SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	BRUNSWICK STREET	Site Address:	UPPER BROOK NORTH / BRUNSWICK STREET, MANCHESTER, M13 9SR
National Grid Reference:	E: 384907 N: 396762		
Site Ref Number:	CS 302866 VF27710 VMO2 88909	Site Type:[1]	STREETWORKS

2. Pre-Application Check List

Site Selection

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: N/A		
Were industry site databases checked for suitable sites by the operator:	**Yes**	~~No~~
If no explain why:		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	YES
Date of pre-application contact:	29th September
Name of contact:	Manchester City Council – Case officer - Lea Joseph

In the first instance, all correspondence should be directed to the agent.

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Pre-application engagement was undertaken with Manchester City Council in relation to the replacement VMO2 and VodafoneThree installation required following the Notice-to-Quit at the existing site. Initial correspondence was issued on the 29th September on behalf of the operators, and a substantive response was received from the Council's Assistant Planner, Lea Joseph, on 16 October 2025.

In that response, the officer confirmed the Council's overall support for improved digital connectivity, stating:

"*We welcome additional telecoms infrastructure but, unfortunately the proposed site will need to be amended.***"**

The officer's concern related to long-term regeneration aspirations for the Oxford Road Educational Corridor, further stating:

"*As part of the LPA and wider MCC goals around regeneration… we are looking to safeguard the large sites that are a part of development plans we are hoping to implement in the next 5–10 years.***"**

"*The proposed telecoms could impair the development we will be able to activate at the site***."**

Following this, WHP sought clarification on 20 October 2025, confirming that the initial location referenced by the LPA did not correspond to the operators' actual proposed position and providing an accurate grid reference for review. The case officer reassessed the Strategic Regeneration Framework and issued further correspondence on 27 October 2025, stating:

"I have reviewed the SRF again… the area is slated for redevelopment."

Internally, WHP reviewed MCC's published redevelopment mapping and confirmed that the now-proposed Brunswick Street site lies outside the SRF's identified red-line development block, does not fall within any adopted allocation, and is not the subject of any extant planning permission. The strip of land on which the installation is proposed is not within the ownership of the Council and is not included in the illustrative masterplan referenced by the LPA.

Accordingly, the operators have progressed a location which respects the Council's regeneration objectives while also satisfying the urgent operational requirement arising from the NTQ at the existing site.

Recent case law under the Electronic Communications Code has reaffirmed that redevelopment can only outweigh the operational need for telecommunications apparatus where the landowner or authority can demonstrate a firm, settled and deliverable intention to redevelop, supported by a realistic prospect of

implementation. Generalised safeguarding, medium- to long-term aspirations, or high-level strategic frameworks do not meet this threshold. In the **Vodafone v Icon Tower Infrastructure Ltd** (Upper Tribunal, 2024/25) decision, the Tribunal held that only redevelopment that is genuinely imminent and supported by clear evidence can prevail over telecoms need. Where redevelopment is indicative, strategic or expected several years in the future, the public interest in maintaining network capability carries much greater weight.

In this case, the Council's stated intention to pursue regeneration *"in the next 5–10 years"* does not meet the threshold of certainty established in Tribunal authority and therefore carries limited material weight in the determination of a GPDO prior approval application. The proposed site itself lies outside the highlighted block referenced by the officer and does not prejudice any committed scheme.

Importantly, even where future redevelopment may come forward, the Electronic Communications Code provides statutory mechanisms for the **alteration, removal or relocation** of telecommunications equipment to facilitate development delivery. VMO2 and VodafoneThree routinely work with landowners and local authorities to accommodate such changes as part of redevelopment programmes. As such, the proposal **does not sterilise land**, does not prevent redevelopment from being pursued, and does not create long-term constraint on delivering the city's regeneration aims.

A written offer of pre-application consultation and planning drawings were sent to the LPA on the 29th of September 2025, Ardwick Ward Councillors, and Afzal Khan MP.

Amna Saad Omar Abdullatif - cllr.amna.abdullatif@manchester.gov.uk
Tina Hewitson - cllr.tina.hewitson@manchester.gov.uk
Abdagfar Mohamed Muse - cllr.Abdiagafar.Muse@manchester.gov.uk

Mr. Afzal Khan MP - afzal.Khan.mp@parliament.uk

No responses were received to the consultation correspondence. Following consideration of the site context and the anticipated benefit of any written feedback, it was concluded that sufficient understanding of the local setting had been established through previous assessments and engagement. The application has therefore been progressed on the basis of this pre-existing knowledge and the technical justification for the proposal.

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Annual area wide information to planning authority

Has annual area wide information been provided?	No
If no explain why:	
Summary issues raised: "Cornerstone's commercial arrangements with VMO2 have evolved, resulting in greater operational independence. As a consequence, Cornerstone does not always have full forward visibility of VMO2's wider upgrade programme; however, we remain committed to close cooperation with Local Planning Authorities and continued adherence to industry best-practice guidance. We seek to engage with planning authorities at the earliest reasonable stage once instructed to progress new infrastructure, and we regularly undertake strategic pre-rollout discussions to provide clarity on programme intentions where possible. Should the Local Authority wish to discuss wider Cornerstone activity within the borough, we would be pleased to arrange a meeting. Cornerstone recognises the importance of long-term collaborative relationships and will continue to work constructively with the Council to help deliver improved mobile connectivity on behalf of both VMO2 and VodafoneThree.	

Community Consultation

Rating of Site under Traffic Light Model:	~~Red~~	Amber	~~Green~~
Outline of consultation carried out: A number of residential properties along the Brunswick Road 91-103, M13 9SR were consulted via postal recorded delivery on the 29th September with no responses received to date. The Ardwick Ward Councillors were also contacted on the same date with no response.			

School/College

Location of site in relation to school/college (include name of school/college): Holyrood Nursery Dryden Street and the University of Manchester were consulted on the 29th September with no response to date.

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Civil Aviation Authority/Secretary of State for Defence or the operator of the civil safeguarding area or defence safeguarding area notification

Will the proposed development be on a civil safeguarding area or a defence safeguarding area?	Yes	**No**
Has the Civil Aviation Authority/Secretary of State for Defence/operator of the civil safeguarding area or defence safeguarding area been notified?	Yes	**No**
Details of response: N/A		

Developer's Notice

Summary of outcome/main issues raised (include copies of relevant correspondence): To date no comments have been received on the proposal.

Copy of Developer's Notice enclosed?	**Yes**	~~No~~
Date served:	27/11/2025	

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3. Proposed Development

The Proposed Site
This proposal follows a review of the existing VMO2 and VodafoneThree **(VFT)** streetworks installation at **Upper Brook Street** (Unwind site, NGR: **E: 384832 / N: 396801**), which is subject to a Notice to Quit (NTQ) due to redevelopment requirements in the immediate area. In accordance with the Code of Best Practice on Mobile Network Development, the operators first sought to retain or upgrade the existing site; however, due to the confirmed redevelopment constraints, the location can no longer support the required equipment or remain in operational use. A detailed search was therefore undertaken to identify a suitable replacement location within the same operational footprint to ensure continuity of service. As shown within the technical coverage assessment in section 5 below, the proposed site on **Brunswick Street** (NGR: **E: 384906 / N: 396764**) has been selected as the most appropriate option. The location provides the required technical performance while minimising visual and environmental impact. The site benefits from a grass verge, existing street furniture, and a strong built backdrop, which together assist with visual integration. Importantly, the proposed site lies only approximately 95 metres south of the existing Upper Brook Street mast, meaning the replacement installation remains firmly within the same cell area. This ensures seamless continuity of VMO2 and VodafoneThree coverage, prevents the formation of signal gaps, and maintains existing service levels for residents, businesses and road users in the Brunswick and Upper Brook corridor. As demonstrated in Figure 1a, the proposed Atlas replacement mast is located outside the Brunswick Masterplan red-line boundary and therefore does not fall within the identified redevelopment area.

