

Site Specific Supplementary Information Document

Planning for Freshwave Facilities Limited
01 March 2023



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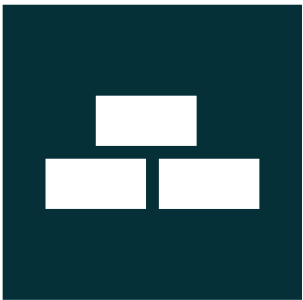
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1 SITE DETAILS

Site Name:	Withington Golf Club Perm	Site Address:	Withington Golf Club 243 Palatine Road Manchester M20 2UE
Site Reference:	CTIL: 307360_VF: 21870	Site Type	Macro
National Grid Number:	383699, 390952		

2 PRE-APPLICATION CHECKLIST

2.1 Site Selection (For New Sites Only)

- 2.1.1 (Would not generally apply to upgrades / alterations to existing site including redevelopment or replacement of an existing site to facilitate an upgrade or sharing with another operator)

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:		
The Local Planning Authority's planning database was searched in the absence of a mast register.		
Were industry site databases checked for suitable sites by the operator:	Yes	No
If no explain why:		

2.2 Site Specific Pre-Application consultation with local planning authority

Was there Pre-Application contact:	No
Date of Pre-Application contact:	N/A
Name of contact:	N/A

2.3 Community Consultation

Rating of Site Under Traffic Light Model	Red	Amber	Green
Outline of consultation carried out:			
Local Councillors were contacted, as well as nearby schools.			
Summary of outcome/main issues raised (include copies of relevant correspondence):			
Numerous responses have been received from Local Councillors and Residents in regard to the application: The themes and issues raised relate to the location of the Mast. For example, concerns from local residents in relation to the proximity of the site being close to residents, Flood Risk, and Ecology/Wildlife.			
A full list of these have been provided to the council on the 15 th of June 2023.			

2.4 School College

Location of site in relation to school/college (include name of school/college):
A search of publicly available Department for Education and Ofsted records identified revealed no educational facilities being within 300m of the site location.
Outline of consultation carried out with school/college (include evidence of consultation):
N/A
Summary of outcome/main issues raised (include copies of main correspondence):
N/A

2.5 Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation (only required for an application for prior approval)

Will the structure be within 3km of an aerodrome or airfield?	Yes	No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?	Yes	No
Details of response:		
N/A		

2.6 Developers Notice

Copy of Developer's Notice enclosed?	Yes	No
Date served:	01.03.2023	

3 PROPOSED DEVELOPMENT

3.1 The Proposed Site

- 3.1.1 The application site is situated on the northern boundary of Withington Golf Club, as indicated by Figure 1. The proposal will be positioned within a wooded area, which can be accessed via the B5167 Palatine Road, and subsequently a golf cart track owned by the golf club.
- 3.1.2 The proposal sits on the border of the suburban area of West Didsbury, meaning the surrounding area is primarily residential. Immediately to the east of the application site lies Ashfield Lodge, and to the west across Palatine Road lies Britannia Country House. The area north of the site is predominantly suburban, characterised by cul-de-sacs and semi-detached housing. The south of the site is occupied by Withington Golf Club. Beyond this lies the urban area of Northenden, separated by both the M60 Manchester Ring Road and the River Mersey.

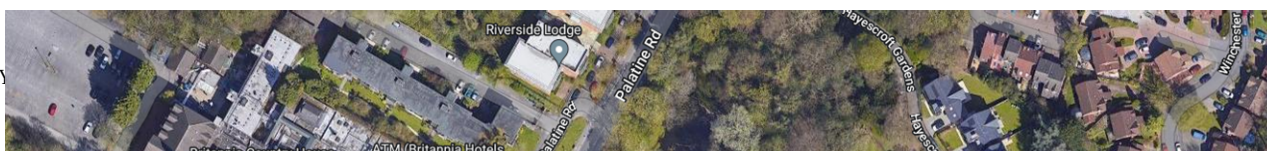


Figure 1: Aerial view of the proposed application site (Image Source: Google)

- 3.1.3 This planning application aims to replace a recently decommissioned site nearby, to provide and enhance Vodafone coverage in the local area. This will be done by installing a 30m Pine Tree Mast with foliage, 6no. antenna apertures and other ancillary works on the application site.
- 3.1.4 The proposal has included a number of measures in order to reduce its visual impact, such as installing a Pine Tree Mast with Foliage, meaning its shape, scale and appearance is not too dissimilar from the surrounding woodland. Since the application site also does not immediately neighbour any residential properties, it is considered that the telecommunications development should be accepted in principle.



