

Upper Brook Street Masterplan Williams / Alliance UBS Limited

Television and Radio Reception Impact Assessment

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CHANGE HISTORY

Issue	Date	Details of Changes
0.0	27/05/2023	Working draft
0.1	08/06/2023	First draft issue
0.2	15/06/2023	Second draft issue - proposed development description updated. Impact modelling updated
0.3	20/06/2023	Third draft issue - proposed development description updated & cover page added
0.4	31/10/2023	Fourth draft issue - proposed development description updated as a result of design amendments to the proposed development. Impact modelling and report updated
Author: G Phillips		Reviewer: O Lloyd

GTech Surveys Limited

GTech Surveys Limited is a Midlands based broadcast and telecommunications consultancy conducting projects throughout the entire UK. We undertake mobile phone network, television and radio reception surveys (pre- and post-construction signal surveys), conduct broadcast interference and reception investigations, and support telecommunications planning work for wind energy developers, construction companies, architects, broadcasters and Local Planning Authorities.

In addition to radio interference modelling services and television reception surveys, we produce EIA and ES Telecommunications Chapters (also known as an 'Electronic Interference Chapter'); satisfying the requirements of Part 5, Regulation 18 (Parts 5a and 5b) of The Town and Country Planning EIA Regulations 2017. We peer review ES and EIA work, liaising with telecommunications providers (Arqiva, BT etc.) and advise developers with respect to associated Section 106 (Town and Country Planning Act 1990) and Section 75 (Town and Country Planning (Scotland) Act 1997) agreements.

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Professional broadcast trained project engineers deliver, and supply QBE insured technical products to support planning applications, discharge planning conditions (including S106 Agreements) and for due diligence. For more information about GTech Surveys Limited please visit our website - www.gtechsurveys.com



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Executive Summary

A baseline signal survey and reception impact assessment have been undertaken to determine the potential effects on the local reception of television and radio broadcast services from the proposed Upper Brook Street Masterplan (Williams Motor Co (Holdings) / Alliance UBS Limited) development in Manchester. As requested by Manchester City Council (MCC) planning guidance, any development over four storeys requires a TV and radio reception impact assessment. Consequently, this report has been produced to support the planning application submission and to provide the existing reception data to assist with any further studies. Accordingly, impacts to the reception of VHF (FM) radio, digital terrestrial television (DTT also known as Freeview) and digital satellite television services (such as Freesat and Sky), have been assessed. Impacts to the reception of analogue television services have not been assessed in this study because analogue terrestrial television services were switched off in Manchester (Granada TV region) during 2009 and throughout the rest of the UK by 2012.

Widespread interference to DTT (Freeview) reception is not expected, however, the Proposed Development and use of cranes may cause reception degradation for properties immediately to the southeast of the Site. If any interference occurs, simple and cost-effective antenna betterment should restore the reception of DTT services.

The Proposed Development is likely to cause disruption to the reception of digital satellite television services in areas to the immediate northwest of the Site, within 215m from the base of the proposed A1 building, and in other areas to the northwest of the Site. In these areas (Brook Street, Grosvenor Street, Inchley Road and Booth Street East and into the University of Manchester campus site), tower crane structures and the Proposed Development itself could obscure required views of the southeastern skies (where the satellites are located), resulting in reception interference. NB - It should be noted that the risk of interference is low due to the likely lack of satellite dishes located in this area. However, if any interference does occur, the repositioning of satellite dishes to new locations without an obscured line-of-sight view to the serving satellites should restore reception. If this does not restore optimal reception, the use of DTT receiving equipment would also offer any affected digital satellite television viewer an alternative source of digital television broadcasts. Any sporadic interference arising from tower crane use is expected to be limited in duration (only occurring during working hours) and will cease completely when the cranes are removed.

The Proposed Development is unlikely to adversely impact the reception of VHF(FM) radio broadcasts due to the existing good coverage in the survey area and the technology used to encode and decode radio signals.

Overall, the Proposed Development is likely to cause disruption to the reception of DTT and digital satellite television services in areas to the immediate northwest and southeast of the Site. With respect to digital satellite television reception, in the identified areas, clear views of the southeastern skies could be obscured by the structures, resulting in interference. If interference does occur, the repositioning of the satellite dish to a new location without an obscured line-of-sight view to the serving satellites should restore all services. If satellite dish relocations are not possible, the use of DTT receiving equipment is likely to offer any affected viewer an alternative source of digital television broadcasts. With respect to DTT reception, the massing and built form of the proposed development could reduce signal propagation for areas to the southeast of the Site, resulting in interference. Antenna betterment should restore reception if interference has occurred.

This report provides the existing level and quality of radio and television signal reception in the study area and can be used to support the planning application submission.

1 - Introduction

This report outlines the findings of a reception impact assessment and pre-construction signal reception survey to determine the viewing preference of receptors located around the proposed Upper Brook Street Masterplan (Williams Motor Co (Holdings) / Alliance UBS Limited) development and identifies what effects the Proposed Development may have on the reception of television and radio broadcast services.

This assessment has been prepared by GTech Surveys Limited on behalf of Williams Motor Co (Holdings) and Alliance UBS Limited, to support a full planning application for a life sciences and purpose-built student accommodation (PBSA) development (hereafter referred to as the 'Proposed Development') on Phase Two of the Upper Brook Street Masterplan (hereafter referred to as the 'Site'). The proposal would bring forward development on a previously developed site which is earmarked for commercial and PBSA uses in the Oxford Road Corridor Strategic Regeneration Framework Guidance (SRFG) endorsed by MCC in 2019. This application is accompanied by a comprehensive suite of technical documents, reports and plans.

The Applicant

The Proposed Development is being brought forward by Alliance UBS Limited, which is a Joint Venture between Property Alliance Group (PAG) and Moda Living (Moda), and Williams Motor Co (Holdings), the seller.

PAG is an award-winning, full service property company which has a highly successful track record based on 30 years of development and investment in the North West region. This is reflected in their exciting residential, industrial, office, hotel, and student accommodation development pipeline which has been built by their strong team of qualified professionals and in-house asset management team. Recent examples of PAG's success in Manchester include Axis, Oxygen, Renaissance, Piccadilly Place, 55 Portland Street and 3 St Peters Square.

Moda is the UK's fastest growing residential brand pioneering positive change in the rental sector via its "Next Generation Neighbourhoods" across a range of living platforms. Their student resident neighbourhoods represent an opportunity to reimagine the benefits of renting within a highly amenitised, highly managed and affordable landlord system attracting student residents from a wide-ranging cross section of the community. Their neighbourhoods deliver happy, healthy and secure living environments with the health and well-being of our residents at their core.

With a UK-wide pipeline of 20,000 homes worth a combined £6.5bn, Moda are investing substantial monies in their Next Generation Neighbourhoods. Moda's key objective is to create inclusive long-term neighbourhoods which exceed the needs of today while enabling agile adaptation to proactively respond to an ever-changing world. The integrated approach of Moda to innovative design

solutions coupled with long-term stewardship enables the high-quality of the built and lifestyle environment to be maintained throughout the lifetime of the development. Examples of Moda's success in the North West includes their high-quality residential schemes in Manchester (Angel Gardens), Liverpool (The Lexington) and Leeds (New York Square).

The Site

The Site extends to 2.13 hectares and is bounded by Upper Brook Street (UBS), Grosvenor Street and Kincardine Road with Inchley Road running through the centre. The site comprises the various former Williams Garage buildings and their associated car parking forecourts. These buildings are now vacant and are formed around the Grade II* listed 'Former Unitarian Chapel' (sits outside of the site boundary) which now operates as student accommodation.

