

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Field off Whittaker Street	Site Address:	Whittaker Street, Moston, Manchester, Greater Manchester, M40 9LY
National Grid Reference:	E: 386972 N: 401731		
Site Ref Number:	12444330	Site Type: ¹	Macro- Lattice Tower

2. Pre-Application Check List

Site Selection

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	No
If no explain why: No such register available.		
Were industry site databases checked for suitable sites by the operator:	Yes	No
If no explain why: N/A		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	Yes
Date of pre-application contact:	19 th December 2024
Name of contact:	Joshua Lee

¹ Macro or Micro

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Summary of outcome/Main issues raised:

Initial LPA pre-application advice was sought in December 2024. Upon this we did receive a response from the council.

"I have looked at the proposed installation.

We are cognisant of the need for telecoms infrastructure in Manchester and the aims of the government in the rollout of additional capacity and are looking to support high quality infrastructure within the city.

The proposed mast is noticeably larger than existing and so we must look at the added harm to visual amenity of the increase height and massing.

Is there a way you could potentially slimdown the headframe side to reduce the massing effects of the headframe or even reduced to 1no headframe. I can see that it is a shared infrastructure so this is essentially doing the job of two masts but if there can be a reduction in the size then this would go a long way to make this acceptable.

I note a similar prior approval was submitted and approved back in 2020 (126177/TEL/2020) and it seems was never implemented. Although at a similar height this one seems to be slimmer, and the headframes aren't as prominent which could be a solution here.

I would recommend a good level of local resident engagement along with the local Moston ward councillors. We would also likely need to understand the effects on local trees and arboriculture as from the plans it looks like some are planned to be removed."

We acknowledge that the proposed installation is noticeably larger than the two existing installations already in place. However, despite the Local Planning Authority's (LPA) request to reduce the size of the headframe, this adjustment is not feasible. The separation between the antennas is a critical technical requirement to ensure optimal functionality and coverage. Reducing the size of the headframe would compromise this separation, necessitating an increase in the overall height of the structure beyond the already proposed 25 meters.

An increase in height would increase the visual impact on the area, creating a design that is more intrusive and less compatible with the surrounding environment. The current proposal strikes a careful balance between operational requirements and minimising harm to the visual amenity of the area. The design presented for planning

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permission has been thoroughly considered and represents the most appropriate solution, taking into account both technical needs and environmental sensitivities.

The proposed development will consolidate all operators onto a single structure, enabling the removal of the two existing masts currently on-site. This approach significantly reduces the visual clutter of multiple installations, resulting in a streamlined and more aesthetically pleasing outcome. As noted by the Local Planning Authority (LPA), a prior approval application was submitted in 2020 (reference 126177/TEL/2020) for a mast of the same height at 25m. However, the design approved at that time was never implemented. We are now seeking approval for a new design that accommodates all operators, ensuring improved efficiency and a reduced overall footprint, culminating in a single mast on-site.

We can confirm that no trees will be removed as part of this proposal. This commitment is clearly demonstrated in the accompanying drawing pack, which provides detailed site layouts and specifications, ensuring transparency in the planning process.

Furthermore, our pre-consultation efforts have included proactive engagement with additional stakeholders and members of the community. These consultations are outlined in greater detail in the 'Community Consultation' section of this report.

Annual area wide information to planning authority

Has annual area wide information been provided?	No
If no explain why:	

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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:	Red	Amber	Green
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 2nd of December 2024, consultation letters were sent to the following parties: Moston Ward via email <i>Paula Appleby</i> <i>Yasmine Dar</i> <i>Sherita Mandongwe</i> MP Graham Stringer via email Residents on the following streets via post <i>Ebsworth Street</i> <i>Watermans Cl</i> <i>Ward Street</i> Bobby's Boilers and Spares via post			

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Summary of outcome/main issues raised:

To date no comments have been received from the above consultees. If any are to be received, they will be passed on in full to the assigned Case Officer.

School/College

Location of site in relation to school/college:

Lily Lane Primary School (149.45m)

Precious Kids Day Nursery (214.94m)

Outline of consultation carried out with school/college:

Pre consultation letters with detailed drawings of the proposal were sent to the schools via email on the 2nd of December 2024.

Summary of outcome/main issues raised:

To date no comments have been received from either of the schools. If any are to be received, they will be passed on in full to the assigned Case Officer.

Civil Aviation Authority/Secretary of State for Defence or the operator of the civil safeguarding area or defence safeguarding area notification

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: N/A		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	No
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Date served:	14 th January 2025
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3. Proposed Development

The proposed site:

Background:

Cornerstone is the UK's leading provider of mobile infrastructure, managing and owning an extensive portfolio of over 20,000 sites nationwide. As a pioneer in the telecommunications industry, Cornerstone is committed to delivering unparalleled mobile connectivity, supporting over half of the nation's mobile customers. In today's interconnected world, mobile connectivity is a fundamental service, providing essential support for people where they live, work, and spend their leisure time. The demand for reliable network coverage and ultra-fast mobile broadband is increasing at an unprecedented rate, driven by the rapid adoption of transformative technologies such as the Internet of Things (IoT), machine-to-machine communication, automated transport systems, smart industrial processes, and a wide array of innovative "smart" applications.

The proposed base station has been meticulously designed to ensure the seamless delivery of robust 4G and 5G cellular services in the area. This infrastructure is critical for maintaining and improving connectivity for residents, businesses, and visitors. By integrating advanced technology, the installation will provide significantly faster and more consistent mobile data speeds, superior call quality, and enhanced service reliability. These improvements will meet the growing expectations of a digitally reliant community and support the area's technological and economic development.

Beyond addressing current connectivity needs, this installation represents a forward-thinking approach to future-proofing the area. It will accommodate the increasing demand for advanced mobile services and ensure that the community remains connected to cutting-edge innovations in mobile technology. By facilitating high-speed, reliable connectivity, the proposed base station will help foster economic growth, promote social inclusion, and enable the adoption of emerging technologies. This investment in modern infrastructure ensures that the area stays at the forefront of digital connectivity, empowering individuals and businesses to thrive in an increasingly digital world.

The existing 17.5m monopole is proposed to be replaced with a 25m lattice tower to accommodate enhanced mobile network infrastructure. Currently, there are two separate installations at the site: the existing monopole and a temporary site. This proposal will consolidate these into a single, upgraded structure, housing all mobile operators on the new lattice design. The additional height of 25m is necessary to elevate the antennas above the immediate tree canopy, ensuring uninterrupted signal transmission and optimal coverage.

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(Figure 1: The existing 17.5m pole which is being replaced and the temporary site which will also be replaced. Source: Taken from site visit)

This upgrade represents a critical step in significantly improving mobile connectivity within the community and meeting the growing demand for enhanced network services. The new structure will enable the delivery of both 4G and 5G services, which are essential for supporting modern digital lifestyles, including the needs of road users, residents, businesses, and visitors. The rising demand for high-speed mobile connectivity, driven by trends such as remote working, online education, and the integration of smart technologies, underscores the importance of this proposal. The upgraded lattice tower will play a vital role in addressing the area's current and future communication needs.

To minimise the visual and physical impact, the equipment will be slightly repositioned on the grass verge. Upon the turn on of the new installation, the two existing structures will be removed, further reducing clutter in the area. The decision to increase the height from 17.5m to 25m is based on technical requirements, particularly the need to overcome tree foliage that obstructs signal propagation. As the new tower will host equipment for all operators, additional space is necessary to ensure adequate separation between antennas for effective signal transmission. While careful design

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considerations have been made, reducing the size of the headframe is not feasible, as it would require an even taller structure, exceeding 25m, which would have a greater visual impact.



(Figure 2: Aerial view of the two sites that are being replaced in relation to the application site where the equipment is proposed. Source: Grid Reference Finder)

The proposed development has been designed to address existing coverage gaps and provide seamless, uninterrupted mobile service. By consolidating infrastructure and incorporating advanced technology, the upgraded site will make a substantial contribution to improving digital connectivity, supporting the community's evolving communication needs, and aligning with modern demands for high-speed, reliable mobile networks.