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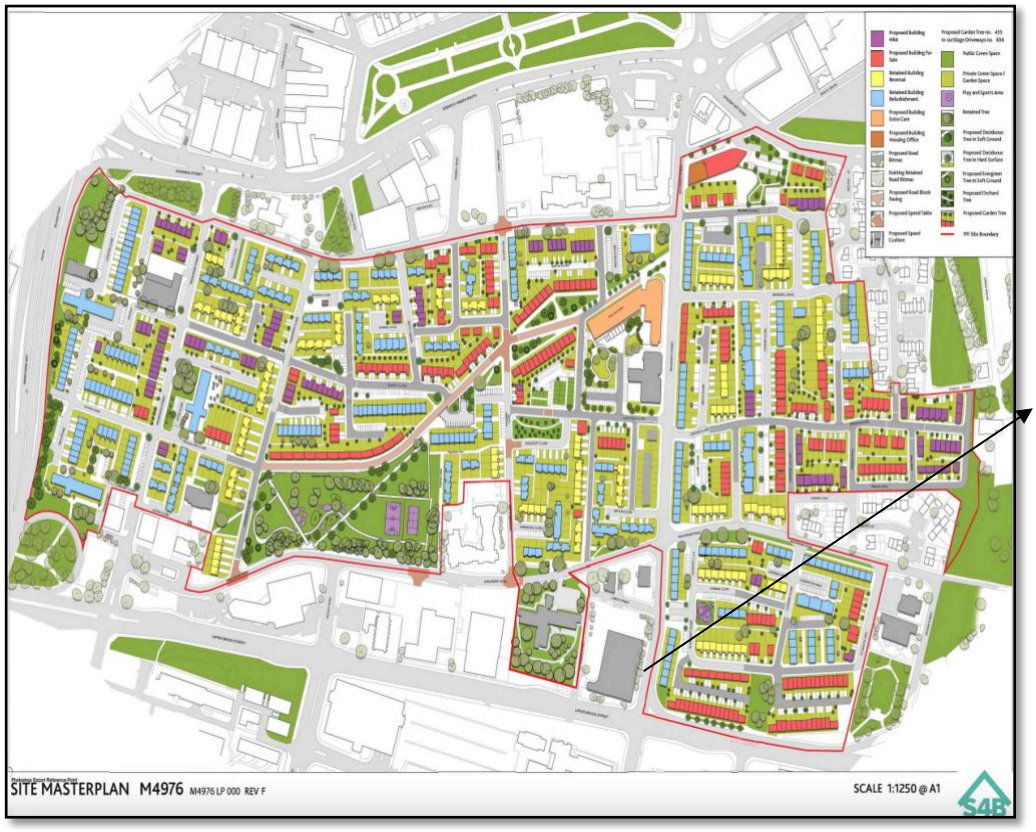


***Figure 1a**: Brunswick Masterplan Red-Line Boundary and Proposed Telecommunications Installation (Source Brunswick Master Plan M976)*

The position of the installation has been carefully selected to avoid conflict with footways, sightlines, and highway operations, while ensuring pedestrian movement and road safety are maintained.

Government policy strongly supports the delivery of high-quality, reliable digital connectivity, recognising its essential role in economic growth, social inclusion and the functioning of modern urban communities. This location serves a densely populated residential area, key educational and healthcare routes, and significant through-traffic, all of which generate high mobile data demands. To meet these requirements, VMO2 and VodafoneThree have a defined need to enhance both 4G capacity and 5G capability in this locality.

WHP Telecoms Ltd have been commissioned to act on behalf of Cornerstone in relation to this proposal. The development comprises the installation of a 20.0-metre Hutchinson Engineering Atlas streetworks monopole, supporting VMO2 and VodafoneThree antennas and radio units, together with associated cabinets and ancillary apparatus. Full technical details are provided within the enclosed drawings (ref: **CS 30286600_VMO2_88909_VFT_27710_GA_Rev 1A**).

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A supporting Arboricultural Survey accompanies this application. The assessment confirms that the trees adjacent to the proposed monopole are low-value (Category C) specimens with no Tree Preservation Orders in place. Their removal will not materially affect the character of the area, and appropriate mitigation has been identified.

The proposal falls within the limitations of permitted development as set out under Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and therefore requires prior approval from the Local Planning Authority in respect of siting and appearance only.

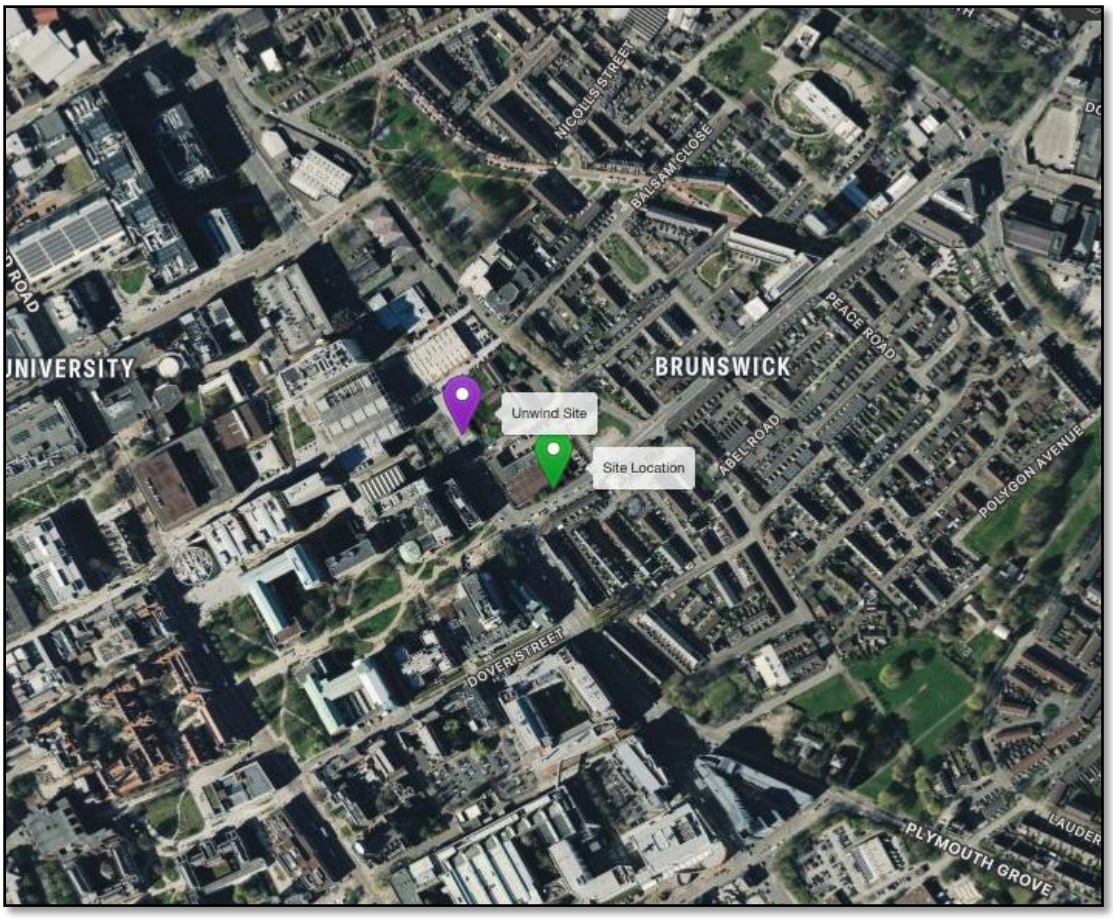


Figure 1: *The approximate site location of the proposed development site along Brunswick Street, and the SW unwind site along Upper Brook Street (Source gridreferencefinder.com)*

It is recognised that the introduction of new mobile telecommunications infrastructure requires careful balancing of operational requirements with environmental and amenity considerations. In this case, the utilisation of a street-level location on Brunswick Street avoids the need for a new greenfield site and is considered

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appropriate within the context of the surrounding residential streets, highway layout, and existing vertical street furniture. The monopole and cabinets have been positioned within the existing grass verge in a manner that minimises visual impact, respects local character, and ensures that pedestrian and vehicular movement remains unobstructed.

The proposed monopole would sit within an established urban streetscape that already features a variety of vertical elements, including street lighting, traffic infrastructure and intermittent tree planting. These features collectively create a layered townscape, meaning that additional vertical structures do not appear out of place. When viewed from Brunswick Street or Cottenham Street, the monopole would read as part of this wider collection of street furniture rather than as a standalone or isolated feature. The presence of the large WH Lung building provides a broad, neutral backdrop that helps moderate the visual impact of the structure, particularly in mid-range views. As a result, the proposal would be perceived as one component within a busy and visually diverse urban setting.

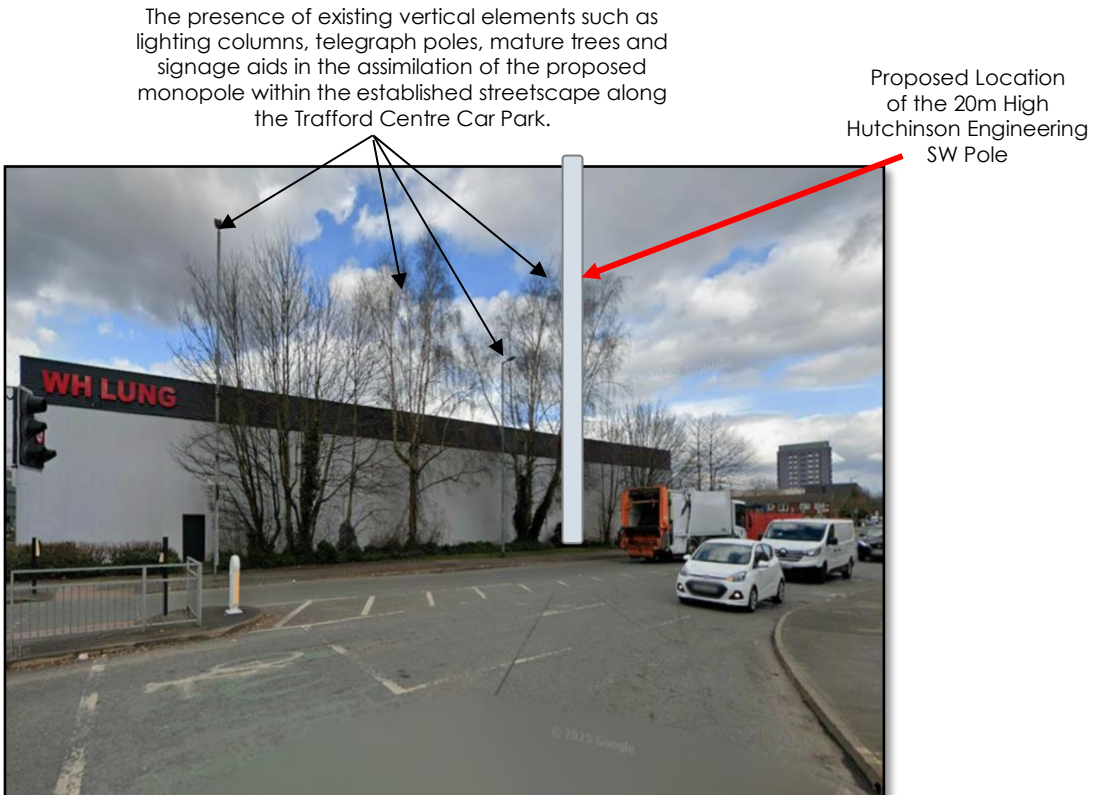


Figure 2: *View from Upper Brook St looking northeast onto Brunswick Street at the approximate site location (Source: google street view)*