The Site is identified for redevelopment within the Oxford Road Corridor Strategic Regeneration Framework Guidance (SRFG) with mixed commercial uses, purpose built student accommodation, and high-density development identified as being a priority for the UBS site.

The Proposed Development forms one element of the wider Upper Brook Street Illustrative Masterplan which can be seen within the submitted Supporting Planning Statement.

The wider illustrative masterplan proposals are being brought forward collaboratively by Property Alliance Group, Moda Living, McLaren Property and Kadans Science Partner. The illustrative masterplan intends to transform the currently vacant sites, re-establishing their important role in the area by re-introducing permeability, public realm, and active community-facing uses at ground floor. The emerging masterplan includes almost 3 acres of new public realm and green spaces, two new public squares, as well as a series of high-quality new buildings of varying heights to provide for c.700,000ft² of sci-tech/life sciences uses, over 1,800 purpose-built student accommodation beds, and c. 25,000ft² of active ground floor uses. Figure 1 shows the location of the Site.

The existing land uses surrounding the site are as follows:

- To the north lays a car park sited adjacent to the Mancunian Way Ring Road. Beyond this, the Ring Road overlooks Princess Street which comprises buildings forming part of the University of Manchester (the John Garside Building and the George Begg Building) which range from 3-15 storeys in height.
- To the east of the Site is Kincardine Road; beyond which the predominant use is 2-storey residential dwellings that form a part of the wider Brunswick Estate. The Brunswick Estate is an area currently

undergoing extensive urban regeneration. This direction also comprises a Salvation Army building, the Sheung Lok Wellbeing Centre and Gartside Gardens.

- To the south of the Site lays a temporary paid car park (formerly in use as a Citroën car dealership) alongside the former Elizabeth Yarwood Court residential complex. This land is also identified for redevelopment in the Oxford Road Corridor SRFG and forms Phase One of the Upper Brook Street Masterplan.
- To the west of the Site is UBS, on the opposite side of which is the University of Manchester's Main Campus, which includes the National Graphene Institute, the Manchester Engineering Campus and the Sir Henry Royce Institute, with buildings ranging from 4-storeys to 10-storeys in height.

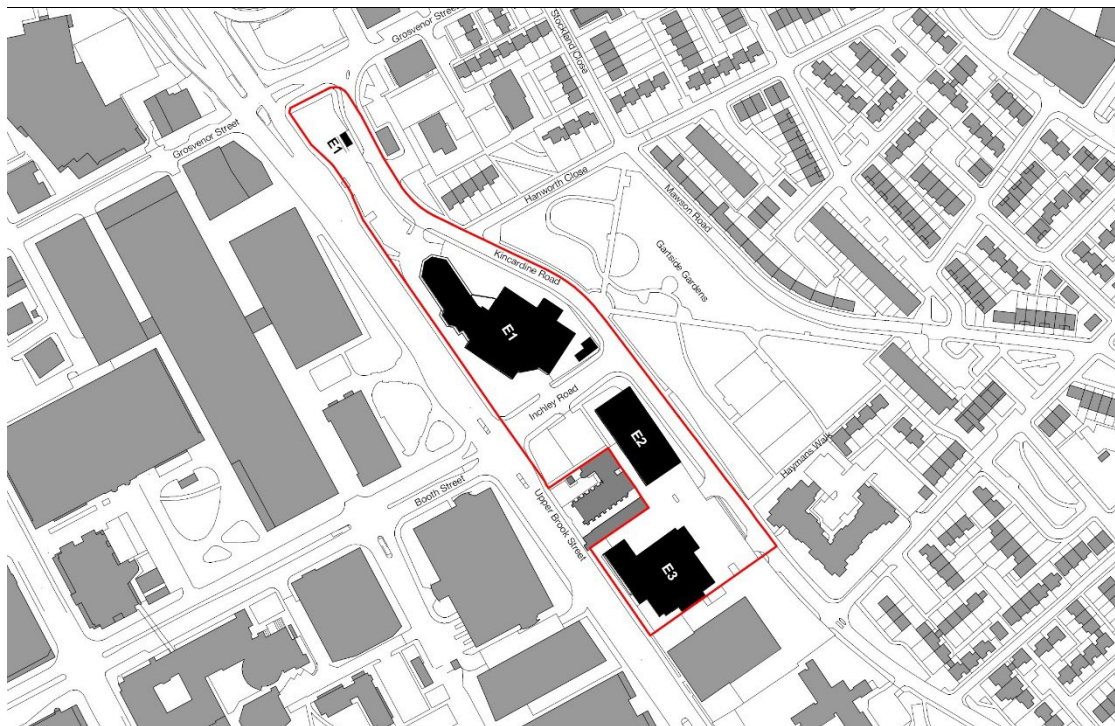


Figure 1 - Location of the Site

The Proposed Development

The Proposed Development comprises of full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and

(e)), and the provision of new public realm, two new public squares, new access and parking, and associated works.

The Assessment

Manchester City Council (MCC) requires applications for developments over four storeys in height to include a TV and radio reception impact assessment. Further guidance can be found in the document; *“Full, Outline, Reserved Matters & Variation/Removal of Conditions Planning Applications - Is Your Application Valid?”*, September 2018 (revised January 2020), MCC. The requirement states;

Television Reception

MCC planning guidance, any development over four storeys requires a TV reception impact assessment.

Information on TV and radio reception and interference. Please provide a report on the possible interference created by the proposed development on TV and radio reception within the area. (Core Strategy Policy EN2)

A desktop study was first undertaken, based on broadcast transmission information, plans of the Proposed Development and maps of the area. The relevant TV and radio signal survey area for the Proposed Development was identified and a site visit was then subsequently conducted to establish the baseline television reception conditions. Modelling techniques and field assessments of viewers' choice of television and radio transmitter were then used to predict the potential effects upon television and radio broadcast reception in the area. The impacts from the Proposed Development are consequently analysed, and together with various mitigation options, conclusions are drawn on the overall effects of the Proposed Development on television and radio broadcast service reception for local residents.

This study was undertaken to investigate whether the Proposed Development could cause interference to local television and radio broadcast reception. The effects on VHF (FM) radio, digital terrestrial television and digital satellite television service reception are discussed. The report also details the baseline reception conditions for future reference. This report follows the following structure:

Chapter 1 introduces the work

Chapter 2 discusses the different forms of structure generated television and radio interference and how these can impact the reception of different television and radio broadcast platforms

Chapter 3 describes the available television and radio services in the survey area

Chapter 4 describes the pre-construction television and radio reception conditions around the Site

Chapter 5 describes the predicted impacts of the Proposed Development upon television and radio broadcast reception before any mitigation measures are applied

Chapter 6 describes any suitable mitigation measures for any affected TV viewer or radio listener

Chapter 7 presents the conclusion

2 - The Mechanisms of Interference to Television and Radio Broadcast Services

Terrestrial Television Services

Any structure will produce two zones of potential disruption to television reception. One zone is where the development creates a 'shadow' (affects all television broadcast platforms) and the other where it gives rise to a 'reflection'. At the frequencies used for broadcasting, the processes of creating a 'shadow' or a 'reflection' are somewhat more complicated than with visible light but thinking of the problem in these terms is still a helpful way of approaching the matter.

Signal 'Shadowing' Effects

In the area behind the structure, the television transmitter is effectively screened from the viewer and the strength of the signal is reduced - Figures 2 and 3.