This document is submitted in support of a Prior Approval application under the General Permitted Development Order (GPDO) for the installation of essential telecommunications infrastructure on Whittaker Street, Manchester.

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In this context, it is relevant to reference the Government's interpretation regarding whether a prior approval application is comparable to a planning application. This is outlined in paragraph 028, Reference ID: 13-028-20140306, which states:

"The statutory requirements relating to prior approval are much less prescriptive than those relating to planning applications. This is deliberate, as prior approval is a light-touch process which applies where the principle of the development has already been established. Where no specific procedure is provided in the General Permitted Development Order, local planning authorities have discretion as to what processes they put in place. It is important that a local planning authority does not impose unnecessarily onerous requirements on developers and does not seek to replicate the planning application system."

It is acknowledged that the selection of the proposed site, as detailed in this Prior Approval application, originates from the applicant's sequential approach to site selection. This approach aligns with the guidance provided in the National Planning Policy Framework (NPPF) and the Code of Practice, which prioritises the upgrading of existing base stations as the preferred course of action. By focusing on upgrading their existing infrastructure, the applicant demonstrates a commitment to minimising the need for new sites while ensuring continued and improved service delivery.

In this context, it is imperative for the Local Planning Authority (LPA) to bear in mind that the proposed development is classified as permitted development under the General Permitted Development Order (GPDO). As such, the assessment of this application should be primarily concentrated on the siting and appearance of the proposal. This includes careful consideration of how the technical constraints inherent to telecommunications infrastructure such as the need for sufficient height, appropriate siting for signal propagation, and specific design requirements have influenced the proposed location and design.

By focusing on these aspects, the LPA can ensure that the decision-making process remains aligned with the framework established by the GPDO and reflects a balanced consideration of both operational needs and potential visual or environmental impacts.

The Application Site:

The proposed development, as previously outlined, aims to address the urgent need for enhanced network coverage and capacity within the area. This initiative is essential to supporting the community's connectivity requirements, including mobile and data services, which are increasingly critical in today's digital age.

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(Figure 3: Application site within its surroundings. Source: Grid Reference Finder)

The accompanying drawings provide a comprehensive depiction of the proposed infrastructure, including its design, layout, and technical specifications. These materials detail the implementation of a lattice tower, which has been carefully designed to deliver improved connectivity while accommodating the growing demand for robust mobile and data services within the locality.

The proposal involves the upgrading and relocation of an existing installation, as well as the integration of another installation into this upgraded structure. Specifically, the upgrade includes the removal of the existing 17.5m monopole, which will be replaced with a 25m lattice tower to meet operational and technical requirements. The new installation will feature 30 remote radio units (RRUs), 24 antennas, 8 300mm dishes, 11 cabinets, overhead cable ladders, 2.1m high palisade fencing, and associated ancillary equipment.

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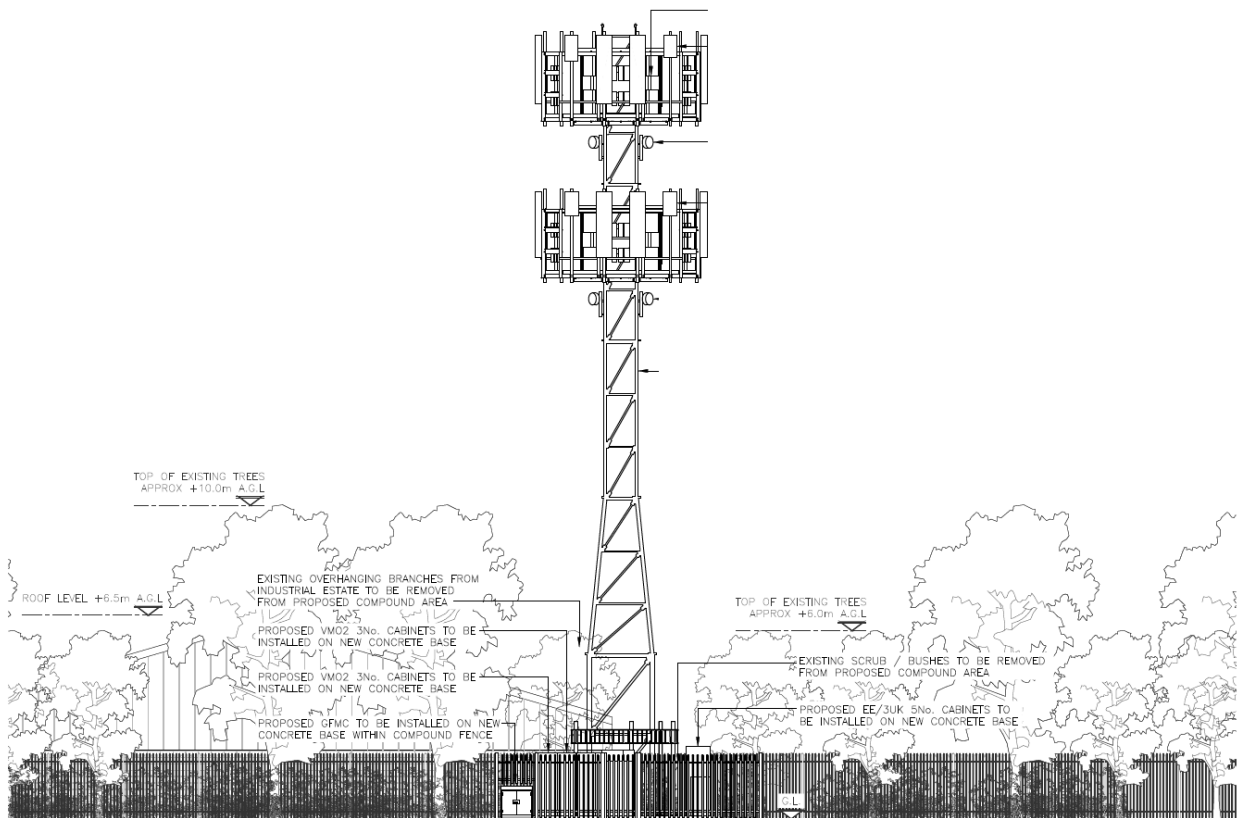
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(Figure 4: Equipment layout from the north west elevation view point)

This development not only consolidates infrastructure to reduce visual clutter but also ensures the provision of advanced telecommunications capabilities for the community. By upgrading to a lattice tower, the proposal addresses challenges such as tree clutter and other obstructions, enabling optimal signal propagation and enhanced service delivery for residents, businesses, and visitors in the area.

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(Figure 5: Application site on the grass verge which will be screened by the mature vegetation)

In 2020, planning approval (126177/TEL/2020) was granted under the General Permitted Development Order for the installation of a 25m lattice tower, along with associated boundary treatments and a compound, at the location we are now seeking to upgrade. However, the approved design was never implemented. Consequently, we are now submitting a new proposal, which includes the removal of the temporary site adjacent to the location and the current 17.5m monopole, consolidating these installations into a single upgraded structure.