Figure 2: View of the Application Site from the south elevation.

3.2 Type of Structure

Description

3.2.1 The proposed development will comprise the following:

- 30m Freshwave Pine Tree Mast with foliage;
- 3no. VF Active Antennas;
- 3no. Passive Antennas;
- 1no. MW Dish D1;
- 1no. CSC Cabinet; and
- 1no. Meter Cabinet.

Proposed Antennas					
<u>Antenna Manufacturer</u>	<u>Bearing in Degrees</u>	<u>Height to top (M)</u>	<u>Height to C/L (M)</u>	<u>Height to U/S (M)</u>	<u>Location on Pole</u>
COMMSCOPE RRZZVV-65B-R6N43 (2.1m)	90°	28.5	27.45	26.4	Headframe
AIR 3258AAU (0.8m)	90°	28.5	28.1	27.7	Headframe
COMMSCOPE RRZZVV-65B-R6N43 (2.1m)	225°	28.5	27.45	26.4	Headframe
AIR 3258AAU (0.8m)	225°	28.5	28.1	27.7	Headframe
COMMSCOPE RRZZVV-65B-R6N43 (2.1m)	0°	28.5	27.45	26.4	Headframe
AIR 3258AAU (0.8m)	0°	28.5	28.1	27.7	Headframe

Proposed Dishes			
<u>Operator</u>	<u>Dish Ref</u>	<u>Dish DIA</u>	<u>Height to Centre (M)</u>
VF	D1	0.3m	28.5

Proposed Cabinet				
<u>Manufacturer</u>	<u>Model</u>	<u>Dimensions (WxDxH) (M)</u>	<u>Location</u>	<u>Colour</u>
Freshwave	Meter Cabinet	790x385x1300	Base / Ground	RAL6009
TFL	CSC Cabinet	800x660x1985	Base / Ground	RAL6009

Tower / mast etc. – type of material and external colour

3.2.2 The mast will include foliage and will be of brown finish.

Equipment housing – type of material and external colour

3.2.3 The equipment housing will be of RAL6009 finish.

3.3 Reasons for choice of design, making reference to pre-application responses

3.3.1 The equipment layout and design are based on the principle of meeting operational requirements whilst minimising impact on the visual and residential amenity of the surrounding area, as far as practicable.

- 3.3.2 The objective of this site is to ensure coverage to the area is enhanced, and disruption to the wider network is not caused after the closure of a nearby site.
- 3.3.3 The objective, and need, for new telecommunications infrastructure in this area is henceforth established and justified further in Section 4 of this document. Section 5 further justifies why the proposal site is the best suited for the placement of a telecommunications site.
- 3.3.4 By way of background information, in designing a radio base station it is necessary to incorporate certain vital elements and to work around a number of technical constraints. There are three main elements to a radio base station; the cabin or cabinets which contain the equipment used to generate the radio signal(s), the supporting structure that holds the antennas in the air (or fixes them to a building or structure) and the antennas themselves, which emit the radio signals (along with any necessary amplifier or receiver units).
- 3.3.5 Other elements necessary for the base station to function are the power source (a meter in a cabinet or a generator on sites where an REC supply cannot be utilised), feeder cables that link the equipment housing to the antennas, link dishes and the various support structures, grillages and fixings, often referred to in general terms as “development ancillary to” the base station.
- 3.3.6 The base-station has been designed to accommodate replacement apparatus, allowing provision of 3G and 4G mobile connections to the surrounding area to continue. It has also been designed to accommodate new 5G technology, introducing ultra-fast mobile connectivity capable of operating the ‘Internet of Things’. This upgraded and replacement infrastructure will provide higher mobile down-load speeds and more reliable, quicker phone connections. There would be increased capacity to provide services to a higher number of people, all at the same time.
- 3.3.7 The antennas must be allowed to unrestrictedly emit a radio signal meaning they need to be sited at a high position at the top of the mast to help the radio signal clear surrounding structures, such as buildings and trees, with the aim of avoiding signal interference. The radio frequencies that 5G operates at is particularly sensitive to interference from solid objects which necessitates elevating the antennas at the height proposed. It is therefore imperative that good existing network coverage is established by these new installations.
- 3.3.8 Whilst the proposed colour scheme is considered wholly appropriate for this site, the applicant would be willing to adhere to any colour scheme deemed more appropriate by the local authority and would like the opportunity to discuss this with the local authority during the course of the application process should this be the case.

