Planning Statement for a Replacement Headframe and Antennas.

Cringlewood Social Club, Yewtree Lane, Manchester, M23 0DN.

On behalf of Shared Access and CTIL.

Date: 14 November 2024 | Pegasus Ref: P17-2008

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Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
Rev 1	19/11/2024	AR	RM	

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1. Introduction

1.1. This Planning Statement supports an application for 'Prior Approval by an Electronic Communications Code Operator' and has been prepared by Pegasus Group on behalf of Shared Access and Cornerstone Telecommunications Infrastructure Limited (CTIL) (joint applicants). The application relates to an existing based station situated on land at Cringlewood Social Club, Yewtree Lane, Manchester, M23 0DN.

1.2. This application is a resubmission of the 138645/TEL/2023 application which was refused on 18 January 2024. The reason for refusal was due to the size and bulk of the headframe and the harm it would cause to the character and visual amenity of the adjacent green space, the open environment of Cringlewood Social Club and the nearby residential properties. As a result of this refusal, the joint applicants have revised the design of the proposal in order to further minimise the visual impact of the development.

1.3. The description of development listed on the application form is for the:

> *"Existing 3No. Antenna at 20m to be removed and replaced with a new Headframe supporting 6No. Antenna at a maximum height of 20m along with ancillary equipment thereto including 2No. 0.6m Dish at 21m, 1No. Relocated 0.3m Dish at 21m, ERSs, Combiners, BOBs and new equipment cabinets within proposed 2.1m palisade fence compound"*

1.4. This document describes the application site, the detailed parameters of the proposal and clarifies the process that has led to this application for prior approval. The responsibilities and ownerships of the joint applicants will also be made clear as will the application proposal's place in the wider operator's wider coverage. This statement provides the necessary background and justification for the technical requirement for a replacement installation at Cringlewood Social Club in the context of planning policy and other relevant material considerations.

1.5. This statement highlights the economic, social and environmental benefits of the development proposal which are reflected in the National Planning Policy Framework.

1.6. The mobile network operator (Vodafone) is in the process of upgrading their existing network coverage wherever possible. As part of this continued network improvement program, there is a specific technical requirement to improve existing network coverage in and around the area of Manchester and the requirement for an upgraded site has been identified. Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simple won't work. The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

1.7. Shared Access Ltd, in partnership with CTIL, have identified a site which will be capable of providing enhanced 4G coverage to this area of Manchester. The levels of coverage will depend on urban clutter that may effect radio signal propagation such as tall trees and topography.

1.8. In order to establish that the replacement headframe and antenna minimises visual impact, a number of factors have been considered. These include the technical requirements for the installation and the specific location of the installation which utilises the existing mast plot which the application site is located. These factors combine to meet the various legislative and policy requirements and demonstrate the need and suitability of the chosen site.

2. The Joint Applicants and the Site Provider

2.1. This section describes the relationship between Shared Access and CTIL (joint applicants). Information is provided in respect of each of these organisations and their background.

Shared Access

2.2. Shared Access are an independent owner and operator of wireless communications infrastructure. The company develops and builds conventional telecommunications installations and is a leading investor for 'In Building and Distributed Antenna Systems'. They are at the cutting edge of telecommunications technology and roll-out across the UK. Once developed, Shared Access manage the site ensuring maintenance, health and safety and site access are kept to the highest standards and within agreements with the site provider/landlord.

2.3. This results in improved broadband and mobile coverage, provided on site through a lease agreement with the site provider. This partnership is rare within the telecommunication sector. Typically, Mobile Network Operators will seek to install masts on highways land or other public land (known as 'streetworks' installations), since there is no land cost associated with such installations.

2.4. In the instance of Cringlewood Social Club, Shared Access are proposing a new headframe to upgrade coverage for the site which has become an established part of the local area which is both visually contained and sensitively designed to respect the local visual amenity.

