5G. The Government is already forward-thinking the evolution of data networks and seeks planning decisions to take account of this. 5G technology provides increased speed of data and more capacity in the network, to ensure that handheld devices can continue to be used for the purposes in which they were purchased. Furthermore, will provide the appropriate network for smart applications. This will bring even greater economic and social benefits to the area.

119. The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks (...)), equipment should be sympathetically designed and camouflaged where appropriate.

The discounts table above evidences that the applicant has thoroughly explored the possibility of erecting antennas on an existing building, mast or other structure and found there to be none which are suitable. The proposed siting is considered to not have an adverse impact on the character and appearance of the area and sought to minimise visual impact so far as practicable compared to other ground-based options.

120. (...) They should ensure that: a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and b) (...).

There are no airfields in proximity to the site. However, Manchester Barton Aerodrome was notified of the proposal as best practice.

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121. Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include: a) 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, technical site or military explosives storage area; and b) for an addition to an existing mast or base station (...) c) 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.

The Manchester Barton Aerodrome was consulted as part of the pre-consultation as best practice. Additionally, an ICNIRP certificate is attached as part of this application for prior approval to self-certify that International Commission guidelines will be met.

Para. 122 relates to determining planning applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

At the heart of the NPPF is the retained presumption in favour of sustainable development (**Para. 11**). For decision-making, this means approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies within the revised Framework that protected areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the revised Framework taken as a whole.

The NPPF continues to provide guidance on decision-making. At Para. 38 it states that:

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including...permission in principle, and work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

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The NPPF builds on the aspiration to build a strong, competitive economy. Para. 81 states:

81. Planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development. The approach taken, should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation...

Footnote 42 of the NPPF states the following which supports the development of Advanced, high quality and reliable communications infrastructure:

The Government's Industrial Strategy sets out a vision to drive productivity improvements across the UK, identifies a number of Grand Challenges facing all nations, and sets out a delivery programme to make the UK a leader in four of these: artificial intelligence and big data; clean growth; future mobility and catering for an ageing society. HM Government (2017) Industrial Strategy: Building a Britain fit for the future."

Local Policy and Guidance

Local Planning Authority: Manchester City Council

Local Policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise".

Adopted Manchester Core Strategy (2012) / Manchester Unitary Development Plan (1995) (saved policies) / Places for Everyone Joint DPD (2024)

The Manchester Core Strategy was adopted on 11 July 2012 which is the key development plan document in the LDF. It replaces significant elements of the UDP however, a number of policies remain extant following the adoption of the Core Strategy. It was updated in March 2024, after the Places for Everyone Joint Development Plan was adopted. These documents set out the long-term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.

Manchester Core Strategy

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Policy DC 17.1 states that:

'Applications for telecommunications development 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.'

In the justification to Policy DC 17.1 the Council recognises the need for Manchester to be at the forefront in the field of telecommunications. The Council therefore starts from the presumption in favour of sustainable 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 development particularly in conservation areas and other environmentally sensitive areas. 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.

The site itself is not located within any designated areas, ensuring that it does not negatively affect any protected landscapes, conservation areas, or other areas of special designation. Furthermore, the careful design and siting of the new mast will ensure that it integrates seamlessly into the existing urban fabric, with a focus on reducing its visibility through the use of appropriate materials, colours, and positioning. The proposal has been sensitively designed and sited to minimise the impact of the development on the environment and surrounding area so far as practicable.

The potential for a sharing of an existing mast and other alternatives to the provision of a new mast have been fully explored by the applicant and found not to be practical to provide for the efficient operation of the telecommunications network as details earlier in this statement.

Places for Everyone Joint Development Plan

The PfE includes visions for the city fostering growth, infrastructure, and opportunities for the community.

Objective 9: 'Ensure access to physical and social infrastructure' states;

"We will:

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- *Improve the capacity and network coverage of digital, energy, telecoms, transport and water in key growth locations."*

The proposed works on this site would not be to the visual detriment of the surrounding area and would not result in demonstrable harm to the character of the area, but they are necessary to ensure improved delivery of service. Whilst any development will have an impact, this proposal will provide a demonstrable benefit to the area, which would respect and continue to maintain the appearance of the area whilst being a suitable distance from potentially sensitive users.

The Applicant is of the impression that this proposal complies wholly with the relevant policies. As part of this assessment, the Applicant has explained, in great detail the specific siting and design measures that are specifically aimed at reducing the visual impact for sensitive receptors. When taking a collective approach, it is thought that this location maximises, as far as practically possible upon the intentional siting and design measures, whilst ensuring that the specific operational needs are met.