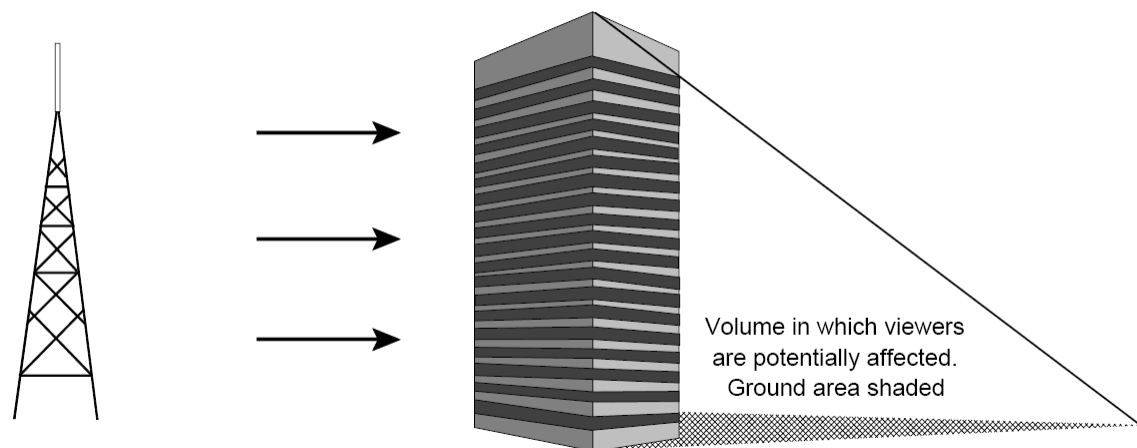


Figure 2 - Affected area in the 'shadow' zone behind the structure

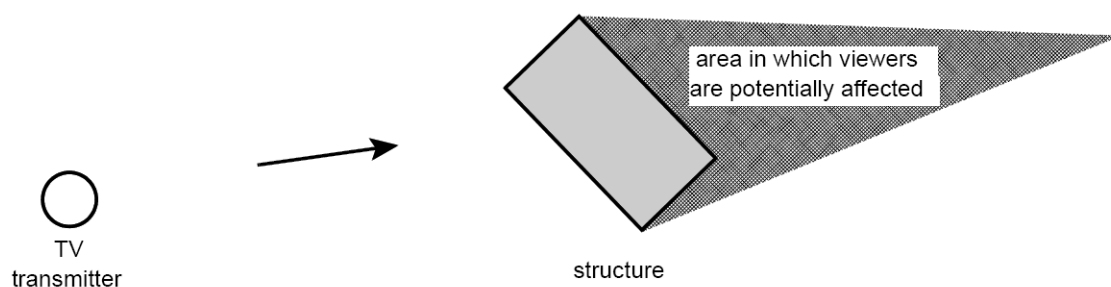


Figure 3 - Plan view of the 'shadow' zone

Television signals do not create such a 'hard' shadow as visible light, and for the purposes of explanation, a 'shadow' zone must be considered which is divided into three sub-zones.

i. Within a few tens of metres from a solid structure, over the region where optical view of the transmitter is lost, the reduction in signal strength is critically dependent on the specific design and composition of the structure. For most brick and concrete buildings, the reduction can be severe and, in some cases, almost total if existing reception conditions are poor.

ii. Further away from the structure (e.g. beyond 25 to 50 metres, but this varies depending on its size) the limit of the 'shadow' zone and signal reduction are determined by diffraction at the edges of the structure and reflection off surrounding structures. The simple condition of whether or not a location has an optical view of the transmitter is not enough to classify the potential interference zone adequately. In general, the effect is that the signal appears to bend around the sides of the structure; the shadow zone reduces in size and the signal strength is reduced by much less than simple ray optics would suggest.

iii. Even further away from the structure (e.g. 250m) complex multiple reflections and diffraction, caused by structures in the locality, may result in the 'shadow' zone becoming almost non-existent, against interfering signals that arrive on significantly different bearings. This can result in an increase in the ratio of wanted to unwanted signal as presented to the television receiver.

Signal 'Reflection' Effects

The second zone of potential interference is produced by 'reflection' or 'scattering' of the incident signal, see Figure 4.

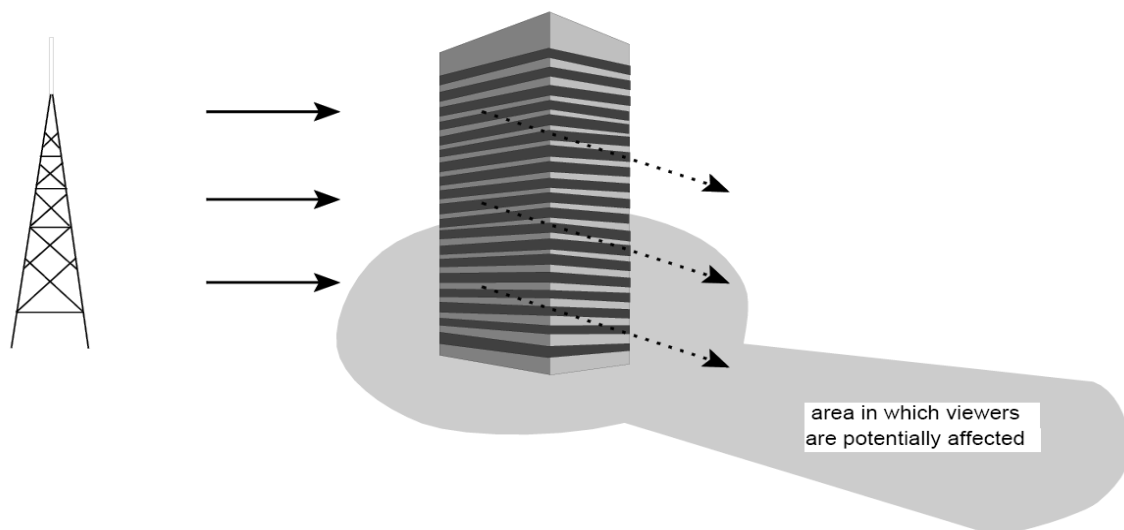


Figure 4 - Affected areas in the 'reflected' zone of the structure

Consider Figure 5, the direct signal travels a distance P1 to the viewer, whilst the signal reflected from the structure travels slightly further, distance (P2 + P3). Although travelling at the speed of light, the different path lengths can mean that one signal arrives with a significant delay relative to the other. This results in a degradation in signal quality.

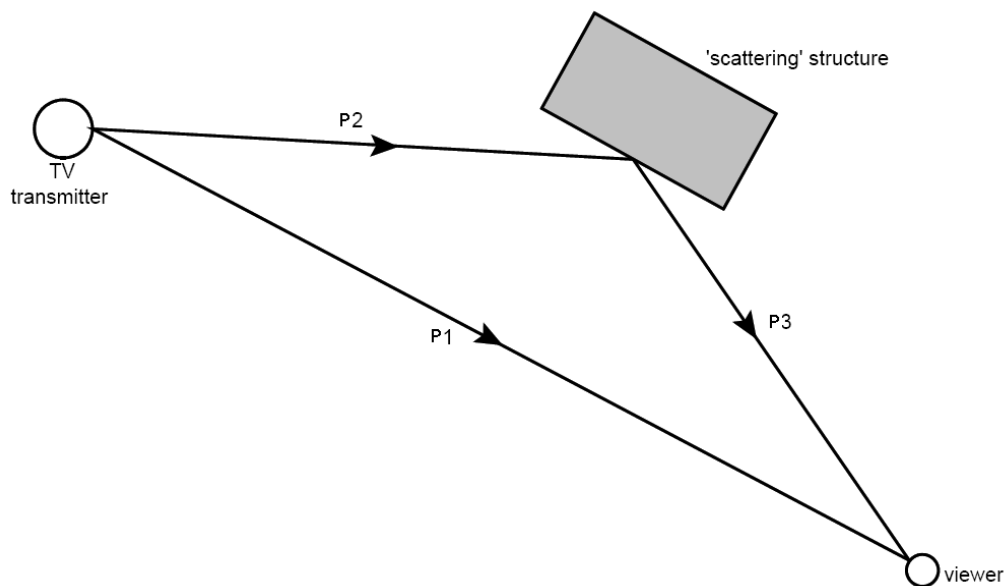


Figure 5 - Direct and Indirect Signal Paths

To avoid interference, it is necessary to ensure that the ratio of wanted signal along the direct path (P1) to the unwanted signal along indirect paths (P2+P3) is sufficiently high. Domestic TV receiving antennas generally have a significant directional response to incoming signals, which means that the antenna may discriminate against interfering signals that arrive on significantly different bearings. This can result in an increase in the ratio of wanted to unwanted signal, as presented to the television receiver.