Cornerstone Telecommunications Infrastructure Limited (CTIL)

2.5. CTIL is a leading UK mobile infrastructure services company that was originally formed in 2012 as a joint venture between the mobile network operators Telefónica Ltd (trading under O2 in the UK) and Vodafone Ltd. Cornerstone operate and manage the passive infrastructure which supports these wireless network operators enabling the digital lifestyles of their customers and supplying their 3G, 4G and 5G services. Telefónica Ltd and Vodafone Ltd form two of the four Electronic Communications Code Operators for the purposes of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), both of whom are working to deliver 4G and 5G voice and data coverage across more than 90% of the UK's geography, and more than 99% of the UK population. This has resulted in the current project to enhance rural coverage.

2.6. As stated earlier, the spectrum licences granted to providers place obligations on the operators to provide and maintain public telecommunications services within the UK with both sufficient capacity and coverage to meet these public needs. This project is a direct response to resourcing critical infrastructure across the country to improve coverage to Cities such as Manchester.

3. The Application Site and Wider Context

3.1. This section describes the application site and how it relates to the wider context. Centred at grid reference E: 381995 N: 390577, the application site comprises an existing 20m monopole which is coloured green (RAL 6009) and has been in situ since 2018. 3No. Antenna are currently situated at the top of the monopole at a maximum height of 20m, with the monopole itself situated within the fenceline of Cringlewood Social Club. It is essential for the existing Antenna to be situated at this height and at this site in order to maximise coverage to the surrounds. Adjacent to the mast are 5No. Cabinets which vary in size and contain ancillary equipment.

3.2. The site is situated on land owned by Cringlewood Social Club which consists of a clubhouse, car park and bowling green which includes 6No. 8m lighting columns. Adjacent to the Social Club is Yewtree Lane, which the mast is set back from by approximately 5m.

3.3. In terms of the wider context of Cringlewood Social Club, to the north are semi-detached residential dwellings of which the rear windows overlook the Social Club, beyond which is Barry Road. To the east are detached residential dwellings of which the side windows of two dwellings overlook the Social Club. To the south is Yewtree lane which comprises a grass verge and semi detached residential dwellings which face northwards towards the social club. To the west of the site are semi-detached residential dwellings, several of which overlook the social club.

3.4. Yewtree lane comprises existing items of linear street furniture in the form of street lighting and telephone poles. Individual and small groupings of deciduous trees are present, several of which are adjacent to the site and have an approximate height of 15m.



Site Location Plan & Site Photograph

3.5. The wider context of the site comprises residential dwellings, beyond which is the M60 which is situated to the north and the A5103 which is situated to the east. The topography of the landscape is flat, with the surrounding built environment screening long distance views of the site.

3.6. There is one other existing telecommunications site within 1km which is the existing street furniture style pole 320m to the west of the application site, situated adjacent to a parade

of shops on the B5166. The below photograph shows this pole in situ and a prior approval application was submitted and approved in 2019 for a replacement 20m pole (LPA Ref: 124655/TEL/2019). Google streetview images taken in 2022 indicate that this permission has not been implemented.



Existing mast on B5166

3.7. The site is not within a conservation area, nor is it within the immediate vicinity of any conservation area or within the curtilage of any listed buildings, with the nearest listed building approximately 523m south of the site and is the grade II listed 'The Mount'.

3.8. The site does not carry any local, landscape or environmental designations and constitutes unprotected land in the context of the General Permitted Development Order.

3.9. The site is situated entirely within Flood Zone 1.

Planning History

3.10. A review of Manchester City Councils planning records have identified the following planning applications as being relevant to the site:

- Planning was approved on 18 March 2004 (LPA Ref: 070529/FO/2004/S2) for the installation of 6 x 8m high columns supporting a total of 10 lighting units to illuminate the existing bowling green at Cringlewood Social Club. No Officer's report was available for viewing online.

- Planning was approved on 14 December 2017 (LPA Ref: 117826/TEL/2017) for the installation of the existing 20m monopole together with the 5 associated equipment cabinets. No Officer's report was available for viewing online.

- Planning was approved on 28 March 2018 (LPA Ref: CDN/18/0060) for the discharge of conditions 3 (colour of mast), 5 (acoustic insulation), and 6 (trees) attached to planning permission 117826/TEL/2017.

- Planning was refused on 18 January 2024 (LPA Ref: 138645/TEL/2023) for the removal of the existing 3No. Antenna at 20m and replacement with a new Headframe supporting 12No. Antenna at 20m. The reason for refusal was due to the size and bulk of the headframe and the harm it would cause to the character and visual amenity of the adjacent green space, the open environment of Cringlewood Social Club and the nearby residential properties. No Officer's Report was issued alongside the decision notice.