The proposed VMO2 and VodafoneThree installation has been designed to the minimum height and scale necessary to achieve the required uplift in 4G capacity and to introduce 5G coverage across this part of Manchester. The wide verge on Brunswick Street as depicted in figure 3 below provides a practical and policy-

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compliant location for the equipment, offering sufficient space to maintain pedestrian movement, avoid highway obstruction and accommodate root-based foundations. Mature and semi-mature vegetation in the area assessed within the accompanying tree survey comprises low-grade specimens with no statutory protection. Their removal or partial clearance does not materially affect local character, and retained planting will continue to soften views from the east.



Figure 3: *View from Brunswick Street when travelling from east to west at the approximate site location (Source: google street view).*

The use of a commercial backdrop, the separation from residential frontages, and the presence of comparable street furniture collectively ensure that visual effects remain limited and contained. The proposal therefore represents a proportionate response to the operational requirement generated by the Notice-to-Quit at the existing site, delivering essential digital connectivity while respecting the character of the surrounding environment. In this context, the design and siting of the monopole are considered appropriate, and prior approval is justified in accordance with the requirements of Part 16 of the GPDO.

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Enclose map showing the cell centre and adjoining cells if appropriate:
This can be provided upon request from the operator.

Type of Structure *(e.g. tower, mast, etc):*
Description: The installation of a new 20m streetworks Atlas Pole hosting 6no. VMO2 antennas, 6no. VodafoneThree antennas (12no. total), associated RRUs, 3no. ground-based cabinets and all ancillary equipment permitted under Part 16 of the GPDO.

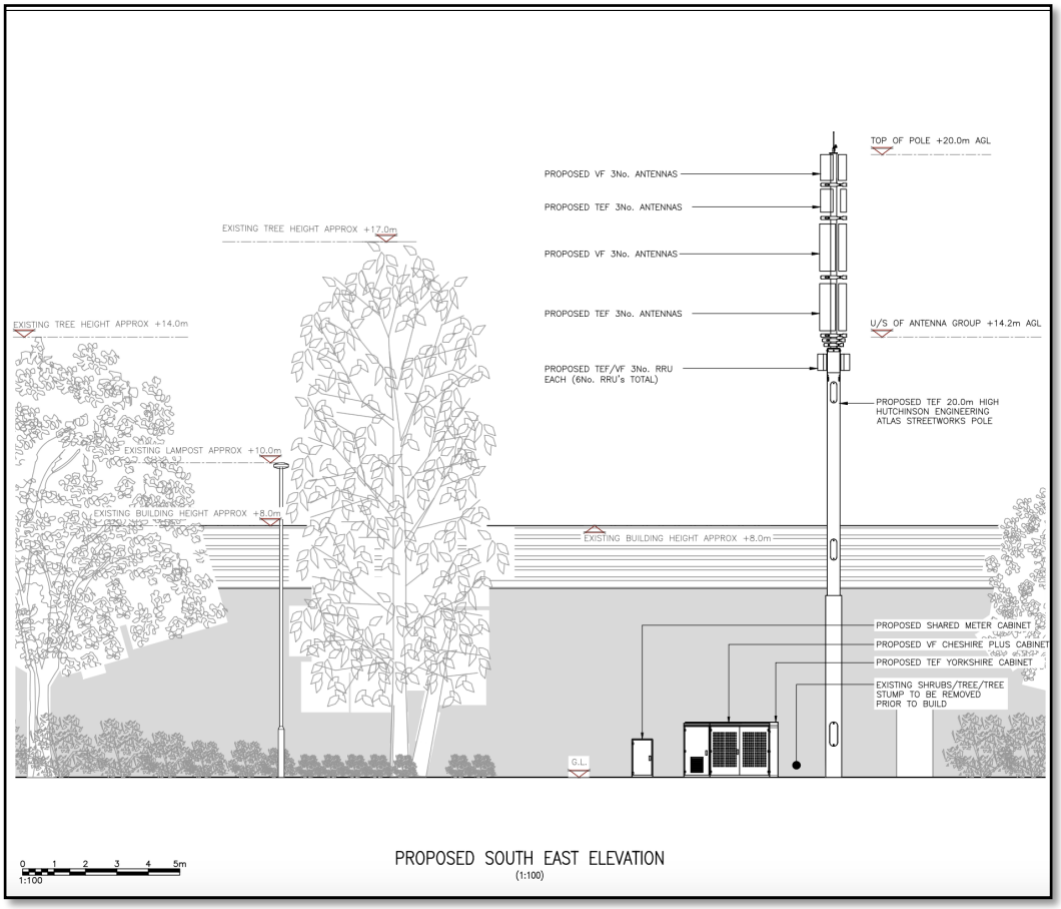


Figure 4: *The approximate site location along Brunswick Road. (Source: Drawing Package)*

Overall Height:	
Height of existing building *(where applicable):*	20 Meters

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Equipment Housing:

ENCLOSURE SCHEDULE								
EXISTING/ PROPOSED	OPERATOR/ OWNER	MANUFACTURER	MODEL	DIMENSIONS (WxDxH)	LOCATION	COLOUR/ FINISH	STATUS	COMMENTS
PROPOSED	CS	COMMSCOPE	SFMC26	600x264x12150	GRASS VERGE	RAL 7035	NEW	-
ALLOCATED	TEF	COMMSCOPE	YORK	1900x660x1750	GRASS VERGE	RAL 7035	NEW	-
ALLOCATED	TEF	COMMSCOPE	SHIRE	1050x660x1750	GRASS VERGE	RAL 7035	NEW	-
ALLOCATED	TEF	COMMSCOPE	TERRIER	700x660x1750	GRASS VERGE	RAL 7035	NEW	ROOT ONLY

Materials *(as applicable)*:

Tower/mast etc – type of material and external colour:	Generic light grey RAL 7035 (Can be altered at the LPA's Request)
Equipment housing – type of material and external colour:	RAL 7035 (Can be altered at the LPA's Request)

Reasons for choice of design:

The siting and design of the proposed telecommunications installation have been driven primarily by operational and technical requirements, together with the availability of suitable land and the surrounding land uses within the target search area. The form and appearance of the installation are dictated by the functional need to provide reliable 4G/5G coverage and capacity while seeking to minimise visual impact on the local environment.

In accordance with national planning policy and the sequential approach outlined in the NPPF and the Code of Best Practice for Mobile Network Development, existing structures and site-sharing opportunities were first assessed. However following the NTQ on the existing Upper Brook Street, no suitable existing buildings, rooftops or nearby structures were identified that could technically accommodate the required equipment at the necessary height to achieve the coverage and capacity objectives for this location. As a result, a new street-level installation has been identified as the only viable solution to meet the network requirements.

The proposed monopole has been designed to the minimum height necessary to ensure satisfactory signal propagation, reduce interference from surrounding built form and vegetation, and provide resilient 4G and 5G coverage across the intended service area. The height is essential to support modern mobile communications equipment and to deliver the increased capacity and data speeds required by current and future users.

The chosen design is modest and functional in appearance and finished in a light grey colour (RAL 7035), which is commonly used for telecommunications infrastructure and helps the structure blend into the existing urban streetscape and sky backdrop. The

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associated equipment housing will be finished in a matching colour and located at ground level to minimise visual intrusion and to maintain a neat and compact arrangement.

The principle of development is supported under Part 16 of the General Permitted Development Order (GPDO), and there is clear precedent for similar telecommunications infrastructure within the wider area. The location has been selected to strike an appropriate balance between operational effectiveness and visual sensitivity, ensuring that the equipment can function efficiently while limiting any impact on the character of the surrounding environment.

National planning policy strongly supports the expansion of high-quality digital connectivity in recognition of its importance to economic growth, social inclusion and public safety. The proposed development will improve mobile network reliability, data capacity and service resilience for local residents, businesses and visitors. The public benefits associated with enhanced digital infrastructure are therefore significant and are considered to outweigh any limited and localised visual effects.

For these reasons, the proposed design is considered to be the most appropriate, proportionate and least intrusive solution to meet the identified network need at this location.

Health and Safety - including ICNIRP compliance

ICNIRP 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.

