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Our ref: MAN24787

Councillor Angela Gartside
Member's Services Office
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Email: cllr.angela.gartside@manchester.gov.uk

18th August 2022

Dear Cllr Gartside

PRECONSULTATION – PROPOSED RADIO BASE STATION INSTALLATION AT MAN24787 THE CO-OP FOOD SW'S, RINK STREET, LADYBARN, MANCHESTER, ENGLAND M14 6TG, NGR E: 385979 N: 393221.

Clarke Telecom Ltd act on behalf of the mobile telecommunications operator CK Hutchison Networks (UK) Ltd. The proposal is to install a radio base station, in order to provide the latest 3G, 4G and new 5G technologies to the Ladybarn area.

The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, CK Hutchison Networks (UK) Ltd are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of CK Hutchison Networks (UK) Ltd continued network improvement program, there is a specific requirement for an installation at the Rink Street to ensure that the latest high quality 3G and 4G service provision is provided in this area of the Ladybarn. The proposed column will also ensure that new 5G coverage can also be provided at this location. This ensures that coverage and capacity requirements are maintained.

Mobile telecoms networks are now ubiquitous throughout the UK. It is an expectation that an individual can connect and use their mobile phone whenever and wherever they are. With the advent of new technology, under the banner of 5G, further advances are proposed and Central Government has seen the telecoms industry, and in particular 5G, to be at the forefront of economic development.

This site will enable 5G coverage to be provided to this area of Ladybarn. The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage.

As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver prosperity at the local level and enable all places to share in the proceeds of growth.

5G service provision will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, the 'Internet of Things'. This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

The radio base station will also meet the extra demands on the network in this area as more people use internet enabled handheld devices. It is a densification project for the operator's network to fill holes in service provision including coverage and capacity. This will enable the operator's customers to be able to use their handheld devices without calls being dropped or buffering occurring where there is a gap in the operator's network coverage and capacity ability. A site in this location will fill the gap in service provision and provide high quality, reliable, advanced 3G, 4G and 5G to this urban area of Ladybarn.

The preferred CK Hutchison Networks (UK) Ltd option is as follows:

MAN24787 THE CO-OP FOOD SW'S, RINK STREET, LADYBARN, MANCHESTER, ENGLAND M14 6TG, NGR E: 385979 N: 393221.

The proposal relates to the installation of up to a 20m high slim-line monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet at the base of the monopole, 2 no. equipment cabinets, 1 no. electric meter cabinet, and ancillary development thereto.

The proposed height of up to 20m is essential in order to ensure the latest 4G and new 5G technologies are provided in the Ladybarn area. These latest technologies operate at higher frequency bands than older technologies such as 2G and 3G. The higher the frequency band the greater the radio signal is naturally weakened. This means that the effects of clutter are even more significant than for the provision of older technologies. As a result, a higher column is normally required to maintain the same coverage footprint. The latest 4G technology and new 5G service provision carry higher capacity and data speeds to the user, this leads to such antennas having to be positioned at a higher height than more standard antennae and in turn a taller antenna height for 5G service provision.

The antennas are proposed to be open and not shielded as this provides the optimal service provision to the surrounding area. If the antennas were to be shrouded, they would not be as efficient at providing the latest technologies to this cell area. Thus an additional installation would likely to be required in this cell area which would lead to the proliferation of masts contrary to the NPPF.

The cabinets are designed to appear like other statutory undertakers equipment cabinets. They are small for telecommunications apparatus and are proposed to be coloured green to assimilate with other commonly found equipment cabinets. The cabinets can be installed under the operators permitted development rights, but have been included on the plans and in the description in order to remain fully transparent.

We have considered alternative site options and discounted as follows:

- **Streetworks – Bowers Street, Ladybarn, Burnage, Manchester, Greater Manchester, England M14 6SU, NGR E: 386005 N: 393207**
The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.
- **Streetworks – Ladybarn Lane, Ladybarn, Fallowfield, Manchester, Greater Manchester, England M14 6RW, NGR E: 385886 N: 393291.**
Due to the proximity of a Listed Building development near this heritage asset should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area.
- **Rooftop- Ladybarn Social Club, Green Street, Ladybarn, Burnage, Manchester, Greater Manchester, England M14 6TJ, NGR E: 386017 N: 393261**
Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area. The rooftop is too low in order to deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
- **Streetworks – Ladybarn Halal Meats, Green Street, Ladybarn, Burnage, Manchester, Greater Manchester, NGR E: 385941 N: 393246**
It is not possible to install a street furniture installation at this location due to unresolvable underground services in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
- **Rooftops – Residential Properties on Lyth Street**
The residential properties in the search area are predominantly 2 storey pitched roof houses. These buildings are not tall enough to host an installation that would be capable of providing the required levels of coverage and capacity to the target coverage area. In addition, their pitched roofs would not be capable of hosting the type of equipment required.
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- **Greenfield – Ladybarn, Parrs Wood Road / opposite Ladybarn Park, Parrs Wood Road, Ladybarn, Burnage, Manchester, Greater Manchester, England M20 4SH, NGR E: 385842 N: 392895**

An installation at this location is located too far to the South to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.