4. The Proposed Telecommunications Installation

4.1. This section sets out the detailed explanation of the parameters of the proposal. The development proposal has materialised due to the technical requirement on behalf of CTIL, to provide upgraded 4G coverage to the surrounding area.

4.2. The joint applicants have revised the design of the proposal in order to further minimise the visual impact of the development by reducing the number of antennas proposed and the width of the headframe.

Summary

4.3. *"Existing 3No. Antenna at 20m to be removed and replaced with a new Headframe supporting 6No. Antenna at a maximum height of 20m along with ancillary equipment thereto including 2No. 0.6m Dish at 21m, 1No. Relocated 0.3m Dish at 21m, ERSs, Combiners, BOBs and new equipment cabinets within proposed 2.1m palisade fence compound"*

Telecommunications Proposal

4.4. The technical apparatus necessary as part of the coverage requirement includes the following:

- 1No. New headframe
- 1No. 0.3m Dish to be relocated on top of new headframe on new extension pole at 21m
- 2No. 0.6m Dish on new extension poles atop the new headframe
- 6No. Antennas
- 9No. BOBs
- 24No. ERSs
- 6No. Combiners
- 2No. GPS Modules to be installed on top of 2No. individual support poles
- 1No. 300mm Cable Ladder installed on 2No. Gantry Support Poles
- 4No Hybrid ERSS Racks (650mm x 600mm x 1900mm)
- 1No. Percy PSU (700mm x 800mm x 1925mm)
- 1No. CSC Cabinet (800mm x 600mm x 1770mm)
- 2.1m Palisade fence combined with single opening gate.

4.5. The existing monopole is installed on a concrete pad foundation which has the structural strength to safely accommodate the existing mast and proposed headframe. The mast will remain green (RAL 6009) and the proposed headframe and equipment cabinets will be

green (RAL 6009) in order to match. This colour maximises the degree the mast will assimilate with the surrounding landscape, particularly the mature woodland trees that form the foreground of the site when primarily looking towards the site from Yewtree Lane.

4.6. The antennas themselves remain at a maximum height of 20m in order to provide the radio wave propagation that mobile handsets use to access the communication network. The antennas are precisely orientated at various bearings to provide targeted coverage to the area surrounding the site and will allow clear lines of sight across the coverage area while avoiding surrounding clutter such as trees and other foliage.

4.7. The 2No. 0.6m transmission dishes proposed and the 1No. relocated 0.3m dish which are to be mounted on new extension poles on top of the headframe will be positioned at a height of 21m. the proposed 0.6m diameter is the smallest sized dish available to the operator to meet the design brief of the proposal. The dishes are required at this height in order to achieve a line of sight with the wider communication network and transmit data between base stations.

4.8. The cabinets are vandal proof and are designed to be installed in public areas and will produce a negligible amount of noise that will not be heard at any distance from site given the surrounding built form and screening.

4.9. Should the local authority perceive an alternative colour to be more effective in camouflaging the headframe, antenna, dishes or cabinets then the applicant is amenable to suggestions.

4.10. The proposal will not have any impact on traffic by virtue of its siting at a distance from the highway network.

4.11. The ICNIRP certificate that accompanies this submission demonstrates that the proposal meets International Commission guidelines for public exposure as required by the NPPF.

5. Planning Policy

5.1. This section of the Planning Statement identifies the national and local planning policy and guidance pertinent to the site and development proposal. The plan led approach to development as enshrined by Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires development proposals to accord with the adopted development plan unless material consideration indicate otherwise.

5.2. The planning application will be determined in accordance with Section 70(2) of the Town and Country Planning Act 1990 (as amended), which states that in dealing with applications, local planning authorities shall have regard to the provisions of the statutory development plan and other material considerations.