It is thought to be extremely unreasonable to expect such niche infrastructural developments (whose form is dictated by strict operational requirements) to adhere to more general policy criteria. The pole itself cannot physically enhance the area but the public benefit that it will provide is believed to outweigh this, providing good placemaking opportunities. The Applicant believes that it is as respectful as practically possible, within the limits of the operational requirements.

'Policy JP-C2: Digital Connectivity' dives into the stance upon telecommunications for Bury, Bolton, **Manchester**, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan.

"We support the provision of affordable, high quality, digital infrastructure. In making decisions we will support a range of measures, including:

1. Enabling the roll-out of latest generation mobile technology and full fibre to the premises connectivity, in a way that maximises coverage whilst protecting townscape quality and ensuring an ability to respond to updated/changing technology;
2. Requiring all new development to have full fibre to premises connections, unless technically infeasible and/or unviable, and to incorporate multiple-ducting compliant with telecoms standards, to facilitate future-proof gigabit-capable network connections. It is expected that internet connections will be operational and immediately accessible to network providers when occupiers move into new properties and

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3. Facilitating the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas."

Code of Best Practice on Mobile Network Development in England (2022)

The Code of Best Practice has been fully revised in 2022 and is now even more supportive of mobile network provision in line with Government aspirations that everyone should have access to the information no matter where they are located whether that be in rural or urban areas. This Code provides guidance to mobile network operators, their agents and contractors and equally to all local planning authorities in England.

The principal aim of this Code is to ensure that the Government's objective of supporting high quality communications infrastructure, which is vital to continued economic prosperity and social inclusion for all, is met. The development of such infrastructure must be achieved in a timely and efficient manner, and in a way which balances connectivity imperatives and the economic, community and social benefits that this brings with the environmental considerations that can be associated with such development.

The proposal will introduce new 5G services to the area. It is estimated that 5G will directly contribute to an additional £7 Billion a year to the UK economy in just six years from roll-out. Although 5G will undoubtedly bring new opportunities and huge benefits to society, we cannot escape from the requirement that new structures, antennas and ancillary equipment will be needed. But to do so the network needs to be surveyed, designed and planning approval obtained.

It has been acknowledged by Government that we must ensure that we have the infrastructure in place to deliver 5G across our major centres and transport networks.

The Code acknowledges that there are special operational and technical considerations associated with mobile network development, which have changed over time due to changes in technology and associated changes in demand. The Code acknowledges that there remains a reliance on radio masts to provide the main umbrella of coverage. Typically, radio signals operate like light and must "see" over the target coverage area, they cannot be hidden and so there will always be a degree of visual impact.

The Code goes on to acknowledge that operators maximise the use of their existing network infrastructure for the provision of 5G services and are similarly upgrading their 4G network infrastructure to improve capacity and coverage. However, the revised Code continues to advise that this does not mean that there will not be a need for any new base stations.

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Indeed, for example, more base stations will be needed in areas where there has previously been only limited or no coverage and where coverage and capacity need to be enhanced in line with Government commitments and customer demand.

It implies that consumers, businesses and public bodies are increasingly relying on mobile communications and expect to receive a signal wherever they are. The Code indicates that recent changes in planning policy [and regulation] are intended to align with Government communications policy, where the ultimate goal is to achieve mobile coverage wherever it is needed.

The proposed development is well designed. Moreover, the installation will enable access to new services in the wider public good which supports ways of working which deliver wider planning, sustainability and quality of life benefits, is therefore in complete compliance with the Code of Best Practice.

Biodiversity Net Gain

From 2nd April 2024, all Minor and Major applications are required to demonstrate a 10% increase in biodiversity value, which is to be secured through a Biodiversity Net Gain plan. In light of this, the Applicant would like to bring the reader's attention to the list of exemptions in place. Some of which include permitted development applications and development sites that are less than 25m² or 5m of linear habitats. Therefore, it was not considered applicable for this proposal.

Social and Economic Benefits

The current proposal will facilitate the development of an advanced telecommunications infrastructure in line with National Government guidance contained within the NPFF which supports infrastructure, especially where growth takes place. By providing the latest 4G technology and new 5G service provision the proposal will support the aspirations of Central Government for the UK to have nationwide coverage of standalone 5G to all populated areas by 2030. The Local Government Association's 'Councillor's Guide to Digital Connectivity' notes that a survey conducted by the Confederation of British Industry found that 81% of firms said that they see more reliable mobile connectivity as essential. Studies have also shown that mobile broadband is associated with positive impacts nationally, such as higher GDP and increased employment. The Guide also notes that digital connectivity has become part of the fabric of everyday life, as important to communities and businesses as a water, gas or electricity connection.

