GTech Surveys Limited

Cross Keys Street

Television and Radio Reception Impact Assessment

CHANGE HISTORY

Issue	Date	Details of Changes
0.0	24/02/2025	Working draft
0.1	03/03/2025	First draft issue
Author: G Phillips		Reviewer: O Lloyd

Issue: 0.1

© GTech Surveys Limited 2025

Contents Page

GTech Surveys Limited

Executive Summary

1 - Introduction **5**

2 - The Mechanisms of Interference to Television and Radio Broadcast Services **8**

3 - Available Television and Radio Broadcast Services **13**

4 - Survey Methodology & Description of Baseline **15**

5 - Predicted Impacts and Effects **17**

6 - Mitigation Measures **20**

7 - Conclusions **21**

Appendices **23**

Television Transmission Frequencies

VHF (FM) Radio Transmission Frequencies

Signal Measurements

An Overview of Signal Measurements

Survey Equipment

Calculation of Received Field Strength

References

Mapping Data

Planning Policies - Regional and Local Planning Policies and Guidance

© GTech Surveys Limited 2025

GTech Surveys Limited

GTech Surveys Limited is a Midlands based broadcast and telecommunications consultancy conducting projects throughout the entire UK. We undertake mobile phone network, television and radio reception surveys (pre- and post-construction signal surveys), conduct broadcast interference and reception investigations, and support telecommunications planning work for wind energy developers, construction companies, architects, broadcasters and Local Planning Authorities.

In addition to radio interference modelling services and television reception surveys, we produce EIA and ES Telecommunications Chapters (also known as an 'Electronic Interference Chapter'); satisfying the requirements of Part 5, Regulation 18 (Parts 5a and 5b) of The Town and Country Planning EIA Regulations 2017. We peer review ES and EIA work, liaising with telecommunications providers (Arqiva, BT etc.) and advise developers with respect to associated Section 106 (Town and Country Planning Act 1990) and Section 75 (Town and Country Planning (Scotland) Act 1997) agreements.

GTech Surveys Limited is a consultant member of the Trade Association for Content Delivery - (Confederation of Aerial Industries Ltd - CAI) and the RDI - the digital sector's professional body and trade organisation. We are listed on Constructionline and verified as a Safety Schemes in Procurement (SSIP) member by Safety Management Advisory Services (SMAS), making us compliant with the industry standard PAS 91:2013 + A1:2017.

Professional broadcast trained project engineers deliver, and supply Markel (UK) Limited insured technical products to support planning applications, discharge planning conditions (including S106 Agreements) and for due diligence. For more information about GTech Surveys Limited please visit our website - www.gtechsurveys.com

GTech Surveys Ltd.
Accountancy House,
4 Priory Road,
Kenilworth,
Warwickshire,
CV8 1LL.

T: +44(0) 1926 744771

© GTech Surveys Limited 2025

Executive Summary

A signal survey and reception impact assessment have been undertaken to determine the potential effects on the local reception of television and radio broadcast services from the proposed Cross Keys Street development. As requested by Manchester City Council (MCC) planning guidance, any development over four storeys requires a TV and radio reception impact assessment. Consequently, this report has been produced to support the planning application submission and to provide the existing reception data to assist with any further studies. Accordingly, impacts to the reception of VHF (FM) radio, digital terrestrial television (DTT is also commercially known as *Freeview*) and digital satellite television services (such as Freesat and Sky), have been assessed. Impacts to the reception of analogue television services have not been assessed in this study because analogue terrestrial television services were switched off in Manchester (Granada TV region) during 2009 and throughout the rest of the UK by 2012.

Digital Terrestrial Television (DTT) - Freeview

The Proposed Development is not expected to cause any interference to the reception of digital terrestrial television (DTT) services.

Digital Satellite Television - Freesat & Sky

The Proposed Development may cause interference to the reception of digital satellite television services (such as Freesat and Sky) in areas to the immediate northwest of the Site, within 77m from the base of the proposed building. Additionally, in similar areas, the use of tower cranes could also obscure required satellite dish views of the southern skies, resulting in minor and sporadic interference occurring during crane lifting operations. If any interference does occur, the repositioning of affected satellite dishes to new or different locations without obscured line-of-sight views to the serving satellites should restore optimal reception conditions. If this is not possible, the use of DTT, TV over IP / fibre, broadband or cable reception equipment receiving equipment would also offer any affected viewer an alternative source of digital television broadcasts.

VHF (FM) Radio

The Proposed Development is unlikely to adversely impact the reception of VHF(FM) radio broadcasts due to the existing good coverage in the survey area and the technology used to encode and decode radio signals.

© GTech Surveys Limited 2025

Overall, the use of tower cranes and the Proposed Development itself may cause disruption to the reception of digital satellite television services in areas to the immediate northwest of the Site. With respect to digital satellite television reception, in this identified area, clear line-of-sight views of the southeastern skies could be obscured, resulting in interference. If interference does occur, the repositioning of satellite dishes to new locations (without an obscured line-of-sight view to the serving satellites) should restore reception. If satellite dish relocations are not possible, the use of the use of TV over cable / fibre equipment or DTT receiving equipment is likely to offer any affected satellite television viewer an alternative source of some digital television broadcasts.

This report provides the existing level and quality of radio and television signal reception within the survey area and can be used to accompany the planning application submission.

© GTech Surveys Limited 2025

1 - Introduction

This assessment details the findings of a reception impact assessment and pre-construction signal reception survey to determine the viewing preference of receptors located around the proposed Cross Keys Street development and identifies what effects the Proposed Development may have on the reception of television and radio broadcast services. This assessment has been prepared by GTech Surveys Limited for the applicant.

<u>The Site</u>

The Site (currently an open-air car park) is bounded by Cross Keys Street to the north-west, Goulden Street to the north-east, Chadderton Street to the south-east and Marshall Street to the south-west. The surrounding area is a mix of commercial and residential, with the commercial units operating primarily as offices. Figure 1 shows the location of the application site.