3.4 Technical Information

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)

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 operate their 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 networks, 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 licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.	Yes	No
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The telecommunications 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

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

4.1.1 The principle aim of the proposal is to provide much needed communications coverage across the local area, following the closure of a nearby site. After a detailed Site Survey Report was undertaken, the site at Withington Golf Course has been identified as the most appropriate location for new telecommunications infrastructure.

4.1.2 The installation would also provide improved 5G services for Vodaphone, introducing ultra-fast mobile connectivity capable of operating the 'Internet of Things'. This new infrastructure will provide much higher mobile down-load speeds and more reliable, quicker phone connections.

4.1.3 Importantly, the proposal would provide increased network capacity, allowing quality service provision to a higher number of people at the same time. Improving cellular connectivity is led largely by demand. The very high level of mobile phone use in the UK requires the installation of additional base stations to provide the necessary connections.

4.2 Background information

4.2.1 Mobile telecommunications are vital for the UK's economic competitiveness and in promoting social inclusion. As stated in Paragraph 114 of the NPPF 'Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) ...'. The NPPF takes account of the growth of the industry and technology, of the new social and economic demands for communications, and of the Government's environmental policies. This proposal will assist in improving coverage, whilst also delivering new 5G to the surrounding area, working to achieve the NPPF objectives.

4.2.2 The mobile telecommunications network is considered critical infrastructure and is necessary for the day to day running of the country. The ability to access a reliable mobile communications network is recognised by central government as an essential part of everyday life. The application site seeks to boost local connectivity through the benefits of new technology.

4.2.3 The mobile telecommunications network is relied upon by many millions of users every day to enable them to carry out daily tasks such as working from home, accessing medical appointments and prescriptions, banking, socialising, contacting loved ones or the emergency services. This section looks at how the mobile phone network has become a crucial part of everyday life, even more so during and since the coronavirus pandemic.

4.3 Additional information on mobile phone usage

4.3.1 In Ofcom's Online Nation 2020 report - an annual report which presents data on internet usage - Ofcom states "Consumers are increasingly using services provided over the internet to communicate, including apps and websites such as WhatsApp, Facetime, Snapchat and Gmail. The use of online communication services has grown with increased mobile phone use, the availability of low-cost data plans and better connectivity, both within and outside the home—and more recently, as people have turned to online communications as a way of staying in touch during the lockdown."

4.3.2 In the same 2020 report, Ofcom detailed how usage changed during the coronavirus pandemic. "[Ofcom] research indicates that on a daily basis online adults are using WhatsApp for text messaging daily to a similar extent as SMS (40% vs. 41%), and since the imposition of measures related to the coronavirus, the use of video calling at least weekly has more than doubled (35% vs. 71%)."

4.3.3 The use of online communication services continues to grow, and evidence shows that consumers wish to access these services both at home and on the go. Since this area is currently under-served, it is essential that a new site is built and integrated into the network to enable consumers to access the services they require.

4.3.4 The application site will serve the existing users of Vodaphone networks, as well as the predicted increase in customers as usage continues to grow. It will serve the need for improved coverage and data transfer speeds resulting from the rapid growth of the number of people that now own and use mobile phones, including smart

phones. 4G (also known as LTE) allows users of the network to benefit from ultra-fast speeds when browsing the internet, streaming videos, or sending emails wherever they are.

