SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Middleton Road SW	Site Address:	Middleton Road SW, Middleton Road, Crumpsall, Prestwich Greater Manchester, M8 4LR
National Grid Reference:	E: 383612 N: 403093		
Site Ref Number:	30834400	Site Type:[1]	Street works

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:	1st July 2024
Name of contact:	N/A

[1] Macro or Micro

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Summary of outcome/Main issues raised: Before submitting this application, we engaged in a pre-consultation discussion with the Local Planning Authority (LPA). This allowed the LPA to review development proposals, assess their alignment with local planning policies, and identify any site-specific issues that may need addressing. To facilitate this process, a set of proposal plans accompanied by a detailed cover letter was submitted to the LPA on the 1st of July 2024, via email. This documentation provided a comprehensive overview of the proposed development, allowing the LPA sufficient detail to evaluate the plans thoroughly. The LPA was then given a 14-day period to review and provide feedback, including any comments, recommendations, or areas of concern. However, at the end of this consultation window, no comments, suggestions, or objections were received from the LPA.

Annual area wide information to planning authority

Has annual area wide information been provided?	**No**
If no explain why:	
Summary issues raised: Cornerstones commercial relationship with Vodafone 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 Vodafone's full update plan. However, Cornerstone is fully committed to working closely with the Local Planning Authorities and to the follow the 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~~

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Outline of consultation carried out: Pre-Application Community Consultation was sent to the below consultees on the 1st of July 2024. **Crumpsall Ward via email:** Nasrin Ali Jawad Amin Fiaz Riasat **Transport for Greater Manchester (Bowker Vale Tram Stop) via post** **Residents on Middleton Road via post**
Summary of outcome/main issues raised: To date no response has been received from any of the consultees.

School/College

Location of site in relation to school/college: **Cherry Tree Pre-School Nursery** (59.22m from proposed site)
Outline of consultation carried out with school/college: On 1st of July 2024, the proposal, accompanied by a detailed cover letter, was sent via email to the school owner. The cover letter included a summary of the proposed plans, outlining key aspects of the development.
Summary of outcome/main issues raised: To date no response has been received, but 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.

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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~~
Date served:	4th November 2024		

In the first instance, all correspondence should be directed to the agent.

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3. Proposed Development

The proposed site:

Background:

Cornerstone is the UK's leading mobile infrastructure company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of the telecommunication providers and wherever possible aim to:

- Promote shared infrastructure.
- **Maximise opportunities to consolidate the number of base stations.**
- Significantly reduce the environmental impact of network development.

Whilst is the case that Cornerstone remains committed to the promotion of shared infrastructure and maximising opportunities to consolidate the number of base stations required.

Mobile connectivity and reliable service are essential in all areas where customers live, work, and spend leisure time. The demand for high-quality network coverage and superfast mobile broadband continues to rise rapidly, driven not only by individual consumer needs but also by the increasing integration of advanced technologies. The proliferation of the Internet of Things (IoT), machine-to-machine connectivity, automated transport systems, smart industries, and other '*smart*' applications is pushing network capacity and performance to new limits. These innovations require robust, low-latency, high-speed networks to function effectively, as they rely on seamless, real-time data exchange.

To meet these evolving demands, existing shared infrastructure within urban and rural environments has undergone extensive review and, where necessary, adaptation. This includes upgrading existing cell towers, expanding fibre-optic networks, and enhancing wireless coverage through the strategic placement of new small-cell sites. By ensuring that infrastructure keeps pace with technological advancement, mobile networks are better positioned to support the connectivity requirements of modern society, fostering economic growth, enhancing quality of life, and enabling new applications that benefit both businesses and the general public.

The proposed base station will allow for continuation of smooth and adequate network coverage and cellular services in the area. We have chosen the site to deploy upgraded telecommunication equipment consisting of a new mast in this area of Prestwich to provide new and continued upgraded service provision and to prevent any loss of network coverage within the current area. The new mast is in close

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proximity to the mast that is being upgraded and this has been done to impose as little visual change on the environment as possible.

Should this proposal in front of you not proceed, this part of Prestwich will be left with a coverage gap. This is simply, unacceptable when both the local businesses and the public are reliant on connectivity at this present time.

The Application Site:

This statement is provided in support of an application for General Permitted Development Order (GPDO). The application is a new installation replacing an existing installation which will enable the deployment of essential telecommunications facilities at Middleton Road SW, Middleton Road, Crumpsall, Prestwich, Greater Manchester, M8 4LR. These upgrades are necessary to enhance mobile connectivity and support increasing demand for high-speed broadband and robust network coverage within the area.

The proposed development, which has been carefully designed to align with local planning standards, is detailed in the accompanying drawings labelled CS30834400 _GA_REV_B Planning Drawings. These drawings offer a comprehensive view of the development, including structural modifications and equipment placements that form an integral part of the enhanced infrastructure. The documentation provides scope and specifications of the development, ensuring that the Local Planning Authority has all necessary information to assess compliance with GPDO requirements and to understand the broader impact of the proposed improvements on the local built environment.

(Figure 1: Application Site Location: Source: UK Grid Reference Finder)

Prestwich, located approximately 3 miles north of Greater Manchester, is a vibrant commuter town popular among those who work in Manchester's core and nearby areas. Recognised as one of the best places to live by the '*Sunday Times*' in its 2024 rankings, Prestwich has drawn a diverse mix of residents. There is a combination of affordable living, expansive green spaces, a thriving food and drink scene, and well-connected transport links.

The proposed application site is conveniently located adjacent to the Bowker Vale tram stop, which serves as a key access point to the Bury line of Manchester's Metrolink system. The original Bowker Vale railway station, dating back to its opening on 26th of September 1938, has evolved with the city and now offers Metrolink services that run every 12 minutes across two routes. This high-frequency service is a major advantage for residents and visitors alike, reinforcing Prestwich's connectivity within Greater Manchester.