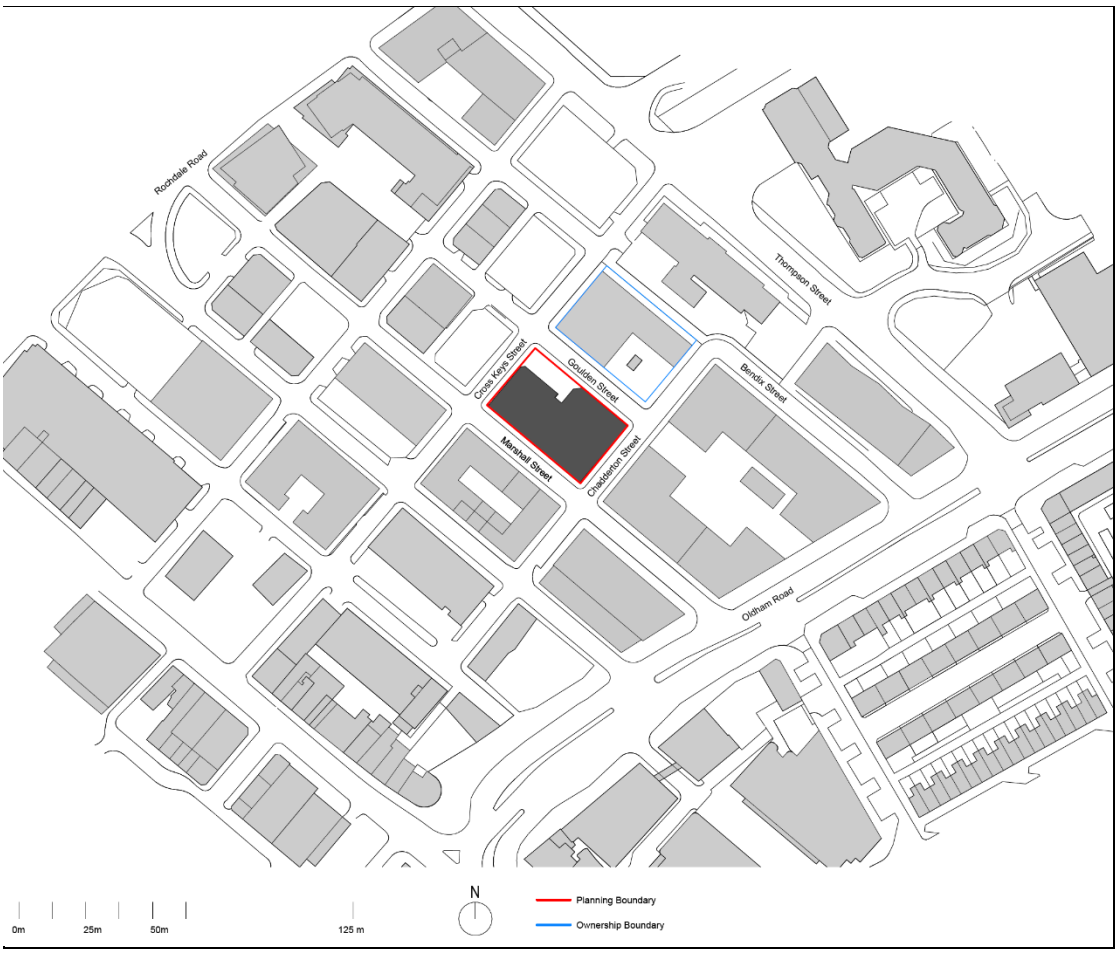

Figure 1 - The location of the Site and Application Boundary (delineated in red)

© GTech Surveys Limited 2025

The Proposed Development

The Proposed Development is for the erection of a 9-storey residential building (use Class C3) comprising 104nr residential units and communal space, landscaping, infrastructure and other associated works.

The Assessment

Manchester City Council (MCC) requires applications for developments over four storeys in height to include a TV and radio reception impact assessment. Further guidance can be found in the document; *"Full, Outline, Reserved Matters & Variation/Removal of Conditions Planning Applications - Is Your Application Valid?"*, September 2018 (revised January 2020), MCC. The requirement states;

> *Television Reception*
>
> *MCC planning guidance, any development over four storeys requires a TV reception impact assessment.*
>
> *Information on TV and radio reception and interference. Please provide a report on the possible interference created by the proposed development on TV and radio reception within the area. (Core Strategy Policy EN2)*

A desktop study was first undertaken, based on broadcast transmission information, plans of the Proposed Development and maps of the area. The relevant TV and radio signal survey area for the Proposed Development was identified and a site visit was then subsequently conducted to establish the baseline television reception conditions. Modelling techniques and field assessments of viewers' choice of television and likely radio transmitter were then used to predict the potential effects upon television and radio broadcast reception in the area. The impacts from the Proposed Development are consequently analysed, and together with various mitigation options, conclusions are drawn on the overall effects of the Proposed Development on television and radio broadcast service reception for local residents.

This study was undertaken to investigate whether the Proposed Development could cause interference to local television and radio broadcast reception. The effects on VHF (FM) radio, digital terrestrial television and digital satellite television service reception are discussed. The report also details the baseline reception conditions for future reference. This report follows the following structure:

Chapter 1 introduces the work, the Proposed Development, the Site and format of the assessment

Chapter 2 discusses the different forms of structure generated television and radio interference and how these can impact the reception of different television and radio broadcast platforms

© GTech Surveys Limited 2025

Chapter 3 describes the available television and radio services in the survey area

Chapter 4 describes the pre-construction television and radio reception conditions around the Site

Chapter 5 describes the predicted impacts of the Proposed Development upon television and radio broadcast reception before any mitigation measures are applied

Chapter 6 describes any suitable mitigation measures for any affected TV viewer or radio listener

Chapter 7 presents the conclusion

© GTech Surveys Limited 2025

2 - The Mechanisms of Interference to Television and Radio Broadcast Services

Terrestrial Television Services

Any structure will produce two zones of potential disruption to television reception. One zone is where the development creates a ‘shadow’ (affects all television broadcast platforms) and the other where it gives rise to a ‘reflection’. At the frequencies used for broadcasting, the processes of creating a ‘shadow’ or a ‘reflection’ are somewhat more complicated than with visible light but thinking of the problem in these terms is still a helpful way of approaching the matter.

Signal ‘Shadowing’ Effects

In the area behind the structure, the television transmitter is effectively screened from the viewer and the strength of the signal is reduced - Figures 2 and 3.

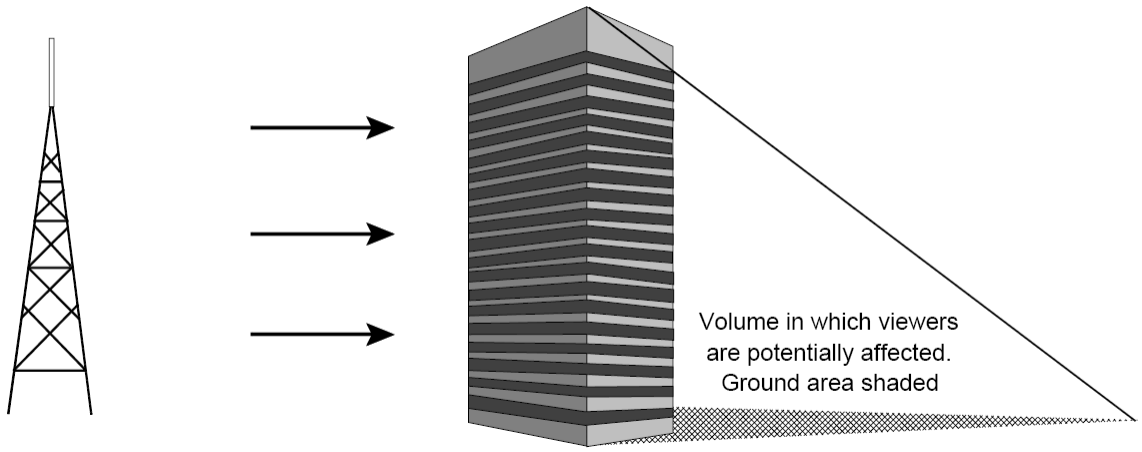

Figure 2 - Affected area in the ‘shadow’ zone behind the structure

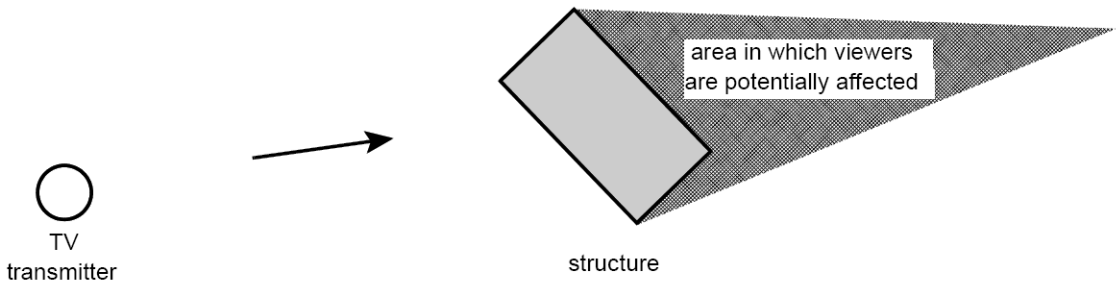

Figure 3 - Plan view of the ‘shadow’ zone

© GTech Surveys Limited 2025

Television signals do not create such a ‘hard’ shadow as visible light, and for the purposes of explanation, a ‘shadow’ zone must be considered which is divided into three sub-zones.