Smart City Agenda

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The 'Manchester Digital Strategy 2021-2026' outlines the aim of Manchester to become a world class digital city by 2026 and a leading smart city through integrating smart city principles within the Digital Strategy and supporting the objectives set out in the 'Our Manchester Strategy'.

The way 5G works, is intricately connect with the Smart City agenda and will enable centralized control of many different street infrastructure owned or managed by councils, such as streets lights, water meters and bus stops. Trials have already begun across the UK to demonstrate the potential of 5G and how it can improve and drive productivity and efficiency. For instance, In June 2019, West Midlands 5G partnered with BT and University Hospitals Birmingham to trial the UK's first 5G Connected Ambulance. Real-Time communications between the paramedics and the hospital doctors enabled the effective diagnosis of the patient at an early stage of care. The trial showed how a paramedic performed a remote-controlled ultra-sound scan on a patient in an ambulance over a public 5G network. These trials show how digital connectivity and technology can reduce patient waiting times and save lives (Source: WM5G).

Sustainable Development

Mobile communication plays a significant role in sustainable development, being able to access the internet via a mobile device allows people to access a wide range of central and local government services buy groceries, manage finances, apply for jobs/university, and carry out school projects, send emails, download applications, send and receive instant messages, participate in social media, streaming and downloading data to name just a few of the benefits. It also allows people to work from home or on the move. Residents and businesses will enjoy better accessibility, assisting home-based working by improving the electronic means of communication and the roll-out of high-speed broadband helping to promote live-work development. This reduces travel time, carbon emissions and increases the speed at which information is processed/shared. The proposals therefore fully comply with NPPF and the LDP. Providing the latest digital infrastructure to enable improvements in digital technology empowers and enables residents to have the highest quality of life, supports the creation of high-quality jobs and achieves the maximum productivity levels.

Manchester's Digital Strategy aims to use digital to support their journey towards achieving a zero-carbon city by 2038. Supporting documents for the Digital Strategy explored the ability of the urban realm to help in achieving a smart city which would help drive sustainability in the future; 'The public realm, including street furniture, is an essential vehicle through which smart change can be driven in Manchester'.

Resilient and Competitive Economy

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Mobile connectivity is essential to the future success of the economy. The combined value of 4G and 5G mobile connectivity is estimated to add £18.5bn to the economy by 2026 (Councils and Connectivity Sept 2018). Mobile connectivity is essential to creating a better society. Digital inclusion can help people gain employment, become more financially secure and improve health and well-being, enabling communities to be more inclusive. Mobile connectivity is essential to fulfilling the potential of new technologies. Innovations such as artificial intelligence and connected cars will change how we work, spend our leisure time and run our public services.

Further benefits of high quality mobile connectivity include: promoting economic growth by attracting investment from business, which creates jobs and regional prosperity in line with national and local economic strategies; helps local businesses to offer a broader range of services, boosting the local economy; helps local Councils to offer online services such as school admissions and local information for residents supports local companies by facilitating working from home, offers social benefits such as being able to connect with vulnerable family and friends or contact the emergency services 24/7, and helps local councils to offer online services such as paying council tax bills which provides a more efficient service to name but a few benefits.

The Digital Strategy supports and contributes to the objectives set out in the 'Our Manchester Strategy'. MDS is built on the wider ambition of the city to create a more sustainable, inclusive, and diverse economy that benefits all residents. A theme of the strategy is to achieve Future Prosperity of which Digital Neighbourhoods are an aim. The aim of these Digital Neighbourhoods is extending "the highest quality digital connectivity so that it is accessible and affordable to all residents and businesses". The roll out of "enhanced digital infrastructure as a utility not just a commodity" is vital to ensure that sustainable resilience is achieved.

Lack of Coverage

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply won't work.

Without this new radio base station, the operator's customers would experience increasing numbers of dropped calls and buffering unable to access the internet on their handheld devices. They would also not be able to access the 5G network, a demand which is increasing rapidly as customers update their handheld devices to ones that are 5G compatible. Roll-out of 5G is encouraged to provide pervasive, affordable, resilient digital connectivity. If the 5G network is not available, then the

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customers' would not be able to utilise these handheld devices for the purposes in which they were purchased. This would be contrary to the aspirations of Central Government which aspires to everyone having access to the superfast highway network wherever they are and being a world leader in 5G.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

An installation in this location will fill the current lack of the latest high quality service provision and enable VMO2 to maintain access to their handheld devices wherever they are for the purposes in which they were purchased. This is fully in line with the Government's aspirations that everyone has access to the superfast communications network, the NPPF and the Infrastructure Framework Strategy.