- 4.3.5 It also means faster downloads on the go. Ofcom's 2018 communications Market Report states that with future technologies, including 5G, "mobile data network connection speeds are expected to increase significantly, making a new generation of mobile services a reality and generating further demand for on-the-go data connectivity."
- 4.3.6 One of numerous benefits of reliable widespread connectivity, is that this allows for an increase in home working, by providing the opportunity to create a "virtual office", reducing the need to travel for work, which supports the sustainable development agenda. Home working has become the norm across many employment sectors over the last year and a half due to the pandemic and the government's appeal for people who can, to work from home.
- 4.3.7 The lockdown restrictions created a surge in online shopping and use of video conferencing facilities, which require a stable and fast data connection, many of these trends have remained despite the restrictions easing. The Application Site's location near to a predominantly residential area, means that it is well positioned to facilitate the increased data usage via the internet, whilst also meeting the needs of nearby businesses who rely on good connectivity for day-to-day functioning and to maintain high productivity.
- 4.3.8 This site's optimal location tessellates with the existing cells in the area and will work with the existing cells to ensure that customers experience a smooth transition when moving between cell areas. Customers using surrounding transport routes in cars, buses or bikes, will benefit from the faster data speeds whether using online mapping systems, or streaming music and videos. The high-quality connectivity provided by the Application Site will work to achieve a seamless transition between cell areas and ensure that users experience a reliable service when travelling within the local area. Good connectivity on transport routes is beneficial for users, road users specifically may rely on internet mapping systems for navigation or for passengers using voice and data services for entertainment or other means.
- 4.3.9 As discussed later in this document and as recognised by the UK government, 5G promises increased possibilities for users, the increased speeds and low latency provides the potential for future application in ways not yet thought of. Huge advancements in autonomous machines and vehicles, medical devices, traffic management and more can be expected as access to 5G becomes ubiquitous.
- 4.3.10 At the 5G World Conference during 2019 London Tech week, the Digital Secretary Jeremy Wright said: "As part of our modern Industrial Strategy, we're making sure that Britain has a telecoms infrastructure that is fit for the future." He went on to elaborate: "5G is about more than mobile phone consumers having a fast and reliable connection anywhere in the country. It's a vital piece of technology that can be used to improve the productivity and growth of our industrial sectors. That's why we're excited to develop new trials in areas such as manufacturing and logistics that can really benefit from 5G."
- 4.3.11 The UK government's Digital Infrastructure Minister, Matt Warman delivered a speech at the Connected Britain conference on 23 September 2020, which endorses the nationwide roll-out of 5G and evidences the government's intention to promote "world class digital connectivity" within the UK. Warman states that the government is bringing legislation reform to make it easier to deploy mobile phone base stations and that there is a specific Barrier Busting taskforce to aid the industry in deploying the required infrastructure. Warman refers to the coronavirus pandemic and lockdown restrictions, during which good connectivity was crucial to everyday life; ensuring businesses could keep trading and maintaining contact between family and friends which boosted the nation's morale and well-being on an individual level. Warman credits the industry for "[keeping] school children connected with their teachers, allowed isolated grandparents to speak to their grandchildren, and enabled great British businesses to power the economy through these difficult times".
- 4.3.12 He goes on to recognise that the importance of connectivity is not limited to lockdown conditions, indeed he considers it vital for the nation's recovery, he states "the digital infrastructure that keeps us all connected was essential to our daily way of life under lockdown - and is now more important than ever as we head into recovery".
- 4.3.13 The government are keen to see all areas of industry flourish and recognise the possibilities that improved connectivity, including 5G, could bring. This is shown in Warman's speech, when he says, "turning to 5G, while the commercial rollout of 5G continues at pace, we're pushing ahead with plans to make sure all sorts of industries benefit from this game-changing technology." The government are investing huge sums in the 5G network and have pledged £30million to '5G Create' an opportunity for innovative new uses of 5G technology.
- 4.3.14 In 2019, Barclays released a report titled "5G: A transformative technology" which included projections of economic growth based on the uptake of 5G by businesses. The report included three scenarios, a pessimistic view, a central view and an optimistic view which considered the outcome of the development of a national 5G network at a slower rate, orderly pace, or faster uptake, respectively. The annual business revenue by 2025 was projected to increase by £8.3bn in the slowest scenario and by £15.7bn in the fastest scenario. This would add 101,300 extra

jobs by 2030 in the slower paced uptake, and 171,900 additional jobs in the faster uptake. This is just one example of the huge economic advantage that a reliable, widespread 5G network could achieve. The proposed Application Site will form an integral part of the Network and works towards achieving economic growth for the UK economy.

