

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134223/TEL/2022

Date registered valid: 30 June 2022

Proposal: Prior approval application for the installation of a 20m monopole with associated antennas and microwave dishes, together with the installation of equipment cabinets and ancillary equipment.

Address: To The North Of The Entrance To North Manchester General Hospital, Delaunays Road , Manchester

Ward(s): Crumpsall Ward

Applicant: CK Hutchinson Networks (UK) Ltd 450 Longwater Avenue, Green Park, Reading, Berkshire, RG2 6GF

Agent (if any): Mr Joshua Fiteni Clarke Telecom Limited Unit E Madison Place, Northampton Road, Manchester, M40 5AG

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 August 2022

Application details

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit: 8 July 2022

Standard consultations:

Printed: 4 July 2022 Expired: 25 July 2022

Neighbour notifications

Printed: 4 July 2022 Expired: 25 July 2022

Site notice

Posted: 8 July 2022 Expired: 29 July 2022

Press advert

Published: 12 July 2022 Expired: 2 August 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to the footway to the north of the entrance to North Manchester General Hospital on Delaunays Road within the ward of Crumpsall. The site is located near to the junction of Crumpsall Way leading to North Manchester General Hospital. South of the site is an area of landscaping within the hospital site containing semi-mature and mature trees, with the associated car park to the hospital beyond. Delaunays Road continues to the west of the site with residential housing in the wider surrounding area. To the north of the site are residential properties on the opposite side of Delaunays Road.

The agent considered alternative site options and provided detailed information of why no other alternative site was suitable.

Description of development

The application is a prior approval application for the installation of a 20m monopole with associated antennas and microwave dishes, together with the installation of equipment cabinets and ancillary equipment.

Planning history

No planning history exists for this site.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

Environmental Health

Environmental Health request a condition relating to the acoustic insulation of external plant .

Highway Services

Highways were consulted and the following response was received.

Both the mast and associated antennas and cabinets appear to be placed at the back of the adopted footway. However, it is unclear how large the equipment is and how much footway will be used.

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.

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

Detail is sought on proposed installation arrangements from a highways perspective. The applicant is advised that any requirements for temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004)

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 10. Supporting high quality communications- Explains how 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. It specifically states that 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.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces. Where development is not well designed, it should be refused.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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 effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policy is of relevance in the consideration of this application:

Policy DC17.1 states that applications for telecommunications developments will normally be approved if the Council can be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas. Wherever possible, the Council will expect the potential of existing buildings and masts, including the sharing of such facilities, to be fully explored before agreeing to additional separate development.

ISSUES

Principle of development

The Town and Country Planning (General Permitted Development) (England) Order 2015 confers 'permitted development rights' for certain types of telecommunications development. These permitted development rights remove the need to submit a full planning application for masts and equipment of the type proposed.

This means that the Local Planning Authority can only control the details of the siting, design and external appearance of a telecommunication development, as the acceptability of the principle of the development is already established.

The principal issue relates to the impact upon visual amenity and upon the character and appearance of the area, as consequence of the siting and appearance of the proposed installation.

In this case, given the prevailing policy and Government support for telecommunication installations coupled with the siting and appearance of the proposed installation in the case, the principle of the proposal is considered satisfactory. The public benefits of a greatly enhanced communications network for businesses, residents and visitors alike in this location, would also qualify as a considerable positive that would contribute to the wider economic output of the area, as well as social improvements.

As such, it is considered that the proposal complies with the overarching policy framework which outlines a general presumption in favour of telecommunication development. It is necessary however to further assess the appropriateness of the siting and appearance of the proposed equipment, as outlined below.

Siting and Appearance

The proposal would be located to the back of the footway, on the north east side of Delaunays Road. The site is located near the junction of Crumpsall Way, a road giving access to North Manchester General Hospital. South of the site is an area of landscaping within the hospital site containing semi-mature and mature trees, with the associated car park to the hospital beyond. Delaunays Road continues to the west of the site with residential housing in the wider surrounding area. To the north of the site are residential properties on the opposite side of Delaunays Road.