Digital Terrestrial Television (DTT) - Freeview

The digital television broadcast platform offers many advantages over older analogue broadcast technologies. Due to the way picture signals are encoded and broadcast, digital television offers a much more resilient platform against interference. The construction of digital signals ensures that they are much more impervious to the effects of interference from indirect secondary reflections, which consequently ensures good quality and coherent data stream integrity at the receiver, resulting in an interference free picture. Disruption to DTT services is normally caused by a poor-quality receiving antenna system or locally generated wideband electrical noise. Signal blocking caused by buildings can also degrade received signal quality.

Digital Satellite Television Services - Freesat & Sky

Digital satellite television services are provided by geo-stationary earth orbiting satellites positioned above the equator. To ensure good reception of digital satellite television services, satellite receive antennas (satellite dishes) are normally positioned away from trees and other clutter and are orientated to face the southeastern horizon.

Disruption to digital satellite television services is normally caused by an obstruction on the line-of-sight from the satellite to the receive antenna e.g. a tall building or tall trees. Adverse weather can also influence reception. In the United Kingdom, Freesat and Sky services come from the 28.2 degrees east ASTRA satellite cluster.

Figure 6 below shows typical clearance distances and obstruction heights for interference free satellite television reception.

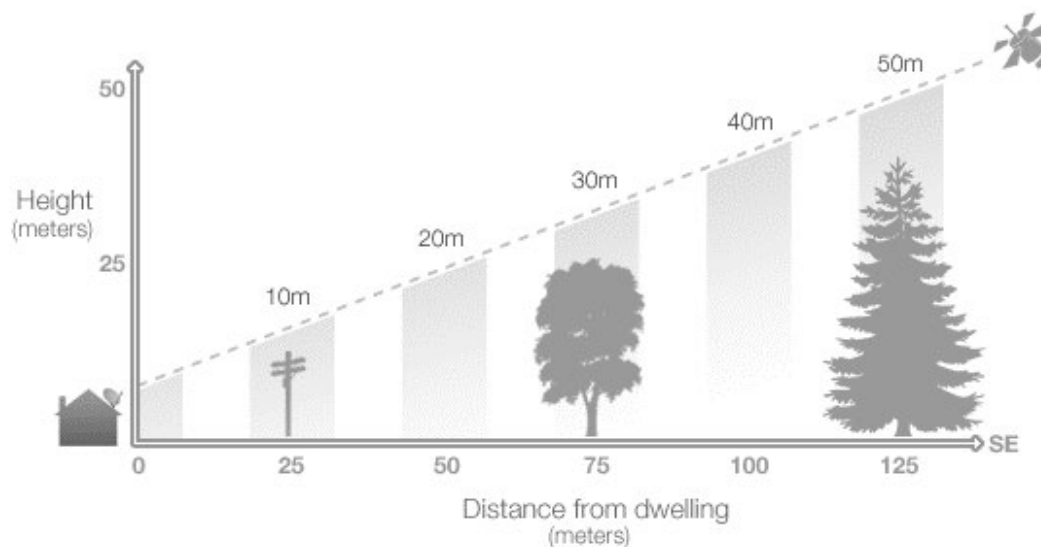


Figure 6 - Typical Clearance Distances and Obstruction Heights for Interference Free Satellite Television Reception

VHF (FM) Radio

VHF (FM) radio services are broadcast from similar structures as terrestrial television services. Many things can cause radio interference, however simple remedies exist that can quickly reduce the effects. Most reception problems on FM radio are caused either by a weak signal or by some kind of interference.

Radio transmission signals will reflect into 'shadow' areas and also reflect from structures to cause 'multi-path' effects. The effect of multiple signals is to create zones of signal cancellation and signal enhancement. This is often demonstrated by the need to carefully position portable radio receivers for good reception or the fluctuation in signal quality whilst listening to VHF (FM) broadcasts in a vehicle. Due to the wavelength of the VHF (FM) signal (at 100 MHz, the wavelength is 3 metres), zones of interference can quickly and easily physically move around, as the interference is generated from the sum interaction of all incoming signals. Consequently, prediction of VHF (FM) interference is not practically possible due to the complex interaction of reflected signals with wanted signals, the design of radio receivers and radio signal propagation characteristics.

Buildings rarely cause radio interference but there is little that can be done during the design stage to reduce any adverse effects. Due to the lower frequencies in use for radio transmission (with respect to television services) and the methods by which the radio signals are encoded, it is very unlikely that a new structure in an already cluttered urban environment will disrupt the reception of radio services.

3 - Available Television and Radio Broadcast Services

Terrestrial Television Services

The area around the Site is no longer served by analogue television transmissions due to the completed Digital Television Switchover. All analogue services were switched off in the Granada television region during 2009.

Digital Terrestrial Television (DTT) - Freeview

The survey area is served by DTT services (Granada TV region) from the Winter Hill transmitter (grid reference SD 66053 14463), on a bearing of 312° (with respect to true north) and 26km away. The Winter Hill transmitter is shown with respect to the Site in Figure 7.

Technical transmission information for each DTT service broadcast from the Winter Hill transmitter site is detailed in Table A, found in the Appendix - *Television Transmission Frequencies*.

Up to date technical information regarding the Granada TV region and Winter Hill transmitter group can be found on the Digital UK website¹.



Figure 7 - The Locations of the Winter Hill Transmitter, the Site and the direction of the incoming DTT signals at the Site (indicated by the blue arrowed line)

1 - <http://www.digitaluk.co.uk>

Non-Terrestrial Television Services (Digital Satellite Television)

For the reception of the 28.2 degrees east ASTRA satellite cluster (Freesat and Sky services), dish elevations of 22.9 degrees are required at this latitude. Optimal receive dish azimuths are 143.8 degrees with respect to true north (approximately southeast).

VHF (FM) Radio

The areas around the Site are served by VHF (FM) radio services of

BBC Radio 1, 2, 3, and 4 from the Holme Moss transmitter (NGR SE 09550 04050)

Technical transmission information for each radio service broadcast from the Holme Moss transmitter are detailed in Table B in the Appendix - *VHF (FM) Radio Transmission Frequencies*.

4 - Survey Methodology & Description of Baseline

Due to the complex nature of television interference in cluttered urban environments, field investigations must be undertaken in the general area around a site to fully evaluate any potential effects. In this study, measurements were undertaken up to one kilometre from the Site, however, the survey mainly focused around the Site and areas to the immediate northwest and southeast. Additionally, investigations are carried out in all areas where predicted (modelled) interference may occur. These are identified in Figure 8, and the measurements are detailed in Tables C and D, found in the Appendix - *Signal Measurements*. The following data was recorded:

- Field strength and technical signal measurements of DTT transmissions from the main serving transmitter
- Viewing preference (choice of television transmitter) of residents in all areas visited
- Field strengths of VHF (FM) radio transmissions from the serving transmitter

All television measurements were carried out using a UHF log-periodic receive antenna. VHF (FM) radio field strength measurements were taken with a resonant half wavelength folded dipole antenna at 2 metres AGL, industry standard height for such work. During the survey, no assessment was made of reception conditions within viewers' homes. Equipment details are detailed in the Appendix - *Survey Equipment*.