The Local Planning Authority (LPA) has made reference to this previously approved design. However, we are unable to duplicate the design. If we go slimmer in the headframe size per the LPA's feedback, we will have to go taller than what we have already proposed. The difference in the headframe from the design that was approved but not built in 2020 (126177/TEL/2020) is minimal. Additionally, our frame/structure which supports the antennas etc is much slimmer. The headframe of the previous approval was about 4.1m and our headframe is 4.73m. The 'temp' site next to where our proposed works are to take place which be decommissioned is 121m²

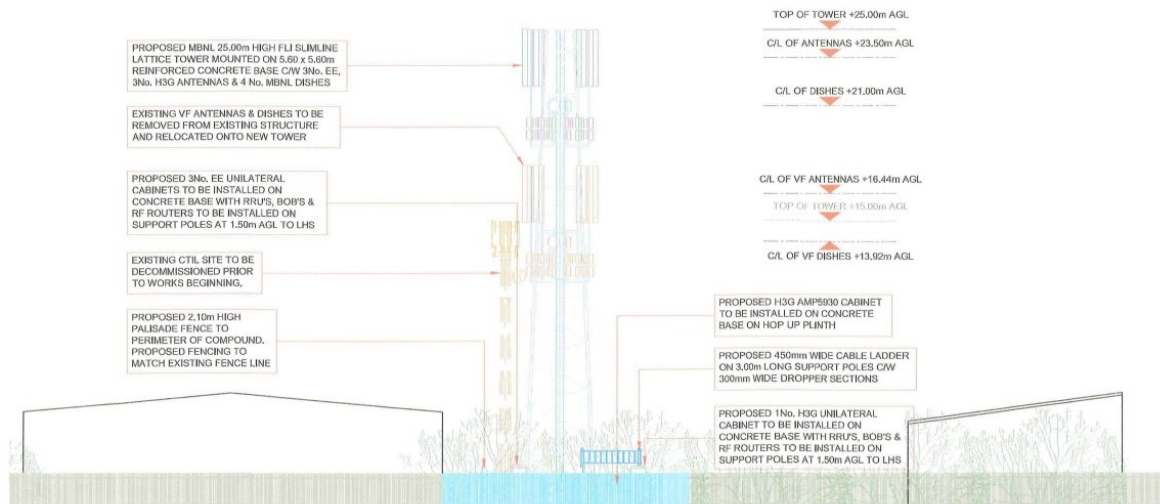
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while our proposal is 68m². We are combining the 2 sites currently existing, and we will have a smaller compound as a result of this.



(Figure 6: Previous design of planning that was approved in 2020 (126177/TEL/2020))

In conclusion, regarding the application site, it is important to note that the principle of telecommunications development at this location has already been accepted by the Local Planning Authority (LPA) for a similar design at the same height. A sequential approach to site selection has been rigorously followed, ensuring that the proposed upgrade aligns with broader network enhancement objectives. This upgrade is a key component of a larger network improvement initiative designed to address the increasing demand for advanced mobile services, including 4G and 5G, which are essential for residents, businesses, and visitors in the area.

As reliance on digital connectivity continues to grow, this installation will play a pivotal role in enabling essential activities such as remote working, online education, e-commerce, and access to healthcare services. By enhancing network capacity and coverage, the development will deliver faster data speeds, reduced latency, and a more stable mobile connection, all of which are critical for the efficient operation of modern technologies.

The proposed infrastructure upgrade will ensure that Manchester and its surrounding areas remain digitally connected, meeting both current demands and future technological advancements. Careful consideration has been given to balancing

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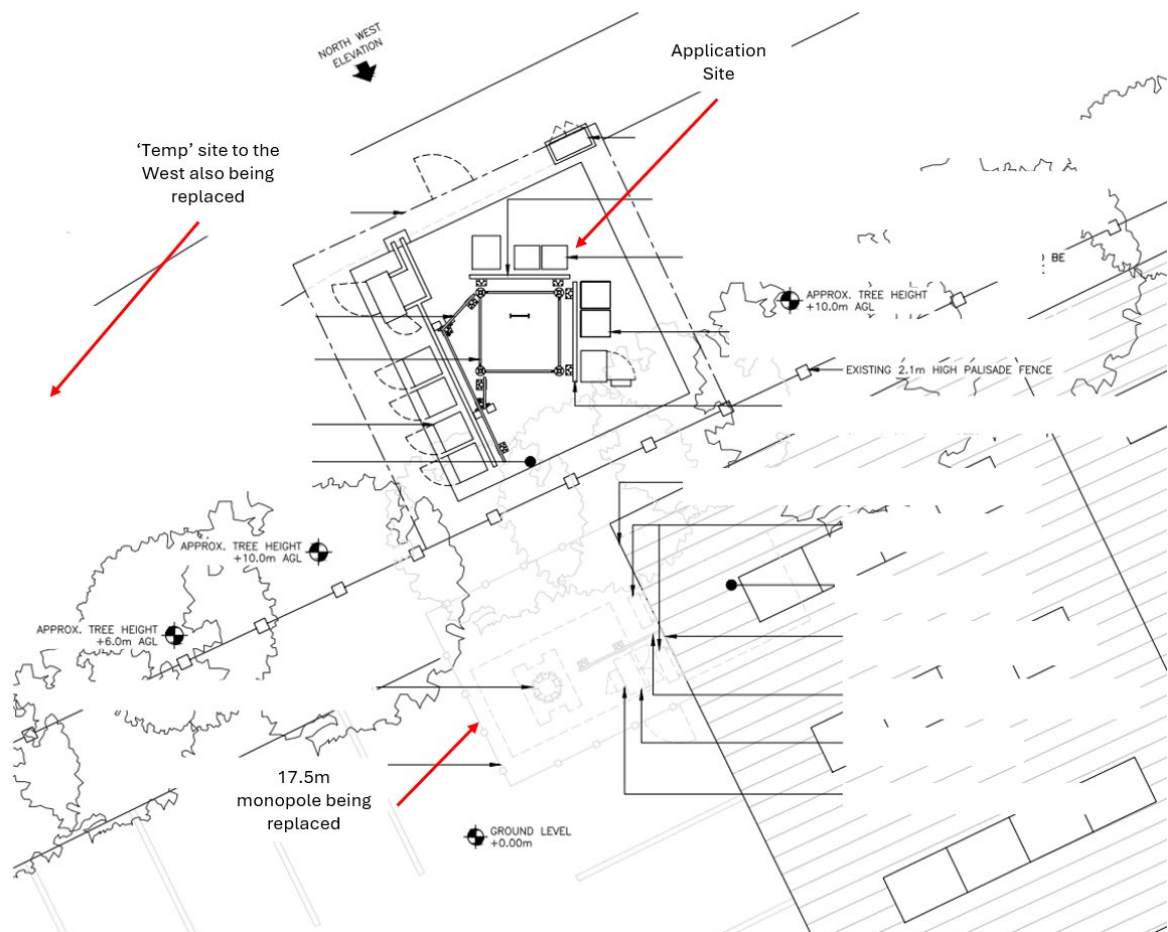
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technical requirements with minimising any potential impacts on the local environment, ensuring the proposal is both functional and sensitive to its surroundings.

Upgraded Proposal:

The current 17.5m monopole is situated at the rear of Tulketh Industrial Estate, specifically at the corner of Booby's Boilers and Spares car park. Currently, a temporary site is located on the grass verge on the opposite side of the existing vegetation. As part of the proposal, the equipment will be relocated from the industrial estate to the grass verge, just a few meters from the temporary site. This new location is situated on an area of unused grass space, positioned at the edge of the green space, which ensures minimal disruption to the surrounding environment.



(Figure 7: Proposed site plan. Source: Planning Drawings)

The site benefits from mature planting, including bushes and trees, which will provide significant natural screening for the proposed installation. None of the trees on site will be touched. Only the smaller bushes and scrubs in between them will be removed. The lattice design of the mast will allow for views through the structure, making it blend

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more seamlessly with the surrounding greenery. This design choice is particularly advantageous as the mast will be situated in close proximity to the trees and bushes, helping to camouflage the structure and make it less noticeable compared to the existing solid monopole.