The Development Plan

Manchester Core Strategy (2012)

5.3. **Policy SP1 Spatial Principles** sets out the key spatial principles which will guide the strategic development of Manchester to 2027. The Core Development Principles are that development should:

i. Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender.
- Disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment.

ii. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

iii. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

5.4. **Policy EN1 Design Principles and Strategic Character Areas** confirms all development will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

5.5. **Policy DM1 Development Management** sets out that all development should have regard to the following specific issues:

- Appropriate siting, layout, scale, form, massing, materials and detail.

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Material Considerations

Manchester Digital Strategy 2021 – 2026

5.6. The foreword to this Digital Strategy states:

"Manchester is home to a vibrant and thriving digital sector that plays an increasingly important role in the success of our city by providing opportunities for our residents and attracting investment that drives sustainable growth.

This Digital Strategy will ensure that the city continues to support, sustain and grow our digital ecosystem, while strengthening its connection with the people, organisations and services that call Manchester home. It provides the foundation for us to achieve our aim of being a world-class digital city by 2026, supporting and contributing to the objectives set out in the Our Manchester Strategy.

The strategy is built on the wider ambition of the city to create a more sustainable, inclusive and diverse economy that benefits all our residents. The action plan to deliver on this is structured under four themes: Smart People, Digital Places, Future Prosperity and Sustainable Resilience. These actions will make sure people have the right digital skills and training opportunities, that we have the right network access and infrastructure, that we can attract investment and create the conditions for growth, and that we are able to use digital to support our journey towards being a zero-carbon city by 2038.

Together, we can achieve our vision for Manchester's digital future."

5.7. The Digital Strategy was developed as an opportunity to use technology to meet the priorities of the Our Manchester Strategy, which sets out the long-term vision for Manchester's future, and to make sure that they can achieve their ambition of being in the top-flight of world-class cities by 2025.

5.8. The Strategy goes on to state that:

"The priorities of the Manchester Digital Strategy will contribute directly to the delivery of five of the ten Our Manchester Strategy priorities:

- *We will become a digitally inclusive city, with better digital infrastructure, access to digital technology and strong and lifelong digital skills.*

- *We will achieve are zero-carbon ambition by 2038 at the latest, via green growth, sustainable design, low-carbon energy, retrofitting buildings, green infrastructure, and increasing climate resilience.*

- *We will maintain Manchester's vibrancy and ensure that all our communities are included in.*

- *We will work to ensure Manchester has a strong, inclusive and innovative economy with diverse growth sectors, where our residents are recognised for their contribution via fair contracts and are paid at least the Real Living Wage.*

- *We will continue to support our residents to learn, progress, upskill and retrain so they can access the city's current and future employment opportunities."*

5.9. The Digital Strategy Discusses Digital Places which are about making sure the city itself, alongside its people, drives towards a more digitally enabled future. It goes on to states the following:

> *"In a digital place, high quality and open digital infrastructure is ubiquitous at every level. Its leaders think towards the future and make sure that the changes we make to our physical environment today support the technological demands of tomorrow, and therefore much of Digital Places is about how we plan for and consider these future requirements in everything that we do to create a built environment that is fully digitally enabled.*
>
> *…Technology is constantly changing, and alongside making sure people have the right digital skills and access to opportunities, connectivity in places is a second fundamental component of making a successful digital city. It will enable our residents to access services, to learn, and to work from any location and at any time, while supporting businesses and organisations to take advantage of the opportunities for innovation created by high speed and secure networks. Digital Places will also enable our public services and institutions to operate more effectively, and our businesses to be more productive, especially by making better use of data."*

5.10. Over the life of the Digital Strategy, Digital Places aims to:

- Ensure that Manchester has excellent and accessible digital infrastructure everywhere.

- Ensure that all public services are delivered digitally and are made more successful through the better use of data.

- Ensure sure that we grow Manchester 's wider digital ecosystem and connect it to the city's wider economic and cultural networks.

- Ensure that we use data to drive innovation and create new opportunities for growth that are linked to tackling the city's challenges and building on its strengths.

5.11. The Digital Strategy references the following in relation to Manchester as a "tech city":

"Manchester is recognised as the fastest growing "tech city" within Europe, having overtaken Cambridge for the first time, as second only to London for venture capital investment in tech businesses."