The proposed installation conforms to current government planning guidelines regarding potential health effects arising from telecommunications development and the operator has included an ICNIRP certificate within the application pack. Recent court cases have confirmed that the public perception of health risks can be a material consideration within the land-use planning system. The publication of the National Planning Policy continues to highlight the Governments view that the planning system is not the appropriate mechanism for determining health safeguards. It sends a clear message to local planning authorities stating that they must 'determine applications on planning grounds. This is reiterated in the Code of Practice.

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Notably, Ofcom have now undertaken 5G audits in the major cities and the results indicate that the exposure levels are a small fraction of the limits. This further reinforces the PHE guidance in respect of 5G which states: "It is possible that there may be a small increase in overall exposure to radio waves when 5G is added to an existing network or in a new area. However, the overall exposure is expected to remain low relative to guidelines and, as such, there should be no consequences for public health." (https://www.gov.uk/government/publications/5g-technologies-radio-waves-and-health).

4. Technical Justification

The National Planning Policy Framework clearly states that authorities should not question the need for the service, nor seek to prevent competition between operators. Notwithstanding this fact, the Applicant considers it to be important to explain the technical justification for the site and how the facility fits into the overall network. The Operators not only have a license requirement to provide a certain level of 3G/4Gcoverage to the population, but they are also obliged to meet the growing consumer demand for 5G coverage, especially as more people are purchasing 5G enabled devices.

The dynamic nature of technological advances in the telecommunications industry coupled with ever-increasing demand from subscribers dictates a continual reinvestment programme on the part of the operators. As a result, and in line with their license requirements, mobile operators are constantly developing their networks including filling holes where there is currently a lack of service provision. In this instance, the proposal is required due to acute capacity issues and will facilitate significantly improved 5G coverage in an area that has not gained this level of connectivity yet. The dynamic nature of technological advances in the telecommunications industry, coupled with ever-increasing demand from subscribers, dictates a continual reinvestment and renewal programme on the part of the operators. In this instance, the proposal is required not only to address acute capacity constraints but also as a direct consequence of the confirmed Notice to Quit affecting the existing Upper Brook Street installation, which is subject to redevelopment and cannot be retained. The loss of this site creates an immediate operational requirement to secure a replacement installation within the same search area to avoid degradation or loss of service. The proposal will therefore ensure continuity of network coverage while also facilitating significantly improved 4G capacity and the introduction of 5G services in an area that has not previously benefited from this level of connectivity.

5. Site Selection Process

The search area for this proposal was limited to meet a specific demand by the operator.

Mobile Network Operators utilise sophisticated radio-planning tools to model operational requirements and forecast service coverage for 4G and 5G technologies. Within this locality, a network deficiency was identified affecting the Upper Brook Street / Brunswick Street area, arising from the Notice to Quit (NTQ) at the existing VMO2 and VodafoneThree streetworks site on Upper Brook Street **(NGR: E: 384832 / N: 396801)**. In response, a targeted search area was defined to ensure continuity of service within the same operational cell and to prevent any degradation to existing coverage levels.

Once the requirement was established, an initial desktop assessment was undertaken to determine major constraints, including land availability, proximity to the target coverage area, existing underground services, highway constraints, nearby development activity, and any relevant planning or environmental designations. This was followed by a detailed physical site search and on-site assessment of all potential candidate locations within the defined search area.

The site selection process sought to identify a location capable of providing the required level of indoor and outdoor coverage while minimising visual and environmental impact. For any candidate site to be deliverable, it was required to be technically suitable in respect of line-of-sight transmission paths, capable of accommodating the necessary antennas and supporting cabinets, and able to provide safe access for installation and ongoing maintenance, together with proximity to power and fibre backhaul infrastructure.

In accordance with the National Planning Policy Framework (NPPF) and the Code of Best Practice on Mobile Network Development, the sequential approach to site selection was followed, based on the following principles:

1. **Sharing of existing telecommunications sites wherever possible**
2. **Use of suitable existing buildings or structures**
3. **Ground-based installation only where no viable alternative exists**

(a) Mast and Site Sharing

The operators first sought to retain, share or upgrade the existing Upper Brook Street streetworks installation **(NGR: E: 384832 / N: 396801)** serving this area. However, this site is subject to a confirmed Notice to Quit due to redevelopment requirements, and the existing structure is no longer capable of accommodating the upgraded equipment

In the fir

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configuration required to deliver enhanced 4G capacity and new 5G services. Retention or upgrade of the existing installation is therefore not feasible. A wider assessment of alternative existing telecommunications sites within the defined search area was undertaken. No other viable existing sites were identified that could accommodate the required VMO2 and VodafoneThree equipment while meeting technical coverage objectives and avoiding unacceptable overlap with adjacent cells. More distant installations would result in signal overspill rather than address the localised capacity shortfall.

(b) Existing Buildings and Structures

A comprehensive review of existing buildings and elevated structures within the defined search area was undertaken to identify any potentially suitable rooftop locations capable of accommodating the required VMO2 and VodafoneThree equipment. The assessment focused on the principal buildings along Upper Brook Street and within the immediate surrounding area, including Kincardine Court, the Schuster Building, multiple University of Manchester academic buildings along Oxford Road and Upper Brook Street, the Henry Royce Institute on Clifford Street, George Kenyon Halls of Residence on Wilton Street, and the WH Lung commercial premises.

The majority of buildings along Upper Brook Street and within the search area were assessed in detail and subsequently discounted for a range of technical, operational and environmental reasons. These included insufficient structural capacity to support additional point loading, severe rooftop congestion caused by extensive existing plant, mechanical equipment and solar infrastructure, inadequate clear zones for safe installation and maintenance access, and ICNIRP compliance constraints arising from the close proximity of surrounding buildings and publicly accessible areas. In other cases, excessive building height would have resulted in network overshoot and sub-optimal coverage performance, while low roof heights would have rendered installations visually prominent and technically ineffective. Several buildings were also constrained by access limitations, servicing conflicts with existing building operations, or an inability to provide safe, compliant maintenance routes without disproportionate structural intervention. As a result of these combined constraints, no assessed building within the search area was found to be technically suitable, available or deliverable for rooftop deployment.

Accordingly, it has been demonstrated that no viable building-mounted alternatives exist within the search area that are capable of meeting the technical, operational and compliance requirements of VMO2 and VodafoneThree. A suitably sited, ground-based solution is therefore required to secure continuity of network coverage following the Notice to Quit at the existing installation.

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Several sites were also found to lie outside the optimal radio design envelope and could not adequately replace the existing Upper Brook Street installation without compromising network performance. Following this systematic assessment, the Brunswick Street site (Option 1) was identified as the least constrained, technically compliant and lowest impact solution. Its location on a wide grass verge adjacent to a strong commercial backdrop allows effective visual assimilation while remaining within the required service area, and it avoids the more sensitive residential and redevelopment constraints affecting alternative locations. The site therefore represents the most appropriate and proportionate ground-based solution to maintain and enhance network coverage and capacity on behalf of VMO2 and VodafoneThree.

The Discounted sites within the search area are illustrated in figure 4 below

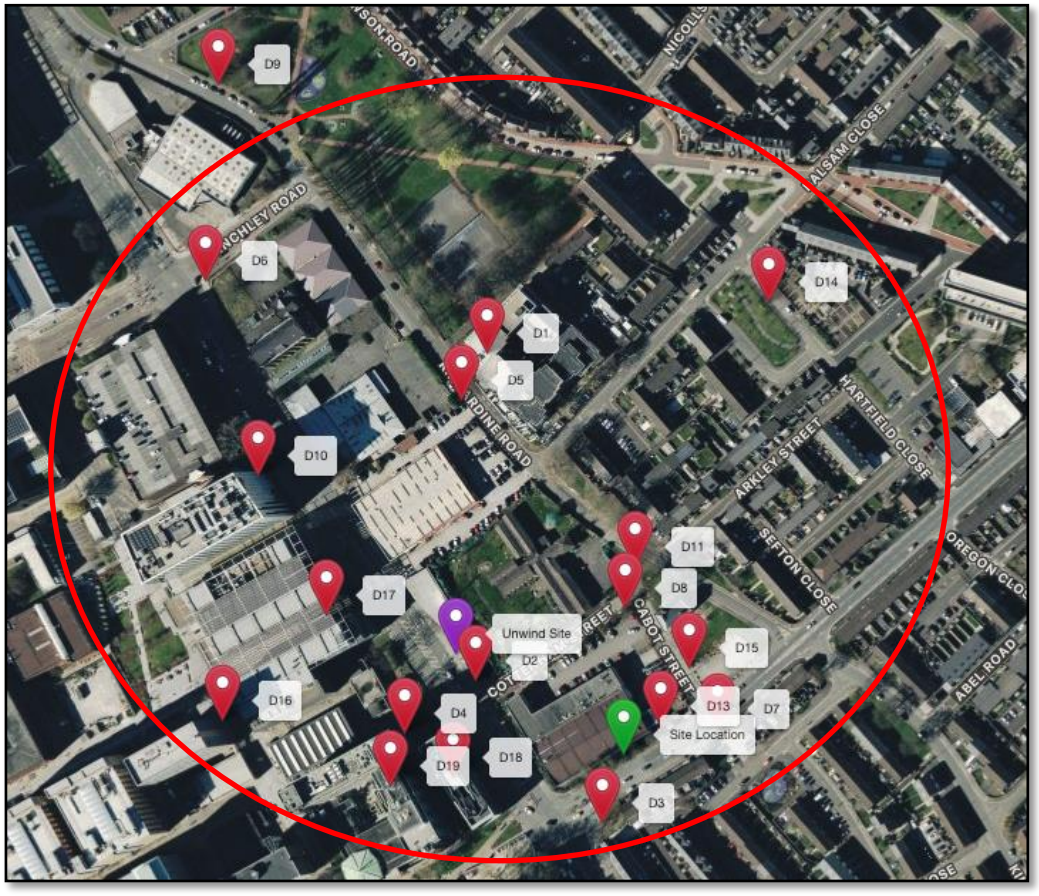


Figure 4: Map of discounted options in relation to chosen site location and search area (Source: gridreferencefinder.com, 2025)