i. Within a few tens of metres from a solid structure, over the region where optical view of the transmitter is lost, the reduction in signal strength is critically dependent on the specific design and composition of the structure. For most brick and concrete buildings, the reduction can be severe and, in some cases, almost total if existing reception conditions are poor.

ii. Further away from the structure (e.g. beyond 25 to 50 metres, but this varies depending on its size) the limit of the ‘shadow’ zone and signal reduction are determined by diffraction at the edges of the structure and reflection off surrounding structures. The simple condition of whether or not a location has an optical view of the transmitter is not enough to classify the potential interference zone adequately. In general, the effect is that the signal appears to bend around the sides of the structure; the shadow zone reduces in size and the signal strength is reduced by much less than simple ray optics would suggest.

iii. Even further away from the structure (e.g. 250m) complex multiple reflections and diffraction, caused by structures in the locality, may result in the ‘shadow’ zone becoming almost non-existent, against interfering signals that arrive on significantly different bearings. This can result in an increase in the ratio of wanted to unwanted signal as presented to the television receiver.

Signal ‘Reflection’ Effects

The second zone of potential interference is produced by ‘reflection’ or ‘scattering’ of the incident signal, see Figure 4.

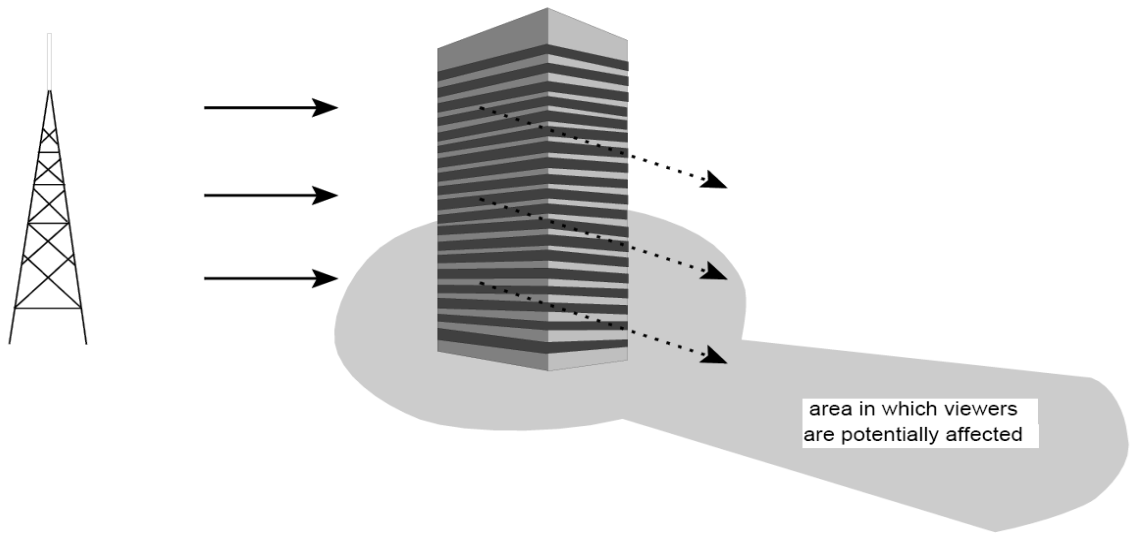

Figure 4 - Affected areas in the ‘reflected’ zone of the structure

© GTech Surveys Limited 2025

Consider Figure 5, the direct signal travels a distance P1 to the viewer, whilst the signal reflected from the structure travels slightly further, distance (P2 + P3). Although travelling at the speed of light, the different path lengths can mean that one signal arrives with a significant delay relative to the other. This results in a degradation in signal quality.

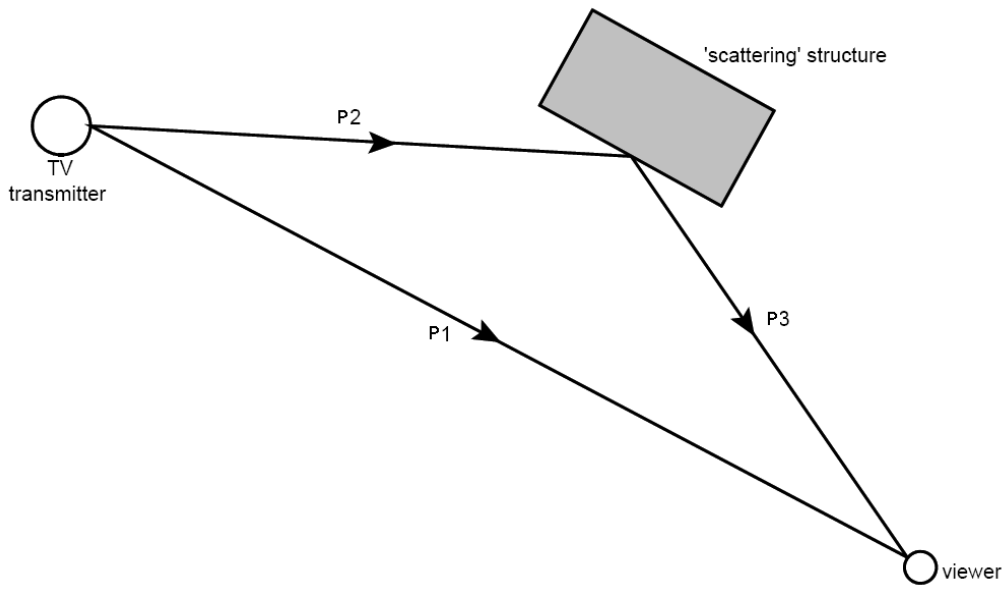

Figure 5 - Direct and Indirect Signal Paths

To avoid interference, it is necessary to ensure that the ratio of wanted signal along the direct path (P1) to the unwanted signal along indirect paths (P2+P3) is sufficiently high. Domestic TV receiving antennas generally have a significant directional response to incoming signals, which means that the antenna may discriminate against interfering signals that arrive on significantly different bearings. This can result in an increase in the ratio of wanted to unwanted signal, as presented to the television receiver.

Digital Terrestrial Television (DTT) - Freeview

The digital television broadcast platform offers many advantages over older analogue broadcast technologies. Due to the way picture signals are encoded and broadcast, digital television offers a much more resilient platform against interference. The construction of digital signals ensures that they are much more impervious to the effects of interference from indirect secondary reflections, which consequently ensures good quality and coherent data stream integrity at the receiver, resulting in an interference free picture. Disruption to DTT services is normally caused by a poor-quality receiving antenna system or locally generated wideband electrical noise. Signal blocking caused by buildings can also degrade received signal quality.

© GTech Surveys Limited 2025

Digital Satellite Television Services - Freesat & Sky

Digital satellite television services are provided by geo-stationary earth orbiting satellites positioned above the equator. To ensure good reception of digital satellite television services, satellite receive antennas (satellite dishes) are normally positioned away from trees and other clutter and are orientated to face the southeastern horizon.