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

5.12. The Code of Practice explains that there is now far greater emphasis that visual impact should not override significant radio planning requirements to achieve mobile coverage to a particular area, particularly with the need to support the massively growing and intensifying demand for mobile communications across the UK. Indeed, in terms of looking to meet operational needs for 4G, the Code of Practice emphasises that the NPPF now applies a reduced policy test compared to previous guidance. This helps clarify than an operator is only required to satisfy the normal test of acceptability having regard to all material planning circumstances, rather than looking for the 'optimum' solution as required under the former PPG8.

6. Pre-Application Consultation

6.1. This section sets out details of the pre-application discussions and assessments that have taken place prior to the submission of the application.

6.2. The Telecommunication Operator Code of Best Practice on Mobile Development in England (2022), sets out best practice for pre-application consultations for development proposals that include the installation of new and upgraded electronic communications base stations, such as the proposed development. In accordance with that Code, a pre-application consultation plan was devised following a 'traffic light assessment' of the sensitivity of the site. Given the specific features of the site identified in the site description section of this document, a traffic light assessment of amber was returned. This rating is not the applicant's assessment of the overall credentials of the proposal, rather, an indication of the level of public consultation that is required prior to the submission of any planning application.

6.3. The following pre-consultation was carried out:

- Letter to the Chief Planning Officer of Manchester City Council
- Letter to Ward Councillors Angela Moran, Richard Fletcher, Sam Lynch
- Letter to GMB Cringlewood Social Club
- Letter to Manchester Airport

6.4. In every instance, letters were provided with a description of development, context for the development and drawings showing existing and proposed site layout and elevations. The letter was inclusive of an invitation for comments, questions and feedback and provided the contact details of a member of the development team. The consultation package was released on 31 November 2024 and recipients were invited to return comments within 2 weeks of receiving a consultation package.

<u>Responses</u>

6.5. Manchester City Council responded on 08 November 2024 with comments relating to the proposal. The response outlined that the updated proposal would be a much better fit for the location and the reduction in headframe size is welcomed and helps reduce visual amenity harm.

Appendix 1 – Manchester City Council Pre-consultation Response

7. Planning Assessment

7.1. This section of the Statement contains a high-level appraisal of the proposed development against the Development Plan and the relevant material planning considerations. These considerations have been derived from an understanding of the site and its surrounds and the policy analysis of the Planning Policy section of this report.

7.2. The key issues which are considered pertinent for this assessment are:

- Need for Development
- Alternative Site Assessment
- Amount, Design, Layout and Scale of Development
- Public Benefits
- Health and Safety

7.3. Each issue is discussed in turn below.

Need for Development

7.4. This application is driven by the requirement of CTIL Ltd to improve network coverage and capacity in the immediate geographic area surrounding the proposal site, namely, to improve coverage over this area of Manchester.

7.5. The technical requirement for the site is heavily dictated by specific constraints introduced by the surrounding buildings and trees which prevent the propagation of mobile services within some locations.

7.6. Technology advances and additional demands on the operator's mobile network system in the area have meant that additional antennas need to be installed to facilitate all the data that is required to be carried for mobile superfast broadband. This enables customers to continue to be able to use their handheld devices for the purposes in which they have become accustomed, and now rely on in the modern world we live in, a similar scenario to the reliance on gas and electricity. However, this new technology and the design of the antennas required for 4G means that the existing headframe is not able to support this technology and therefore a new wider headframe is required.

Alternative Site Assessment

7.7. The principle of siting a monopole and associated equipment cabinets at this location has already been accepted by the council in 2017 for the installation of the existing 20m monopole with associated equipment at this location (LPA Ref: 117826/TEL/2017).

7.8. It is acknowledged by the applicant that new telecommunications facilities can be installed in a variety of places, using a variety of construction techniques. As mentioned in Section 3, there is one other existing telecommunications site within 1km which is the existing street furniture style pole 320m to the west of the application site which has already been subject to proposed upgrade for a replacement 20m pole (LPA Ref: 124655/TEL/2019). Therefore,

there are no existing alternative base station sites within the coverage area which could be utilised for a proposed upgrade and the applicant has taken a sequential approach to retain the existing radio base station by replacing the headframe in the same location, to minimise the impact on the surrounding area and reduce the need for an entirely new telecommunications site elsewhere in the surrounds.