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(Figure 2: Application site situated behind the bus stop)

The area surrounding the proposed site is primarily residential, with a few local businesses along Middleton Road. To the east lies Blackley Forest Nature Reserve, a 20.5-hectare area of deciduous woodland that provides a natural sanctuary for local wildlife and a great spot for outdoor enthusiasts. To the west is Heaton Park, one of the largest parks in Greater Manchester, which offers a wide range of recreational activities. Visitors and residents can enjoy amenities like a lake, football pitch, performance stage, picnic areas, and a reservoir, making Heaton Park a beloved community hub.

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As Prestwich continues to grow and evolve, the demand for reliable, high-speed mobile connectivity becomes even more essential. Enhanced network services are critical for residents, businesses, and visitors who depend on strong, consistent wireless coverage for both personal and professional use. The proposed development will play a significant role in supporting Prestwich's progress, helping the town stay on par with technological advancements across the United Kingdom and ensuring it remains an attractive and competitive place to live, work, and visit.

The proposal has been carefully crafted with the intention of preserving the visual character and aesthetic appeal of the surrounding streetscape. By incorporating thoughtful design elements and strategically positioning equipment, the development seeks to integrate seamlessly into the existing environment without disrupting the area's visual harmony. Every aspect of the proposal has been considered to ensure that it does not detract from the architectural integrity or charm that defines the neighbourhood.

Moreover, special attention has been given to prevent any adverse impact on the residential amenity of nearby homes or the operational environment for local businesses. Measures have been taken to minimise potential disturbances, such as noise, view obstructions, or accessibility issues, so that the presence of the development will go unnoticed by most residents and business owners.

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(Figure 3: Aerial view of the application site)

The goal of the proposal is to provide necessary infrastructure upgrades that will enhance connectivity and support the area's growth without compromising the quality of life or business operations. In this way, the development aligns with both functional and aesthetic priorities, ensuring that it contributes positively to the community while maintaining the character of the local streetscape.

The works will involve the installation of a 20.0-meter monopole. This monopole will be fitted with six antennas and one 300mm transmission dish, which are necessary to enhance the coverage and capacity of the mobile network in the area. The proposed monopole structure has been carefully selected for its suitability in supporting advanced telecommunications equipment while reducing its footprint and visual impact.

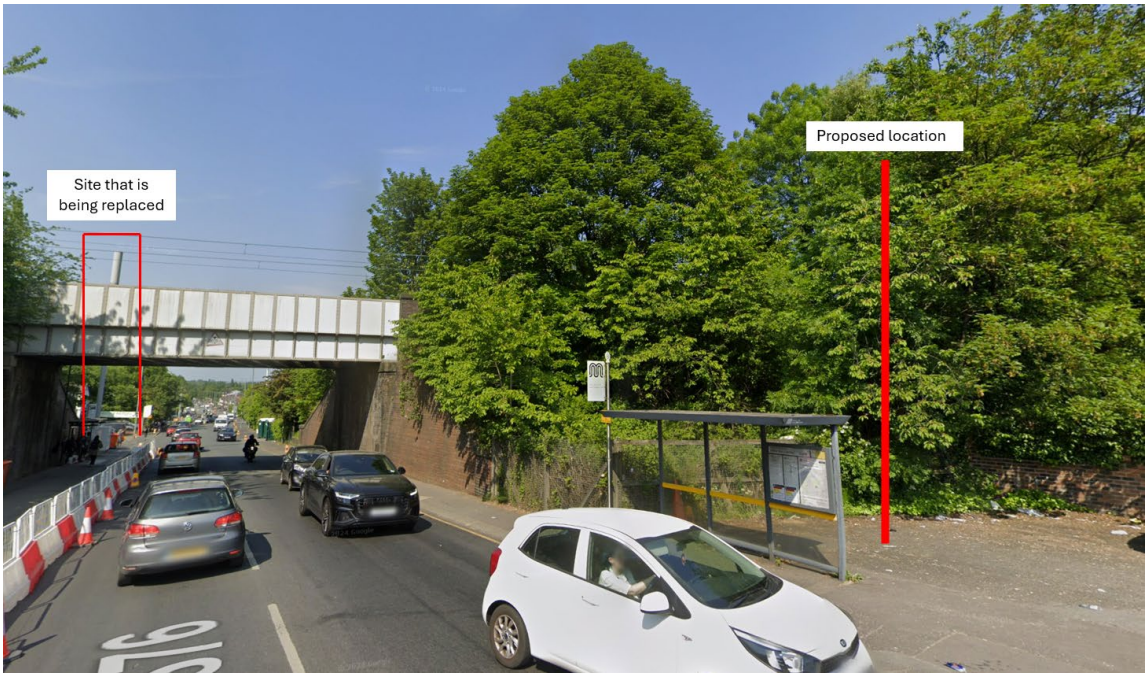
In addition to the monopole and antennas, the development will include four cabinets that will house vital electronic and network equipment required for the operation and maintenance of the site. These cabinets will be positioned strategically at the base of the monopole to ensure accessibility for ongoing maintenance and to keep them discreet within the surrounding environment. Ancillary development will also be required to support the installation, including foundations, wiring, and any additional protective structures needed to secure and sustain the equipment.

The combination of the monopole, antennas, dish, cabinets, and ancillary infrastructure is designed to improve the area's mobile connectivity significantly. This infrastructure will be instrumental in providing faster, more reliable data and voice services, ensuring the network is robust enough to meet the increasing demands of local residents, businesses, and visitors.

The proposed mast in this application is intended to replace an existing mast currently located on the opposite side of the railway line (as illustrated in the figures below). The existing mast, situated at grid reference NGR E: 383603 N: 403148, will become redundant once the new mast is installed and fully operational. This replacement is essential to enable the operators to continue delivering consistent, high-quality network services and to expand coverage to include improved 4G and 5G capabilities.

The primary objective driving this proposal is the deployment of the latest telecommunications technology, which will provide the local area with enhanced connectivity while ensuring a seamless transition and preventing any disruption to current network services. This upgrade reflects a commitment to meeting the growing demand for faster, more reliable mobile data and voice services, as well as supporting new applications made possible through 5G.