Disruption to digital satellite television services is normally caused by an obstruction on the line-of-sight from the satellite to the receive antenna e.g. a tall building or tall trees. Adverse weather can also influence reception. In the United Kingdom, Freesat and Sky services come from the 28.2 degrees east ASTRA satellite cluster.

Figure 6 below shows typical clearance distances and obstruction heights for interference free satellite television reception.

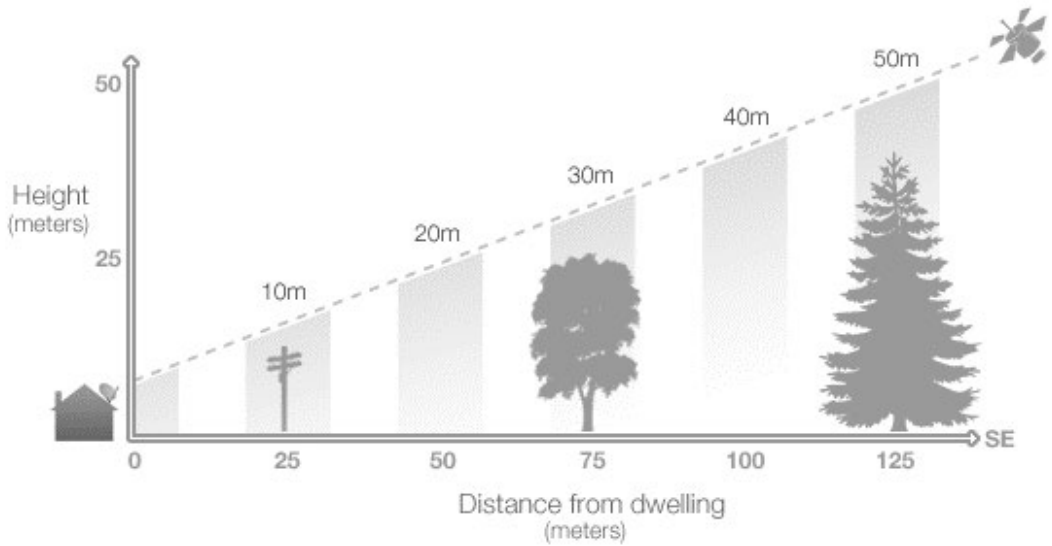

Figure 6 - Typical Clearance Distances and Obstruction Heights for Interference Free Satellite Television Reception

© GTech Surveys Limited 2025

VHF (FM) Radio

VHF (FM) radio services are broadcast from similar structures as terrestrial television services. Many things can cause radio interference, however simple remedies exist that can quickly reduce the effects. Most reception problems on FM radio are caused either by a weak signal or by some kind of interference.

Radio transmission signals will reflect into ‘shadow’ areas and also reflect from structures to cause ‘multi-path’ effects. The effect of multiple signals is to create zones of signal cancellation and signal enhancement. This is often demonstrated by the need to carefully position portable radio receivers for good reception or the fluctuation in signal quality whilst listening to VHF (FM) broadcasts in a vehicle. Due to the wavelength of the VHF (FM) signal (at 100 MHz, the wavelength is 3 metres), zones of interference can quickly and easily physically move around, as the interference is generated from the sum interaction of all incoming signals. Consequently, prediction of VHF (FM) interference is not practically possible due to the complex interaction of reflected signals with wanted signals, the design of radio receivers and radio signal propagation characteristics.

Buildings rarely cause radio interference but there is little that can be done during the design stage to reduce any adverse effects. Due to the lower frequencies in use for radio transmission (with respect to television services) and the methods by which the radio signals are encoded, it is very unlikely that a new structure in an already cluttered urban environment will disrupt the reception of radio services.

© GTech Surveys Limited 2025

3 - Available Television and Radio Broadcast Services

Terrestrial Television Services

The area around the Site is no longer served by analogue television transmissions due to the completed Digital Television Switchover. All analogue services were switched off in the Granada television region during 2009.

Digital Terrestrial Television (DTT) - Freeview

The survey area is served by DTT services (Granada TV region) from the Winter Hill transmitter (grid reference SD 66053 14463), on a bearing of 309 (with respect to true north) and 24km away. The Winter Hill transmitter is shown relative to the Site in Figure 7.

Technical transmission information for each DTT service broadcast from the Winter Hill transmitter site is detailed in Table A, found in the Appendix - *Television Transmission Frequencies*.

Up to date technical information regarding the Granada TV region and Winter Hill transmitter group can be found on the Digital UK website[1].

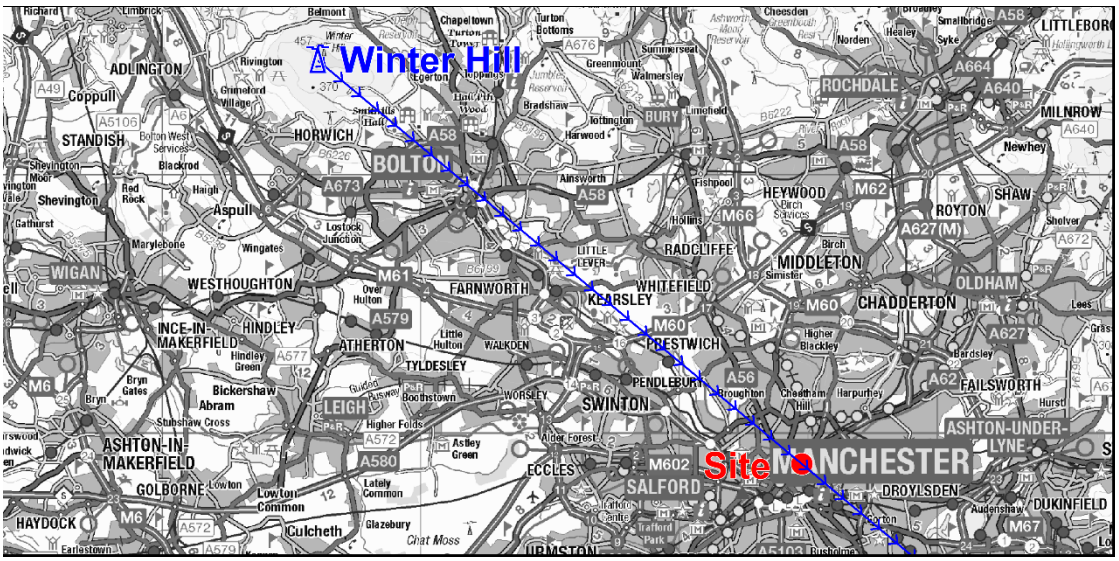

Figure 7 - The Locations of the Winter Hill Transmitter, the Site and the direction of the incoming DTT signals at the Site (indicated by the blue arrowed line)

1 - http://www.digitaluk.co.uk

© GTech Surveys Limited 2025

Non-Terrestrial Television Services (Digital Satellite Television)

For the reception of the 28.2 degrees east ASTRA satellite cluster (Freesat and Sky services), dish elevations of 22.9 degrees are required at this latitude. Optimal receive dish azimuths are 143.8 degrees with respect to true north (approximately southeast).