7.9. It is considered that utilising an existing established radio base station installation is preferable to pursuing a second base station within the immediate vicinity, as it would reduce the visual impact therefore preserving the character and appearance of the surrounding residential area. Given the makeup of the area and the siting of existing telecoms infrastructure on the site, it was established that the upgrading of facilities through the use of existing infrastructure would be the most viable solution. Based on this sequential approach, no other sites have been considered for a new base station.

Amount, Design, Layout and Scale of the Development

7.10. The scale, layout and design of the development has been guided by the special technical and operational factors affecting the need to provide coverage to the local area, having regard to the need to minimise visual impact, already referred to above.

7.11. Whilst the mast required cannot be hidden, any impacts on the landscape and visual amenity have been limited and moderated by confining the height to what is required for operational reasons (20m) and replacing the headframe at an existing established radio base station. Compared to other forms of vertical infrastructure also found in the landscape, the headframe proposed is a benign structure; it is much lower than television broadcast masts; it is lower and does not form a string of structures that march across the countryside like pylons; and it does not move like wind turbines, which are typically higher and are usually developed in clusters.

7.12. The number of antennas and their size has been kept to the minimum necessary to provide coverage and to link this site back into the operator's 4G networks. The design of these features is very much driven by operational and technical factors.

7.13. The new antennas are all unshrouded for technical reasons. However, they have been designed to be as tight as possible to minimise their visual appearance. The higher the radio frequency the more signal attenuation there is. The higher frequency 4G antennas are unable to operate effectively through the Glass Reinforced Plastic that the shroud is made up of and as such if these antennas were to be shielded then they would not be able to provide the necessary coverage to the target coverage area. An additional installation would be needed elsewhere within the cell area, leading to the proliferation of masts.

7.14. This proposed headframe is the slimmest design possible which will enable all technologies to be supported from this site. If the headframe were to be any slimmer, then the technology would not fit on the one column and another radio base station would be required, which would lead to the proliferation of masts contrary to national Government guidance set out in the NPPF and The Code of Best Practice.

7.15. Much of the structure consists of the existing column which is simple, functional and vertical and does not appear incongruous within the streetscene. This is especially so given its careful siting near to a number of existing perpendicular items of furniture including street lighting, telephone poles and floodlights as well as mature trees along Yewtree Lane which help the column assimilate with its surroundings and not appear out of place.

7.16. If the antenna were to be positioned in a dual stack formation, then an increase in height would be required or alternatively, the antennas would need to be positioned at a lower height and would not be able to clear the surrounding trees and buildings and as such would not be able to operate effectively. A lower height would lead to a poor user experience for a large part of the target coverage area. As such, this would fail the operators design brief and an additional installation would have to be found leading to the proliferation of masts contrary to national planning guidance contained in the NPPF

7.17. The size of the radio equipment cabinet proposed has been limited to what is required to meet the operator's current and foreseeable network requirements. The location and design of the equipment cabinets, and the electronic communications equipment housed within them, reflects their functionality and the technical and operational requirement to be in reasonable proximity to the antenna systems and dishes that they support. This avoids exceptionally large runs of feeder cables and associated supporting trays, and the subsequent loss of signals.

7.18. It is therefore considered that the proposal before you strikes a good balance between environmental impact and operational considerations. The proposed headframe represents the best compromise between the visual impact of the proposal on the surrounding area and meeting the operator's technical requirements for the site. Taking all matters into account it is considered that this proposal, to provide the latest 2G, 3G and 4G service provision providing high quality dense coverage and capacity, would result in a minimal degree of environmental change and accords with Policy EN1.