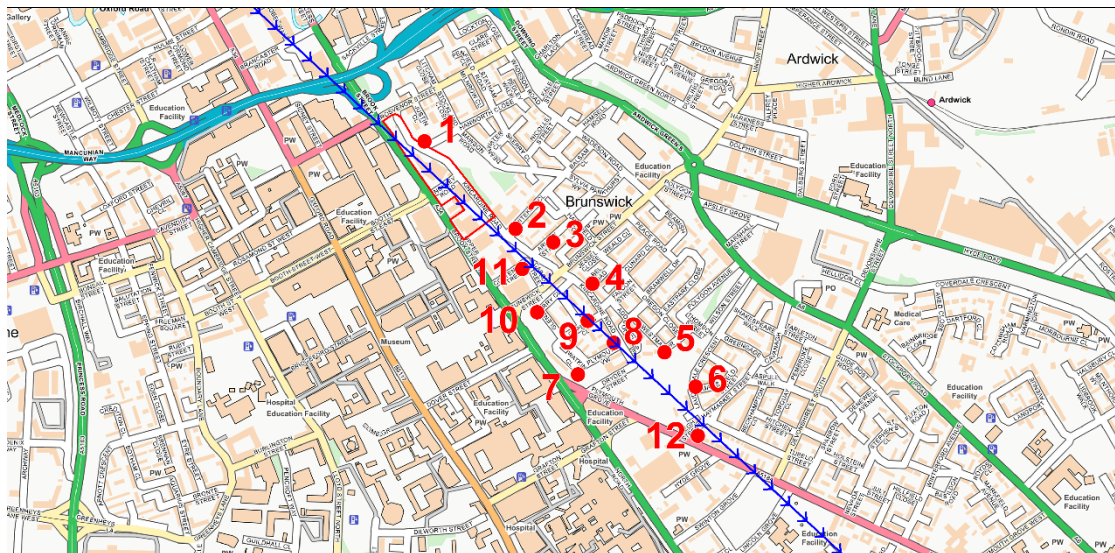


Figure 8 - Surveyed Locations. The blue arrows indicate the direction of the incoming DTT signals from Winter Hill transmitter. The Site is delineated in red

Survey Results and Observations

In general, building use around the Site is mainly for educational, residential and commercial use. All signal receiving antenna systems are mounted on rooftops, ensuring optimal reception conditions. All terrestrial television antennas are directed towards the Winter Hill transmitter.

Digital Terrestrial Television (DTT) - Freeview

A high number of terrestrial antennas were seen during the survey and this was due to the typical building use (residential) in the study area. DTT services were available at all surveyed locations from the Winter Hill transmitter. At all locations, received signal levels were in excess of recommended minimum amounts and the technical quality of received signals was found to be good². DTT services currently provide very good coverage and service throughout the study area.

Digital Satellite Television - Freesat & Sky

Due to the building use within the study area, a high number of satellite dishes were seen, especially in residential use areas. Additional satellite dishes may have been mounted on rooftops of taller buildings and at the rear of properties, however, these would not be visible from any publicly accessible area. No existing interference has been identified for any satellite television platform.

VHF (FM) Radio

VHF (FM) radio reception conditions were deemed to be good³ throughout the study area. In-car reception was deemed to be good at all locations. This is due to the proximity of the Holme Moss high-power radio transmitter with respect to the Site.

2 - Signal levels as specified by the CAI - Association for Audio Visual Professionals Code of Practice (COP) For the Installation of Aerials/Antennas & Receiving Equipment in the Single Dwelling Unit CAI COP 2: September 2022

Additional technical information regarding the Freeview signal can be found in the Appendix - An Overview of Signal Measurements

3 - Minimum Recommended Field Strengths for Acceptable Levels of VHF (FM) Radio Service

Monophonic audio - 40 dBµV/m
Stereophonic audio (excellent quality) - 54 dBµV/m

Source - https://www.ofcom.org.uk/data/assets/pdf_file/0013/54310/annex-f.pdf

5 - Predicted Impacts and Effects

Methodology

To assess the effects of the Proposed Development upon television and radio broadcast service reception, the structures were considered to create interference to services in the immediate areas around the Site, in signal reflection areas and in the signal shadow zones. These methods, used in conjunction with broadcast transmission information, development plans, maps of the study area and modelling techniques, contribute towards predicting the potential effects upon television and radio broadcast reception in the study area.

The field survey then investigated the areas identified as being at risk of interference and assessed all available services and the transmitter viewing preferences of residents in order to determine if the computed risk is practically valid. The collected data was finally used to determine what actual risks exist and what viable solutions are available to minimise any adverse effects. The predicted effects on television and radio broadcast reception are discussed below and summarised in Table 1.

Digital Terrestrial Television (DTT) - Freeview

Widespread interference is not expected to occur due to the existing good coverage in the study area. However, the massing and form of the Proposed Development and the use of tower cranes **may** cause signal reception disruption to properties adjacent to the Site, located to the southeast (Whitekirk Close, Arkley Street and Brunswick Street), where signal levels from the Winter Hill transmitter could be reduced by the massing of the Proposed Development. Easy to implement mitigation, as discussed in Chapter 6, is likely to restore the reception of Freeview services for any affected viewer.

Digital Satellite Television - Freesat and Sky

Tall structures, trees and buildings can disrupt digital satellite television reception by causing obstructions on the line-of-sight to the signal receive dish from the serving satellite. This is discussed further in Chapter 2.

Using trigonometry, the approximate maximum height of each proposed building and the angle and orientation of the incoming satellite signals, theoretical signal shadow zones for the 28.2E ASTRA satellite cluster are as indicated;

Element	Max. Signal Shadow Length (m) ⁴
A1	215
A2	120
A3	102
B1	120
B2	100
B3	77

The theoretical signal shadow zones fall over Brook Street, Grosvenor Street, Inchley Road and Booth Street East and several existing University of Manchester buildings. It is not certain if satellite dishes are in use on the rooftops of these buildings, but if dishes are located in these areas, interference could occur. Easy to implement mitigation, as discussed in Chapter 6, is likely to restore the reception of digital satellite television services for any affected viewer.

VHF (FM) Radio

Modelling VHF (FM) radio interference in a cluttered urban environment is not possible due to the number of constantly changing variables. VHF(FM) broadcast radio reception is robust throughout Manchester, evident by the survey results and signal availability with a typical car radio. Whilst any new development or structure will change local radio signal propagation and reception characteristics, due to the technical methods involved with encoding and receiving these transmissions, good reception will remain possible. Furthermore, as the reliance on VHF (FM) radio reception decreases due to the uptake of digital audio broadcasting (DAB) receivers in cars⁵, and online streaming in properties, any possible impact effects are further reduced. Overall, the Proposed Development is not expected to impact the reception of VHF (FM) radio broadcasts.

4 - From the base of the proposed structure

5 - *The Road Vehicles (Approval) Regulations 2020 came into force on 1 September 2020 and has implemented the provisions of the EU Directive covering the compulsory fitment of digital radio in passenger cars and buses that come fitted with a radio.*

Broadcast platform	Area(s) of predicted interference	Risk of interference & reasoning	Mitigation
DTT (Freeview)	Limited to localised areas to the immediate southeast of the Site	Possible, because antennas are located in this area and may be in use	Antenna betterment (if interference occurs)
Digital Satellite TV (Freesat and Sky)	Up to 215m to the immediate northwest from the base of the tallest proposed building, A1 and in other areas to the northwest of the Site	Possible, only if satellite dishes are located in the area and in use	Satellite dish relocation or the use of DTT receiving equipment. Alternatively, TV over broadband or fibre
VHF(FM) Radio	Non-identified	No because coverage is robust	Not required

Table 1 - Summary of Predicted Interference

Predicted Effects - Conclusions

Whilst widespread interference to DTT service reception is not expected, the Proposed Development and use of cranes could cause unwanted interference for adjacent properties (to the immediate southeast of the Site) receiving Winter Hill transmissions. Antenna betterment / antenna repositioning should restore the optimal reception of all services and is most simple and most cost-effective mitigation solution. If this is required, it is advised that a registered antenna installer undertakes all required work. This is detailed further in Chapter 6.