VHF (FM) Radio

The areas around the Site are served by VHF (FM) radio services of

BBC Radio 1, 2, 3, and 4 from the Holme Moss transmitter (NGR SE 09550 04050)

Technical transmission information for each radio service broadcast from the Holme Moss transmitter are detailed in Table B in the Appendix - *VHF (FM) Radio Transmission Frequencies.*

© GTech Surveys Limited 2025

4 - Survey Methodology & Description of Baseline

Due to the complex nature of television interference in cluttered urban environments, field investigations must be undertaken in the general area around a site to fully evaluate any potential effects. In this study, measurements were undertaken up to one kilometre from the Site. The survey mainly focused around the Site and areas to the immediate northwest and southeast, the areas where predicted (modelled) interference may occur. These are identified in Figure 8, and the measurements are detailed in Tables C and D, found in the Appendix - *Signal Measurements*. The following data was recorded:

- Field strength and technical signal measurements of DTT transmissions from the main serving transmitter
- Viewing preference (choice of television transmitter) of residents in all areas visited
- Field strengths of VHF (FM) radio transmissions from the serving transmitter

All television measurements were carried out using a UHF log-periodic receive antenna. VHF (FM) radio field strength measurements were taken with a resonant half wavelength folded dipole antenna at 2 metres AGL, industry standard height for such work. During the survey, no assessment was made of reception conditions within viewers' homes. Equipment details are detailed in the Appendix - *Survey Equipment*.

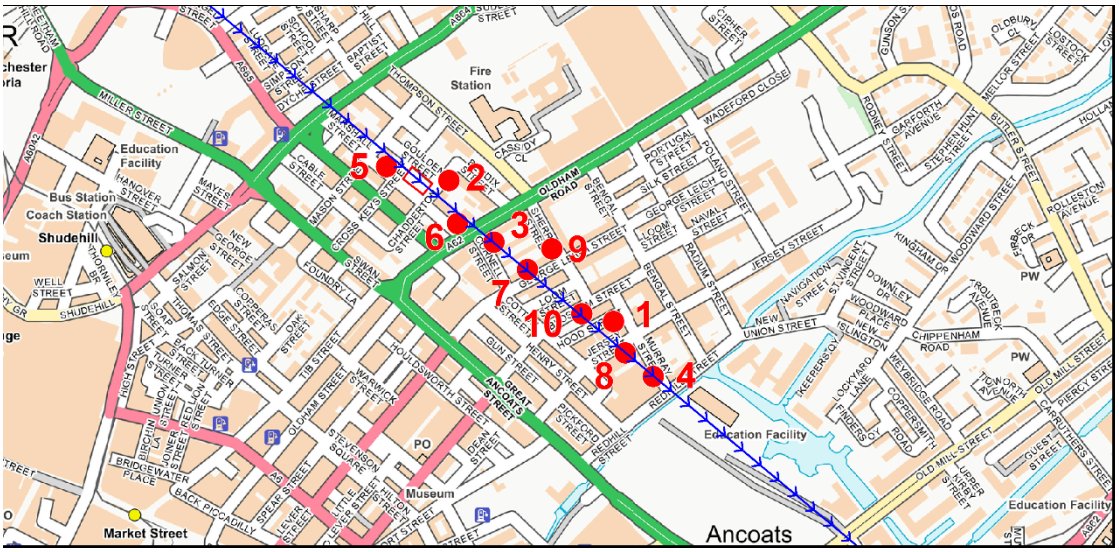

Figure 8 - Surveyed Locations. The blue arrow indicates the direction of the incoming DTT signals from Winter Hill transmitter. The Site is delineated in red

© GTech Surveys Limited 2025

Survey Results and Observations

In general, building use around the Site is mainly for commercial, multi-dwelling accommodation (hotels) and car parks / vacant plots. There are a number of existing taller buildings located further from the Site (to the northwest). These existing structures already influence existing reception conditions.

Digital Terrestrial Television (DTT) - Freeview

DTT services were available at all surveyed locations from the Winter Hill transmitter. At all locations, received signal levels were well in excess of recommended minimum levels and the technical quality of received signals was found to be good[2]. All terrestrial television antennas in use in the study area were noted to be orientated towards the Winter Hill DTT transmitter, which is expected because the Winter Hill DTT transmitter is the main regional DTT transmitter for the northwest region and Manchester.

Robust reception of DTT services was possible because the received signals exceeded all minimum levels required, as specified in the required specifications (Association for Audio Visual Professionals Code of Practice (COP) For the Installation of Aerials/Antennas & Receiving Equipment in the Single Dwelling Unit CAI COP 2: September 2022).

Overall, DTT services currently provide good coverage and service in the study area.

Digital Satellite Television - Freesat & Sky

Due to building use in the study area, very few satellite dishes were viewed in immediate area around the Site, however, several were noted on a building adjacent to Goulden Street Car Park. Satellite dishes may be mounted at the rear of properties and on rooftops, which would not be visible from street level.

VHF (FM) Radio

VHF (FM) radio reception conditions were deemed to be good[3] throughout the study area. In-car reception was deemed to be good at all locations. This is due to the proximity of the Holme Moss high-power radio transmitter with respect to the Site.

---

2 - Signal levels as specified by the CAI - Association for Audio Visual Professionals Code of Practice (COP) For the Installation of Aerials/Antennas & Receiving Equipment in the Single Dwelling Unit CAI COP 2: September 2022

Additional technical information regarding the Freeview signal can be found in the Appendix - An Overview of Signal Measurements

3 - Minimum Recommended Field Strengths for Acceptable Levels of VHF (FM) Radio Service

Monophonic audio - 40 dBµV/m
Stereophonic audio (excellent quality) - 54 dBµV/m

Source - https://www.ofcom.org.uk/__data/assets/pdf_file/0013/54310/annex-f.pdf

© GTech Surveys Limited 2025

5 - Predicted Impacts and Effects

Methodology

To assess the effects of the Proposed Development upon television and radio broadcast service reception, the structures were considered to create interference to services in the immediate areas around the Site, in signal reflection areas and in the signal shadow zones. These methods, used in conjunction with broadcast transmission information, development plans, maps of the study area and modelling techniques, contribute towards predicting the potential effects upon television and radio broadcast reception in the study area.

The field survey then investigated the areas identified as being at risk of interference and assessed all available services and the transmitter viewing preferences of residents in order to determine if the computed risk is practically valid. The collected data was finally used to determine what actual risks exist and what viable solutions are available to minimise any adverse effects. The predicted effects on television and radio broadcast reception are discussed below and summarised in Table 1.

Digital Terrestrial Television (DTT) - Freeview

Interference is not expected to occur due to the existing good coverage in the study area, the lack of receptors located in any theoretical signal shadow area and the robust nature of the DTT signal with respect to unwanted signal interaction. As no interference is expected, no mitigation measures to restore DTT reception are required.

Digital Satellite Television - Freesat and Sky

Tall structures, trees and buildings can disrupt digital satellite television reception by causing obstructions on the line-of-sight to the signal receive dish from the serving satellite and is discussed further in Chapter 2. Using trigonometry, the approximate maximum height of the proposed building and the angle and orientation of the incoming satellite signals, theoretical signal shadow zones for the 28.2E ASTRA satellite cluster are as indicated;

Element	**Max. Signal Shadow Length (m)**
Tallest element	77

This area extends in a northwesterly direction (324 degrees with respect to true north) from the proposed structure's base. It is considered that there may be satellite dishes located in this area, consequently, interference could occur.

© GTech Surveys Limited 2025

VHF (FM) Radio

Modelling VHF (FM) radio interference in a cluttered urban environment is not possible due to the number of constantly changing variables. VHF(FM) broadcast radio reception is robust throughout Manchester, evident by the survey results and signal availability with a typical car radio. Whilst any new development or structure will change local radio signal propagation and reception characteristics, due to the technical methods involved with encoding and receiving these transmissions, good reception will remain possible. Furthermore, as the reliance on VHF (FM) radio reception decreases due to the uptake of DAB receivers in cars[4], and online streaming in properties, any possible impact effects are further reduced. Overall, the Proposed Development is not expected to impact the reception of VHF (FM) radio broadcasts.