In designing the new installation, the applicant has prioritised minimising visual impact as much as possible. The mast's design has been approached with sensitivity to the local environment, ensuring that it is the least visually intrusive option feasible. By carefully considering the placement, height, and design elements, the proposal aims to preserve the area's character and amenity, balancing the need for technological advancement with respect for the surrounding landscape and residential areas. This thoughtful design approach helps to integrate the installation into the existing environment, ensuring that it meets modern connectivity needs without compromising the visual quality of the neighbourhood.



(Figure 4: Existing Mast which is to be replaced with our proposed mast)

The height of the proposed mast has been designed to be as low as operationally feasible in order to minimise its visual impact on the surrounding area. The trees behind the site reach a height of approximately 17 meters, with the adjacent railway tracks positioned just below this level. Given the trees and other vertical structures, such as train tracks, are potential obstructions, the mast must be tall enough to surpass these "*blockers*" to prevent any interference with signal transmission. Ensuring the mast is slightly taller than these obstructions is crucial to maintain consistent, high-quality network coverage across the area, as these blockers can otherwise disrupt signal propagation and impact service reliability.

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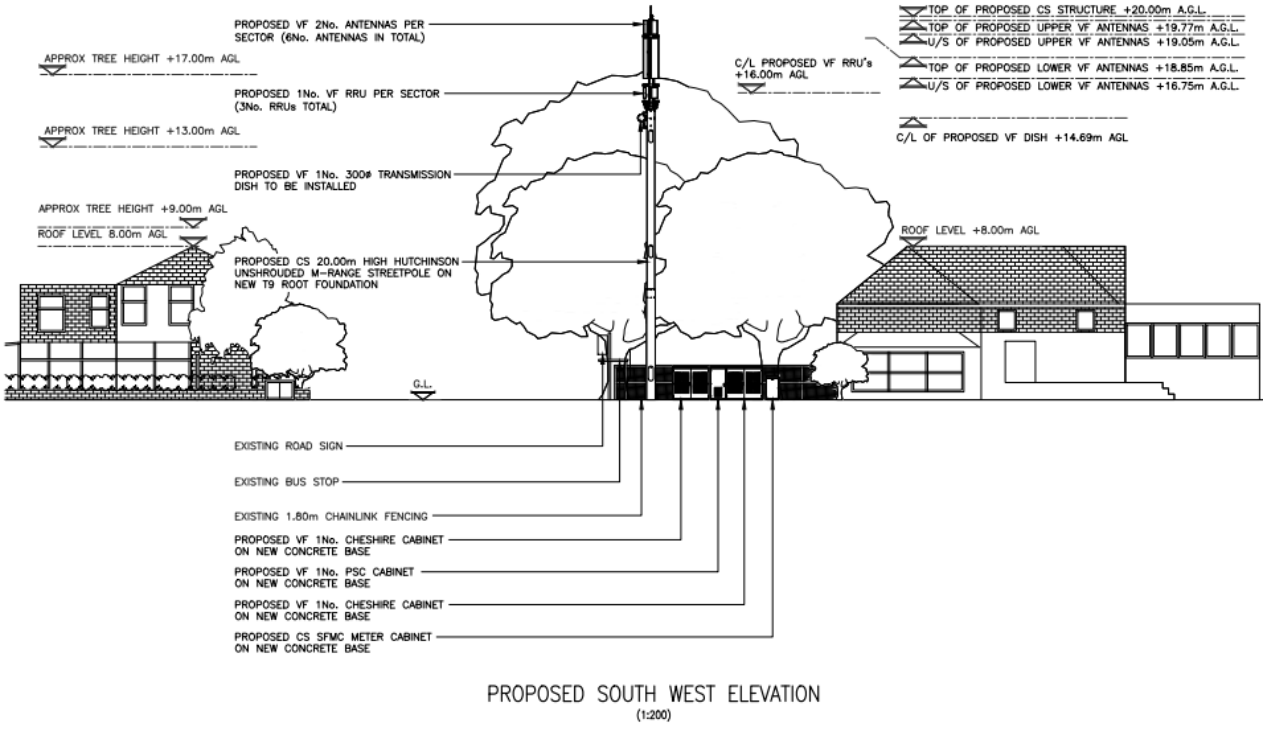
The design of the mast adopts a straightforward, aesthetic to align with its function and purpose. Its regular, practical appearance is intended to blend into the urban environment without drawing unnecessary attention. This approach ensures that the mast's presence reflects its role as a piece of essential communication infrastructure rather than a dominant or intrusive feature in the landscape.

Over time, the mast is expected to become an accepted and familiar part of the local environment, similar to other telecommunications and utility structures that integrate into communities as they adapt to modern infrastructure needs. By balancing functional requirements with a design that respects local character, the proposal aims to contribute positively to connectivity while preserving the aesthetic quality of the area.



(Figure 5: Proposed mast design from a Southwest viewpoint)

The proposed scheme will have little material impact on the local area. However significant connectivity improvements are a material consideration in judgment of the site's suitability. The cell search area was assessed at the Survey stage from a

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planning and residential amenity perspective. The planning constraints have shaped the location of the proposal. The proposed site has been strategically placed within the context of the existing established base station to address any residential amenity issues as much as possible and not to increase the visual impact of this mast. The mast will perfectly assimilate into the current environment's street furniture.