- **Rooftop – St Chad's Church, Mauldeth Road, Ladybarn, Withington, Manchester, Greater Manchester, England M20 4NE, NGR E: 385796 N: 393167**

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The proposal for this CK Hutchison Networks (UK) Ltd site has been designed within International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines. A certificate of ICNIRP compliance will be included within the planning submission.

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Withington
M14 6SG

Email: admin@mauldethroad.manchester.sch.uk

Via Email

18th August 2022

Dear Sir/Madam

PRE-APPLICATION CONSULTATION – PROPOSED RADIO BASE STATION INSTALLATION AT MAN24787 THE CO-OP FOOD SW'S, RINK STREET, LADYBARN, MANCHESTER, ENGLAND M14 6TG, NGR E: 385979 N: 393221

Clarke Telecom Ltd act on behalf of mobile telecommunications operator CK Hutchison Networks (UK) Ltd. The proposal is to install a radio base station, in order to provide the latest 3G, 4G and new 5G technologies to the Ladybarn area.

As part of CK Hutchison Networks (UK) Ltd continued network improvement program, there is a specific requirement for an installation at the Rink Street to ensure that the latest high quality 3G and 4G service provision is provided in this area of the city. The proposed column will also ensure that new 5G coverage can also be provided at this location. This ensures that coverage and capacity requirements are maintained.

The proposal, which we feel is the best solution to serve our customers in the local community, will include: installation of up to a 20m high slim-line monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet at the base of the monopole, 2 no. equipment cabinets, 1 no. electric meter cabinet, and ancillary development thereto at the **MAN24787 THE CO-OP FOOD SW'S, RINK STREET, LADYBARN, MANCHESTER, ENGLAND M14 6TG, NGR E: 385979 N: 393221**. Enclosed for reference is a site location plan and an indicative drawing of the proposed monopole.

The proposed height of up to 20m is essential in order to ensure the latest 4G and new 5G technologies are provided in the Ladybarn area. These latest technologies operate at higher frequency bands than older technologies such as 2G and 3G. The higher the frequency band the greater the radio signal is naturally weakened. This means that the effects of clutter are even more significant than for the provision of older technologies. As a result, a higher column is normally required to maintain the same coverage footprint. The latest 4G technology and new 5G service provision carry higher capacity and data speeds to the user, this leads to such antennas having to be positioned at a higher height than more standard antennae and in turn a taller antenna height for 5G service provision.

The antennas are proposed to be open and not shielded as this provides the optimal service provision to the surrounding area. If the antennas were to be shrouded, they would not be as efficient at providing the latest technologies to this cell area. Thus an additional installation would likely to be required in this cell area which would lead to the proliferation of masts contrary to the NPPF.

The cabinets are designed to appear like other statutory undertakers equipment cabinets. They are small for telecommunications apparatus and are proposed to be coloured green to assimilate with other commonly found equipment cabinets. The cabinets can be installed under the operators permitted

development rights, but have been included on the plans and in the description in order to remain fully transparent.

All CK Hutchison Networks (UK) Ltd installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission. In fact, because of the very low power utilised by telecommunications sites the emissions will be many times lower than the ICNIRP threshold.

We would welcome your views (within 14 days of the date of this letter) before we finalise the proposal and submit the planning notification to the Local Planning Authority.

Yours faithfully

Michal Laskowski

Michal Laskowski

Town Planner

Clarke Telecom

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(for and on behalf of CK Hutchison Networks (UK) Ltd)

Michal Laskowski

From: Chris Wills <cllr.chris.wills@manchester.gov.uk>
Sent: 18 August 2022 15:52
To: Michal Laskowski
Cc: Angela Gartside; Becky Chambers; Jennifer Connor
Subject: RE: MAN24787 - Pre-consultation for proposed radio base station

Hi Michal

Many thanks for getting back to me. I appreciate your point regarding the height, and the need for it to be taller, however if you were to come to Ladybarn you would be able to get an idea of the impact. You won't have to live with the structure, whereas residents will; and we as councillors will have to deal with any backlash. Therefore it's important that we get this process right.