Broadcast platform	**Area(s) of predicted interference**	**Risk of interference & reasoning**	**Mitigation**
DTT (Freeview)	Non-identified	No because coverage is robust	Not required
Digital Satellite TV (Freesat and Sky)	Up to 77m in a northwesterly direction from the base of proposed building	Possible as there may be satellite dishes located in the identified area	Satellite dish relocation or the use of DTT / satellite over cable receiving equipment
VHF(FM) Radio	Non-identified	No because coverage is robust	Not required

Table 1 - Summary of Predicted Interference

Predicted Effects - Conclusions

The Proposed Development is not expected to impact the reception of DTT - Freeview services.

The Proposed Development may cause interference for the reception of digital satellite television services in areas to the immediate northwest of the Site, up to 77m from the base of the proposed structure. The use of cranes could also cause signal disruption in a similar area. Should satellite dishes be located in this area, repositioning satellite dishes to new locations where views of the south-eastern skies are no longer obscured should restore the reception of digital satellite television services for any affected user. If satellite dishes cannot be relocated out of any signal shadow zone, the use of DTT receiving equipment or TV via cable / fibre could also offer viewers alternative sources of

4 - The Road Vehicles (Approval) Regulations 2020 came into force on 1 September 2020 and has implemented the provisions of the EU Directive covering the compulsory fitment of digital radio in passenger cars and buses that come fitted with a radio.

© GTech Surveys Limited 2025

broadcasts. If any antenna work is required, it is advised that a registered antenna installer conducts all required work, as further detailed in Chapter 6.

The Proposed Development is not expected to affect VHF(FM) radio reception.

© GTech Surveys Limited 2025

6 - Mitigation Measures

For any affected digital satellite television user located to the northwest of the Site (within 77m from the base of the proposed development), relocating satellite dishes to different locations where views to the southeast horizon are no longer obscured should restore the reception of digital satellite television services. Affected digital satellite television viewers could also use DTT reception equipment to restore reception. In addition, affected digital satellite television viewers could also use TV over IP / fibre, applications (apps) on smart TVs (Freesat App, BBC iPlayer etc.), broadband or cable reception equipment to provide alternative sources of TV broadcasts.

These are common and simple mitigation solutions suggested for similar situations where local television reception conditions have been affected by adjacent construction work and new development. A registered installer should be able to advise on the most effective mitigation measures once the existing installed antenna system has been inspected and construction-generated interference has been identified.

It is recommended that all antenna work (satellite dish moving, relocating etc.) is undertaken by a registered installer (Confederation of Aerial Industries (CAI) accredited[5]) and any system components used must be CAI benchmarked. More information regarding the CAI can be found on the CAI's website[6]. The CAI's benchmarking scheme ensures that the cables and antennas have passed minimum requirements for the use of DTT and digital satellite television reception. The use on non-benchmarked products in an antenna system would degrade overall performance and effectiveness of the system, increasing the risk from interference. More information on CAI benchmarked products can be found on the CAI's website[7].

<u>Mitigation during the Construction Phase</u>

It should be noted that because tower cranes are normally taller than the structure being built and tower cranes operate over a wide area, moving dishes to different locations may not resolve all reception issues encountered during the construction phase. To reduce tower crane interference, it is advised that the crane jibs / arms are positioned in a northwesterly to southeasterly facing orientation at the end of crane lifting operations, hence reducing the overall cross-sectional area presented to the incoming satellite signals. This action reduces disruption because the signals come in at a bearing of 145 degrees with respect to true north (for Freesat and Sky digital satellite television services), and so encounter less of the crane's structure if parallel to the direction of the incoming satellite signals.

---

5 - https://www.getmeviewing.org.uk/

6 - http://www.cai.org.uk/index.php

7 - https://www.cai.org.uk/index.php/services/product-certification-scheme

© GTech Surveys Limited 2025

7 - Conclusions

A desktop-based study and baseline survey have been performed to assess the possible effects and impacts on the reception of television and radio broadcast services from the proposed Cross Keys Street development. The study has focused on the reception of VHF (FM) radio and the two television broadcast platforms that could possibly be impacted by the Proposed Development - digital terrestrial television (DTT) and digital satellite television services.

Digital Terrestrial Television (DTT) - Freeview

The Proposed Development is not expected to cause any interference to the reception of DTT services. DTT is commercially known as Freeview.

Digital Satellite Television - Freesat & Sky

The Proposed Development and the use of tower cranes may cause interference for the reception of digital satellite television services in areas to the immediate northwest of the Site, up to 77m from the base of the proposed structure. In this area, satellite dishes may be located on existing buildings and could be in use to receive satellite television broadcasts. Consequently, crane structures and the Proposed Development could obscure the required clear views of the southeastern skies, resulting in interference. If interference does occur, the repositioning of satellite dishes to new locations without an obscured line-of-sight view to the serving satellites would restore reception. If this is not possible, the use of DTT, TV over IP / fibre, broadband or cable reception equipment receiving equipment would also offer any affected viewer an alternative source of digital television broadcasts. Any sporadic interference arising from tower crane use is expected to be limited in duration (only occurring during periods when the cranes are erected and in use) and will cease completely when the cranes are taken down.

VHF(FM) Radio

Due to the existing good coverage and robust technical nature of the broadcast radio network with respect to building-generated signal interference, the Proposed Development is not expected to affect the reception of VHF(FM) radio services.

© GTech Surveys Limited 2025

Overall, the use of cranes and the Proposed Development itself may cause disruption to the reception of digital satellite television services for receptors to the immediate northwest of the Site. With respect to digital satellite television reception, in these areas, clear views of the southeastern skies could be obscured, resulting in interference. If interference does occur, the repositioning of satellite dishes to new locations without an obscured line-of-sight view to the serving satellites should restore reception. If satellite dish relocations are not possible, the use of DTT or TV over cable / fibre receiving equipment would also offer any affected viewer an alternative source of digital television broadcasts.

This report provides the existing level and quality of radio and television signal reception within the survey area and can be used to accompany the planning application submission.

© GTech Surveys Limited 2025

Appendices

Television Transmission Frequencies

VHF (FM) Radio Transmission Frequencies

Signal Measurements

An Overview of Signal Measurements

Survey Equipment

Calculation of Received Field Strength

References

Mapping Data

Planning Policies - Regional and Local Planning Policies and Guidance

© GTech Surveys Limited 2025

Television Transmission Frequencies[8]

Digital TV Multiplex	Multiplex Operator	UHF Channel Number[9]	Channel Frequency Fc (MHz)[10]	Transmitter Power (kW)
BBC A	BBC	32	562.00	100
D3&4	Digital 3 & 4	34	578.00	100
BBC B (HD)	BBC	35	586.00	100
SDN	SDN	29	538.00	100
Arqiva A	Arqiva	31	554.00	100
Arqiva B	Arqiva	37	602.00	100

Table A - Main Winter Hill Digital Terrestrial Television Services

Public Service Broadcaster (PSB) Digital Multiplexes
Commercial (COM) Digital Multiplexes

VHF (FM) Radio Transmission Frequencies

Service	Frequency (MHz)	Transmitter Power (kW)
BBC Radio 1	98.90	250
BBC Radio 2	89.30	250
BBC Radio 3	91.50	250
BBC Radio 4	93.70	250