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Option	Site Name and address	National Grid Reference	Reason for not choosing
Unwind site - SW	Brunswick, Upper Brook Street / near Brunswick Street, Upper Brook Street, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9TX, United Kingdom	E: 384924 N: 396778	This site comprises the existing streetworks-based telecommunications installation currently serving the area. As part of the sequential site search and upgrade assessment, the Unwind Site was fully reviewed to determine whether it could accommodate the proposed 4G/5G upgrade. However, during this process it was confirmed that a Notice to Quit (NTQ) has been served due to confirmed redevelopment proposals affecting the site, requiring the permanent removal of the existing apparatus. As a result, notwithstanding its technical suitability in respect of coverage, the site cannot be retained, upgraded or relied upon as a long-term solution for network provision. The Unwind Site is therefore no longer available for telecommunications use and has been discounted on redevelopment, land availability and operational continuity grounds.
D1 - RT	Kincardine Court, Kincardine Road, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9QD, United Kingdom	E: 384838 N: 396965	This option relates to a rooftop installation on a multi-storey residential apartment block. The roof structure is constrained by existing plant, servicing zones and access limitations. The residential nature of the building also introduces significant constraints in terms of visual impact, residential amenity and maintenance access. In addition, a rooftop installation at this location would fail to achieve the antenna height and separation required to meet the identified coverage and capacity objectives. Accordingly, this site has been discounted on technical, access and residential amenity grounds.
D2 - SW	Cottenham Street, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9TX, United Kingdom,	E: 377554 N: 396198	This streetworks site was assessed as part of the sequential site search and upgrade process. However, it has been confirmed that the site and wider area is intended for redevelop. In addition, the existing mast cannot be upgraded to accommodate the proposed 4G/5G equipment, as this would require significant reconstruction and the

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	England, M41 7GF, United Kingdom		introduction of a substantially larger and taller structure that would be inappropriate to its constrained residential setting. The site is located in very close proximity to the Unwind Site but forms a separate installation. It nevertheless falls within the wider redevelopment area, whereas the proposed replacement site lies outside the redevelopment boundary, providing a more sustainable long-term solution. Accordingly, this option has been discounted on redevelopment, land availability, technical and visual amenity grounds.
D3 - SW	Brunswick Street, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9TX, United Kingdom	E: 384895 N: 396730	This proposed streetworks location lies outside the Brunswick Masterplan red-line boundary; however, it occupies a highly prominent and visually exposed position on the Brunswick Street corner frontage. Its corner siting would result in the installation being readily visible from multiple public viewpoints along the street and junction approach, giving rise to an increased visual impact within the townscape. In addition to its visual prominence, detailed utilities records and site constraints confirmed the presence of multiple underground statutory services within this section of highway. Statutory utility providers require prescribed horizontal and vertical stand-off distances to be maintained at all times to allow for safe access, inspection, maintenance and emergency repair. The installation of a street-level telecommunications column and associated equipment cabinets at this location would conflict with these required clearances and would compromise the accessibility and integrity of the existing services. As a result, the proposed development would not be technically deliverable at this location and would present unacceptable construction and operational risks. Accordingly, this site has been discounted on technical feasibility, utilities constraints and visual prominence grounds.
D4 - RT		E: 384796 N: 396775	In order to achieve compliance with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines, the operator must ensure that public access to areas where

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	Schuster Building, Upper Brook Street, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9TX, United Kingdom		radiofrequency exposure may exceed permitted limits is prevented at all times. This requires sufficient physical separation between antennas and any accessible areas on the host building, neighbouring properties and surrounding structures. At this location, the close proximity of surrounding buildings and the variation in neighbouring roof heights would result in overlapping or constrained ICNIRP exclusion zones. This would prevent the operator from guaranteeing that all accessible areas would remain compliant under all operational conditions. Accordingly, this site cannot safely accommodate the proposed installation and has been discounted on technical and ICNIRP compliance grounds.
D5 - SW	Balsam Close, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9XT, United Kingdom	E: 384825 N: 396941	This location was assessed as part of the sequential site search; however, there are current and committed redevelopment works underway between Kincardine Road and Upper Brook Street. The introduction of a new telecommunications mast and associated equipment within this active construction area would conflict with the approved development layout, construction phasing and future site access arrangements. For these reasons, this option cannot be delivered in a sustainable or coordinated manner and has therefore been discounted on redevelopment, land availability and deliverability grounds.
D6- SW	Inchley Road, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9AJ, United Kingdom	E: 384697 N: 397001	A streetworks-style base station was assessed at this location; however, it was found that the installation of a column and associated equipment would encroach into the required visibility splays for vehicles emerging from the nearby junction. This would obstruct driver sightlines and materially increase the risk of conflict between vehicles, pedestrians and cyclists. As a result, the proposal would give rise to unacceptable highway safety concerns and would be contrary to established highway design and safety standards. Accordingly, this option has been

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			discounted on highway safety and technical feasibility grounds.
D7- SW	Glenbarry Close, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9SR, United Kingdom	E: 384953 N: 396777	A streetworks-style telecommunications column was assessed for this location; however, it was found that it could not be accommodated due to the presence of existing underground statutory services within the highway corridor. Utility providers require prescribed stand-off distances and permanent access clearances to be maintained to enable safe inspection, maintenance and emergency repair of these services. The installation of a base station and associated equipment at this location would conflict with these requirements and could compromise the integrity and accessibility of the existing infrastructure. As a result, a development in this position would not be technically deliverable. Accordingly, this option has been discounted on technical feasibility and utilities constraint grounds.
D8 -SW	Cottenham Street, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9TX, United Kingdom	E: 384907 N: 396837	A streetworks-style telecommunications column was assessed for this location; however, the site is constrained by the presence of underground statutory services that require permanent access stand-off distances to be retained. In addition, the available pavement width is insufficient to safely accommodate a street-level pole and associated equipment cabinets without obstructing pedestrian desire lines or reducing footway provision below acceptable standards. The introduction of a permanent telecommunications installation at this point would therefore give rise to both technical deliverability constraints and unacceptable impacts on pedestrian movement and accessibility. Accordingly, this option has been discounted on technical feasibility, utilities constraint and pedestrian safety grounds.
D9 - SW		E: 384704 N: 397099	This location was assessed as part of the sequential site search; however, it lies within the Brunswick Masterplan red-line boundary and is positioned too

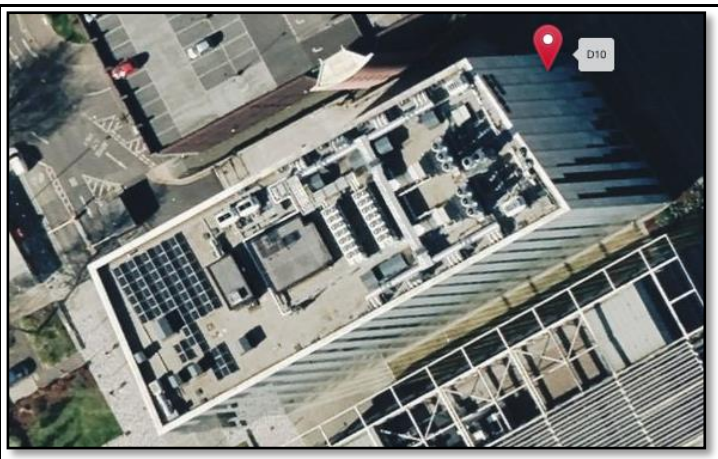
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	Kincardine Road, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9WX, United Kingdom		far north of the identified search area to function as a suitable replacement for the existing Upper Brook Street installation. In addition, due to the open and publicly accessible nature of the surrounding parkland and the limited existing screening, any streetworks-style installation in this position would be highly visible from surrounding residential properties and public viewpoints. The absence of built form or meaningful vegetation to provide visual containment means that a new column and associated cabinets would appear visually prominent and would detract from the open character and amenity value of the area. By contrast, the proposed replacement site benefits from a more contained setting with a greater degree of visual separation from sensitive receptors, allowing the installation to be better assimilated into the streetscape with reduced visual impact. As such, the D9 location represents a significantly less suitable option in visual and environmental terms. Accordingly, this option has been discounted on visual amenity, locational suitability and planning grounds.
D10- RT	University of Manchester, Oxford Road, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9PL, United Kingdom	E: 384723 N: 396904	This rooftop location was assessed as part of the sequential site search; however, it was found that there is no practical or viable space available to accommodate a rooftop telecommunications installation. The roof area is already heavily constrained by pre-existing plant, mechanical equipment, servicing zones and access routes required for maintenance and health and safety compliance. The limited available clearance and loading capacity mean that a compliant antenna structure, associated steelwork and safe maintenance access cannot be achieved without significant reconfiguration of existing services, which is not feasible. Accordingly, this option has been discounted on technical feasibility, structural capacity and buildability grounds.

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			 **Figure D10:** *University of Manchester Rooftop (Discounted Site) Aerial view showing the rooftop heavily occupied by existing plant and servicing infrastructure, confirming the absence of viable space or structural capacity for a compliant telecommunications installation.*
D11	Cabot Street, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9SQ, United Kingdom	E: 384912 N: 396858	This location was assessed as part of the sequential site search; however, the pavement corridor is constrained by the presence of underground electrical services. Statutory utility providers require permanent access and prescribed stand-off distances to be maintained to allow for safe inspection, maintenance and emergency repair. The installation of a streetworks-style telecommunications column and associated equipment at this location would conflict with these required clearances and would compromise the integrity and accessibility of the existing electrical infrastructure. As a result, the proposal would not be technically deliverable. Accordingly, this option has been discounted on technical feasibility and utilities constraint grounds.
D12-SW		E: 377365 N: 396317	This location was assessed as part of the sequential site search; however, it is positioned at a junction on a narrow pavement adjacent to vehicle turning movements and pedestrian crossing desire lines. The available footway width in this location is severely constrained and would not safely accommodate a streetworks-style column and associated equipment cabinets without materially obstructing pedestrian movement.

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	Cabot Street, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9SQ, United Kingdom		In addition, the site lies in close proximity to residential properties and open green space, where any installation would be visually prominent and poorly assimilated into the surrounding streetscape. The junction location would also introduce potential highway safety concerns through obstruction of visibility splays and driver distraction at a point of increased vehicle and pedestrian interaction. Accordingly, this option has been discounted on highway safety, pedestrian safety, visual amenity and technical deliverability grounds.
D13-SW	Cottenham Street, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9TX, United Kingdom	E: 384906 N:396764	This location was assessed as part of the sequential site search; however, the installation of a streetworks-style column and associated equipment at this point would significantly impede the operational functionality of WH Lung's loading and servicing area. The introduction of permanent telecommunications infrastructure within this active servicing zone would constrain vehicle manoeuvring, restrict access for delivery vehicles and compromise the safe and efficient operation of the business. As a result, the proposal would give rise to unacceptable operational and highway safety impacts and would conflict with the established servicing arrangements for the premises. Accordingly, this option has been discounted on operational, access and highway safety grounds.
D14-SW	13, Hartfield Close, Brunswick, Chorlton-on-Medlock,	E: 384979 N: 396990	This location was initially considered as a potential streetworks site; however, it occupies a highly open and exposed position within a residential courtyard environment with minimal built form or landscape screening. Any street-level telecommunications installation in this location would be clearly visible from surrounding dwellings and public viewpoints, resulting in a pronounced visual impact that would be difficult to mitigate. By comparison, the chosen site benefits from a more enclosed and visually contained setting, with greater separation from residential properties and improved

	Manchester, Greater Manchester, England, M13 9YX, United Kingdom		opportunity for visual assimilation within the streetscape. The openness of the D14 location would therefore result in a materially greater visual impact than the proposed site. In addition, the proximity of the location to residential garden areas and pedestrian routes raises concerns in respect of amenity, outlook and localised townscape character. For these reasons, this option has been discounted on visual amenity, residential impact and planning grounds.
D15 - SW	Cabot Street, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9SQ, United Kingdom	E: 384939 N: 396807	This location was assessed as part of the sequential site search; however, it occupies a **highly prominent and visually exposed position** on the Cabot Street frontage, adjacent to open hardstanding and at a point clearly visible from multiple public viewpoints along the main road corridor. The absence of surrounding built form or meaningful landscape screening means that any streetworks-style column and associated equipment would be visually dominant within the streetscene. The prominence of the site would result in a significantly greater visual impact than the chosen site, which benefits from a more enclosed setting and improved opportunity for visual assimilation. In addition, the location sits close to the carriageway where the introduction of vertical infrastructure would increase visual clutter within an already busy highway environment. For these reasons, this option has been discounted on visual prominence, streetscape impact and planning grounds.
D16- RT	University of Manchester, Oxford Road, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9PL, United Kingdom	E: 384705 N: 396782	This rooftop location was assessed as part of the sequential site search; however, the host building is significantly taller than required for the proposed replacement installation. The excessive height would result in inappropriate overshoot of the target coverage area, reduced network optimisation, and increased potential for interference with surrounding cells. As a result, the site would not

			achieve the identified coverage and capacity objectives in a controlled or efficient manner. Accordingly, this option has been discounted on technical suitability and network performance grounds.
D17- RT	University of Manchester, Oxford Road, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9PL, United Kingdom	E: 384757 N:396834	This rooftop location was assessed as part of the sequential site search; however, the host building is of lightweight modern construction with a stepped façade and extensive projecting roof canopy features. The roof structure is not designed to accommodate additional point loading from a telecommunications mast, associated steelwork, cabinets and maintenance access systems, and there is insufficient evidence that the building could safely support the required imposed loads without substantial structural reinforcement. Such intervention would be complex, intrusive and disproportionate. In addition, the roof height is relatively low in relation to surrounding buildings and street level. Any antenna installation would therefore appear visually prominent against the skyline and would be highly perceptible on the roof edge. The introduction of vertical telecommunications infrastructure at this position would detract from the clean, contemporary architectural form of the building and would erode its modern character. Furthermore, due to the low roof height, the installation would fail to achieve the required antenna elevation and separation necessary to meet the identified coverage and capacity objectives. Accordingly, this option has been discounted on structural capacity, technical performance and visual amenity grounds.
D18- RT		E: 384820 N:396753	This rooftop location was assessed as part of the sequential site search; however, the available roof area is severely constrained, with limited clear zones capable of accommodating a compliant telecommunications installation. The restricted

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	University of Manchester, Oxford Road, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9PL, United Kingdom		space would not allow for the safe siting of antennas, associated steelwork, equipment cabinets and compliant maintenance access routes without significant compromise to operational safety and building servicing arrangements. In addition, the building immediately to the west is in active public use, with accessible areas falling within close proximity of the potential antenna positions. Due to the limited separation distances that could be achieved at this location, it would not be possible to guarantee full compliance with ICNIRP public exposure thresholds across all accessible areas under all operational conditions. The constrained roof envelope therefore presents an unresolvable ICNIRP compliance risk. Accordingly, this option has been discounted on grounds of limited rooftop capacity, ICNIRP compliance risk and technical deliverability.
D19- RT	Schuster Building, Upper Brook Street, Brunswick, Chorlton-on-Medlock, Manchester, Greater Manchester, England, M13 9TX, United Kingdom	E: 384789 N:396749	This rooftop location was also assessed as part of the sequential site search; however, the roof is already heavily occupied by existing plant, mechanical equipment, ductwork, lift over-runs and servicing infrastructure. The extent and density of this existing rooftop plant leave no practical or viable clear zones for the installation of telecommunications antennas, support steelwork or associated equipment cabinets. The constrained layout would also prevent the provision of safe and compliant maintenance access routes, loading distribution and separation distances from existing services. Any attempt to introduce telecommunications infrastructure at this location would require extensive reconfiguration or removal of existing rooftop plant, which is neither practical nor feasible. Accordingly, this option has been discounted on grounds of limited available space, technical infeasibility and buildability constraints.

Land use planning designations:

No land use planning designations present.

Additional Relevant Information

It is acknowledged that any new item of telecommunications infrastructure will result in a degree of visual change when introduced into the streetscape. However, visibility alone does not equate to planning harm and must be assessed in its proper urban and environmental context. In this instance, the proposed monopole is located within an established mixed-use environment characterised by commercial buildings, mature tree planting, lighting columns, traffic signals and existing street infrastructure. Within this context, the proposed development would be read alongside existing vertical elements and would not appear visually intrusive or out of scale.

Localised close-range views are limited and transient, and any perceived visual change must be balanced against the considerable public benefits associated with the provision of reliable, high-capacity mobile telecommunications infrastructure. The proposal represents a necessary replacement for the existing NTQ installation and is required to maintain network resilience and to deliver enhanced 4G capacity and new 5G services for the area.

In determining this application, significant weight must be afforded to telecommunications-specific policy and national planning objectives. Where local policy is silent or outdated, the National Planning Policy Framework remains the primary material consideration. The NPPF makes clear that advanced, high-quality digital infrastructure is essential for economic growth, public services and social wellbeing, and that the expansion of electronic communications networks should be supported.

This national position is reinforced by the UK Infrastructure: A 10 Year Strategy, which identifies digital infrastructure as fundamental to the functioning of modern society and the national economy. The strategy confirms the Government's commitment to facilitating the delivery of secure, resilient and future-proofed digital infrastructure to meet the growing demands of businesses, residents and visitors.

The proposed development directly accords with these national objectives by ensuring the continued provision of robust mobile connectivity within this part of Manchester on behalf of VMO2 and VodafoneThree. The proposal represents a proportionate and sustainable form of development that balances operational necessity with visual and environmental considerations and is therefore consistent with the aims of Part 16 of the GPDO and the wider national policy framework.

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National Planning Policy Framework

The governments National Planning Policy Framework (NPPF) sets out government's planning policies for England and how these are expected to be applied. Section 2 of the NPPF confirms that sustainable development is at the heart of the Framework.

Paragraph 8 states: '*Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways*

- *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;*

- *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*

- *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 installation will enable the operator to provide the *necessary upgraded coverage and capacity for the surrounding area, improving overall connectivity*. These services allow home working and working on the move and can reduce the need to travel, thus contributing to the sustainability agenda.

The Government's latest thinking strongly supports communications infrastructure. Section 10 relates to 'Supporting high quality telecommunication'. Paragraph 119 of the framework document sets out the objectives of the communications.

Infrastructure. It states that '*advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being*'. This is echoed by the Councils own Digital Communications objectives. Planning decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.'

Paragraph 120 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. 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'.

Section 12 of the Framework relates to 'Achieving well-designed and beautiful places'.

Paragraph 131 states 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process'.

Public benefits are defined within the NPPG and could be anything that delivers economic, social or environmental progress. Benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

In order for the UK to benefit from the huge potential of 5G Local Planning Authorities will have to weigh the Public Benefits of such connectivity with the requirements to instruct and manage the built environment. Central Government understands that this may present concerns with the various design solutions proposed but it is important that all Local Planning Authorities understand the technical needs of 5G and better understands the wider advantages of such new technology. This is further emphasised within the Commission's sixth Annual Monitoring Report, which is now known as the Infrastructure Progress Review, in March 2023. It concluded that the government has ambitious goals for infrastructure, but in many areas, it is not delivering fast enough. It did acknowledge that digital 'Infrastructure is a key part of the solution'. Although this proposal is for replacement coverage and not a 5G upgrade, the development would provide the potential for 5G connectivity in the future, should prior approval be granted.

Code of Best Practice on Mobile Network Development in England (2022)

The Code of Best Practice has been fully revised in 2022 and is now even more supportive of mobile network provision in line with Government aspirations that everyone should have access to the information no matter where they are located whether that be in rural or urban areas. This Code provides guidance to mobile network operators, their agents and contractors and equally to all local planning authorities in England. It supersedes the Code of Best Practice on Mobile Phone Network Development (2016).

The principal aim of this Code is to ensure that the Government's objective of supporting high quality communications infrastructure, which is vital to continued economic prosperity

and social inclusion for all, is met. The development of such infrastructure must be achieved in a timely and efficient manner, and in a way which balances connectivity imperatives and the economic, community and social benefits that this brings with the environmental considerations that can be associated with such development.

The proposal will introduce new 5G services to the area. Notably, 5G also integrates the previous generations of mobile telephony through either utilising the existing radio spectrum and/or combining the advantages of previous generations and using multiple platforms to manage coverage and capacity. It is estimated that 5G will directly contribute to an additional £7 Billion a year to the UK economy in just six years from roll-out. Although 5G will undoubtedly bring new opportunities and huge benefits to society, we cannot escape from the requirement that new structures, antennas and ancillary equipment will be needed. But to do so the network needs to be surveyed, designed and planning approval obtained. It has been acknowledged by Government that we must ensure that we have the infrastructure in place to deliver 5G across our major centres and transport networks.

The Code acknowledges that there are special operational and technical considerations associated with mobile network development, which have changed over time due to changes in technology and associated changes in demand. The Code acknowledges that there remains a reliance on radio masts to provide the main umbrella of coverage. Typically, radio signals operate like light and must "see" over the target coverage area, they cannot be hidden and so there will always be a degree of visual impact.

It is commonly known within the industry that there is a need to continually upgrade and improve mobile networks, which will not function without the necessary infrastructure on which they rely. This is confirmed within the Code of Best Practice on Mobile Network Development in England which acknowledges '4G and 5G are

likely to require further network densification in order to meet growing customer demand for data' as well as improved coverage and capacity, together with ambitious Government aspirations.

The Code goes on to acknowledge that operators maximise the use of their existing network infrastructure for the provision of 5G services and are similarly upgrading their 4G network infrastructure to improve capacity and coverage. However, the revised Code continues to advise that this does not mean that there will not be a need for any new base stations. Indeed, for example, more base stations will be needed in areas where there has previously been only limited or no coverage and where coverage and capacity need to be enhanced in line with Government commitments and customer demand.

It implies that consumers, businesses and public bodies are increasingly relying on mobile communications and expect to receive a signal wherever they are. The Code indicates that recent changes in planning policy [and regulation] are intended to align with Government communications policy, where the ultimate goal is to achieve mobile coverage wherever it is needed.

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The proposed development is well designed. Moreover, the installation will enable access to new services in the wider public good which supports ways of working which deliver wider planning, sustainability and quality of life benefits, is therefore in complete compliance with the Code of Best Practice.

Local Policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

The statutory development plan as defined by the Planning and Compulsory Purchase Act 2004 comprises the extant **Manchester Unitary Development Plan** and the **Manchester Core Strategy Development Plan Document**.

Manchester Unitary Development Plan (July 1995)

The Manchester Unitary Development Plan (UDP) was adopted in July 1995 as the strategy document which set out guidelines for all development in Manchester and provided a framework from which to base decisions about planning applications.

The Manchester Core Strategy was adopted on 11 July 2012 which is the key development plan document in the LDF. It replaces significant elements of the UDP. However, a number of policies remain extant following the adoption of the Core Strategy including Policy DC 17.1 relating to telecommunications.

Policy DC 17.1 states that applications for telecommunications development 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.

In the justification to Policy DC 17.1 the Council recognises the need for Manchester to be at the forefront in the field of telecommunications. The Council therefore starts from the presumption in favour of sustainable development and investment in the telecommunication systems serving the city. Equally, it wishes to ensure that new developments are brought forward in a way which protects residential amenity and minimises the visual impact of such development particularly in conservation areas and other environmentally sensitive areas in parks and the river valleys. The Council is also concerned to make maximum possible use of existing buildings and facilities by encouraging operators to share facilities wherever possible in order to avoid unsightly duplication and clutter.

Compliance with Policy DC17.1

The proposed VMO2 and VodafoneThree Atlas streetworks Pole fully accords with saved Policy DC17.1 of the Manchester Unitary Development Plan. An extensive sequential site search has been undertaken and demonstrates that opportunities for mast sharing, rooftop installations and use of existing structures were fully explored and discounted on clear technical, access, redevelopment and amenity grounds. The selected site on Brunswick Street has been carefully sited and designed to minimise impacts on residential amenity and local visual character, benefitting from separation from dwellings, a strong built backdrop and existing vertical street infrastructure. The accompanying arboricultural assessment confirms that only low-category, non-protected trees are affected, further ensuring that environmental impacts are limited. In this context, the proposal represents a proportionate and policy-compliant form of telecommunications development that supports Manchester's objective of maintaining modern, resilient digital infrastructure while safeguarding local amenity.

Manchester Core Strategy DPD July 2012

The Manchester Core Strategy was adopted in July 2012 and sets out the long term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.

The Core Strategy Vision states that:

'By 2027 Manchester will be:

• A successful and accessible city in the front rank of cities in Europe and the world.
• A city with a growing economy driven by the strength of the Regional Centre and Manchester Airport which supports a successful City Region. The knowledge based economy flourishes with an entrepreneurial community, characterised by a fully skilled, inclusive working population.
• Meeting the challenge of climate change at the forefront of environmental initiatives and improvement and continuing to deliver sustainable development and a more effective green infrastructure.
• A city with an increased and sustainable healthy population and a community which both benefits from and drives the City's productivity upwards.
• A city with neighbourhoods where people choose to live all their lives.

In order to help meet this vision the Core Strategy sets out a number of spatial objectives.

Spatial Objective SO1 relates to spatial principles and aims to provide a framework within which sustainable development of the city can contribute to halting climate change.

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Spatial Objective SO2 relates to the economy and supports a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive communities.

SO4 relates to Centres and aims to provide a network of distinctive, attractive and highquality centres, strengthening local identity, providing essential services close to homes and local access to healthy foods.

Policy SO1 relates to spatial principles and states inter alia that development in all parts of the City should:

• Make a positive contribution to neighbourhoods of choice including making a positive contribution to the health, safety and well-being of residents.
• Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
• Minimise emissions.
• Improve access to jobs, services, education and open space by being located to reduce the need to travel.

Policy EM1 relates to employment and economic growth in Manchester. The policy states that the priorities for economic growth include:
• Ensuring the continued social, economic and environmental regeneration of the city. • Ensuring the connectivity to international markets for the import and export of goods to ensure competitiveness in international markets.

Policy DM1 relates to development management. It is a general design policy which is not specifically related to telecommunications but contains some relevance for such applications. The policy states that all development should have regard to the following inter alia:
• Appropriate siting, layout, scale, form, massing, materials and detail.
• Impact on the surrounding areas in terms of design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
• Effects on amenity including privacy, light, noise, vibration, air quality, odours, litter, vermin, road safety and traffic generation.