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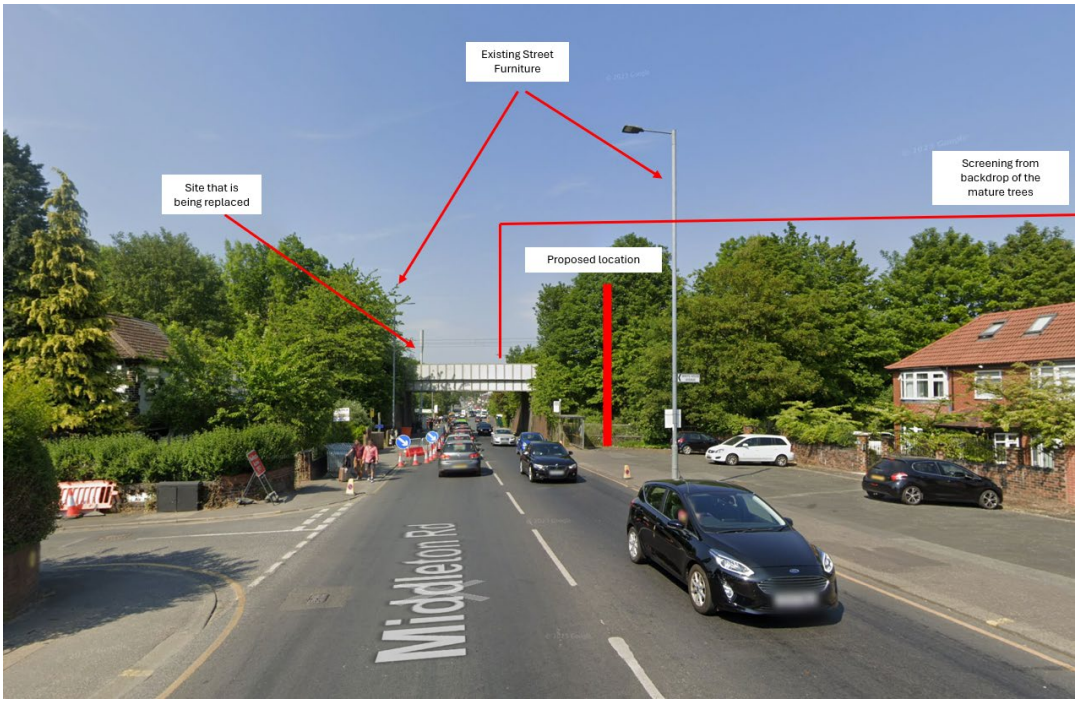

(Figure 6: Proposed site location with existing street furniture and screening mechanisms)

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It has been anticipated that there will not be any significant negative visual impacts associated with this proposal. The existing telecoms site which will become redundant upon the installation of this new site was approved under the council previously. The two sites share the same visual and physical environments with plenty of street furniture to assist in screening mechanisms. Additionally, previous telecommunication masts, have become accepted features in the local area. The proposed site in front of you will replace the current mast offering the optimum solution in terms of both town planning and network requirements.

Mobile telecoms networks are now ubiquitous throughout the United Kingdom. It is an expectation that an individual can connect and use their mobile phone whenever and wherever they are. With the advent of new technology, under the banner of 5G, further advances are proposed. The Central Government has seen the telecoms industry, and in particular 5G to be at the forefront of economic development.

The following site will enable improved 5G coverage. The Government has recognised the need for widespread coverage of mobile connectivity is essential for people and businesses. That is why the Government is committed to extending mobile geographical coverage further across the UK. Allowing everyone in the country to benefit from the economic advantages of widespread mobile coverage.

5G networks are critical to drive productivity and growth across sector. Enabling and planning for 5G implementations is central to achieving the Government's objectives to deliver prosperity at the local level and enable all places to share in the proceeds of growth.

The capacity of 5G is to deliver faster, more responsive and more reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work, and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, the '*Internet of Things*.' It will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business, all through real-time management data.

The demand for mobile data in the UK growing, driven by the increasing reliance of households and businesses on mobile services for a wide range of daily activities. From streaming high-definition content and video conferencing to utilising cloud-based applications and smart home devices, the modern world's dependence on fast, reliable mobile connectivity continues to rise. Mobile data usage is expected to rise significantly in the coming years as new technologies, such as 5G, become more widespread and integrated into everyday life.

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The development of enhanced telecommunications infrastructure will yield significant benefits across various sectors of society. By improving mobile network coverage and capacity, this infrastructure will facilitate widespread remote working opportunities, allowing individuals to effectively perform their jobs from home or other locations. This flexibility not only enhances work-life balance but also supports businesses by providing access to a broader talent pool that is no longer constrained by geographic location.

Additionally, the improvements in connectivity will enable businesses to reach customers more effectively through online platforms. A reliable and fast network will empower consumers to shop conveniently from home, driving sales and supporting local economies. Small and medium enterprises, in particular, stand to benefit from increased online visibility and access to digital tools that can enhance their operations and customer engagement.

Moreover, the infrastructure will enhance access to online education and healthcare services, which have become increasingly vital in today's digital age. Students will be able to engage with remote learning platforms seamlessly, ensuring that they can continue their education without interruption, regardless of their location. Similarly, healthcare providers can utilise telemedicine services to offer consultations and support to patients remotely, improving access to vital healthcare services, especially in underserved or rural areas.

The proposed infrastructure will be instrumental in facilitating the rollout of emerging technologies that rely on robust mobile networks. The Internet of Things (IoT) is a prime example; it connects a vast array of devices, from smart home appliances to industrial sensors, requiring high-capacity networks to transmit data efficiently and in real-time. Furthermore, advancements in autonomous vehicles depend on strong, reliable connectivity to process data and communicate with other vehicles and infrastructure systems, ensuring safety and efficiency on the roads.

Additionally, the development will support the concept of smart cities, where interconnected systems optimise urban living through improved resource management, transportation, and public services. This vision relies heavily on a well-established telecommunications infrastructure that can handle the vast amounts of data generated by smart technologies.

The application at NGR: E: 383612 N: 403093 in front of you is the most appropriate town planning solution and ensures that the existing network coverage will be continuous, providing improved network coverage and services to this area of Prestwich.

Enclose map showing the cell centre and adjoining cells:
Available upon request.