The introduction of a tall structure will be highly visible in the streetscene to passers-by and nearby residents. However, the nature of the proposal would be read in the context of other street furniture including lamp posts.

Within the supporting documentation submitted with the planning application, it is stated that the height of the mast has been kept down to a minimum. Although the proposal would be sited opposite residential properties, the immediate area is characterised by the hospital and additional commercial units to the east. As such, the surrounding area is mixed and it is not considered that the proposal should lead to the creation of an incongruous feature in the streetscene. The nearest residential properties are located on the opposite site of Delaunays Road, thereby having a degree of separation from the proposed mast and ancillary cabinets. Although the mast would be positioned close to the hospital boundary this would not be seen to create any overbearing or adverse visual impacts for the users of the hospital. Other examples exist to the south of the city, where telecom masts are located close to hospitals.

Other locations were assessed and discounted. On balance, the proposed installation is unlikely to be significantly intrusive or noticeably detectable beyond the immediate area and above the eyeline of neighbouring occupiers. As such, the impact is not considered so significant to have an undue impact upon either the appearance of the area or upon residential amenity.

Impact on Health

The role of the planning system is not to duplicate existing controls under other legislation and is not the place to determine health safeguards. It is the Government's view that if a proposed development conforms to International Compliance for Public Exposure Guidelines for Public Exposure to Electromagnetic Fields established by the International Commission on Non Ionising Radiation Protection (ICNIRP), further consideration of this issue should not be necessary by the Local Planning Authority.

It should also be noted that within the letter issued to Local Planning Authorities from the Department for Digital, Culture, Media and Sport, dated 24 May 2021, it is stated that the Government's independent advisers on matters of public health, are clear that there is no credible evidence of a negative impact of mobile technology, including 5G on people's health. Central to PHE's advice are the guidelines published by the International Commission on Non-Ionizing Radiation Protection (ICNIRP), which is formally recognised by the World Health Organisation.

Access

Both the mast and associated antennas and cabinets 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. The distance from the equipment to the edge of the carriageway provided is a 2 metre gap. As such, this appears to respond to the expressed concerns.

Noise

Considering the busy nature of Delaunays Road and associated traffic noise , and disturbance from emergency vehicles, the noise condition requested by Environmental Health is not considered to be appropriate given the circumstances and as such is not proposed to be attached to any approval granted.

Human Rights Act 1998 consideration

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

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

1) The City Council is satisfied with the siting and appearance of the proposed telecommunication installation, in accordance with policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC17.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework (NPPF). The consent hereby provided shall ensure the installation be carried out only in accordance with drawings numbered MAN24790_B35_GA_A, 260 PROPOSED H3G SITE ELEVATION , MAN24790_B35_GA_A 210 PROPOSED H3G SITE PLAN MAN24790_B35_GA_A 002 SITE LOCATION PLAN and received by the City Council as Local Planning Authority on 30 June 2022, together with accompanying documents.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC17.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework (NPPF).

Informatives

- 1) Detail is sought on proposed installation arrangements from a highways perspective. The applicant is advised that any requirements for temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004)

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

139 Delaunays Road, Manchester, M8 4RE
125 Delaunays Road, Manchester, M8 4RE
127 Delaunays Road, Manchester, M8 4RE
137 Delaunays Road, Manchester, M8 4RE
131 Delaunays Road, Manchester, M8 4RE
141 Delaunays Road, Manchester, M8 4RE
135 Delaunays Road, Manchester, M8 4RE
133 Delaunays Road, Manchester, M8 4RE
129 Delaunays Road, Manchester, M8 4RE
123 Delaunays Road, Manchester, M8 4RE
121 Delaunays Road, Manchester, M8 4RE
119 Delaunays Road, Manchester, M8 4RE
117 Delaunays Road, Manchester, M8 4RE

Appendix 2 – Planning constraints

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

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA