

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136685/TEL/2023

Date registered valid: 6 April 2023

Proposal: Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets

Address: Dallimore Road Street Works, Dallimore Road, Manchester, M23 9NX

Ward(s): Brooklands Ward

Applicant: Cooke CK Hutchison Networks (UK) Ltd

Agent (if any): Mr Tom Gallivan Dot Surveying Ltd

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23/05/2023

Application details

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit: 02/05/2023

Standard consultations:

Highway Services: Printed: 26 April 2023 Expired: 17 May 2023

Neighbour notifications

Printed: 13 April 2023 Expired: 4 May 2023

Site notice

Printed: 27 April 2023 Posted: 02 May 2023 Expired: 23 May 2023

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposal relates to a section of adopted-highways controlled land.

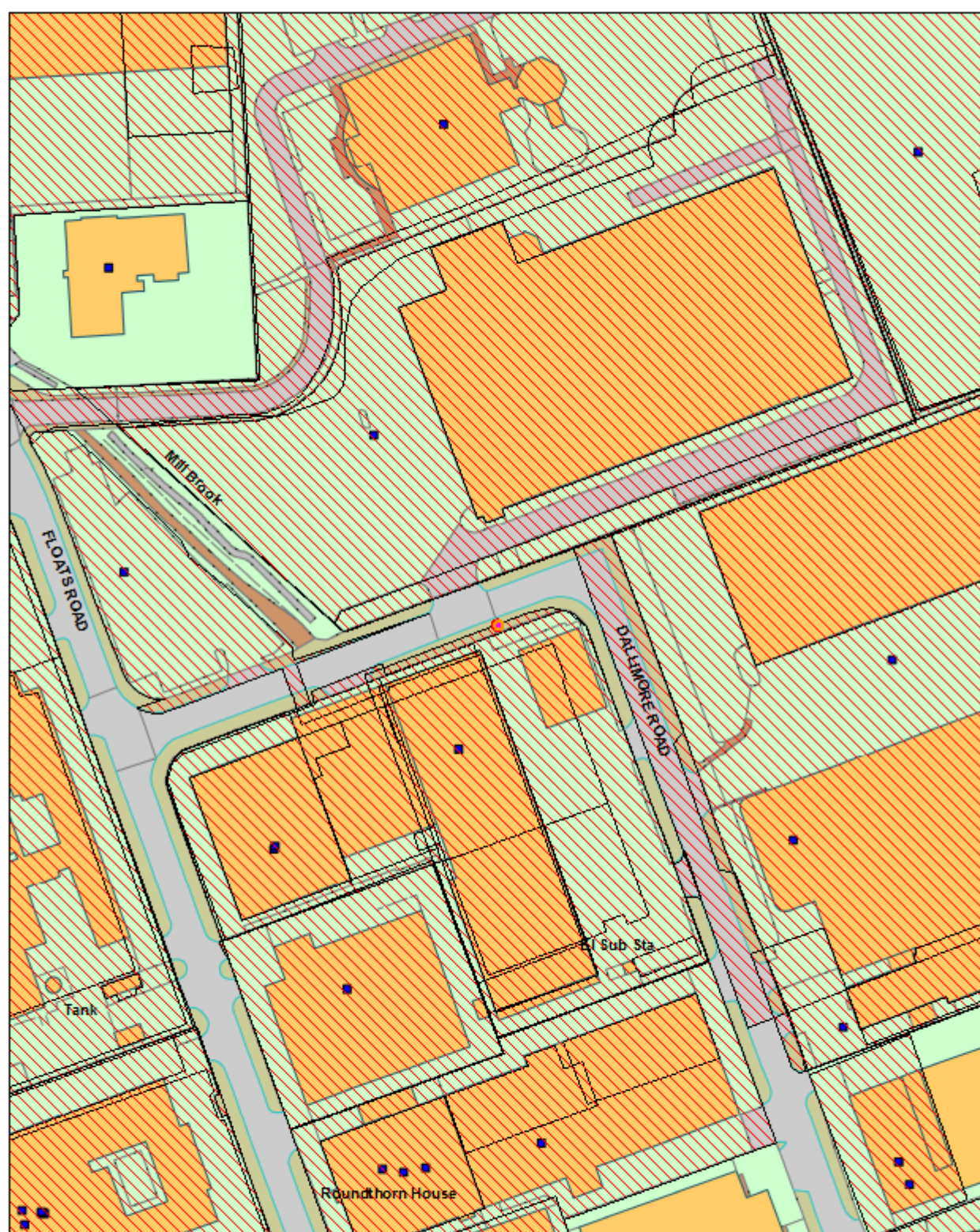
Listed building: Not applicable

Conservation area: Not applicable

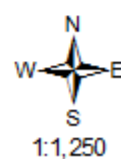
Tree Preservation Order: Not applicable

Description of area

The site is located on adopted highways-controlled pavement on the Roundthorn Industrial Estate in the Brooklands ward of Manchester.