Type of Structure:	
Description: <u>CS 30834400 '*Middleton Road SW*'</u> • Proposed 20m monopole • Proposed 6no. antennas • Proposed 3no. RRU's • Proposed 1no. 300 dish • Proposed 4no. cabinets • Proposed Ancillary development thereto	
Overall Height: 20m	
Height of existing building:	N/A

Equipment Housing:

ENCLOSURE SCHEDULE

EXISTING/ ALLOCATED	OPERATOR	MANUFACTURER	MODEL	DIMENSIONS (WxDxH)	LOCATION	COLOUR/ FINISH	STATUS	COMMENTS
ALLOCATED	VF	COMMSCOPE	CHESHIRE	2723x640x1821	GROUND LEVEL	GREEN	ALLOCATED	c/w 9No. ERS
ALLOCATED	VF	COMMSCOPE	PSC	823x660x1721	GROUND LEVEL	GREEN	ALLOCATED	-
ALLOCATED	VF	COMMSCOPE	CHESHIRE	900x640x1722	GROUND LEVEL	GREEN	ALLOCATED	c/w 9No. ERS
PROPOSED	VF	COMMSCOPE	SFMC	720x660x1400	GROUND LEVEL	GREEN	NEW	-

Materials:	
Tower/mast etc – type of material and external colour:	Galvanised Grey
Equipment housing – type of material and external colour:	Green

Reasons for choice of design:
The applicant has made a concerted effort to develop a design solution that is both sympathetic to the surrounding environment and responsive to the technical requirements of the operator. This approach aims to strike a balance between ensuring the functionality and performance of the telecommunications infrastructure while ensuring there is little environmental impact that may arise from its installation and operation.

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It is important to recognise that the design process is fundamentally driven by the function of the equipment being installed. As a result, there are specific technical constraints that must be adhered to, which can limit the options available for design alterations. These constraints include factors such as the height and structural integrity of the mast, the placement and orientation of antennas to optimise signal coverage, and the need to comply with safety regulations and operational standards. Consequently, while the applicant strives for an aesthetically pleasing design, the functional requirements imposed by the technology and its operational needs play a significant role in shaping the final proposal.

Moreover, the development's setting further influences the design choices made. The applicant has taken into account the characteristics of the surrounding area, including existing buildings, natural features, and community expectations, to ensure that the installation integrates seamlessly into the local landscape. This consideration is vital in ensuring that the proposed infrastructure does not detract from the visual appeal or character of the neighbourhood.

By prioritising both technical performance and environmental sensitivity, the applicant seeks to create a solution that not only meets the operational needs of the telecommunications provider but also respects the aesthetics and values of the community.

Again from the 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 the following the operator undertake a panoramic assessment to determine what the minimum height for transmission equipment can be in the context of the local topography. In all cases the operator is committed to limiting the size and amount of apparatus to an operational minimum.

The operator as part of the continued network improvement plan has explored different site location for a new street works design, and as such the proposed site has been deemed to be the most suitable site for hosting the equipment. The location provides optimum accommodation capabilities and allows the required level of network coverage to be achieved for the area.

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Enabling 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.

The proposed base station features a street works design, chosen specifically to blend into the existing urban landscape. Directly behind the site, a row of dense trees provides natural camouflage, helping to reduce the visibility of the installation and allowing it to integrate seamlessly with the surrounding greenery. This careful positioning among the trees not only minimises visual impact but also respects the area's aesthetic, ensuring that the base station remains as unobtrusive as possible.

In addition to the natural screening provided by the trees, there is an abundance of street furniture that contributes to the assimilation of the base station into the area. Existing infrastructure, including streetlights, a nearby bus stop, and a railway bridge in the background, creates a visually consistent environment, where the new base station appears as a continuation of the established urban features. This selection of a location with similar structures minimises the base station's impact, as it aligns with other functional elements in the streetscape and avoids standing out as an isolated or incongruent structure.

Every aspect of the site's design and placement has been carefully considered to mitigate any potential impact on local amenity. By selecting a location with sufficient natural and built elements to provide context and camouflage, we have taken a balanced approach that addresses both the functional requirements of the telecommunications infrastructure and the aesthetic concerns of the community.

The proposed 20.0m height of the structure is the absolute minimum possible to meet the operational and technical requirements of the surrounding cell, to ensure compliance with site specific ICNIRP certifications and to overcome the surrounding built and natural environment blockers by way of building and trees. It is considered that the proposed height and therefore the associated viability of the schemes does not outweigh the overall public benefits. The applicant would like to stress that the proposal is seen in the context of the Operator's license requirement and customer obligations to provide and maintain continued network service. Additionally, the proposed colour camouflaging techniques will be implemented to allow the mast to be absorbed into its environments. However if the LPA feel that an alternative colourway would be more appropriate, we are open to discussion.

The design proposed has devised a slim design that is much easier to assimilate into the streetscape than lattice towers. 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 operator. It is necessary for the height of the structure to ensure that interference is avoided, the topography of the

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landscape does not have an unacceptable impact upon mobile signal quality and that the structure is able to support the necessary technologies. This represents the best compromise between the visual impact of the proposal on the surrounding area and meeting the technical requirements necessary. We would like to reiterate that regards must be given to the technical requirements of the proposal.

The objective of this site is to ensure coverage to the area is increased and enhanced, and disruption to the wider network is not impacted. Each telecommunication site connects to another to create a network. If one network cell is removed, the connection to the adjacent network cell is lost.

The mast will be painted galvanised grey to blend in with the surrounding area and to minimise the impact upon the setting. However, if the LPA feel that an alternative colourway would be more appropriate, we are open to discussion further.

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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, Vodafone operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision.

As part of Vodafone's network, the radio base station that is the subject of this application will be configured to operate in this way.

All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the 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 National Planning Policy Framework continues 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.

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.

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4. Technical Justification

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

The proposed installation of a new telecoms pole and its equipment will boost the capacity of the network in this location for the operator. Demonstrated in the Alternative Sites section, the area surrounding the proposed site has been fully investigated. The proposed design has been elected to minimise visual impact upon the street scene by integrating with existing street furniture, having similar vertical lines and overall appearance to the numerous street lighting columns in this area.

The proposed 20.0m height of the structure is the absolute minimum possible to meet the operational and technical requirements of the surrounding cell, to ensure compliance with site specific ICNIRP certifications and to overcome the surrounding built and natural environment blockers by way of buildings and trees. It is considered that the proposed height and therefore the associated viability of the schemes does not outweigh the overall public benefits of the scheme. The applicant would like to stress that the proposal is seen in the context of the Operator's license requirement and customer obligation to provide and maintain a continued network service.