The Proposed Development and the use of tower cranes is likely to cause reception issues for the reception of digital satellite television services in areas to the immediate northwest of the Site, up to 215m from the base of the tallest proposed building, A1, and in other areas to the northwest of the Site. The use of tower cranes could also cause signal disruption in similar areas. Should satellite dishes be located in this area (Brook Street, Grosvenor Street, Inchley Road and Booth Street East and into the University of Manchester campus site), repositioning satellite dishes to new locations where views of the south-eastern skies are no longer obscured would restore services for any affected user. If this is required, it is advised that a registered antenna installer undertakes all required work, as detailed in Chapter 6. Additionally, the use of DTT receiving equipment would also offer viewers alternative sources of broadcasts if dishes cannot be relocated. TV over broadband and fibre also offers viewers alternative sources of television broadcasts.

The Proposed Development is not expected to affect the reception of VHF(FM) radio broadcasts.

6 - Mitigation Measures

For any affected Freeview viewers to the immediate southeast of the Site, the betterment of antennas is likely to restore good service reception. Betterment of antenna systems could include any of the following;

- Replacement of components not fit for purpose (damaged, water ingress in cables / antennas, electrically faulty, old brown type coaxial etc.);
- Replacement or installation of a mast head amplifier and new antenna;
- Replacement of old coaxial cable to better signal throughput and to reduce unwanted external electrical pickup;
- Installation of a higher gain antenna;
- Good earthing on antenna systems and associated components to help reduce unwanted electrical system noise and unwanted electrical pickup; and
- Installation of a higher antenna (above ground level) in a location as far away from the Site as possible i.e. on another chimney stack, gable end etc.

For any affected digital satellite television user located to the northwest of the Site (within 215m northwest from the base of the proposed A1 building), relocating satellite dishes to new locations where views to the southeast horizon are no longer obscured should restore the reception of satellite television services. Affected digital satellite television viewers could also use DTT reception equipment to restore services. In addition, TV over broadband and TV over fibre would also offer affected viewers alternative sources of television broadcasts.

All these are common and simple mitigation solutions for similar situations where local television reception conditions have been degraded by new development and adjacent construction work. A registered antenna installer should be able to advise on the most effective mitigation measures once the existing installed antenna system has been inspected and construction-generated interference has been identified.

It is recommended that all antenna work (dish moving, relocating etc.) is undertaken by a registered installer (CAI accredited) and any system components used must be CAI benchmarked. More information regarding the Confederation of Aerial Industries can be found on the following website⁶.

6 - <http://www.cai.org.uk/index.php>

The CAI's benchmarking scheme ensures that the cables and antennas have passed minimum requirements for the use of DTT and digital satellite television reception. The use of non-benchmarked products in an antenna system would degrade overall performance and effectiveness of the system, increasing the risk from interference. More information on CAI benchmarked products can be found on the CAI's website⁷.

It should be noted that because tower cranes are normally taller than the structure being built and tower cranes operate over a wide area, moving satellite dishes to different locations may not resolve all reception issues during the construction phase of the Proposed Development. To reduce tower crane interference, it is advised that the crane jibs / arms are positioned in a northwesterly to southeasterly facing orientation at the end of lifting operations, hence reducing the overall cross-sectional area presented to the incoming satellite signals. This action reduces interference because the satellite transmissions originate on a bearing of 145 degrees with respect to true north (for Freesat and Sky digital satellite television services), and so encounter less of the crane's structure if parallel to the direction of the incoming satellite signals. Any interference arising from tower crane use will cease once the cranes are taken down.

7 - <https://www.cai.org.uk/index.php/services/product-certification-scheme>

7 - Conclusions

A desktop-based study and reception survey have been performed to assess the possible effects and impacts on the reception of television and radio broadcast services from the proposed Upper Brook Street Masterplan (Williams Motor Co (Holdings) / Alliance UBS Limited) development. The study has focused on the reception of VHF (FM) radio and the two television broadcast platforms that could possibly be impacted by the Proposed Development - digital terrestrial television (DTT) and digital satellite television services.

Digital Terrestrial Television (DTT) - Freeview

Whilst widespread interference to Freeview reception is not expected, the Proposed Development and use of cranes may cause reception degradation for receptors immediately to the southeast of the Site. If any interference occurs, simple and cost-effective antenna betterment should restore the reception of all services. This is a standard and easy to adopt mitigation solution. If any antenna betterment is required, it is advised that a registered antenna installer undertakes the work.

Digital Satellite Television - Freesat & Sky

The use of tower cranes and the Proposed Development itself is likely to cause disruption to the reception of digital satellite television services in areas to the immediate northwest of the Site, within 215m from the base of the proposed A1 building, and in other areas to the northwest of the Site. In these areas (Brook Street, Grosvenor Street, Inchley Road and Booth Street East and into the University of Manchester campus site), tower crane structures and the Proposed Development could obscure the required views of the southeastern skies, resulting in interference. NB - It should be noted that the risk of interference is very low due to the possible lack of satellite dishes located in this area. However, if any interference does occur, the repositioning of satellite dishes to locations without an obscured line-of-sight view to the serving satellites should restore reception. If this does not restore optimal reception, the use of DTT receiving equipment would also offer any affected viewer an alternative source of digital television broadcasts. In addition, TV over broadband and TV over fibre would also offer viewers alternative sources of television broadcasts. Any sporadic interference arising from tower crane use is expected to be limited in duration (only occurring during working hours) and will cease completely when the cranes are removed.

VHF(FM) Radio

Due to the existing good coverage and robust technical nature of the broadcast radio network with respect to building-generated signal interference, the Proposed Development is not expected to affect the reception of VHF(FM) radio services.

Overall, the use of tower cranes and the Proposed Development itself is likely to cause disruption to the reception of DTT and digital satellite television services in areas to the immediate northwest and southeast of the Site. With respect to digital satellite television reception, in this area, clear views of the southeastern skies could be obscured, resulting in interference. If interference does occur, the repositioning of satellite dishes to new locations without an obscured line-of-sight view to the serving satellites should restore all services. If satellite dish relocations are not possible, the use of DTT receiving equipment would also offer any affected viewer an alternative source of digital television broadcasts. With respect to DTT reception, the massing and built form of the Proposed Development could reduce signal propagation, resulting in interference. Antenna betterment should restore reception if interference has occurred. This report provides the existing level and quality of radio and television signal reception within the survey area and can be used to support the planning application submission.