Public Benefits

7.19. The application presents the following public benefits for consideration which demonstrate the circumstances for the wider public good which should be considered by the decision maker:

- Provide upgraded 4G service provision for major mobile network operators in a site as part of their retrospective national networks.
- Improve the ability of local businesses, home workers and industry to operate and compete effectively through access to modern communications thereby helping to maintain and increase local employment opportunities and sustain economic development.
- Provide coverage to the residential areas and road network that is located in close proximity to the site.
- Contribute towards the Government's long-standing and well documented commitment to maintaining and improving communications networks across all of Britain. The sustainable objectives that facilitate benefits will be supported in the following ways in accordance with NPPF paragraph 8:

    i. An economic role – modern communications in all of their different and emerging forms, including mobile communications, help maintain high and stable levels of economic growth and employment. Hence, the UK Government's continued commitment to the growth and development of modern electronic communications.

ii. A social role – modern communications, including mobile communications, aid social progress, which recognises the needs of everyone.

iii. An environmental role – modern communications, including mobile communications, provide effective protection of the environment by helping reduce the need to travel by enabling modern working practices such as greater home working. Such practices alleviate the pressure for new commercial development such as offices, through more efficient and flexible use of existing accommodation. For the same reasons, modern communications, including mobile communications, help ensure the prudent use of natural resources.

- Maintain and enhance 2G, 3G and 4G coverage into this busy area of Manchester. The proposal would support more digital devices to improve the lives of everyone and enable businesses to thrive. Improved digital connectivity will contribute to supporting Manchester's culture and creative industries; enhance the competitiveness of industry; and allow for investment into smart technologies.

Health and Safety

7.20. The ICNIRP certificate provided demonstrates that the proposal fully meets International Commission guidelines for public exposure.

7.21. The ICNIRP guidelines seek to protect against the well-known thermal effects of radio emissions and include a significant precautionary factor. These guidelines apply to all forms of electronic communications and mobile technology is one of the lowest powered of these.

7.22. National planning policy remains clear, provided an application is certified as ICNIRP compliant, local planning authorities should not seek to effectively set different guidelines through the refusal of planning permission.

8. Conclusions

8.1. This Planning Statement has explained the proposed development, detailed applicable national and local planning policy and guidance and justified the proposal against these parameters.

8.2. The proposal constitutes the existing 3No. Antennas at 20m to be removed and replaced with a new headframe supporting 6No. Antennas at a maximum height of 20m along with ancillary equipment in order to provide upgraded 4G coverage to this area of Manchester. The development has been designed with regard to relevant national and local planning policy as well as codes of best practice for communications networks.

8.3. The application is made following a community consultation exercise where the applicant sent pre-consultation letters to Manchester City Council, Local Ward Councillors, GMB Cringlewood Social Club and Manchester Airport to provide information about the scheme prior to any submission being made.

8.4. Due to the site being an existing radio base station installation, no other alternative sites have been considered and any degree of visual impact associated with the increase in width from the replacement headframe should be seen as minimum. Furthermore, the applicant has demonstrated that the proposal fully meets International Commission guidelines for public exposure.

8.5. The proposal complies with all relevant policies in the NPPF and Manchester Core Strategy (2012). The proposal includes numerous demonstrable benefits and would contribute towards the Government's long-standing and well-documented commitment to maintaining and improving communications networks across all the UK. This includes the provision of telecommunications antenna such as those proposed which will provide improved 4G coverage to this area of Manchester.

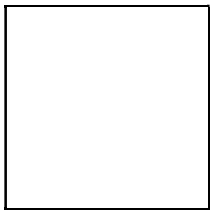
8.6. The application not only meets the ambitions of the GPDO and NPPF in improving telecommunications networks but also accords with the Manchester Core Strategy (2012). Advanced, high quality communications infrastructure is essential for sustainable economic growth which the application scheme will provide.

Appendix 1 – Manchester City Council Pre-consultation Response

Archie Roberts

To: Joshua Lee
Subject: RE: CTIL 20559625 - Cringlewood Social Club

From: Joshua Lee <Joshua.Lee@manchester.gov.uk>
Sent: 08 November 2024 09:22
To: Archie Roberts <Archie.Roberts@pegasusgroup.co.uk>
Subject: CTIL 20559625 - Cringlewood Social Club



Hello,

I have received the above letter requesting pre-application advice of an amended proposal that we have previously approved.

The updated proposal is a much better fit for the location and the reduction in headframe site is welcomed and helps reduce the visual amenity harm.

With thanks,

Josh

Joshua Lee (he/him)
Assistant Planning Officer
Area Team

Planning, Building Control and Licensing
Growth and Development
Manchester City Council
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Town Hall Extension
Manchester
M60 2LA

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Planning and regeneration | Manchester City Council

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Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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