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

The National Planning Policy Framework clearly states that authorities **must determine applications on planning grounds only.** They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

Notwithstanding this fact, the Applicant considers it is important to explain the technical justification for this site and how this site fits into the overall network.

The NPPF states at Paragraph 118:

> *'Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions*

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*should support the expansion of electronic communications networks, including next generation mobile technology (**such as 5G**) and full fibre broadband connections.'*

The UK Government recognises the benefits to commerce, industry, and the public in general, and so places great emphasis on the benefits of mobile telecommunication to modern life and this is promoted throughout the planning system. The very high level of mobile phone use and ownership within the UK population is very clear indication of the public overwhelming acceptance of the benefits of mobile communication which requires the installation and maintenance of base stations to provide the necessary connection between the mobile phones and the UK telecommunications network. The replacement base station prevents any loss of coverage in the wider network and allows the operators to keep providing their services.

Mobile phone base stations operate on a low power and accordingly base stations therefore need to be located in the areas they are required to serve. Increasingly, people are also using their mobiles in their homes, and this means the operator needs to position base stations in, or close to, residential areas.

Mobile connectivity and service is required where customers live, work and play. 5G coverage and superfast mobile broadband data capacity demand will continue to increase exponentially with the introduction of IoT (Internet of Things), machine-to-machine connectivity, automated transport/industry and other '*smart*' applications.

The case for 5G is compelling as it will bring faster, more responsive and more reliable connections than ever before. Such increased speeds and low latency provide the potential for far greater opportunities.

It is therefore considered that the proposal before you strikes a good balance between environmental impact and operational considerations. The proposed height and design of this installation represents the best compromise between the visual impact of the proposal on the surrounding area and meeting the technical requirements to provide high-quality and high-speed communication infrastructure essential for economic growth to improve a critical service.

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5. Site Selection Process

Alternative sites considered and not chosen.

The search for a suitable location was focused on identifying viable rooftop, greenfield, and street works options. Rooftop locations were initially considered, as they can often provide the necessary height to deliver optimal network coverage while minimising the visual impact on the surrounding area. However, these options were discounted due to several constraints, such as lack of structural availability and the inability to meet the technical requirements for signal transmission.

After finding no suitable rooftops, the search then shifted to locations for a street works design. The proposed application site was ultimately chosen because it offers the best balance between fulfilling the operational needs for coverage and capacity and maintaining the aesthetic and functional integrity of the local amenity. The location ensures that the local community will benefit from improved connectivity without a significant detriment to the appearance or utility of the area.

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(Figure 7: Discounted options not progressed)

Site Type	Site name and address	National Grid Reference	Reason for not choosing site
D1 – Street works	Bowker Vale, Middleton Road / Bowker Vale Metrolink Stop (Stop B), Middleton Road, Crumpsall, Manchester, Greater Manchester,	E: 383604 N: 403082	The discounted option would scare the pavement. It would also be placed too close to the footpath impacting pedestrian flow. It has been discounted due to scarring of the existing environment.

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	England, M8 4JY, United Kingdom		
D2 – Street works	Middleton Road, Crumpsall, Manchester, Greater Manchester, England, M8 4LR, United Kingdom	E: 383655 N: 403244	This option is too close to another telecommunications site. The signal transmission from the current and proposed would be impacted. Site sharing at this location is not possible as it is not structurally sufficient for the level of infrastructure required.
D3 – Street works	Blackley New Road, Crumpsall, Manchester, Greater Manchester, England, M9 8FG, United Kingdom	E: 383847 N: 403230	This location was discounted due to it being too close to the forestry and walking trail entrance. The discounted location would be seen from the residential homes across the street posing a greater visual impact than the location that has been progressed. It would have a greater visual impact due to the views from the residents and the those using the greenspace.
D4 - Street works	Blackley New Road, Crumpsall, Manchester, Greater Manchester, England, M9 8FG, United Kingdom	E: 383843 N: 403213	The site would be impacted by the tree height. The antennas on the mast have to be slightly taller than the surrounding area in order for the coverage and signal to operate at the required capacity. Removing and cutting back a few trees would be required in order for the site to provide the coverage necessary to meet the targets of this application. Therefore, the physical environment in this location would have to be altered. It was discounted due to the tree height and anticipated

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			modifications to the trees as the progressed location would not physically modify the current vegetation.
D5 – Street works	Bowker Vale, Middleton Road / adjacent Blackley New Road, Middleton Road, Crumpsall, Manchester, Greater Manchester, England, M8 4WA, United Kingdom	E: 383680 N: 403286	The site is located too close to residential properties and businesses with little to no screening apart from the streetlights. The site would be located at a busy intersection as with views coming from all four directions. It would be more visible than what we have proposed and was discounted due to visual impact.
D6 - Street works	Bowker Vale, Middleton Road / adjacent Blackley New Road, Middleton Road, Crumpsall, Manchester, Greater Manchester, England, M8 4WA, United Kingdom	E: 383625 N: 403160	The structure would be located too close to residential dwellings and the pavement would be too narrow for the cabinets to be installed successfully. The location is not suitable for build as the ground will not be able to support all the required equipment associated with the installation. It was discounted due to construction concerns.
D7- Street works	Bowker Vale, Middleton Road / Bowker Vale Metrolink Stop (Stop A), Middleton Road, Crumpsall, Manchester, Greater Manchester, England, M8 4LR, United Kingdom	E: 383595 N: 403101	The location would not be able to host the equipment safely as the pavement is to narrow for the cabinets. It would also impact those using the footpath. It was discounted due to construction concerns of there not being enough rooms for the cabinets.