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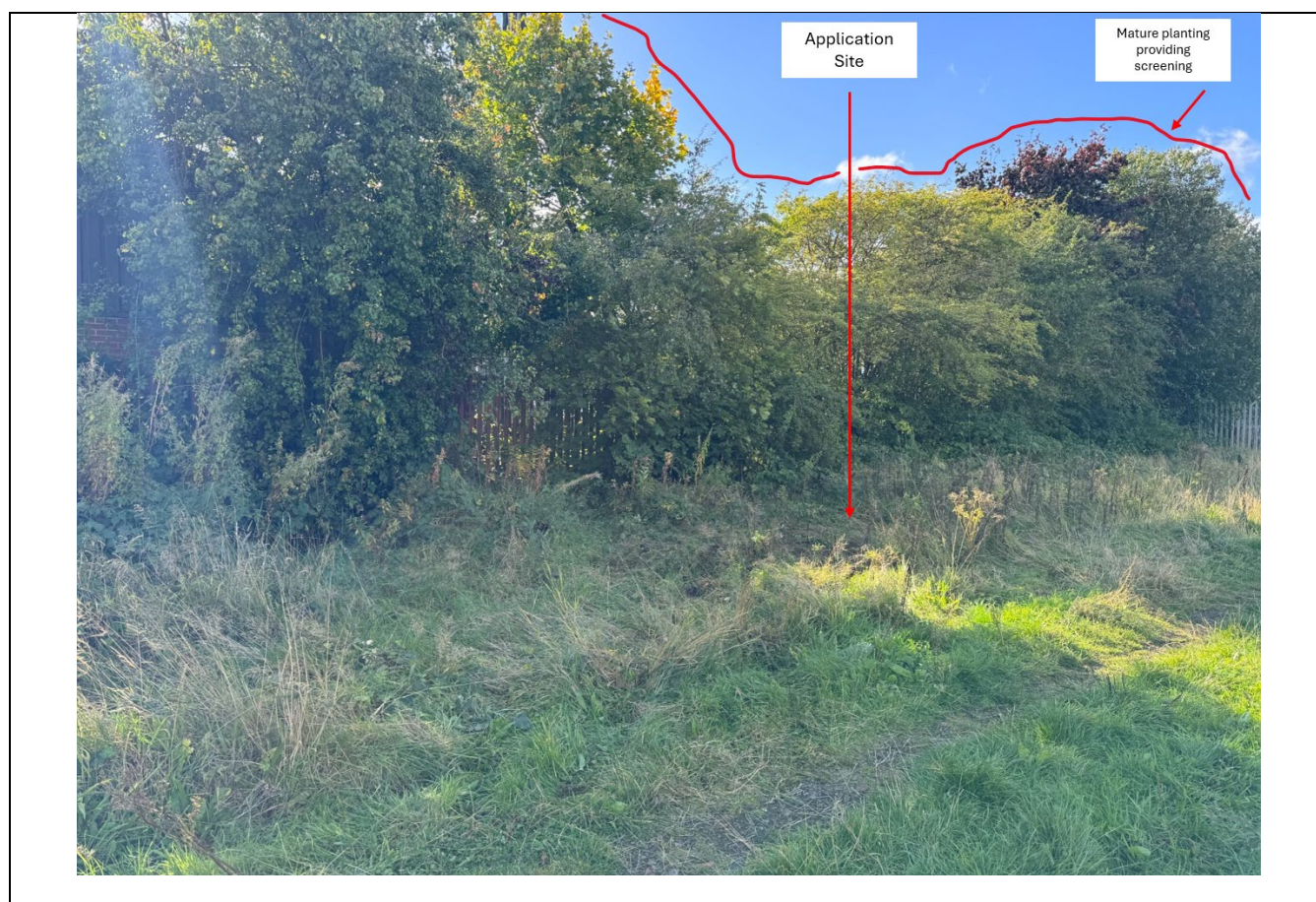
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(Figure 8: Application site with the mature planting which will screen the proposal from the industrial estate on the other side. Source: Photo taken during site visit)

It is important to reiterate that there are currently two telecommunications installations in this area, establishing a clear precedent for such infrastructure within the landscape. By merging the two existing installations into one, we are not only reducing the visual impact of the area but also preventing the need for additional future installations in this location. This consolidation will ensure that all operators are accommodated on the new, upgraded structure, making it a more efficient and less intrusive solution.

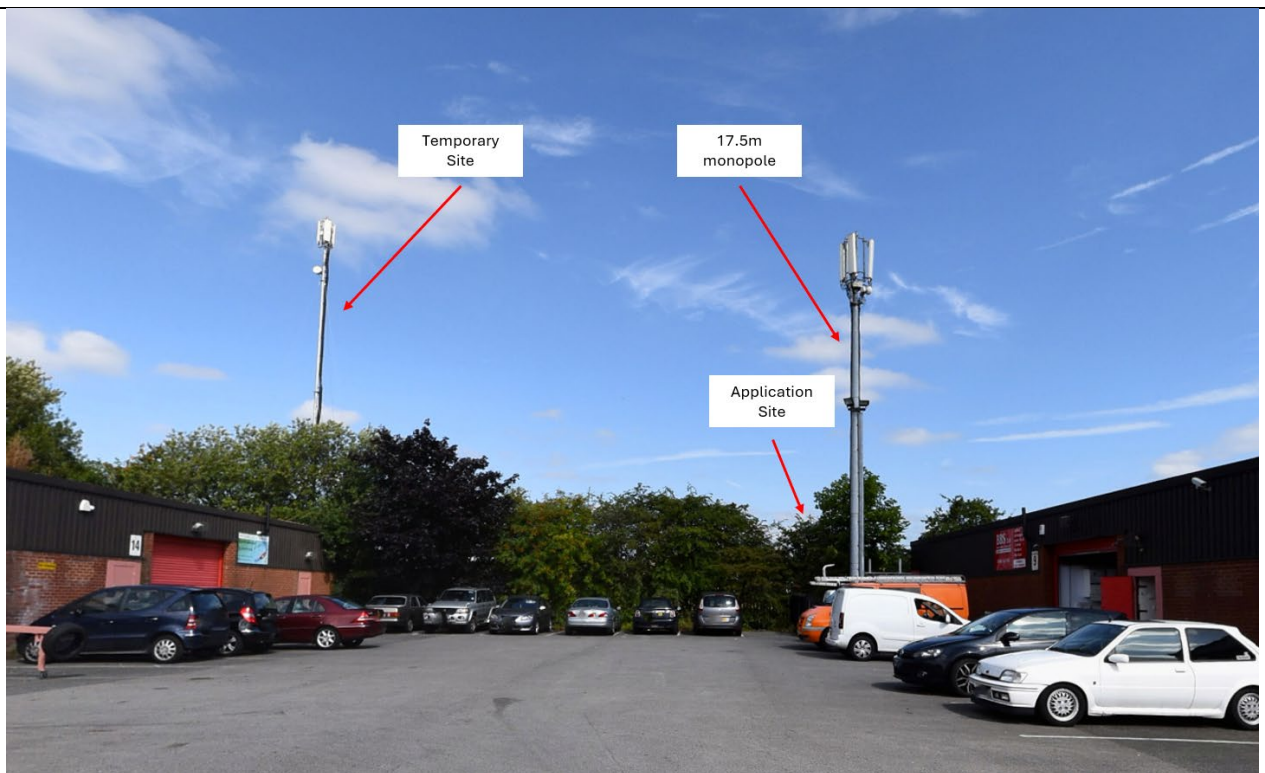
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(Figure 9: The two sites currently in situ that will be combined at the application site.
Source: Google Earth)