Health and Safety

The proposed installation conforms to current government planning guidelines regarding potential health effects arising from telecommunications development. The operator has attached a declaration that the site conforms to ICNIRP guidance. This is in full accordance with National and Local Policy and Guidance.

Residential Amenity

The proposal has been sited and designed to minimise impact on residential amenity so far as practicable. The proposal is at a considerable distance from any nearby residential dwellings within a setting of commercial units.

The proposed installation is an item of essential infrastructure and therefore will not cause any loss of privacy nor will any occupants of nearby properties be overlooked. The column and antennas do not emit any noise, odour, vibration, artificial light, or disturbance from air. The only noise emitted is from a cooling fan within the equipment cabinets, which only operate during hot weather conditions. However, within a few meters the noise is inaudible, particularly when considering the ambient noise levels of the area which include passing traffic. The proposed installation will not cause any traffic generation as it is not a visitor destination. Highways There is no relevant visibility splays, and the installation is not located on adopted highways land.

Planning Assessment

Siting

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The operator is limited in siting options as there is a requirement to provide equivalent coverage and capacity for this area of Cheetham Hill. The replacement and upgrading of existing coverage means that the operator must be located as close as possible to the existing installation to maintain the provision of equivalent coverage and capacity to the surrounding local area. An installation located outside of this search area would not allow the operator to provide their desired level of new 5G coverage or replacement 2G, 3G or new and enhanced 4G service provision and therefore would not adequately fill the current 4G and 5G coverage gap. These base stations are required where the service is required, where there is a population who demand service provision, placing an installation a distance away from a population means the installation cannot provide the service to where it is needed.

The proposed site is located within a commercial setting with no residential properties within close proximity. The equipment is set back from the main road on a grass verge adjacent to parking bays for a nearby 3-storey commercial unit (Worldwide Foods). This setting minimises the prominence of the site in views along the main road, Cheetham Hill Road, due to its position on a slight bend along Crescent Road on approach to Cheetham Hill Road. The adjacent 3-storey building, commercial flank wall and urban street furniture including the large advertising board for Worldwide Foods help integrate the proposed site within the urban fabric of the street. The nearby trees surrounding the Iceland car park will soften visibility of the site from northeast and eastern views.

Planning is carried out in the public interest, and it is only when private and public interests coincide can a view to a third party's land, in this case the public highway, which is essentially a private property interest become a material planning consideration. As with views over any adjoining land, that the proposed radio base station may be visible from nearby properties does not equate with harm and cannot normally be regarded as a material planning consideration. It is only when the visual impact of adjoining development, in this case the proposed radio base station, from a principal living room of a nearby property becomes overbearing can it be considered as a material consideration. It is at this point that public and private interests will coincide. In situations where views of the proposed development when seen from the principal living room windows of an adjoining property will appear oppressive, for example, when there is serious overshadowing, loss of daylight and sunlight, or proximity of long lengths of two-storey blank flank wall along the common boundary between two properties, it will become a material consideration.

This is certainly not the case at the application site. The view of a communications pole cannot be said to be in any way overbearing or inappropriate and could therefore not be a material planning issue in the determination of this application for prior approval.

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There are no forward-facing habitable windows on looking the site, as such impact to residential amenity has been reduced as far as reasonably practicable.

The site is accessible and has power availability. There are no underground services impeding on the development. It is of note that the proposed location does not fall within Article 2(3)-(4) land or any statutory or locally listed heritage assets and their settings.

In line with the requirements of National and local policy, there are no opportunities for mast or site sharing or rooftop developments, or more suitable alternative sites. Whilst visual impact have not been removed entirely, they have been minimised as far as practicable. The discount options are set out above and their reasons for being discounted are fully explained.

The proposed siting represents the best balance of radio coverage and visual impacts.

Local Heritage Considerations

Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets recognises that change within an urban environment does not automatically equate to harm, and that a proportionate approach is required, considering scale, nature and context. In this case, the visual effect of the proposed monopole is limited and mitigated through intentional siting outwith the assets setting and through sensitive design.

The heritage asset in relation to our application is the listed building comprising the Cheetham Library. The derelict library building has been closed to the public since 2008 when it stopped serving as the Manchester Black Resource Centre. The building is in a dilapidated state and provides little value to the surrounding streetscape due to its poor condition. Our proposal will not detract from or diminish the value or setting of this asset as a result.