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Description of development

MAN21701

NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

REV	DESCRIPTION	DATE
A	Issued for Planning	20/08/2020

CK Hutchison Networks (UK) Limited
450 Longwater Avenue,
Green Park,
Reading,
RG2 9JH

GBC
Great British Communications
Units from Unit 1 Fraser Way,
The Hub, York, YO1 1PE, UK.
t +44 (0)191 420 4128
enquiries@gbcc.co.uk

Site Name: DALLIMORE ROAD
BLK Nominal ID: MAN21701
Address: DALLIMORE ROAD
NEWALL GREEN
WYTHENSHAW
MANCHESTER
M23 9NX
PO: 215 PROPOSED SITE PLAN
Project: UNILATERAL SW
Planning Ref: MAN673/32839/M1343
Rev: MAN21701_MAN673_32839_M1343_GA_REV_A

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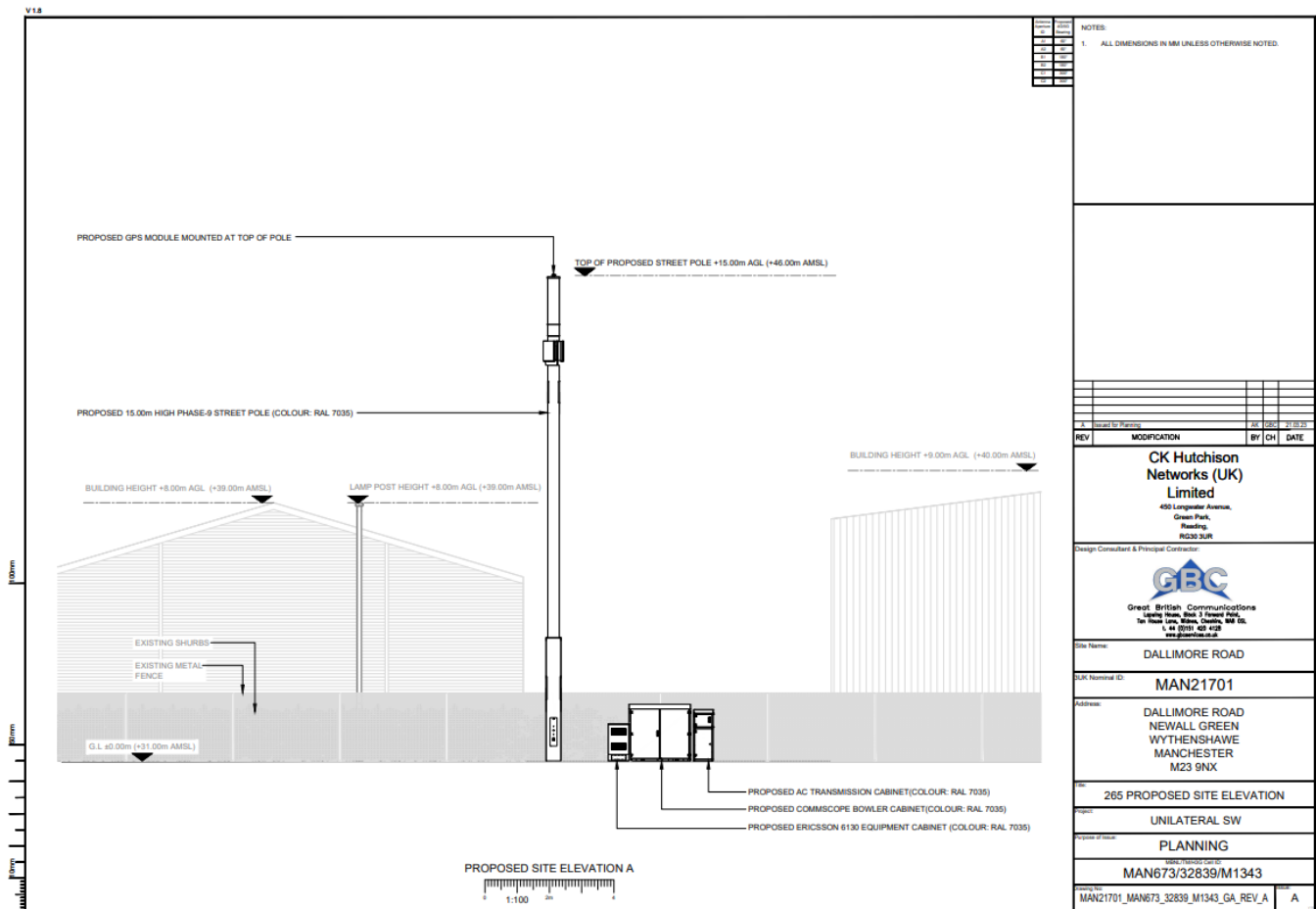


Figure 3. Proposed Elevation



Figure 4. Site Photo (provided by applicant)

Consultations & Notification Responses

As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal

No comments, objections, or representations in respect of this application was received

As per Appendix 1, a site notice was posted on 02/05/2023 and expired 23/05/2023.

No comments, objections, or representations in respect of this application was received

As per Appendix 1, Highways Services were notified of the proposal and were accepting in principle of the proposal.

Highways response as followed:

Both the column and associated equipment appear to be placed at the back of the adopted footway. Highways would be accepting in-principle of these proposals subject to the final positioning of apparatus being sufficient to maintain the minimum desirable clearance of 2m to any adjacent street furniture and the edge of carriageway.

It is accepted by highways that the proposals would not cause a distraction to passing vehicles and would not give rise to forward visibility issues.

The applicant should confirm that they have taken account of the necessary Aerodrome Safeguarding requirements in terms of the height of the mast and its proximity to the airport.

Operatives undertaking servicing / maintenance thereafter will be expected to comply fully with the relevant traffic laws, including any local parking and movement restrictions.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network

Resilience teams via Email -highwaylicences@manchester.gov.uk

Nursery, School and/or College Notifications

The location of the site is not within 200m of a school/college, so no consultation was required.

Aerodrome or Airfield Notifications

The proposal is located within 3km of an aerodrome or airfield (Manchester Airport, Wythenshawe Hospital Helipad). The applicant has confirmed they have notified the Civil Aviation Authority with no response.

Planning History

There are no previous planning applications for this site.

Of note is the planning application 135589/TEL/2022 at Leestone Road Steet Works in Sharston Ward for a similar proposal of 5G telecoms installation: H3G 16m street pole and additional equipment cabinets. This was approved January 2023.

Policies & Principles

Relevant Policy Summary

The following policies are considered relevant in the consideration of this application.

- Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Saved Policy DC17 relates to Telecommunications and states that the council should be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas.
- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
 - Policy DM1 - Development Management
 - Policy SP1 - Spatial Principles
- The National Planning Policy Framework (NPPF)
 - Section 10 Supporting high quality communications infrastructure
 - Paragraph 114

- Paragraph 115
- Paragraph 117
- Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2016

For reasons to be outlined below, it is considered the proposal accords with the principles of these policies.

Principle

This proposal falls within Part 16, Class A - 'Electronic communications code operators', of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2016. This requires that Local Planning Authorities assess whether prior approval is required for the siting and appearance of the development.

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC17 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to Telecommunications development and set out the criteria against which proposals for Telecoms will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of development.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC17 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Manchester Core Strategy Policy DM1 – Development Management

This policy outlines the specific issues all development in Manchester should have regard to. All new developments should follow the 'Development Principles' and accord with the design guidance.

Appropriate siting, layout, scale, form, massing, materials, and detail

The applicant is seeking to erect a 15m 5G Telecoms pole and associated equipment cabinets on highway adopted pavement on the Roundthorn Industrial Estate.

The main pole is 15m high

The proposed ancillary cabinets measure 3200x850mm and sit on the rear of the pavement.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposal is visible from the public highway however the scale and materials used will have a negligible effect on the industrial street scene.

The character of the area has been retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible due to the industrial setting.

The proposal is considered acceptable and detailed as what is normally expected of such a structure.

Overall, it is considered that the proposed development has minimal impact on the surrounding areas in terms of the design, scale, and appearance and is therefore in accordance with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

As discussed above the proposal has minimal effect on privacy given the nature of the proposal.

The proposal has negligible effect on local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance this development management principle.

The proposal has negligible effect on road safety and traffic generation with Highways Services accepting the proposals would not cause a distraction to passing vehicles and would not give rise to forward visibility issues and is therefore in accordance with this development management principle.

The proposal is site on a public pavement measuring a depth of 3000mm. The proposal would reduce the usable pavement space to 2000mm which is above the Active Travel guidance and is therefore in accordance with this development management principle.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal is site on a public pavement measuring a depth of 3000mm. The proposal would reduce the usable pavement space to 2000mm which is the minimum desirable clearance (as issued by Highway Services) and is therefore in accordance with this development management principle.

