

Planning Application Number 135908/TEL/2023 – 5G Mast at corner of Fog Lane and Cranmer Road M20 6AW

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To: Adam Mitchell <Adam.Mitchell@manchester.gov.uk>

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Dear Mr Mitchell,

I am writing to object in the strongest terms to these proposals to site a 5G mast at the corner of Fog Lane and Cranmer Road M20 6AW for the following reasons:

- The Local Plan cited in the application states that “wherever possible the council will expect the potential of existing buildings and masts...to be fully explored before agreeing to additional separate development.” There are numerous existing masts in the vicinity and therefore shared use of these should be fully explored before considering this additional mast. For example, there are five masts along Fog Lane/Lapwing Lane and at least one on school lane, which could be shared
- The Local Plan cited in the application also states that applications will “normally be approved if sited and designed to minimise impact on residential amenity.” It also states that the Council “wishes to ensure that new developments are brought forward in a way which protects residential amenity and minimises the visual impact of such equipment.” The visual impact of siting a 15m tall mast at this site would be enormous. It is completely inappropriate to place such a tall structure, which would tower over existing houses (It is twice the height of existing properties) in a purely residential area. There are no other man-made or natural structures anywhere near this height in the vicinity, to soften the impact of a 15m tall mast. It would create an overwhelming visual imposition to surrounding houses and gardens, towering above adjacent properties and being clearly visible against the sky. The planning application states that the mast would “assimilate well into the immediate street scene and not be detrimental” and “not overly detract from the character of the existing street scape” but this is patently untrue for the above reasons.
- The above impact on 15 Fog Lane would be particularly severe. The mast is proposed to be 1 metre from the garden wall and just over 3 metres from the back door. It is totally unsuitable to place it so close to this and other residential properties, creating such a negative and disproportionate visual impact.
- Frequent engineers visits to the existing telecommunication cabinets at this site often results in pedestrians being forced on to the road. The provision of further such cabinets and their consequent servicing would inevitably make this worse.

- Alternative sites for such a mast have been dismissed too readily, and without adequate explanation. This site is just as “residential” as the sites which have been rejected on Catterick Road, School Lane, Atwood Road and Fog Lane.
- There does not appear to have been any consideration of siting the mast in Fog Lane Park, where the presence of numerous tall trees, and more reasonable distances from residential properties would soften the environmental impact and reduce the negative visual impact.
- In addition, there are also plenty of sites in the required area, with a more commercial, not purely residential nature, that would lessen the visual impact on residential households, for example the shopping area on Lapwing Lane and the area around Aldi on Wilmslow Road. Presumably it is easier for a company to impact on local residents than to take on owners of commercial land, but the council should be protecting the rights of its residents above all others in this context. The council should be considering more commercial sites as a matter of course rather than residential sites.
- The proposed Cranmer Road site is well outside of the surveyors indicated optimum site, from the perspective of cell planning and radio coverage (yellow box on the proposal map). In fact, the proposed Cranmer Road site is at the extreme edge of the required coverage area and therefore not an ideal site for the mast at all. For example, sites further south and east would be preferred to provide the intended 5G coverage that the mast is intended for. The Cranmer Road site is not even close to the developer’s ideal location, and as such, it would not be at all reasonable for the council to allow this impact on residents.

Given the severe visual impact of a huge 5G mast so close to houses in a purely residential area , it is imperative that the council deny this application and explore more suitable options on more commercial sites or near to community parks/playing fields, and at sites more closely aligned to the surveyors ideal area in order to meet the intended aim of improved 5G coverage in the desired area.

Yours sincerely,

Dr Steven Hughes & Dr Jo Bromley
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