Overall, the proposal has been shaped by a clear commitment to heritage sensitivity. Through careful siting, design and consolidation of equipment, the scheme achieves the minimum scale necessary to meet operational requirements while limiting harm to the character and appearance of the listed building. As such the harm associated with the associated change the proposal will bring to the streetscape has been assessed as 'less than substantial'. The resulting design represents an appropriate and proportionate response that accords with the National Planning Policy Framework (NPPF) and Historic England's Good Practice Advice.

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Under paragraphs 208 and 209 of the NPPF, any less than substantial harm must be weighed against the public benefits of the proposal.

Appearance

The proposed design is the most sensitive option to supply 4G, and 5G technologies for VM02 from a single structure. The height of the proposed pole has been reduced to the absolute technical minimum of 20m. If the antennas were set any lower, they would breach ICNIRP Guidelines. Although the proposed structure is taller than the surrounding townscape, visual impact is minimal given its location within the street scene and distance from more sensitive land uses.

It is acknowledged that the site will be visible within the surrounding area due to the lack of immediate screening from trees. However, the majority of views towards the site will be viewed either through or within the backdrop of existing landscaping and built environment. Additionally, due to the removed location from residential properties and front facing storefronts the views towards the mast are minimised so far as is practicable.

It is considered that the residential properties to the east and northeast of the site are relatively removed from the site and have no front facing views. The property views are screened by intervening commercial premises, car parks and mature trees.

Mobile phone masts are becoming a common feature of the street scene not just across Greater Manchester City, but across the UK. Taking all this into account, it is considered on balance, that the appropriateness of its setting against other design matters, there are insufficient grounds to warrant a refusal of this replacement mast on visual amenity grounds. Additionally, it will be light grey in colour which will reduce the capacity of the structure to draw the eye when viewed against the sky and this colour scheme is considered wholly appropriate for this industrial/commercial setting.

It is therefore considered that the proposed design strikes a good balance between the visual impact of the proposal on the surrounding area and meeting the operator's technical and operational requirements for the site to provide high-quality and highspeed communication infrastructure.

Relevant Appeal Decisions and Application to the Proposal

Inspectors at appeal have made clear comments on the exploration of alternative sites such as a telecommunications monopole and equipment cabinet on the footpath of Brewery Road at the junction of Piedmont Road, Plumstead, which was refused by the Royal Borough of Greenwich (PINS ref: APP/E5330/W/16/3159250). The inspector considered the siting and appearance of the proposed installation on the

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character and appearance of the street scene and the area and whether any harm caused would be outweighed by the need to site the installation in the location proposed.

The Inspector noted in paragraph 9 that *'Interested parties have raised concerns about... whether sufficient exploration of alternative sites has been undertaken....with regards to alternative sites, I have noted the appellant's submissions within the Supplementary Information, but I am mindful that even if alternative sites were available, there is no requirement within the Framework or the GPDO for developers to select the best feasible siting'*.

The main issues arising from this prior approval notification are whether the proposed monopole and cabinets, would be a visually obtrusive feature which would be detrimental to the character and appearance of the area, and whether any perceived harm would outweigh the significant social and economic benefits associated with the roll-out of 5G and the next generation connectivity, taking into account any suitable alternative sites.

The above Inspectors' decision clearly acknowledges that there can be more than one location deemed as acceptable to provide a service. The proposed site is not considered to adversely harm the character and appearance of the area, and taking all planning, technical, operational and accessibility perspectives into account is the proposal is the best option to minimise visual impact and meet the technical and operational requirements of the operator enable VMO2 to provide enhanced 4G and new 5G services for this densely populated area in line with the Government's aspirations to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new technology.

Planning Balance

Drawing all these matters together, the benefits of the proposals outweigh the minimal impact on the character and appearance of the area. The proposal will enable VMO2 to provide enhanced 4G and new 5G services for this area of Cheetham Hill in line with the Government's aspirations to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new technology.

The scheme design is of a high standard and will not detract significantly from the existing visual and environmental character of the area. The benefits to residents and visitors by maintaining coverage to the area far outweigh any potential perceived negative impacts. In all these circumstances it is concluded that there no policy or

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other objections that would warrant the refusal of planning permission and accordingly permission should be granted for the proposed development.

Confirmation that submitted drawings have been checked for accuracy

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Address:			
Signed:	<u>[REDACTED]</u>	Date:	<u>27/08/2025</u>
Position:	<u>Acquisition and Planning Consultant</u>	(on behalf of Cornerstone)	

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