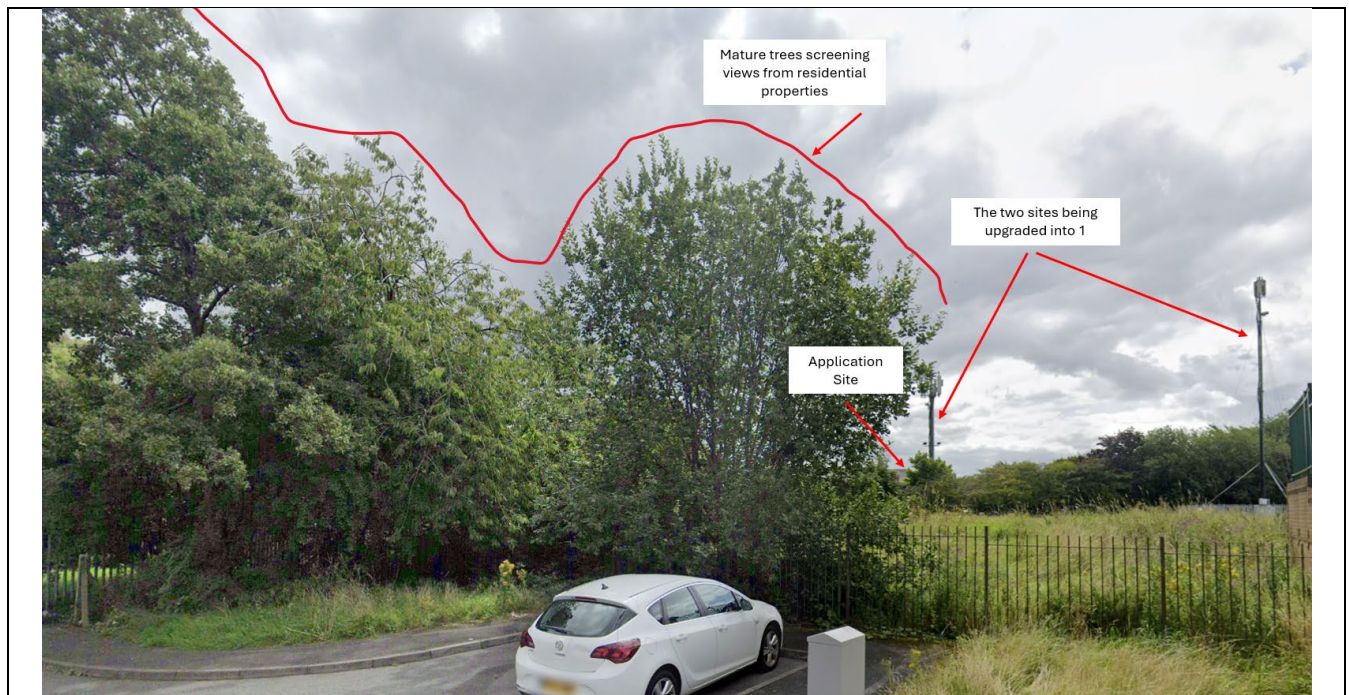
The surrounding properties are enclosed by mature trees, high fencing, and bushes, all of which further obscure views of the proposed upgrade from residential areas. These natural features will help to shield the installation from sight, ensuring that the visual impact on the local community is kept to an absolute minimum. Additionally, the location of the tower, combined with the existing screening provided by the surrounding vegetation, ensures that the proposal integrates harmoniously into its environment, preserving the character of the area while improving the telecommunications infrastructure.

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(Figure 10: View of the mature trees on Ward Street which will screen the majority of the installation. Source: Google Earth)

While it is acknowledged that the top section of the lattice tower and its antennas will remain visible above the tree line, this visibility is a necessary operational requirement to ensure the effective functioning of the telecommunications infrastructure. The height of the mast has been carefully considered, and the proposed 25m structure represents the minimum height required to overcome the surrounding environmental obstacles, such as trees and buildings, that could interfere with signal quality. The need for the antennas to be positioned above the tree line is critical for optimal signal transmission, as trees and other natural or man-made "blockers" can significantly disrupt the network's performance.

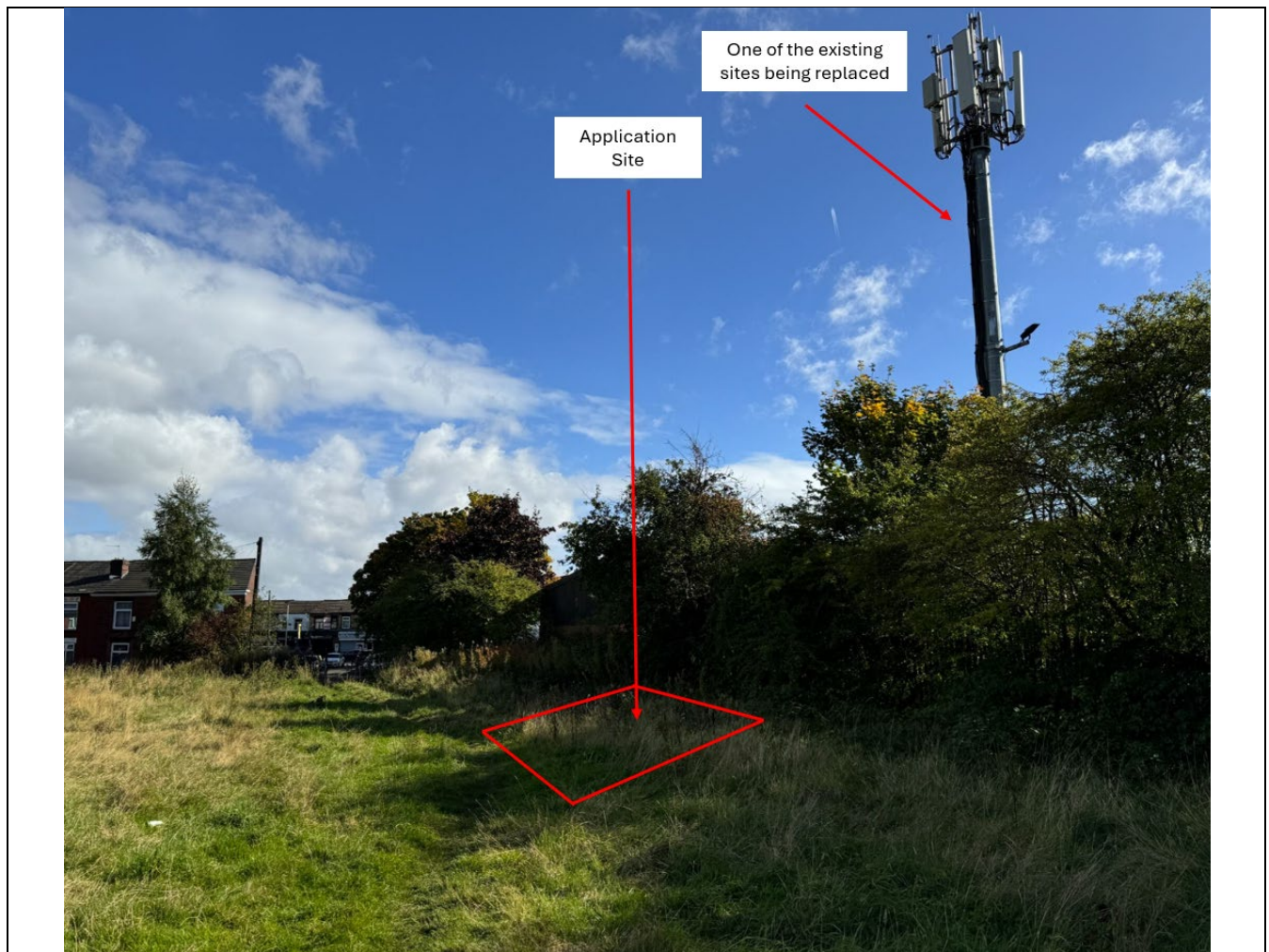
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(Figure 11: Overview of the application showing the mature screening from trees and vegetation. Source: Photo taken during site visit)

The Council is asked to consider these technical constraints in their decision-making process, as they are essential to ensuring the effectiveness of the telecommunications service. The height and design of the structure have been determined with careful regard to these operational needs, and the proposal has been developed with the aim of minimising any visual impact on the surrounding area.

In terms of the overall design, every effort has been made to ensure that the infrastructure integrates as seamlessly as possible into the existing environment. The materials and colour scheme have been selected to blend harmoniously with the surrounding landscape, while the lattice design of the tower allows for greater visibility through the structure, reducing its visual mass. The positioning of the tower has also been carefully considered to ensure it is placed in a location that minimises disruption to the local area, particularly to the residential properties nearby and takes advantage of natural screening elements within its locality. While we acknowledge

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that the tower will be visible (antennas) to some degree, its impact is not expected to result in significant harm to the character of the area or the quality of life for nearby residents.

Mobile telecommunications networks are now an essential part of daily life throughout the United Kingdom. The expectation is that individuals can connect and use their mobile devices seamlessly, wherever they are. With the introduction of new technologies, particularly under the umbrella of 5G, the telecommunications industry is poised for transformative advancements. The Central Government has recognised the critical role of 5G in driving economic development and fostering innovation.