- 4.3.15 It is our view that this proposal is exactly the type which the government is endorsing. These plans will work with the surrounding telecommunications infrastructure to ensure a good stable connection, even as users transfer from one cell area to the next. The installation of this infrastructure will enable Vodafone to provide a better level of coverage to the local area, following the loss of a nearby Vodafone site. Customers will experience improvements in 2G, 3G and 4G coverage as well as new 5G technology, benefitting both voice and data services. The proposals will increase capacity by virtue of being a two-cell solution, as well as improving the resilience of the network in this area. The applicant has designed the site so as to have minimal aesthetic impact on the surrounding area and yet meet the coverage need.

5 SITE SELECTION PROCESS

- 5.1.1 Potential sites have been examined, in which a number of golf courses in the South Manchester area were contacted. However, these were unable to be progressed, as either they were considered to be too close to residential properties or would not provide the correct level of coverage. Thus, Withington Golf Club was the only site able to be progressed.

If no alternative site options have been investigated, please explain why?

- 5.1.2 N/A.

5.2 Environmental information (refer to Section 2 of the Site Finder Report)

- 5.2.1 The Application Site is not located in an environmentally sensitive area or within an identified protected habitat or protected species area.

- 5.2.2 The site is located within 'Flood Zone 3', being an area with a high probability of flooding. However, it is considered this equipment is unlikely to have any impact on the Flood Zone or increase flooding in this area to any degree.

5.3 Land use planning designates (if Heritage Statement is required then include here or refer to attached heritage statement)

- 5.3.1 The site is not located within a Conservation Area.

- 5.3.2 There is a Grade II listed building within around 320m of the site: Nazarene Theological College and the walls and steps within its curtilage. However, it is not considered the proposed telecommunications equipment will harm or diminish the architectural and historical significance of these heritage assets in any way. The proposal has been designed so that it blends in with the surrounding wooded area. Furthermore, the masts height will not too far differ from the height of the neighbouring trees (ranging from 18m to 22.5m above ground level (AGL)) and Ashfield Lodge, which reaches a height of 17.5m AGL. Therefore, as the proposed tower will be mostly screened by its surroundings, it is believed the proposed tower will not detract from the areas visual amenity.

5.4 Additional relevant information (include planning policy and material considerations):

- 5.4.1 As set out earlier in this document, the proposal is necessary to maintain the level of coverage that will be lost from the decommissioning of the nearby site, and also to enhance Vodafone's services in the local area.
- 5.4.2 The application site is well suited to integrate with the surrounding cells to form a blanket of good connectivity which seeks to serve the existing cohort of Vodafone customers. This section should be read in conjunction with the preceding sections of this statement where a description of the Application Site, technical details and justification for the design and details of the public benefits of the proposal are provided.

5.5 Practical Applications of 5G Connectivity as Example of Material Socio-Economic Benefit

- 5.5.1 As 5G technology is deployed across the country more and more services will become available and our lifestyles, economy and even the way we commute will be transformed. Additional base stations and upgrades to existing ones will be needed to meet this demand and improve the quality of service. The application site will be fitted with the latest technology meaning that users can experience huge service improvements. As this Site will provide the cutting-edge technology, it seems prudent to consider some of the numerous benefits 5G brings, some examples

are given below however the enclosed document titled “The Public Benefit of Mobile Connectivity” gives a more in-depth insight as to what to expect from 5G.

5.6 Education

- 5.6.1 The relationship between 5G and education is evolving at a massive rate with educators exploring the relevance of Virtual Reality (VR) technologies for education and training. Crucially, VR can support remote learning, allowing students a presence in the classroom even when working elsewhere.
- 5.6.2 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high-definition images and video), increased capacity and heightened security will also allow learning on the job, thanks to technologies such as Augmented Reality (AR) goggles, which can give engineers real-time instructions on how to fix a machine on a production line, for example.

