

DESIGN AND ACCESS STATEMENT

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

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

In particular:

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

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

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

SITE CONDITIONS, TECHNICAL CONSTRAINTS, LANDSCAPE FEATURES AND CAPACITY REQUIREMENTS

Introduction

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

Pre-Application Discussions and Negotiations

A pre-application consultation letter was issued to the local planning authority on 29th November 2024 detailing the proposed works. A response was received on 2nd December 2024 acknowledging receipt of the consultation letter. The planning officer, Emily Booth, noted that the plans did not show a noticeable difference between the existing and proposed but advised that all-round elevations would be required to enable further assessment. Additional elevations have thus been provided with this submission herein. No further notable comments were received in relation to the proposal.

Consultation letters were also issued on the same date to local ward councillors Joan Davies, Anthony McCaul and Marcus Johns as well as Abbey College Manchester. At the time of submission no specific comments have been raised in regard to the proposal.

Documentation Submitted with Application

- Plans and elevations

- Supporting statement

Design Component

- The proposed replacement antennas will be attached to existing antenna support structures situated across the rooftop. The proposed 600mm dish and 300mm dish are to be installed on new support poles on the northwestern elevation and northeastern elevation respectively.
- The proposed equipment will also remain in its manufactured grey form (RAL7035).
- The proposed equipment has been kept to a technical minimum in terms of scale and height that will ensure correct signal propagation and ICNIRP compliance whilst also ensuring the technical objectives remain achievable. In this instance the replacement antennas will be positioned at the same heights as the existing antennas to be removed.
- The overall site layout will be replicated as part of this upgrade scheme.

Access

Access to the development is by definition limited to the operator and its authorised agents.

Access to the base station will be obtained internally through the host building as per existing arrangements.