This site will play a vital role in delivering improved 5G coverage to the area. The Government has acknowledged that widespread mobile connectivity is crucial for individuals and businesses alike. Extending mobile coverage across the UK is a key objective, ensuring that everyone can benefit from the economic and social advantages of reliable mobile networks.

The deployment of 5G networks represents a transformative leap in technology, driving productivity and fostering growth across various sectors. Facilitating the implementation of 5G is integral to achieving the Government's goals of enhancing local prosperity and ensuring equitable access to technological benefits for all communities.

5G networks offer unparalleled capacity, delivering faster, more responsive, and more reliable connections than ever before. Unlike previous generations of mobile technology, 5G has the potential to revolutionise how people live, work, and travel. It serves as a platform for significant economic and industrial benefits by enabling the simultaneous connection of numerous devices to the Internet, ushering in the era of the "*Internet of Things*" (IoT).

This advancement empowers communities to address modern challenges with innovative solutions. For instance, 5G will enable real-time urban management through optimised traffic control and energy usage. In healthcare, it will support breakthroughs such as remote patient monitoring, enhancing medical care delivery. In the business world, 5G will drive productivity by facilitating seamless real-time data management and analysis.

By connecting devices, systems, and people in unprecedented ways, 5G will serve as a cornerstone of the digital economy. It will enable smarter cities, more efficient industries, and an enhanced quality of life. The strategic rollout of 5G networks represents not just a technological upgrade but a foundation for innovation and progress across all areas of society.

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The demand for mobile data in the UK continues to grow, driven by the increasing reliance on mobile services for activities such as streaming high-definition content, video conferencing, using cloud-based applications, and operating smart home devices. As technologies like 5G become more integrated into everyday life, mobile data usage is expected to rise significantly.

Enhanced telecommunications infrastructure will bring widespread benefits, enabling remote working, supporting e-commerce, and improving access to online education and healthcare services. It will also be instrumental in the deployment of emerging technologies, such as IoT, autonomous vehicles, and smart cities, all of which require robust and high-capacity mobile networks to function effectively.

Radio base stations must meet the growing demand for reliable mobile connectivity as internet-enabled handheld devices become ubiquitous across the UK. This project represents an effort to address gaps in coverage and capacity. The proposed site will fill a critical gap in the operator's network, ensuring high-quality, reliable 4G and 5G services for residents, visitors, and businesses in the urban area. This will help prevent dropped calls, buffering, and other disruptions, enabling seamless connectivity and supporting the community's digital needs.

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

Available upon request.

Type of Structure:

Description:

CS 12444330 'Field off Whittaker Street'

- Proposed removal of existing 17.5m monopole to be replaced with 25m lattice tower
- Proposed 30no. RRU's
- Proposed 24no. antennas
- Proposed 8no. dishes
- Proposed 11no. cabinets
- Proposed overhead cable ladders
- Proposed 2.1m high palisade fencing
- Ancillary development thereto

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Overall Height: 25m						
Height of existing building: N/A					Metres	
Equipment Housing:						
ENCLOSURE SCHEDULE						
EXISTING/ PROPOSED	OPERATOR	MANUFACTURER	MODEL	DIMENSIONS (WxDxH)	LOCATION	COLOUR/ FINISH
ALLOCATED	VM02	COMMScope	GFMC160	725x850x2100	CONCRETE BASE	GREY
ALLOCATED	VM02	–	EFF1	725x850x2100	CONCRETE BASE	GREY
ALLOCATED	VM02	–	EFF2e	650x600x2000	CONCRETE BASE	GREY
ALLOCATED	VF	TYRONE	CSC	800x660x1770	CONCRETE BASE	GREY
ALLOCATED	VF	ERICSSON	ERS RACK	750x680x2220	CONCRETE BASE	GREY
ALLOCATED	EE/3UK	1TRY	MK5B LINK/AC	1200x600x1600	CONCRETE BASE	GREY
ALLOCATED	EE	–	UNILATERAL CABINET	770x770x2200	CONCRETE BASE	GREY
ALLOCATED	3UK	–	UNILATERAL CABINET	770x770x2200	CONCRETE BASE	GREY
Materials:						
Tower/mast etc – type of material and external colour:				Galvanised		
Equipment housing – type of material and external colour:				Grey		

Reasons for choice of design, making reference to pre-application responses:
The applicant has sought to achieve a sympathetic design solution that balances the technical requirement of the operator to minimise any environmental impact. It must be acknowledged that design is led by function and as such technical constraints are heavily influenced which limits scope for alteration and secondly by the development's setting. From an operational perspective, the operators must ensure the following when devising a final design solution for any site: - Antennas are specifically orientated to transmit effectively and efficiently without signal being impeded. - Dish links (if required) achieve a direct line of site connection with other base station within the network; and - GPS modules achieve a direct satellite link. To achieve optimal network performance and ensure reliable service, the operator undertakes a comprehensive panoramic assessment of the proposed site. This evaluation focuses on determining the minimum height for transmission equipment, considering the local topography and environmental features that could affect signal propagation. This thorough analysis helps to identify the most effective

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placement of the equipment and design while minimising its impact on the surrounding area.

In alignment with its commitment to environmental responsibility, the operator strives to limit the size and quantity of apparatus to the operational minimum necessary for effective function. This principle guides all aspects of the design and installation process, ensuring that the equipment integrates as seamlessly as possible into the existing landscape.

As part of a continued network improvement plan, the operator has meticulously explored various site locations for the telecommunications infrastructure. Through this careful evaluation as part of a sequential approach to site selection, the existing site has emerged as the most suitable option for hosting the necessary upgraded equipment. In this latest upgrade design we have done this by utilising an existing location where the current structure has already set a precedent.

The proposed height of 25 meters for the structure has been carefully determined as the absolute minimum necessary to meet both operational and technical requirements for the surrounding cell. This height is critical to ensure that the installation provides the intended level of coverage and capacity, addressing the growing demand for reliable 4G and 5G mobile connectivity in the area.

Additionally, the proposed height has been designed to overcome physical obstructions in the surrounding built and natural environment. Nearby buildings, mature trees, and other structures can significantly impede signal transmission if not adequately accounted for in the design. The 25-meter height ensures that the antennas can operate above these "blockers," maintaining an unobstructed line of sight that is crucial for optimal signal performance and network efficiency.

By meeting these operational, technical, and safety requirements, the proposed structure will deliver enhanced mobile connectivity while adhering to all relevant regulations and standards. This ensures that the installation not only meets the current needs of the community but also supports the ongoing rollout of advanced mobile technologies.

It is important to highlight that the proposed height and overall viability of the scheme has been carefully balanced against the public benefits derived from enhanced connectivity. The applicant believes that these benefits significantly outweigh any concerns regarding the structure's height or visual presence. By providing improved network coverage and capacity, the proposal will support both residential and commercial needs, facilitating access to essential services and modern communication technologies.

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The operator is committed to fulfilling its licensing obligations and customer responsibilities to maintain and enhance network service levels. As part of this commitment, the design includes specific colour-camouflaging techniques intended to allow the mast to blend into its surroundings, thereby reducing its visual impact. However, we are open to discussions with the LPA regarding alternative colour schemes that may be deemed more appropriate.

There have been careful considerations towards the design of the proposal with aims of achieving a balance between minimising visual impact and achieving the technical requirements required by the operators. It is necessary for the height of the structure to ensure that interference is avoided, the topography of the landscape does not have an unacceptable impact upon mobile signal quality and that the structure is able to support the necessary technologies.

This proposal thus represents the most effective compromise between minimising the visual impact on the surrounding area and fulfilling the essential technical requirements necessary for providing reliable and high-quality telecommunications services. The applicant emphasises the importance of addressing the technical requirements associated with this installation. These specifications are not arbitrary; they are dictated by the operational needs of the network, ensuring that the infrastructure can support the growing demand for mobile connectivity in the area. Key technical factors include the height of the installation, the positioning of antennas, and the need for unobstructed signal transmission.