5.7 Health

- 5.7.1 Patients across the country are now becoming accustomed to relying on remote healthcare services such as NHS 111, virtual GP appointments, and ordering online deliveries of essential medical supplies.
- 5.7.2 5G will prove critical in providing the infrastructure required to deliver remote health services over the next decade. By design, 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high-definition images and video), increased capacity and heightened security are going to be fundamental in scaling the patient benefits of remote healthcare and keeping medical records secure and private. For instance, trials have shown that connecting ambulance crews to expert resources using 5G allows paramedics to work with doctors and conduct specialist procedures in real time whilst on the road.

5.8 Siting and Appearance

- 5.8.1 From the outset, it should be appreciated that irrespective of the development's use as a communications site, any installation of a tall new structure will always be, to some degree, a noticeable addition in the local area. However, it should be recognised that visibility does not equate to harm.
- 5.8.2 The choice of design at the application site is governed by two main factors; the context and visual amenity of the area; and the technical requirements. As far as practicable the proposal has been designed to keep to a minimum the impact on local amenity.
- 5.8.3 The proposal would not result in the loss of sunlight or overshadowing of any properties, nor would the proposal result in loss of outlook from any property. The development would not give rise to issues relating to noise and disturbance.
- 5.8.4 The location within a wooded area lends an appropriate context to the application site. The surrounding trees create a buffer between the site and local amenity and residential properties. Therefore, the proposals are not thought to detract from the surroundings or add an unacceptable amount of clutter.
- 5.8.5 Structures - such as that proposed by the applicant - are now largely accepted as being ordinary elements of the urban environment and so have increasingly less capacity to draw the eye, particularly in areas with mature trees which mitigate the view of the vertical feature.
- 5.8.6 The need to respect the character and appearance of the area is fully acknowledged and by virtue of the proposal's scale and appearance, this aim is achieved. The degree of visual change in the area would be low. Any change should be weighed against fulfilling the identified need and associated public benefits of the provision of high quality digital mobile connectivity to this area.
- 5.8.7 It is considered by the applicant that any visual impact caused by this installation has already been mitigated through the best design available within the technical constraints of the site, and any perceived visual impact that this site has already caused is now already established and outweighed by the significant public benefits that the proposal has provided, and will continue to provide, in terms of network coverage. It is of the applicant's opinion that the proposal is considered acceptable from a town planning and environmental perspective.
- 5.8.8 As noted within this Application, the benefits of high-quality connectivity, including 5G services are vast. The provision of these services requires telecommunications equipment such as that proposed here, the need for the physical infrastructure cannot be ignored and should be weighed against the benefits provided.

5.9 Site selection

The rationale for the proposed installation is to improve Vodafone network coverage in this area, whilst also compensating for the loss of a nearby Vodafone site. As previously stated, it is believed this site is best placed to provide such improvements.

5.10 National Planning Policy Guidance

National Planning Policy Framework (2021) (NPPF)

5.10.1 The NPPF provides national policy for all planning matters. The specific points of interest relating to this telecommunications installation are noted below.

5.10.2 Paragraph 11 states “Plans and decisions should apply a presumption in favour of sustainable development...For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

5.10.3 Paragraph 20 states that strategic policies should “make sufficient provision for:

- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)”.

5.10.4 Leading on from this, Section 10 of the NPPF addresses supporting high quality communications infrastructure. Paragraph 114 sets out that “Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.” The Application Site is exactly the kind which is working towards this government aim.

5.10.5 Paragraph 115 states “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.” In this case, the proposed installations are vital for providing much needed network coverage across the local area, and it has been found there are no other appropriate sites nearby upon which existing telecommunications infrastructure can be utilised and upgraded.

5.10.6 Paragraph 117 dictates that “applications for electronic communications development...should be supported by the necessary evidence to justify the proposed development”. This should include:

- c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

In this case, a number of alternative sites have been investigated as part of the Site Survey Report; none of which have been deemed suitable enough for the proposal, or better than the proposed application site.

5.10.7 Paragraph 118 clarifies that “Local planning 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.”

5.10.8 The proposal set out herein is in accordance with Section 12, Achieving Well-designed Places. The careful siting of the equipment has not caused a loss of green space. The NPPF takes account of the growth of the industry and

technology, of the new social and economic demands for communications, and of the Government's environmental policies. This proposal, to establish reliable connectivity within the local area, whilst facilitating new 5G technology, will assist in achieving these objectives. The proposal outlined within this document is in complete accordance with the guidance as set out in the NPPF.

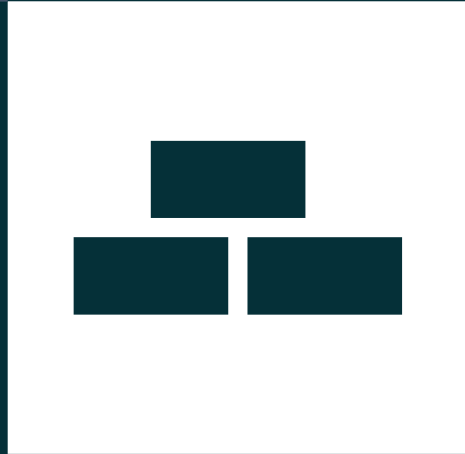
5.11 Local Planning Policy Considerations

- 5.11.1 Section 70 of the Town and Country Planning Act 1990 as amended requires planning applications and appeals to be determined having regard to the provisions of the Development Plan and other material considerations, and section 38 of the Planning and Compulsory Purchase Act 2004 requires applications and appeals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.11.2 For the purposes of Section 70, the current adopted development plan for Manchester City Council relevant to the proposal, comprises:
- Core Strategy Development Plan (Adopted July 2012).
- 5.11.3 The first policy to note in the Core Strategy is Policy CC 9 (Design and Heritage). This requires the design of new development to be of the highest standard in terms of appearance and function. As previously stated, the proposed equipment has been designed to conform with the surrounding landscape to the best possible degree.
- 5.11.4 Policy EN 3 (Heritage) states that: "new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance". The closest listed building is around 320m from the application site. However, given the site is completely surrounded by trees and thick vegetation, and the design of the mast has gone to great lengths to ensure that it blends with its immediate environment, this proposal is unlikely to look out of place or damage the areas visual character. Furthermore, whilst these installations are not expected to make a positive contribution to the local visual landscape, the enhanced services they will provide for the local area are substantial.
- 5.11.5 Since the application site lies on the edge of the Green Belt, is worth acknowledging Policy EN 13 (Green Belt). Additionally, since the site lies within Flood Zone 3, Policy EN 14 (Flood Risk) applies. This states that development should be directed away from "sites at the greatest risk of flooding, and towards sites with little or no risk of flooding". However, as explained previously, there is great level of justification for using this site, due to there being limited sequential sites available across the local area. Moreover, the sites distance from residential properties and location as the best to provide the optimum level of network coverage for users, makes the proposal a necessity. The equipment installed is unlikely to have any impact on the Flood Zone or increase flooding in this area to any degree.
- 5.11.6 The proposal does not lie within an area of specified conservation, ecological interest or archaeological significance.
- 5.11.7 No conflict has been identified with any other Local Plan Policies.

6 CONCLUSION

- 6.1.1 In summary, the application is in respect of electronic communications apparatus necessary to improve the existing and vital network coverage across the South Manchester area.
- 6.1.2 This statement has demonstrated that the proposal is in accordance with Manchester City Council's Core Strategy Development Plan and National Planning Policy set out in the NPPF. In particular, it is a form of development that is specifically encouraged as a matter of principle and in its detail complies with the policy objective of minimising potential environmental impact, being appropriately designed and located. This statement should be deeply considered within the current political climate, as the government endorses the roll-out of 5G and encourages private and public bodies to support improvements in telecommunications to pave the way for the UK to boast world-class digital infrastructure.
- 6.1.3 In conclusion, the application merits support and there are no material considerations that indicate otherwise.

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