Best wishes.

Chris

Councillor Chris Wills
Labour & Co-operative Member, Withington Ward
Lead Member for LGBT+ Men
Tel: 07970 395030

From: Michal Laskowski <Michal.Laskowski@Clarke-Telecom.com>
Sent: 18 August 2022 15:26
To: Chris Wills <cllr.chris.wills@manchester.gov.uk>
Subject: RE: MAN24787 - Pre-consultation for proposed radio base station

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Dear Cllr Wills,

Thank you for your email.

The proposed radio base station will be up to 20m tall, and at this stage we are not able to determine the exact height of it. It is accepted that the height of the proposed installation is taller than other pieces of surrounding linear items of street furniture. This itself is not a valid reason to conclude that it is not appropriate at a specific location. Indeed, Inspectors at appeal have noted that by their very nature to be effective masts are required to be taller than surrounding structures.

Telecommunications apparatus by their very nature must be taller than surrounding built and natural form to ensure its efficient operation. The Code of Practice explains this requirement fully in paragraph 39, '*Placing a mast within or adjacent to an existing group of trees, vegetation and other natural features can reduce visual impact... antennas will need to be sufficiently elevated to clear the tree-line...*' It is an essential piece of infrastructure, like pylons and telegraph poles. The proposal should not be considered negatively due to it being taller per se than the adjacent trees and street furniture. Reasonable consideration of the proposal in the context of these trees and vertical elements of street furniture can only conclude that the presence of these seeks to provide a setting wherein a base station may appear more congruous from which to provide an important service.

With regards to concerns about consultation with residents and other neighbourhood groups, an application for prior approval will be submitted to the Local Planning Authority to allow them to consider the siting and appearance of the proposed equipment. Residents and local neighbourhood groups will have an opportunity to comment on the application once it is validated, via the Local Planning Authority's website.

Kind Regards,
Michal

Michal Laskowski | Graduate Town Planner
Clarke Telecom

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From: Chris Wills <cllr.chris.wills@manchester.gov.uk>
Sent: 18 August 2022 15:07
To: Michal Laskowski <Michal.Laskowski@Clarke-Telecom.com>
Cc: Angela Gartside <cllr.angela.gartside@manchester.gov.uk>; Becky Chambers <cllr.becky.chambers@manchester.gov.uk>; Jennifer Connor <jennifer.connor@manchester.gov.uk>
Subject: RE: MAN24787 - Pre-consultation for proposed radio base station

Dear Michal

Many thanks for emailing with these proposals. I have copied in my ward colleagues, Councillor Chambers and Councillor Gartside.

We recognise the need for residents to have a strong signal. However this has to be balanced against the height of the mast. At 20m, it would be significantly taller than any other structure in Ladybarn. This could lead to significant loss of visual amenity for local residents. A number of them are active in the local community, in particular in Ladybarn Park, and are likely to have strong views about the proposed location. I note in the letter that a number of other possible sites were explored, but discounted for various reasons.

Another mast was installed last year on Heyscroft Road, near the junction with Parrs Wood Road. We have had complaints from a number of residents regarding lack of consultation and the size of the mast. It appears that only houses in the immediate vicinity of the mast were written to. Given the height, we would strongly urge that residents in the wider area are consulted regarding this proposed mast.

I have copied in Jennifer Connor from the Council's Planning department, and we would be happy to work with her, and with you, to identify an appropriate list of roads for consultation.

Best wishes.

Chris

Councillor Chris Wills
Labour & Co-operative Member, Withington Ward
Lead Member for LGBT+ Men
Tel: 07970 395030

From: Michal Laskowski <Michal.Laskowski@Clarke-Telecom.com>
Sent: 18 August 2022 10:31
To: Chris Wills <cllr.chris.wills@manchester.gov.uk>
Subject: MAN24787 - Pre-consultation for proposed radio base station

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Dear Cllr Wills,

Please find attached a pre-application consultation letter, site location plan, and a typical proposed monopole drawing in relation to the proposed radio base installation at the above site.

If you have any comments, they would be gratefully received.

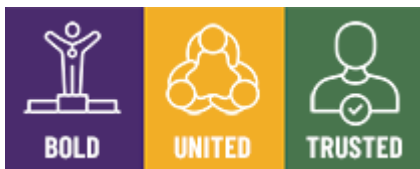
Kind regards

Michal

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