The chosen design and location of the proposed installation have been thoughtfully crafted to ensure compliance with these technical standards while being mindful of the existing landscape.

Moreover, this approach acknowledges the expectations of the local community and stakeholders who may have concerns regarding the visual presence of the infrastructure. The proposed design has been designed to ensure that it blends harmoniously with its surroundings, employing colour-camouflaging techniques, strategic placement to further reduce its visibility, and utilising an existing telecommunication site. The applicant respectfully urges that the technical necessities of this project be given due consideration, as they are integral to fulfilling the community's connectivity needs.

It is important to note that the central government attaches great importance to the design of the built environment and outlines this within Section 12 (Paragraph 131) National Planning Policy Framework (December 2024). It states:

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'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

The applicant wishes to undertake the subject works to ensure that infrastructure keeps up with the necessary requirements to sustain the aspirations of the National Planning Policy Framework where *'advanced, high quality and reliable communication infrastructure'* is recorded as being essential for economic growth and social well-being.

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Health and Safety - including ICNIRP compliance

International Commission on Non-Ionizing Radiation Protection Declaration attached with this submission.

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.

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, all the operators, operate the network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision.

As part of the 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 license fulfils the legal obligation in respect of interference to other radio systems, other electrical equipment, instrumentation, or air traffic systems. The conditions of the license are mandated by Ofcom, an agency of national government, who are responsible for the regulation of civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.

The publication of the latest NPPF in December 20024 to highlight the Governments view that the planning system is not the appropriate mechanism for determining health safeguards. It sends a clear message to local planning authorities stating that they must:

'determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.'

This is reiterated in the Code of Practice.

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The telecommunication 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

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.

By integrating this upgraded site into the network, the operator can provide the necessary infrastructure to support modern digital needs, such as remote working, online education, and access to critical services from one structure which will host all operators. The technical justification for the site, therefore, aligns with the NPPF's guidance to prioritise the delivery of robust and reliable telecommunications infrastructure, which is essential for fostering economic growth, social inclusion, and technological innovation.

The NPPF states at Paragraph 119:

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*'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**) and full fibre broadband connections.'*

Over time, changes in local topography and environmental "clutter" can have a significant impact on the performance of telecommunications networks. Factors such as new building developments, housing projects, and like in this case tree growth can all contribute to the degradation of signal strength from local phone masts. As these natural and man-made barriers evolve, they can obstruct and interfere with the transmission of mobile signals, resulting in reduced coverage, slower data speeds, or increased dropped calls having a detrimental effect on users.

These challenges, along with customer complaints regarding service quality, highlight the need for regular re-evaluation of a network operator's telecoms infrastructure. Mobile networks are dynamic and must adapt to meet changing conditions in their operating environment. Additionally, technological advancements like 5G, which requires higher frequencies and more precise antenna placements to function optimally, further necessitate frequent infrastructure reviews.

Given these considerations, network operators are continually tasked with updating and optimising their infrastructure. This includes deploying new technologies like 5G, modifying existing masts, or adding new sites in key locations to ensure that the network is capable of providing high-quality, uninterrupted service to customers. The result is a telecommunications network that remains resilient and capable of meeting the growing demands of the modern world, ensuring that customers continue to receive the best possible service.

There is a specific requirement for a radio base station and associated equipment cabinets at this location to allow the Operator to improve their coverage and capacity in and around the area and to be able to provide new 5G service provision to this cell. This ensures high-quality indoor service provision is provided.

The upgraded mast is a crucial development designed to meet the growing demand for reliable and high-speed communication services in the area. With increasing reliance on mobile networks for both personal and professional use, this upgrade will significantly enhance mobile network coverage, ensuring that residents, businesses, and visitors alike have access to more effective and efficient wireless communication services.

As digital connectivity becomes an essential part of daily life, the need for faster, more reliable mobile services has become essential. This upgrade will not only improve 4G

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services but will also introduce enhanced 5G capabilities, allowing users to benefit from superfast data speeds, better call quality, and seamless browsing experiences.

Thus, this infrastructure upgrade will support future technological advancements, providing a robust platform for high-speed, stable internet connections. By boosting the local network's performance, the new mast will contribute to the area's overall digital infrastructure, fostering innovation and ensuring that the community remains well-connected in an increasingly digital world.

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5. Site Selection Process

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

As part of a sequential approach to site selection, the upgrade of an existing base station has been advanced, thus this follows best practice to upgrade first, when possible, where telecoms has already set the precedent.

By upgrading and combining the two existing installations into one structure, the proposal benefits from the familiarity of telecommunications equipment in the area.

Although the upgrade will not occur at the exact location of the existing base station (17.5m pole) or the temporary site next door, the new site is just beyond the current fence line. Again, this relocation ensures that the infrastructure remains within the same general area, preserving continuity in network coverage while minimising any potential disruption to the surrounding environment and local community. The proximity of the new site to the existing one also reflects a commitment to maintaining the established character of the area, avoiding the introduction of telecommunications infrastructure into previously unaffected locations.

The proposal demonstrates a clear alignment with national planning objectives and local sensitivities, ensuring that the development meets both technical requirements and community expectations.

Land use planning designations:

There are no land use statutory planning designations in the proposed location that will be of material consideration in the determination of this application. This means that the site is not subject to any specific land use restrictions or designations such as conservation areas, green belt, or areas of outstanding natural beauty, which would otherwise require special consideration under local or national planning policies.

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(Figure 12: Application site not within any designations. Source: Magic Maps)

Additional relevant information:

Planning Assessment:

The planning assessment for the proposed installation should focus primarily on evaluating whether its siting and appearance would result in any material harm and, if so, whether such harm is significant enough to warrant concern. The central consideration is whether the potential impact of the development is outweighed by the substantial technological and socio-economic benefits it offers to the community and local businesses. These benefits include improved telecommunications services, such as enhanced 4G and 5G coverage, which are critical to addressing the growing demand for reliable mobile connectivity across residential, commercial, and public spaces.

This evaluation requires a balanced approach, weighing the potential visual and environmental impacts of the development against its contributions to local infrastructure, economic growth, and the needs of the community. Enhanced telecommunications services provide a foundation for modern living, supporting activities such as remote working, online education, e-commerce, and access to digital healthcare. These benefits are particularly significant in addressing the increasing reliance on high-speed mobile connectivity for daily activities.

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The National Planning Policy Framework (NPPF) and relevant local policies offer clear guidance in ensuring that the deployment of telecommunications infrastructure is achieved in a way that respects the local character and amenity. These policies display the importance of considering whether any potential harm can be mitigated through thoughtful design, careful siting, and the use of materials that reduce visual intrusion.

While it is recognised that there may be some minor visual impacts, such as the visibility of antennas above the tree line, these are operational necessities to ensure optimal network performance. The socio-economic benefits of improved connectivity, including faster data speeds, reduced latency, and a more reliable network, often outweigh these minor visual impacts.

The decision-making process should, therefore, carefully balance these factors, giving appropriate weight to the essential role of telecommunications infrastructure in supporting the community's technological needs and economic development while ensuring that any adverse impacts are reduced and appropriately managed.

Local Policy:

Manchester City Council have they have taken the following stance within their **Citywide Development Control Policies**. The following policies are what the council will refer to when considering whether to grant planning permission in any case:

- *The Council recognises the need for Manchester to be at the forefront in the field of telecommunications. The Council therefore starts from a presumption in favour of new development and investment in the telecommunication systems serving the City. Equally, it wishes to ensure that new developments are brought forward in a way which protects residential amenity and minimises the visual impact of such equipment, particularly in Conservation Areas and other environmentally sensitive areas in Parks and the river valleys. The Council is also concerned to make maximum possible use of existing buildings and facilities by encouraging operators to share facilities wherever possible in order to avoid unsightly duplication and clutter.*

DC17.1 Telecommunications

Applications for telecommunications developments will normally be approved if the Council can be satisfied that the development has been sited and designed to minimise its impact 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.