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D8 - Greenfield	Bowker Bank Avenue, Crumpsall, Manchester, Greater Manchester, England, M8 4LL, United Kingdom	E: 383857 N: 403011	It would be difficult to get power to this site. Without power the site will not be able to be turned on. Therefore, it would not meet technical coverage requirements associated with this application. It was discounted due to difficulties powering the site.
D9 – Existing Street works	Middleton Road, Crumpsall, Manchester, Greater Manchester, England, M8 4LR, United Kingdom	E: 383606 N: 403144	This is an existing street works site for which this current application is replacing. The site cannot be upgraded in it's current position due to operational and technical constraints associated with the upgrades. This option has been discounted due to operational and technical difficulties.
D10 – Street works	Brooklands Road, Crumpsall, Manchester, Greater Manchester, England, M8 4JJ, United Kingdom	E: 383568 N: 402897	The location is on sloped terrain. While visual impact would be minimised to some degree the equipment would be difficult to install safety. Due to this location there would be potential issues for road users visibility to oncoming traffic from the North. It has been discounted due to the terrain and road visibility issues.
D11 – Greenfield	Counthill Drive, Crumpsall, Manchester, Greater Manchester, England, M8 4JQ, United Kingdom	E: 383443 N: 402971	Location is enclosed by many mature trees. While there are mature trees on site these will need to be cut back in order to accommodate an installation. Due to the tree height the installation would have to be slightly taller than the 20m height of the current

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			proposed site this application is for. This is so the antennas can see over the trees which are considered blockers. As such this location has been discounted and we have chosen to progress a more appropriate location.
D12 – Rooftop	Counthill Drive, Crumpsall, Manchester, Greater Manchester, England, M8 4AF, United Kingdom	E: 383512 N: 403031	The rooftop is too low to provide the required level of coverage that this application is for. An installation on this rooftop would not be able to transmit as effectively as the location we have proposed to meet the targets of the site.
D13 – Street works	Wilton Road, Crumpsall, Manchester, Greater Manchester, England, M8 4WQ, United Kingdom	E: 383630 N: 402899	The rooftop is too low, and a sub tower would be required in order to meet the coverage requirements associated with the application. A sub tower would be more impactful and may not be structural suitable for this rooftop.

If no alternative site options have been investigated, please explain why: N/A
Land use planning designations: The site does not come under any environmental land designations.

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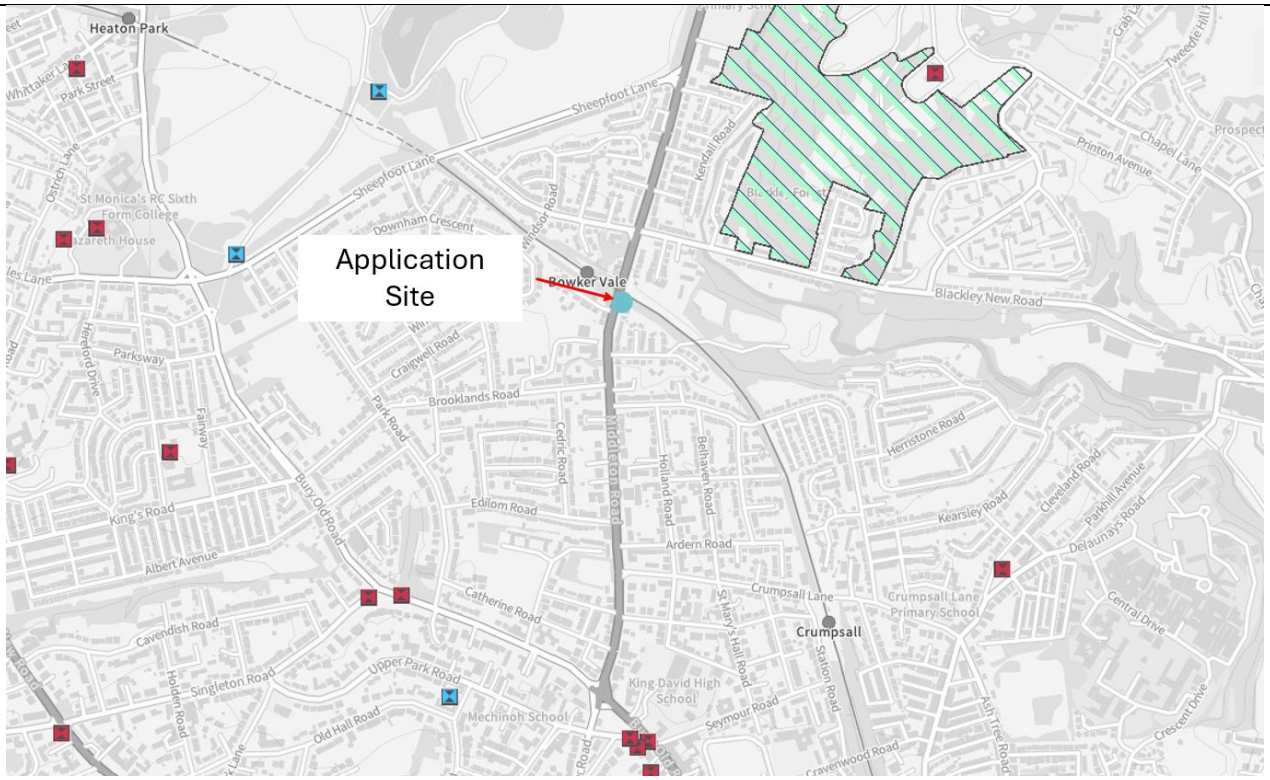
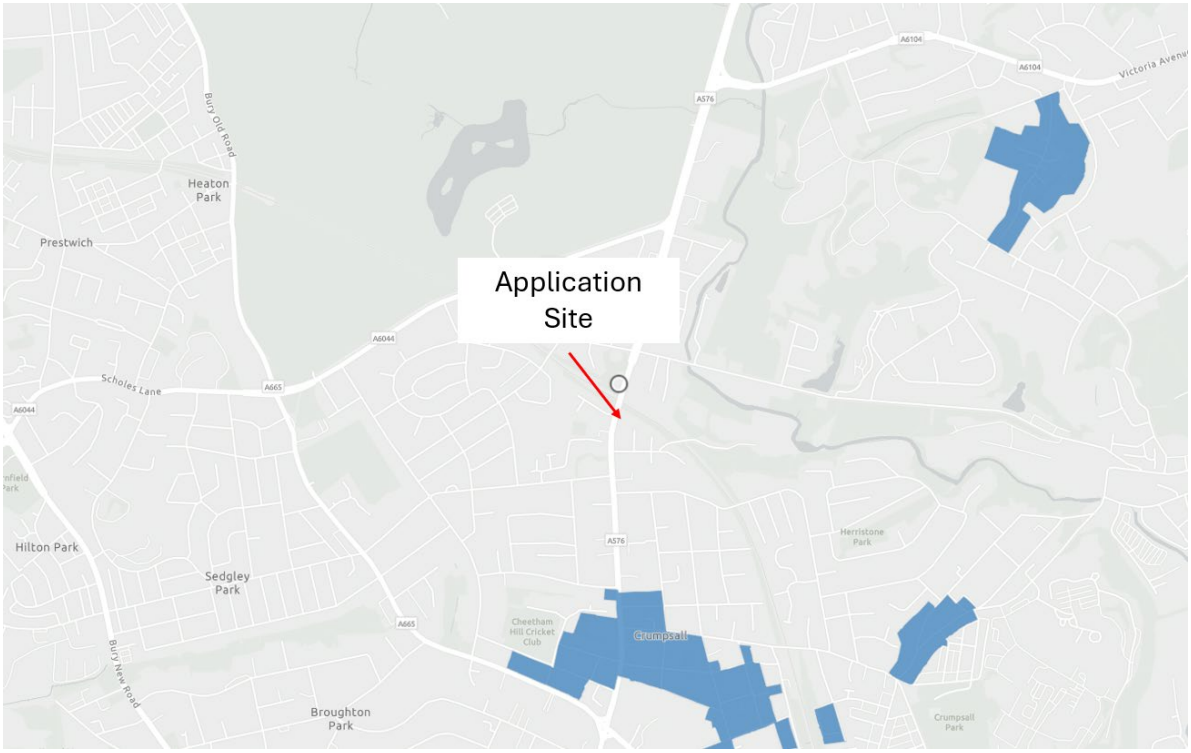