Table B - Holme Moss VHF (FM) Radio Services

8 - Information correct at time of writing. Information provided by DigitalUK and Arqiva

9 - Digital multiplexes with a "+" or "-" sign operate with a frequency offset making the channel frequency + or - 167 kHz

10 - The nominal channel frequency, Fc (in Megahertz) of the multiplex can be calculated using Fc = 8n+306, where 'n' is the UHF channel number

© GTech Surveys Limited 2025

Signal Measurements

Measurement Point Number	Channel	32	34	35	29	31	37
	Frequency	562.00	578.00	586.00	538.00	554.00	602.00
	Service	BBC A	D3&4	BBC B	SDN	Arqiva A	Arqiva B
1	FS	85.2	84.5	80.3	88.5	85.2	89.7
	CSI	22.2	20.4	-	24.4	23.4	24.1
	MER	29.9	30.2	-	30.5	31.4	30.1
2	FS	84.8	91.9	89.4	92.1	84.6	87.7
	CSI	22.0	21.5	-	19.2	21.4	19.0
	MER	30.0	28.5	-	29.9	28.4	30.0
3	FS	84.7	88.4	87.1	86.6	81.3	87.6
	CSI	20.3	18.4	-	24.0	27.0	20.7
	MER	29.6	32.2	-	29.6	30.5	30.3
4	FS	88.8	87.8	82.2	82.2	88.5	84.6
	CSI	24.8	22.9	-	24.3	21.9	21.0
	MER	28.4	31.0	-	30.0	30.1	32.0
5	FS	83.6	80.3	90.5	85.6	85.2	82.0
	CSI	27.3	23.8	-	20.1	19.2	21.0
	MER	30.4	30.8	-	29.1	30.9	30.0
6	FS	82.4	83.3	83.7	86.4	87.6	84.9
	CSI	23.6	21.2	-	21.2	22.8	23.3
	MER	29.0	31.3	-	30.4	29.5	31.0
7	FS	88.9	88.4	85.4	88.2	84.3	89.9
	CSI	21.0	18.8	-	25.3	21.3	23.6
	MER	28.6	28.5	-	30.9	28.6	31.3
8	FS	87.9	86.1	80.9	90.0	86.6	85.9
	CSI	26.1	21.6	-	21.2	23.3	18.2
	MER	28.0	28.8	-	30.3	28.2	30.0
9	FS	85.0	80.7	83.5	81.9	86.2	81.8
	CSI	23.5	22.1	-	20.7	23.0	19.7
	MER	30.2	30.7	-	28.1	31.3	29.0
10	FS	85.4	83.8	86.8	82.2	88.1	80.9
	CSI	25.4	21.1	-	23.7	22.8	23.0
	MER	29.5	28.9	-	31.0	31.2	31.4

Table C - Main Winter Hill Digital Television Services

Frequencies listed are in MHz
Field strength (FS) values are indicated in dBμV/m
CSI Channel Status Information (%)
MER Modulation Error Ratio (dB)

© GTech Surveys Limited 2025

Location	Service	Radio 1	Radio 2	Radio 3	Radio 4
1		57.6	64.3	60.2	59.8
2		60.8	54.3	58.1	63.4
3		65.2	60.4	59.9	61.5
4		57.5	61.7	58.0	55.5
5		53.9	60.3	59.0	62.3
6		60.5	58.6	61.1	56.8
7		62.1	62.8	60.9	64.3
8		58.1	60.9	63.7	61.9
9		57.7	63.8	62.1	55.7
10		61.4	56.1	61.8	56.6

Table D - Field Strength Measurements of Holme Moss VHF(FM) Radio Services

Values are indicated in dBμV/m

© GTech Surveys Limited 2025

An Overview of Signal Measurements

The first and easiest parameter to check is signal level (also referred to as amplitude or terminated signal strength). In many cases this gives a good indication of the available decoding margin, or the extent of any shortfall.

At the receiver input, the terminated level of a DTT signal is measured in the usual units of dBµV (a maximum signal level of 70 dBµV and a minimum signal level of 50 dBµV). It is helpful to understand that the level of a DTT signal represents the total power of all the carriers in the Coded Orthogonal Frequency Division Multiplexing (COFDM) signal and not the level of each individual COFDM carrier. For satisfactory reception of digital signals, it is important the signals applied to the receiver are within these ranges. These maximum and minimum levels define a so-called window of operation for the receiver.

Common practice dictates that in order to measure the quality of a received DTT signal we have to look at one or more of the following parameters: Bit-Error Rate (BER), Channel BER (CBER), Carrier-to-Noise Ratio (CNR) and Modulation Error Ratio (MER). The Channel State Information (CSI) feature available in DTT measurement equipment is a very valuable tool providing additional insight into the quality of reception in a typical domestic or professional DTT installation.

Using the BER alone is an ill-advised “hit-or-miss” strategy because of the 'cliff-edge effect' characteristic of any digital TV system. A BER reading below the reference quasi error free (QEF) value of 2×10-4 might wrongly lead us to conclude that the receiving conditions are satisfactory.

However, the BER provides a very narrow signal measurement range. Even for vanishingly small BER readings, a small drop in the level of received DTT signal can push the DTT receiver over the digital cliff edge beyond the point of system failure. The CBER is closely related to the BER providing a wider signal measurement range. Depending on the type(s) of unknown disturbance(s) affecting our DTT installation (noise, co-channel or adjacent PAL, co-channel DTT, etc.), the CBER corresponding to the reference QEF BER of 2×10-4 varies between 4 and 7 in 100. Unfortunately, the CBER is not a reliable indicator of how far the digital cliff edge is.

DTT engineers need a tool with a wide measurement range that solves the shortcomings of the BER and CBER. This measurement tool should provide some estimate of the noise margin of the DTT installation. A first candidate comes to mind: CNR or, alternatively, its sibling the MER.

The CNR is defined as the ratio of the average RF power of the DTT signal to the power of the noise present in the UHF channel. Similarly, the MER is defined as the ratio of the average power of the DTT signal to the average power of the constellation errors. It can therefore be used to give a more direct indication of decoding margin when, as is often the case, there is co-channel

© GTech Surveys Limited 2025

interference as well as noise in the channel. The higher the MER value, the **better** the reception conditions.

In situations where there is no multipath propagation so that the channel frequency response remains reasonably flat, CNR and MER are in principle the same thing. In practice, the accuracy of the measured CNR is limited by the noise floor of the measurement equipment and by the presence of other disturbances on adjacent UHF channels. Likewise, both the receiver's noise floor and other issues resulting from its practical implementation degrade the MER estimate.

Channel State Information (CSI)

Some flavour of CSI is used internally by all commercial DTT receivers to achieve the recommended target system performance[11]. The CSI counts the effect of both the noise present in the channel and the shape of the transmission channel itself. In other words, the CSI gives a measure of the reliability of the received DTT signal. We measure the average of the CSI across the UHF channel occupied by the DTT signal. The higher the percentage value of CSI, the **less** reliable DTT reception is.

As explained, the CSI can be used as a means to measure the noise margin in a DTT installation. Let us call CSI_{QEF} the percentage CSI measured at the point where the measurement equipment displays the reference QEF BER. The noise margin in dB is then approximately given by –

$$NM\ (dB) = \frac{CSI_{QEF} - CSI}{2.6}$$

This empirical approximation represents a good estimate for NM below 8dB. The CSI alone, on the other hand, has a wider measurement range, providing meaningful results for NM of up to 15dB.