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We have taken great care to ensure that the proposed development, which involves upgrading and consolidating two separate telecommunications installations into a single, more efficient structure, will protect residential amenity and diminish visual impact. The transition from two masts to a single mast will significantly reduce the visual clutter in the area, helping to enhance the overall aesthetics and maintain the character of the surrounding environment.

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. We have made a concerted effort to avoid such sensitive locations in the siting of this development, preserving the unique qualities of these designated areas and ensuring that the proposal does not detract from their value. By consolidating the existing infrastructure into one installation, we are not only improving the functionality and efficiency of the telecommunications network but also minimising the overall environmental footprint of the development.

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 aims to balance the need for improved telecommunications services with the preservation of local amenity and the protection of designated areas.

The Places for Everyone Joint Development Plan (2022-2039) includes visions for the city fostering growth, infrastructure, and opportunities for the community. **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*
- 3. Facilitating the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas.*

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National Planning Policy Framework (December 2024):

The government's National Planning Policy Framework (NPPF) 2024 sets out government's planning policies for England and how these are expected to be applied. Section 2 of the NPPF confirms that sustainable development is at the heart of the Framework. Paragraph 8 states:

'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways

- to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*

The installation proposed will enable the operators to provide 4G and 5G services in the area, forming part of a network of high technology. These services allow home working and working on the move and can reduce the need to travel, thus contributing to the sustainability agenda.

The Government's latest thinking strongly supports communications infrastructure. Section 10 relating to 'Supporting high quality telecommunication' paragraph 119 states that:

'advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.' Planning policies and decision should support the expansion of electronic communication networks, including next generation mobile technology (such as 5G and full fibre broadband connections.'

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The proposed development accords with all these aspects of the NPPF in that it will provide all the operators with improved network provision within this area bringing a range of associated economic and technical benefits.

Paragraph 120 is as follows:

'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, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.'

It retains the requirement to minimise the number of installations consistent with the efficient operation of the network but also includes being consistent with the need of consumers and providing reasonable capacity for future expansion.

Section 12 of the Framework relates to 'Achieving well-designed and beautiful places.'

Paragraph 131:

'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'

Public benefits are defined within the NPPG and could be anything that delivers economic, social or environmental progress. Benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

As the NPPF has taken the following stance on decision making. At paragraph 39 it states that:

'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

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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.'

The following paragraph 85 touches on aspiration to build a strong and competitive economy.

'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, taking into account 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.'

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

The Code of Best Practice was updated in 2022 by the Department of Digital, Culture, Media & Sport 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. It supersedes the Code of Best Practice on Mobile Phone Network Development (2016).

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 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.

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It is commonly known within the industry that there is a need to continually improve mobile networks, which will not function without the necessary infrastructure on which they rely. This is confirmed within the Code of Best Practice on Mobile Network Development in England which acknowledges '4G and 5G are likely to require further network densification in order to meet growing customer demand for data' as well as improved coverage and capacity, together with ambitious Government aspirations.

Paragraphs 8 – 12 of the Code of Practice set out the importance of connectivity:

8. *Digital connectivity is vital to enable people to stay connected and businesses to grow. Fast, reliable digital connectivity can deliver economic, social and well-being benefits for the whole of the UK.*

9. *As the demand for mobile data in the United Kingdom is increasing rapidly, it is important that everyone has access to dependable and consistent mobile coverage where they live, work and travel.*

10. *The Future Telecoms Infrastructure Review (FTIR) and the National Infrastructure Strategy set out the government's long-term strategy for meeting its digital connectivity targets and delivering high-quality, the reliable digital infrastructure that works across the UK².*

11. *The government has committed to extending mobile coverage across the UK. The government has committed to extending mobile coverage across the UK. The government's Levelling Up White Paper has set a mission that the UK will have nationwide 4G coverage, with 5G coverage for the majority of the population by 2030. In support of this, the government and the UK's mobile network operators agreed to a £1 billion Shared Rural Network deal to extend 4G mobile geographical coverage to 95% of the UK by the end of the programme.*

12. *Next Generation Mobile Technologies: A 5G Strategy for the UK, and the update to this, set out the government's ambition for the UK to be a global leader in 5G to take early advantage of its potential and help to create a world-leading digital economy that works for everyone. The government also wants businesses and communities to benefit from investments in 5G as soon as possible. Through the government's 5G Testbeds and Trials programme we have seen its value to manufacturing, farming, transport networks and healthcare.*

They have also set out 'How wireless networks function'

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Para. 16: “Cellular wireless networks use base stations to provide an area of radio coverage. Wireless technology uses the radio spectrum to broadcast radio waves between base stations and devices. Different radio frequencies have different characteristics which, along with the density of cell site locations, affect the extent of coverage and how much data can be carried over the network. Depending on the radio frequencies used, base stations can deliver coverage over a wide area or provide extra network capacity in areas where there is a high demand for network bandwidth.”

Para. 17 sets out that “Wireless technology continues to evolve rapidly, and mobile devices are now capable of much more. Second-generation (2G) technology gave us voice calls and text messages, 3G led to the launch of smartphones, and 4G, which enabled faster browsing, allowed us to do things like watching videos on the move. 5G, the latest generation of wireless technology, is much faster than previous generations of wireless technology and can offer greater capacity and lower latency, allowing thousands of devices in a small area to be connected at the same time. 5G networks, and future mobile generations, will be vital for a range of Internet of Things uses (IoT) and Smart City applications.”

Education:

The relationship between 5G and education is evolving at a massive rate with educators exploring the relevance of Virtual Reality (VR) technologies for education and training. Crucially, VR can support remote learning, allowing students a presence in the classroom even when working elsewhere.

5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high-definition images and video), increased capacity and heightened security will also allow learning on the job, thanks to technologies such as Augmented Reality (AR) goggles, which can give engineers real-time instructions on how to fix a machine on a production line, for example.

Health:

Patients across the country are now becoming accustomed to relying on remote healthcare services such as NHS 111, virtual GP appointments, and ordering online deliveries of essential medical supplies.

5G will prove critical in providing the infrastructure required to deliver remote health services over the next decade. By design, 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high-definition images and video), increased capacity and heightened security are going to be fundamental in scaling

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the patient benefits of remote healthcare and keeping medical records secure and private. For instance, trials have shown that connecting ambulance crews to expert resources using 5G allows paramedics to work with doctors and conduct specialist procedures in real time whilst on the road.

Conclusion:

We are confident that our proposal fully complies with both national and local planning policies, which seek to strike a balance between the need for modern, high-quality, and reliable telecommunications infrastructure and the protection of the local environment. Our proposal has been carefully developed to achieve this balance by thoughtfully considering the site, design, and implementing measures to further reduce any potential visual impact on the surrounding area.

The proposed installation has been chosen as it will combine two existing sites. One 17.5m monopole and a temporary site into one site, in which all operators will be on the one structure offering incredible advancements in network coverage for this area of Manchester. While we acknowledge that there may be some minor visual impact from the antennas extending above the tree line, this is an operational necessity that should be considered by the council. The minimal visual impact of the antenna headframe at the top of the structure is outweighed by the numerous benefits the installation will provide to the local community.

When assessed in relation to the development plan and other material considerations, the need for enhanced telecommunications infrastructure, particularly the roll-out of 5G technology, presents a compelling case for the approval of this proposal. The improvement of network coverage and the introduction of 5G services are crucial to meeting the growing demands of both residents and businesses in the area. These advancements will facilitate better connectivity and support the technological innovations that are becoming increasingly integral to daily life.

The design of this scheme has been executed to the highest standards, ensuring that it complements the visual and environmental character of the surrounding area rather than detracting from it. We have taken great care to ensure that the new infrastructure blends seamlessly into its surroundings, preserving the aesthetic qualities of the location. The scale, appearance, and placement of the installation have all been carefully considered to reduce its impact on the local landscape while delivering essential upgrades in connectivity.

Confirmation that submitted drawings have been checked for accuracy

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Signed:	<i>Caitlyn Richmond</i>	Date:	17 th January 2025
Position:	Town Planner	(on behalf of Cornerstone)	

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