(Figure 8: Site is not within any statutory designations. Source: Magic Maps)



(Figure 9: Site is not within any conservation areas. Source: Historic England)

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(Figure 10: Site not within any of the Manchester City Council Local Development Plans. Source: Manchester City Council)

Additional relevant information:

The planning assessment for the proposed installation should focus on evaluating whether its siting and appearance would lead to material harm, and if so, whether that harm is significant enough to warrant concern. The question is whether the perceived impact of the development is balanced by the need for the proposal, which is driven by essential technological and socio-economic benefits to the community and businesses. These include improved telecommunications services, such as enhanced 4G and 5G coverage, that cater to the growing demand for mobile connectivity within residential, commercial, and public spaces.

In balancing this assessment, it is essential to give weight to the potential visual and environmental effects of the development against its positive contributions to local infrastructure, economic growth, and community needs. The National Planning Policy Framework (NPPF) and relevant local policies guide considerations, aiming to ensure that telecommunications advancements are delivered in a way that does not disrupt local character or amenity. Therefore, the decision should focus on whether any potential harm can be mitigated through thoughtful design and siting. While acknowledging that the socio-economic benefits provided by improved connectivity may, in many cases, outweigh the minor visual impacts.

Local Policy:

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Manchester City Council does not have a specific telecoms policy. However they have taken the following stance within their **Citywide Development Control Policies**:

- *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.*

The Places for Everyone Join 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.*

National Planning Policy Framework (December 2023):

The governments National Planning Policy Framework (NPPF) 2023 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:

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'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 operator 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. The section relating to '*Supporting high quality telecommunication.*' Paragraph 118 of the framework document sets out the objectives of the Communications Infrastructure. It 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.'*

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

Paragraph 119 is as follows:

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> *'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 38 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 proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'*

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

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.

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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 UK[2].*
>
> 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*'

> 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*

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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.*"

Conclusion

We are confident that our proposal fully aligns with both national and local planning policies, which displays a balanced approach between the necessity for modern, high-quality, and reliable communications infrastructure and the protection of the local environment and community interests. This proposal embodies that balance, as we have taken comprehensive measures to ensure that any potential visual impact on the surrounding area is minimised as far as practicable.

The proposed installation has been sited and designed with careful consideration of its impact on the landscape. The location was specifically chosen to integrate harmoniously with the existing surroundings, ensuring that the development does not create significant harm to the visual character of the area. While we acknowledge that some minor visual impact may be inevitable due to the presence of telecommunications equipment, this impact has been thoughtfully mitigated through intentional design choices and is outweighed by the considerable public benefits that the installation will bring.

The critical benefits of this proposal include a strengthened communications infrastructure, expanded network coverage, and the introduction of 5G technology to the local area. These advancements are essential to meet the growing demands of residents and businesses for reliable and advanced mobile connectivity, which is increasingly integral to modern life. The installation will provide smoother communications, faster data speeds, and support for emerging technologies enhancements that are vital for both personal and economic activities in the area.

Furthermore, the design and construction of this installation have been held to a high standard, with every effort made to ensure that it complements the surrounding environment. Our team has worked diligently to integrate the infrastructure seamlessly

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within the local landscape, respecting the area's visual qualities and ensuring that the installation does not detract from the overall character of the location.

In conclusion, we strongly believe that our proposal does not present any policy concerns or objections that would justify a refusal of planning permission. The clear benefits of enhanced connectivity, the rollout of 5G technology, and our commitment to adhering to both national and local planning guidelines create a compelling case for the approval of this development. We respectfully request that planning permission be granted, recognising the positive and lasting impact this infrastructure will have on the local community, economy, and overall connectivity.

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Company Address:	C/O Agent	Email Address:	c.richmond@whptelecoms.com
Signed:	*Caitlyn Richmond*	Date:	5th November 2024
Position:	Town Planner	(on behalf of Cornerstone)	

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

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