



4G/5G ROLL OUT PLANNING PRE-APPLICATION ENQUIRY - SITE DETAIL SHEET

Site Requirement

Site Introduction Telecoms Planning Pre-Application
Enquiry for a proposed
telecommunications installation at:

**LAND OFF MONSALL ROAD
MONSALL ROAD
MANCHESTER
M40 8NQ**

Site Objective To provide the surrounding area with
mobile coverage, while linking other sites
into the wider Network. The site is part
of a project to supply the surrounding
area with 4G/5G coverage. At present,
there is a gap in network coverage within
this particular area.

Preferred Site

Site Name **34569 – LAND OFF MONSALL ROAD**

National Grid Reference NGR E: 386142 N: 400999

Traffic Light Model Rating **AMBER**

Assessment In this instance, the installation of a new
25m high Valmont Climable Monopole
to replace a site nearby, as shown on the
attached drawings alongside associated
ancillary equipment.

The equipment has been designed to
create a minimal, modern telecoms
installation, which is required to extend
high-speed mobile coverage to the area
in and around the Manchester area.

Equipment Details: -

Please refer to the planning drawings (enclosed).
1711681_MAN682_34569_M2817_M002.

Site Description of Designated Search Area (DSA)

As this mast is a new installation, to work it needs to be close to those who will benefit from the technology, therefore a small search area is required. Movements outside this area are likely to require a proliferation of masts to do the same job, and even then, coverage gaps are likely. To reiterate this mast is to replace a nearby site, that needs to be removed, therefore without this proposed mast there will be a severe loss of connectivity in the local area.

This site is not located within the conservation area a new site is required to reinforce the capacity, efficiency and connectivity of the area improving the overall network performance and user experience for residents and businesses within the local area.

Proposed Works:

A new 25m high Valmont monopole with 6No. apertures mounted at 23m and 4No. 600mm dishes at 20.42m, 2No GPS nodes and associated equipment. Works at ground level include the installation of cabinets and ancillary apparatus, surrounded by a 2.4m mesh panel fence. The proposed telecom mast replaces a nearby site.

Figure 1: An illustration of the proposed site.



Figure 2 - Site Photograph: (approximate location of site).



Discounted Sites

As this is a new site, for a replacement telecommunication site nearby. The following sites have been discounted:

Site	NGR	Discounted Reason
D1 Monsall Road, Monsall, Manchester, M40 8NQ	386132, 400877	This option has been discounted due to the inaccessibility to this site. Thus, during assembly and routine maintenance it would cause a lot of disruption and have a visual impact. Therefore, a more suitable location was found.
D2 Manchester Communicatio n Academy, Lathbury Road, Monsall, Manchester, M9 5SY	386069, 340918	This option has been discounted due to the area being part of a school playing fields which is adjacent to football pitches. This may cause controversy with the local community and therefore unfavourable by the local planning authority.
D3 Moston Vale, Monsall, Manchester, M9 5SY	386244, 401114	Despite this option being favourable, there is inaccessibility to this site. Thus, during assembly and routine maintenance it would cause a lot of disruption and have a visual impact. Therefore, a more suitable location was found.

D4 Carisbrook Street, Harpurhey, Manchester, M9 5RY	386056, 401042	This option has been discounted due to unsuitable narrow pavements and the close proximity to residential dwellings, that will be unfavourable by the community and local planning authority.
D5 Mosnall Road, Harpurhey, Manchester, M40 83N	386325, 400858	This option has been discounted due to the narrow nature of the pavement for telecommunication equipment. Furthermore, residential dwellings show to be in close proximity.

Figure 3 - An illustration of the discounted sites considered.