APPENDIX

Television Transmission Frequencies

VHF (FM) Radio Transmission Frequencies

Signal Measurements

An Overview of Signal Measurements

Survey Equipment

Calculation of Received Field Strength

References

Mapping Data

Planning Policies - Regional and Local Planning Policies and Guidance

Television Transmission Frequencies⁸

Digital TV Multiplex	Multiplex Operator	UHF Channel Number⁹	Channel Frequency Fc (MHz)¹⁰	Transmitter Power (kW)
BBC A	BBC	32	562.00	100.0
D3&4	Digital 3 & 4	34	578.00	100.0
BBC B (HD)	BBC	35	586.00	100.0
SDN	SDN	29	538.00	100.0
Arqiva A	Arqiva	31	554.00	100.0
Arqiva B	Arqiva	37	602.00	100.0

Table A - Winter Hill Digital Terrestrial Television Services

Public Service Broadcaster (PSB) Digital Multiplexes
Commercial (COM) Digital Multiplexes

VHF (FM) Radio Transmission Frequencies

Service	Frequency (MHz)	Transmitter Power (kW)
BBC Radio 1	98.90	250.0
BBC Radio 2	89.30	250.0
BBC Radio 3	91.50	250.0
BBC Radio 4	93.70	250.0

Table B - Holme Moss VHF (FM) Radio Services

⁸ - Information correct at time of writing. Information provided by DigitalUK and Arqiva

⁹ - Digital multiplexes with a "+" or "-" sign operate with a frequency offset making the channel frequency + or - 167 kHz

¹⁰ - The nominal channel frequency, Fc (in Megahertz) of the multiplex can be calculated using $F_c = 8n + 306$, where 'n' is the UHF channel number

Signal Measurements

Measurement Point Number	Channel Frequency Service	32	34	35	29	31	37
		562.00	578.00	586.00	538.00	554.00	602.00
		BBC A	D3&4	BBC B	SDN	Arqiva A	Arqiva B
1	FS	87.9	88.7	89.1	87.8	89.0	92.7
	CSI	22.3	21.0	-	20.0	22.2	24.0
	MER	29.4	31.2	-	32.6	31.4	30.0
2	FS	92.5	90.9	86.6	92.7	87.9	89.7
	CSI	19.9	18.2	-	24.6	25.1	18.1
	MER	28.8	28.8	-	31.3	28.0	29.7
3	FS	89.5	90.6	90.8	91.5	90.2	88.1
	CSI	25.0	28.4	-	24.8	22.3	20.1
	MER	32.7	29.2	-	29.9	27.9	30.2
4	FS	88.8	85.8	86.0	87.0	87.9	86.8
	CSI	26.6	25.2	-	19.5	22.5	29.4
	MER	31.6	30.5	-	29.0	31.9	31.4
5	FS	88.2	88.2	92.2	86.0	89.1	89.6
	CSI	24.2	27.7	-	23.2	21.3	30.9
	MER	29.8	28.7	-	31.2	30.8	32.2
6	FS	89.3	88.6	85.0	91.2	89.5	87.5
	CSI	21.4	19.0	-	23.6	29.8	23.3
	MER	30.1	30.7	-	30.2	30.9	30.4
7	FS	86.5	94.2	93.9	93.1	89.0	91.3
	CSI	21.0	20.6	-	15.1	19.8	22.7
	MER	30.6	32.6	-	30.1	30.4	30.9
8	FS	86.3	89.2	89.0	90.3	85.3	85.9
	CSI	20.2	17.6	-	22.8	25.2	17.4
	MER	29.5	32.0	-	30.2	29.9	31.8
9	FS	91.1	91.2	85.6	84.0	91.4	83.5
	CSI	23.8	28.2	-	23.1	21.1	19.0
	MER	31.6	31.7	-	30.1	30.1	31.0
10	FS	87.8	85.0	92.6	88.9	88.2	83.7
	CSI	26.5	22.8	-	19.0	17.6	27.8
	MER	30.5	30.4	-	29.0	30.5	30.9
11	FS	93.0	86.5	86.8	89.2	90.8	95.4
	CSI	21.3	26.9	-	23.7	18.9	28.8
	MER	31.1	30.7	-	29.1	30.9	32.2
12	FS	85.0	88.3	90.0	88.3	87.8	87.0
	CSI	20.0	17.3	-	20.2	22.6	23.8
	MER	30.5	32.0	-	29.3	28.9	29.4

Table C - Winter Hill Digital Television Services

Frequencies listed are in MHz

Field strength (FS) values are indicated in dB μ V/m

CSI Channel Status Information (%)

MER Modulation Error Ratio (dB)

Location	Service	Radio 1	Radio 2	Radio 3	Radio 4
1		58.8	65.6	61.2	60.9
2		62.4	55.9	60.6	65.0
3		68.0	61.9	62.3	62.7
4		60.4	61.7	61.3	56.0
5		57.0	61.4	59.6	63.7
6		62.1	59.3	63.4	59.0
7		64.9	64.6	62.1	65.8
8		60.8	61.4	66.2	63.9
9		59.8	63.6	63.1	55.9
10		63.5	57.1	62.6	57.0
11		54.9	66.2	54.2	56.1
12		58.7	65.4	66.2	64.2

Table D - Field Strength Measurements of Holme Moss VHF(FM) Radio Services

Values are indicated in dB μ V/m

An Overview of Signal Measurements

The first and easiest parameter to check is signal level (also referred to as amplitude or terminated signal strength). In many cases this gives a good indication of the available decoding margin, or the extent of any shortfall.

At the receiver input, the terminated level of a DTT signal is measured in the usual units of dB μ V (a maximum signal level of 70 dB μ V and a minimum signal level of 50 dB μ V). It is helpful to understand that the level of a DTT signal represents the total power of all the carriers in the Coded Orthogonal Frequency Division Multiplexing (COFDM) signal and not the level of each individual COFDM carrier. For satisfactory reception of digital signals, it is important the signals applied to the receiver are within these ranges. These maximum and minimum levels define a so-called window of operation for the receiver.

Common practice dictates that in order to measure the quality of a received DTT signal we have to look at one or more of the following parameters: Bit-Error Rate (BER), Channel BER (CBER), Carrier-to-Noise Ratio (CNR) and Modulation Error Ratio (MER). The Channel State Information (CSI) feature available in DTT measurement equipment is a very valuable tool providing additional insight into the quality of reception in a typical domestic or professional DTT installation.

Using the BER alone is an ill-advised “hit-or-miss” strategy because of the 'cliff-edge effect' characteristic of any digital TV system. A BER reading below the reference quasi error free (QEF) value of 2×10^{-4} might wrongly lead us to conclude that the receiving conditions are satisfactory.

However, the BER provides a very narrow signal measurement range. Even for vanishingly small BER readings, a small drop in the level of received DTT signal can push the DTT receiver over the digital cliff edge beyond the point of system failure. The CBER is closely related to the BER providing a wider signal measurement range. Depending on the type(s) of unknown disturbance(s) affecting our DTT installation (noise, co-channel or adjacent PAL, co-channel DTT, etc.), the CBER corresponding to the reference QEF BER of 2×10^{-4} varies between 4 and 7 in 100 [1]. Unfortunately, the CBER is not a reliable indicator of how far the digital cliff edge is.

DTT engineers need a tool with a wide measurement range that solves the shortcomings of the BER and CBER. This measurement tool should provide some estimate of the noise margin of the DTT installation. A first candidate comes to mind: CNR or, alternatively, its sibling the MER.

The CNR is defined as the ratio of the average RF power of the DTT signal to the power of the noise present in the UHF channel. Similarly, the MER is defined as the ratio of the average power of the DTT signal to the average power of the constellation errors. It can therefore be used to give a more direct indication of decoding margin when, as is often the case, there is co-channel

interference as well as noise in the channel. The higher the MER value, the **better** the reception conditions.

In situations where there is no multipath propagation so that the channel frequency response remains reasonably flat, CNR and MER are in principle the same thing. In practice, the accuracy of the measured CNR is limited by the noise floor of the measurement equipment and by the presence of other disturbances on adjacent UHF channels. Likewise, both the receiver's noise floor and other issues resulting from its practical implementation degrade the MER estimate.