11 - *J. Lago-Fernández, "Using Channel State Information (CSI) to Characterize DVB-T Reception", IBC, Amsterdam, 12-17 September 2002*

© GTech Surveys Limited 2025

Survey Equipment

1 x Promax Prolink 4C Premium – Serial Number PK4COPAB11B / 060419030005 Running firmware version 2.47

1 x Sony Wide screen CRT Reference Receiver KV–16TIU – Serial Number 4014480

1 x Professional Broadcast Wideband Log Periodic 8 element antenna (Amphenol Jaybeam (details below))

Amphenol JAYBEAM 468-860 MHz

A Log Periodic antenna designed for UHF Broadcast, TETRA and Cellular communications applications. This antenna is often used in a stacked array to form a rugged, high power, extended range antenna. Produced to the highest quality standards, these robust antenna designs will insure reliable operation in harsh environmental conditions.

LPU/Rx

V-Pol or H-Pol | Log Periodic | 70° | 7.9 dBd

Replace "x" with desired model number option.

Electrical Characteristics		
Frequency band	468-860 MHz	
Model number options (x)	Model Number LPU/R-N LPU/R-7/16	Connector type N-Female 7/16-DIN Female
Polarization	Vertical or Horizontal	
Horizontal beamwidth	70°	
Gain	7.9 dBd	
Impedance	50Ω	
VSWR	<1.3:1	
Maximum power	250 W	
Connector type	see model number options above	
Lightning protection	DC grounded	
Mechanical Characteristics		
Materials	Aluminium Alloy	
Dimensions (Length x Width)	1210 x 320 mm	47.6 x 12.6 in
Weight without bracket	3.5 kg	7.7 lbs
Mounting Options		
Mounting	Mounting bracket included to fit 38-50 mm dia. pipe.	

Technical Specification for an Amphenol Jaybeam Professional Broadcast Wideband Log Periodic 8-Element Antenna

All RF cables, interconnects and systems of professional quality and calibrated to determine feeder losses and antenna gains. These are factored into the results, providing accurate descriptions of actual field strength values – see *Calculation of Received Field Strength*

© GTech Surveys Limited 2025

Calculation of Received Field Strength

The Field Strength (dBµV/m) is derived from the Terminated Level (dBµV) as measured at the input of the measurement receiver.

Field Strength (dBµV/m) = Terminated Level (dBµV) – Aerial Gain (a) + Dipole Factor (b) + Feeder Loss (c)

where -

Dipole Factor (to matched load)	(b)	$20Log(\frac{2\pi}{\lambda})$ *Where λ = Transmission Wavelength (m)*
Feeder Loss	(c)	3 dB
Aerial Gain (dB_{dipole})	(a)	10 dB

References

The building information found in Chapter 2 was sourced from the following Ofcom document[12].

Mapping Data

This report includes mapping and mapping data provided by Ordnance Survey (OS), under the terms of the Open Government Licence, OS data Crown copyright and database copyright (2024).

12 - http://licensing.ofcom.org.uk/binaries/spectrum/fixed-terrestrial-links/wind-farms/tall_structures.pdf

© GTech Surveys Limited 2025

Planning Policies - Regional and Local Planning Policies and Guidance

Manchester City Council (MCC), "Full, Outline, Reserved Matters & Variation/Removal of Conditions Planning Applications - Is Your Application Valid?", September 2018 (revised January 2020), MCC

Broadband Connectivity Assessment

All new build residential developments must incorporate measures to facilitate digital connectivity for all new build residential properties having regard to the Data Ducting Infrastructure Guidance produced by the Department for Communities and Local Government. (Section 10 NPPF)

Television Reception

MCC planning guidance, any development over four storeys requires a TV reception impact assessment.

Information on TV and radio reception and interference. Please provide a report on the possible interference created by the proposed development on TV and radio reception within the area. You may wish to contact the Office of Communications (Ofcom) on tel. 0207 981 3000 for suggestions of companies who may be able to carry out such work. (Core Strategy Policy EN2)

Tall Buildings

If the proposed building is considered to be a 'Tall Building', you will need to make a case for the height of the tall element and take into consideration Historic England and Design Council guidance on 'Tall Buildings'. The design statement should make reference to Design Council guidance to assess its impact on the surrounding area. A visual impact assessment with visualisations of the building form key views needs to be included. The statement should include details of pre-application discussions held with local residents and the outcome of these discussions. If the Proposal is a Tall Building, it may require an Environmental Statement, as it would have the potential to generate significant impacts over and above the existing use(s) on site. Most notably impacts relating to visual impact; wind microclimate; sunlight / daylight / shading / solar dazzle / privacy and overlooking; transport issues; noise and vibration; air quality; ground conditions and contamination; water resources hydrology; ***radio and television interference****; and sustainability. (Core Strategy Policy EN2)*

© GTech Surveys Limited 2025

DISCLAIMER

This Report was completed by GTech Surveys Limited on the basis of a defined programme of work and terms and conditions agreed with the Client. We confirm that in preparing this Report we have exercised all reasonable skill and care taking into account the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project.

GTech Surveys Limited accepts no responsibility to any parties whatsoever, following the issue of the Report, for any matters arising outside the agreed scope of the works. This work was conducted under GTech Surveys Limited's standard terms and conditions which can be found on our website.

This Report is issued in confidence to the Client and GTech Surveys Limited have no responsibility to any third parties to whom this Report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.

The UK's terrestrial television and radio networks are highly complex engineering systems and are constantly being modified, re-designed, upgraded and maintained. The reception conditions detailed in this report were those prevailing at the time of the survey in the study area. Engineering work at transmitter sites, weather conditions and the time of the year will influence the quality and coverage of terrestrial services and their susceptibility to interference. Whilst every effort was made to accurately measure and assess the available television and radio transmissions and services at the time of the survey, GTech Surveys Limited cannot assume that any part of the television or radio broadcast network or transmission from any transmitter was operating in required specification or correctly to any design criteria. The signal measurements undertaken during the survey work were used to define the possible impacts to television and radio reception for this project. Although best practice has been applied in understanding the potential impacts, due to the complex nature of the subject, GTech Surveys Limited is not accountable in anyway whatsoever if unpredicted impacts occur at any location anywhere in the study area.

Modelling parameters assume that all installed UHF antenna systems are mounted at least 10m AGL and installed to a modern standard, with all components meeting CAI quality standards. Antennas mounted at lower heights and poor-quality installations will be more prone to the effects of interference from external sources and as such, reception conditions to installations with the aforementioned characteristics have not been accounted for in any impact modelling. Consequently, properties with such installations may be prone to interference effects that have not been identified. Such installations are commonly found in camping and caravan parks, on bungalows and properties where it is not possible to attach an antenna to the exterior roof. Antennas mounted in lofts are also more prone to interference effects arising from the signal attenuation caused by roofing materials. Again, reception conditions to properties with the aforementioned antenna installation characteristics have not been accounted for in any impact modelling and as such, properties with these installations may be prone to interference effects that have not been identified.

Digital terrestrial television (Freeview) coverage may vary as a result of engineering works or any frequency changes authorised by Ofcom. We advise that consumers always check future reception predictions (http://www.digitaluk.co.uk/coveragechecker/) before buying TV equipment. GTech Surveys Limited, Ofcom and Digital UK are not responsible for household TV reception arrangements.

Unless specifically assigned or transferred within the terms of the agreement, the consultant asserts and retains all Copyright, and other Intellectual Property Rights, in and over the Report and its contents.

Any questions or matters arising from this Report should be addressed in the first instance to the Project Manager.

© GTech Surveys Limited 2025