Design for health.

The applicant has provided a Declaration of Conformity with International Commission on Non-Ionizing Radiation Protection (ICNIRP) Public Exposure Guidelines confirming the proposal is designed to be in full compliance with the requirements of the radio frequency public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection as expressed in EU Council Recommendation 1999/519/EC of 12 July 1999 "on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz)".

The location of the site is not within 200m of a school/college, so no consultation was required.

The proposal has negligible impact on the health of the local environment and is therefore in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

The proposal has negligible effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Manchester Core Strategy Policy SP1 - Spatial Principles

The policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should 'make a positive contribution to neighbourhoods of choice'.

This principle has been considered within the Core Strategy DM1 policy.

The proposal is considered within accordance with this policy.

Manchester Core Strategy Policy EN1 – Design Principles & Strategic Character Areas

This policy outlines key design principles for development in Manchester most notably that all development in Manchester will be expected to follow the seven principles of urban Design.

1. Character: a place with its own identity
2. Continuity and enclosure: a place where public and private places are clearly distinguished
3. Quality of the public realm: a place with attractive, and successful outdoor areas
4. Ease of movement: a place that is easy to get to and move through
5. Legibility: a place that has a clear image and is easy to understand
6. Adaptability: a place that can change easily
7. Diversity: a place with variety and choice

This proposal sits within the 'Wider Wythenshawe Character Area.

Wythenshawe was developed along the principles of the 'garden city' movement. The wider area represents a phased series of predominantly social housing dating from the 1920s to the 1960s, with some later infill developments and industrial zones. There is a predominance of low rise, low density semi-detached houses, short terraces, and low-rise blocks of flats and maisonettes, all set within private gardens, incidental open space, public amenity spaces and pockets of semi-natural and woodland areas. The key focal points for activity are the transport corridors, hospital, and District Centres.

The principal features to be retained in any new development is the sense of the existing low rise suburban character set within soft landscape.

The proposal is considered within accordance with this policy.

Manchester Unitary Development Plan (UDP) Saved Policy DC17 – Telecommunications

Saved Policy DC17 relates to telecommunications and states that the council should be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas.

The proposal is in an industrial area of Brooklands Ward with small to medium size industrial units. The location minimised the impacts to residential amenity and environmental areas. The proposal therefore in accordance with the development management principle.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

Section 10, Para 114 of the NPPF outlines the requirement for planning policies and decisions that support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.

This proposal for a 5G telecoms installation supports this policy.

Section 10, Para 115 of the NPPF notes 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. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

The site and local vicinity currently do not have any installations, so the proposal and the siting are appropriate within the industrial setting.

Section 10, Para 117 of the NPPF notes the necessary evidence required to support prior approval including the requirement for a Declaration of Conformity with International Commission on Non-Ionizing Radiation Protection Public Exposure Guidelines.

The applicant has provided a certificate confirming the proposal is designed to be in full compliance with the requirements of the radio frequency public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection as expressed in EU Council Recommendation 1999/519/EC of 12 July 1999 "on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz)".

The proposal is within accordance of this principle.

The NPPF has been adhered too and considered at all stages of the proposal.

NPPF design principles have been considered within Core Strategy Policy DM1.

Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2016

The proposal falls within Part 16, Class A - 'Electronic communications code operators', of the above regulations.

The April 2022 amendment requires that Local Planning Authorities assess whether prior approval is required for new ground-based masts under 30m.

The proposal is within accordance of this order.

Overall

The proposal is considered acceptable in this location, in terms of design, scale and massing. For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC17 and policies SP1 and DM1 of the Core Strategy.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a

decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: **Approve**

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the following drawings and documents:
 - a. *SITE PLAN AND ELEVATION INC LOCATION PLAN* as received 06/04//2023
 - b. *ICNIRP* as received 06/04/2023
 - c. *5G SITE SPECIFIC SUPPLEMENTARY INFORMATION* as received 06/04/2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Allport, Dallimore Road, Manchester, M23 9NX

F Duerr And Sons Ltd, Dallimore Road, Manchester, M23 9NX

Unit 2, Dallimore Road, Manchester, M23 9JA

Unit 1, Dallimore Road, Manchester, M23 9JA

The Studios, Dallimore Road, Manchester, M23 9NX

Spectrum House, Floats Road, Manchester, M23 9LJ

Appendix 2 – Planning constraints

Article 4 Direction - Wythenshawe PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 45M

Area Team Boundary - Name: SOUTH AREA