Channel State Information (CSI)

Some flavour of CSI is used internally by all commercial DTT receivers to achieve the recommended target system performance¹¹. The CSI counts the effect of both the noise present in the channel and the shape of the transmission channel itself. In other words, the CSI gives a measure of the reliability of the received DTT signal. We measure the average of the CSI across the UHF channel occupied by the DTT signal. The higher the percentage value of CSI, the **less** reliable DTT reception is.

As explained, the CSI can be used as a means to measure the noise margin in a DTT installation. Let us call CSI_{QEF} the percentage CSI measured at the point where the measurement equipment displays the reference QEF BER. The noise margin in dB is then approximately given by –

$$\text{NM (dB)} = \frac{\text{CSI}_{\text{QEF}} - \text{CSI}}{2.6}$$

This empirical approximation represents a good estimate for NM below 8dB. The CSI alone, on the other hand, has a wider measurement range, providing meaningful results for NM of up to 15dB.

¹¹ - J. Lago-Fernández, "Using Channel State Information (CSI) to Characterize DVB-T Reception", IBC, Amsterdam, 12-17 September 2002

Survey Equipment

1 x Promax Prolink 4C Premium – Serial Number PK4COPAB11B /
060419030005 Running firmware version 2.47

1 x Sony Wide screen CRT Reference Receiver KV-16TIU – Serial Number
4014480

1 x Professional Broadcast Wideband Log Periodic 8 element antenna
(Amphenol Jaybeam (details below))

**Amphenol JAYBEAM**

468-860 MHz

A Log Periodic antenna designed for UHF Broadcast, TETRA and Cellular communications applications. This antenna is often used in a stacked array to form a rugged, high power, extended range antenna. Produced to the highest quality standards, these robust antenna designs will insure reliable operation in harsh environmental conditions.

Replace "x" with desired model number option.

Electrical Characteristics

Frequency band	468-860 MHz	
Model number options (x)	Model Number LPU/R-N LPU/R-7/16	Connector type N-Female 7/16-DIN Female
Polarization	Vertical or Horizontal	
Horizontal beamwidth	70°	
Gain	7.9 dBd	
Impedance	50Ω	
VSWR	<1.3:1	
Maximum power	250 W	
Connector type	see model number options above	
Lightning protection	DC grounded	

Mechanical Characteristics

Materials	Aluminium Alloy	
Dimensions (Length x Width)	1210 x 320 mm	47.6 x 12.6 in
Weight without bracket	3.5 kg	7.7 lbs

Mounting Options

Mounting	Mounting bracket included to fit 38-50 mm dia. pipe.
----------	--

LPU/Rx
V-Pol or H-Pol | Log Periodic | 70° | 7.9 dBd



Technical Specification for an Amphenol Jaybeam Professional Broadcast Wideband Log Periodic 8-Element Antenna

All RF cables, interconnects and systems of professional quality and calibrated to determine feeder losses and antenna gains. These are factored into the results, providing accurate descriptions of actual field strength values – see *Calculation of Received Field Strength*

Calculation of Received Field Strength

The Field Strength (dBμV/m) is derived from the Terminated Level (dBμV) as measured at the input of the measurement receiver.

Field Strength (dBμV/m) = Terminated Level (dBμV) – Aerial Gain (a) + Dipole Factor (b) + Feeder Loss (c)

where -

Dipole Factor (to matched load)	(b)	$20\text{Log}\left(\frac{2\pi}{\lambda}\right)$ <i>Where λ = Transmission Wavelength (m)</i>
Feeder Loss	(c)	3 dB
Aerial Gain (dB _{dipole})	(a)	10 dB

References

The building information found in Chapter 2 was sourced from the following Ofcom document¹².

Mapping Data

This report includes mapping and mapping data provided by Ordnance Survey (OS), under the terms of the Open Government Licence, OS data Crown copyright and database copyright (2023).

12 - http://licensing.ofcom.org.uk/binaries/spectrum/fixd-terrestrial-links/wind-farms/tall_structures.pdf

Planning Policies - Regional and Local Planning Policies and Guidance

Manchester City Council (MCC), "Full, Outline, Reserved Matters & Variation/Removal of Conditions Planning Applications - Is Your Application Valid?", September 2018 (revised January 2020), MCC

Broadband Connectivity Assessment

All new build residential developments must incorporate measures to facilitate digital connectivity for all new build residential properties having regard to the Data Ducting Infrastructure Guidance produced by the Department for Communities and Local Government. (Section 10 NPPF, above)

Television Reception

MCC planning guidance, any development over four storeys requires a TV reception impact assessment.

Information on TV and radio reception and interference. Please provide a report on the possible interference created by the proposed development on TV and radio reception within the area. You may wish to contact the Office of Communications (Ofcom) on tel. 0207 981 3000 for suggestions of companies who may be able to carry out such work. (Core Strategy Policy EN2)

Tall Buildings

*If the proposed building is considered to be a 'Tall Building', you will need to make a case for the height of the tall element and take into consideration Historic England and Design Council guidance on 'Tall Buildings'. The design statement should make reference to Design Council guidance to assess its impact on the surrounding area. A visual impact assessment with visualisations of the building form key views needs to be included. The statement should include details of pre-application discussions held with local residents and the outcome of these discussions. If the Proposal is a Tall Building, it may require an Environmental Statement, as it would have the potential to generate significant impacts over and above the existing use(s) on site. Most notably impacts relating to visual impact; wind microclimate; sunlight / daylight / shading / solar dazzle / privacy and overlooking; transport issues; noise and vibration; air quality; ground conditions and contamination; water resources hydrology; **radio and television interference**; and sustainability. (Core Strategy Policy EN2)*

DISCLAIMER

This Report was completed by GTech Surveys Limited on the basis of a defined programme of work and terms and conditions agreed with the Client. We confirm that in preparing this Report we have exercised all reasonable skill and care taking into account the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project.

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The UK's terrestrial television and radio networks are highly complex engineering systems and are constantly being modified, re-designed, upgraded and maintained. The reception conditions detailed in this report were those prevailing at the time of the survey in the study area. Engineering work at transmitter sites, weather conditions and the time of the year will influence the quality and coverage of terrestrial services and their susceptibility to interference. Whilst every effort was made to accurately measure and assess the available television and radio transmissions and services at the time of the survey, GTech Surveys Limited cannot assume that any part of the television or radio broadcast network or transmission from any transmitter was operating in required specification or correctly to any design criteria. The signal measurements undertaken during the survey work were used to define the possible impacts to television and radio reception for this project. Although best practice has been applied in understanding the potential impacts, due to the complex nature of the subject, GTech Surveys Limited is not accountable in anyway whatsoever if unpredicted impacts occur at any location anywhere in the study area.

Modelling parameters assume that all installed UHF antenna systems are mounted at least 10m AGL and installed to a modern standard, with all components meeting CAI quality standards. Antennas mounted at lower heights and poor-quality installations will be more prone to the effects of interference from external sources and as such, reception conditions to installations with the aforementioned characteristics have not been accounted for in any impact modelling. Consequently, properties with such installations may be prone to interference effects that have not been identified. Such installations are commonly found in camping and caravan parks, on bungalows and properties where it is not possible to attach an antenna to the exterior roof. Antennas mounted in lofts are also more prone to interference effects arising from the signal attenuation caused by roofing materials. Again, reception conditions to properties with the aforementioned antenna installation characteristics have not been accounted for in any impact modelling and as such, properties with these installations may be prone to interference effects that have not been identified.

Digital terrestrial television (Freeview) coverage may vary as a result of engineering works or any frequency changes authorised by Ofcom. We advise that consumers always check future reception predictions (<http://www.digitaluk.co.uk/coveragechecker/>) before buying TV equipment. GTech Surveys Limited, Ofcom and Digital UK are not responsible for household TV reception arrangements.

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