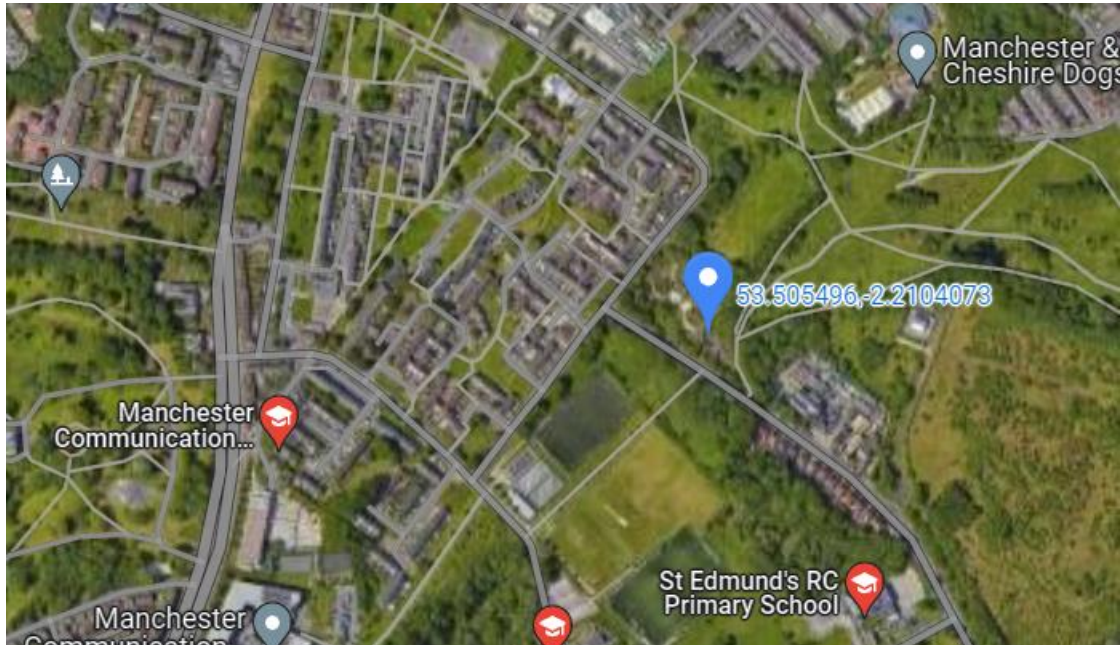


Proximity of the site to schools

A review of available mapping shows there are two education establishments within 400m proximity of the site (extract from Google Maps).

Figure 4 – An image to show the local schools.

St Edmunds RC Primary School – approximately 314m from the site
Manchester Communication Academy Primary – approximately 342m from the site



Proximity of the site to airports

There are no airports or airfields within 3km of our proposed site.

Airport Near M40 8NQ, Manchester, England, UK

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Airports with scheduled flights sorted by distance.

Type	Airport Name	City	IATA Code	Connectivity	Distance
	Manchester Airport	Manchester	MAN	★★★★★	10.8 mi
	Liverpool John Lennon Airport	Liverpool	LPL	★★★★★	28.93 mi
	Leeds Bradford Airport	Leeds	LBA	★★★★★	33.54 mi
	Blackpool International Airport	Blackpool	BLK	★★★★★	38.31 mi
	Hawarden Airport	Hawarden	CEG	★★★★★	38.94 mi

Is the site within or close to a Conservation Area?

Following a review of the Manchester City Council map and Magic Maps application, our proposed site is not within a conservation area. However, we are aware of the importance of designations upon the local area, and we believe that we have taken the necessary care and attention to the surrounding area in the sitting and appearance of this mast and believe that no adverse impacts would be felt in this area.

Legislation

The Manchester City Council Core Strategy was reviewed and despite no specific legislation in relation to telecommunications infrastructure and development. There shows to be a close relation of digital connectivity and infrastructure to Objective 2 Economy.



Manchester City Council | Manchester Core Strategy 2012 to 2027

8.76 The South Manchester area is popular with families and skilled workers and provides a significant workforce for the City. It is considered the only area in the City (apart from the City Centre) that currently offers the opportunity to attract and retain a significant number of higher income groups. Their presence is critical to sustaining the City's economic growth. However high levels of deprivation are still found in Chorlton Park, Old Moat, Burnage and Fallowfield.

8.77 This area is not a focus of new employment growth in the City during the Plan period, largely due to the limited space for development within South Manchester. Employment provision is focused along Princess Parkway and the existing business parks of Towers, Didsbury Point and Parkway. Other key employment locations include Christies Hospital and Christie Fields. Demand for future employment is expected to be driven by manufacturing and engineering, creative and media industries and environmental technologies. The area is expected to be a focus for entrepreneurs, micro-enterprises and other small businesses. This may include encouraging provision of improved digital connectivity which will support home-working and SMEs.

8.78 Most residents travel to work outside South Manchester to the major employment centres such as the City Centre and Manchester Airport. Accessibility to employment along radial routes is considered to be generally good. However, east/west links do not match the radial routes particularly for those using public transport. The aim will be to strengthen connectivity within the area to key employment locations and this will be further improved through the provision of a new Metrolink line connecting the City Centre to the Airport via South Manchester. The area is also traversed by a heavy rail line and bus corridors and mixed use development including employment provision will be encouraged around these interchanges and stops.

- Extract from the Manchester City Council Core Strategy 2012 – 2017.