Compliance with the Manchester Core Strategy

The proposed VMO2 and VodafoneThree replacement installation fully accords with the vision and spatial objectives of the Manchester Core Strategy. The development directly supports Spatial Objectives SO1 and SO2 by enabling essential digital infrastructure that underpins sustainable economic growth, supports inclusive communities and reduces the need to travel through improved mobile connectivity. The proposal also aligns with Policy EM1 by strengthening digital connectivity that supports the city's competitiveness and regeneration

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objectives. In design terms, the siting, scale and form of the monopole and associated equipment comply with Policy DM1, having been carefully positioned to respect the character of the surrounding streetscape, minimise visual impact and avoid adverse effects on residential amenity, highway safety and environmental conditions. The proposal therefore represents a sustainable and policy-compliant form of development within the context of the Core Strategy.

Manchester Digital Strategy 2021-2026

Manchester is home to a vibrant and thriving digital sector that plays an increasingly important role in the success of our city by providing opportunities for residents and attracting investment that drives sustainable growth.

This Digital Strategy will ensure that the city continues to support, sustain and grow out digital ecosystem, while strengthening its connection with the people, organisations and services that call Manchester home. It provides the foundation for us to achieve our aim of being a world-class digital city by 2026, supporting and contributing to the objectives set out in the Our Manchester Strategy.

This digital strategy for Manchester is the vision for Manchester's digital future. It sets the priorities that out whole city – our public, private, voluntary and community organisations and our residents – will be able to work on together to make Manchester one of the world's leading smart cities and digital economies in the next five years.

Manchester is already one of Europe's fastest growing technology cities. We already have a strong and resilient digital sector, acknowledged as "the UK's second technology city", consistently outperforming "all cities outside of London" (The Data City, 2019). This is significant not only in terms of the scale of the sector but also in terms of its scope in covering both established and emerging technologies and providing a talent pool of digital and creative skills supporting consistent growth across all parts of the sector.

The new Digital Strategy aims to capitalise on our strengths, while acknowledging current challenges and looking to ways of ensuring inclusive recovery that are both sustainable and resilient, with digital inclusion, equalities and diversity at its heart. We want to put out people at the centre of this, not only making the best of digital to improve our lives but also ensuring that we can play an active role in codesigning and coproducing digital applications and services.

The digital place's theme states:

"We will create digital neighbourhoods providing access, connectivity and support for all residents and businesses and digitally enabling enhances health and wellbeing".

The future prosperity theme states:

"We will enable the digital economy and ecosystem to grow, continue to attract new digital businesses & sectors and support a resilient and inclusive economy".

Digital Places Digital places is about making sure the city itself, alongside its people, drives us towards a more digitally enabled future.

In a digital place, high quality and open digital infrastructure is ubiquitous at every level, Its leaders think towards the future and make sure that the changes we make to our physical environment today support the technological demands of tomorrow, and therefore much of Digital places is about how we plan for and consider these future requirements in everything that we do to create a built environment that is fully digitally enabled.

Our Manchester Strategy – Forward to 2025

The Our Manchester Strategy 2016-2025 sets out the long-term vision for Manchester's future. It details the priorities that the whole city – our public, private, voluntary and community organisations and our residents – will work together to put Manchester in the top-flight of world cities by 2025.

As in the Our Manchester Strategy, our vision remains for Manchester to be in the top-flight of world cities by 2023, when the city will:

- Have a competitive, dynamic, sustainable and fair economy that draws on our distinctive strengths in science, advanced manufacturing and culture, creative and digital businesses – cultivating and encouraging new ideas.
- Possess highly skilled, enterprising and industrious people.
- Be connected, internationally and within the UK.
- Play its full part in limiting the impacts of climate change.
- Be a place where residents from all backgrounds feel safe, can aspire, succeed and live well.
- Be clean, attractive, culturally rich, outward-looking and welcoming.

In order to achieve the ambitions set within the strategy vision, a number of priorities on key areas were created to address the challenges and build on the opportunities.

One of the priorities refers to connected city and it states:

- We will enable increased walking and cycling, and continue to develop an integrated, accessible, safe and green public transport system across the city and beyond.

- We will become a digitally inclusive city, with better digital infrastructure, access to digital technology and strong digital skills.

Economic and Social Benefits

The NPPF strongly supports sustainable development, as does the Core Strategy. Mobile communication plays a significant role in sustainable development, being able to access the internet via a mobile device allows people to access a wide range of central and local government services buy groceries, manage finances, apply for jobs/university, and carry out school projects, send emails, download applications, send and receive instant messages, participate in social media, streaming and downloading data to name just a few of the benefits of being able to use an internet enabled handheld device. Residents and businesses will enjoy better accessibility, assisting home-base working by improving the electronic means of communication and the roll-out of high-speed broadband helping to promote live-work development. This reduces travel time, carbon emissions and increases the speed in which information is processed/shared. The proposals therefore fully comply with NPPF and the Local Development Plan to minimise the effects of climate change reducing the need to travel and therefore the carbon footprint.

Providing the latest digital infrastructure to enable improvements in digital technology empowers and enables residents to have the highest quality of life, supports the creation of high-quality jobs and achieves the maximum productivity levels. It also helps the economy to be resilient and competitive. This is in full accordance with the ambitions of the Local Development Plan. It will help this part of Manchester become an area where its businesses, public service providers and citizens are using digital technology by default and to the fullest to grow their businesses and improve productivity to access skills, training and employment opportunities to address global challenges that have a local impact such as ill health, social isolation, and pollution; to improve living standards and well-being, helping people to lead prosperous and rewarding lives; and to improve the quality and value for money of public services.

In such instances, as described above, the NPPF supports development that improves the economic, social and environmental conditions in the area.
Enhancing the 4G coverage and capacity in this area and enabling future 5G services will fully meet this national policy objective.

Mobile connectivity is essential to the future success of the economy. The combined value of 4G and 5G mobile connectivity is estimated to add £18.5bn to the economy by 2026 (Councils and Connectivity Sept 2018). Numbers of this scale cannot be underestimated. Mobile connectivity is essential to creating a better society. Digital inclusion can help people gain employment, become more financially secure and improve health and well-being. Mobile connectivity is essential to fulfilling the potential of new technologies. Innovations such as artificial intelligence and connected cars will change how we work, spend our leisure time, and run our public services.

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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. 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.

Health Benefits

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. 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.

Bristol harbour installed thermal cameras specifically designed to alert the authorities when people fall into the water. The technology was implemented after ten people tragically died in drowning accidents in the city in one year alone. The thermal cameras pick up when a person breaks a virtual barrier at the harbour edge - the council control centre is notified via 5G technology, and the local fire and rescue is subsequently called out if required. The lives of two people have already been saved by the technology. It can also create a better organised service where ambulance crew can instantly transmit life-saving details about a patient's condition to awaiting emergency departments. Information, from ultrasound images to blood pressure readings, and from heart rate to body temperature, can be sent to doctors ahead of an ambulance patient's arrival. This technology is not hypothetical – 02 and Vodafone began trialling 5G "smart ambulances" in the East of England and Milan.

Furthermore, the Future Communications Challenge Group has estimated that the economic impact of 5G on the UK could be around £112bn in 2020 per annum, rising to £164bn in 2030. In other words, about £2,500 per head of population.
Numbers of this scale cannot be underestimated.

Planning Assessment

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(Effect of Siting and Appearance)

In accordance with Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), this application is assessed solely on the matters of siting and appearance. The principle of telecommunications development is established by the GPDO, and the only considerations before the Local Planning Authority are whether the detailed siting and design give rise to any unacceptable visual or amenity impacts.

The proposal comprises a 20-metre street-works monopole with associated ground-based equipment to provide replacement and enhanced 4G and new 5G services on behalf of VMO2 and VodafoneThree. The installation is required as a direct consequence of the confirmed Notice to Quit affecting the existing Upper Brook Street installation **(Unwind site, NGR: E: 384832 / N: 396801),** which is subject to redevelopment and can no longer remain operational. A replacement installation within the same operational search area is therefore essential to maintain network continuity and avoid loss of coverage **(NGR: E: 384832 / N: 396801)**.

Owing to the confirmed and emerging redevelopment across the Upper Brook Street corridor, the potential search area for a replacement installation was necessarily constrained. Large areas of land were unavailable for long-term operational use due to redevelopment proposals, land assembly, underground services and future construction activity. As a result, the site-selection exercise was undertaken within a restricted but technically essential search area in order to ensure coverage continuity could be maintained without creating coverage gaps or service degradation.

The key assessment considerations are therefore whether the proposed siting would result in any unacceptable visual or residential impacts within this constrained context, and whether the development has been appropriately designed to assimilate into its surroundings while delivering clear public benefit.

Siting

The proposed monopole is located on the wide grass verge along Brunswick Street (NGR: E: 384906 / N: 396764) within an established urban streetscape characterised by residential development, highway infrastructure, street lighting, traffic signals, intermittent tree planting and adjacent commercial uses including the WH Lung building. This environment already contains a variety of vertical elements, meaning the introduction of an additional slimline pole does not appear incongruous or out of character.

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The site lies approximately 95 metres from the existing Upper Brook Street unwind installation (NGR: E: 384832 / N: 396801), ensuring that the replacement structure remains firmly within the established cell area and maintains continuous VMO2 and VodafoneThree coverage across the Brunswick and Upper Brook corridor. This proximity is essential to prevent coverage gaps and maintain service resilience.

The precise position has been selected to avoid obstruction of pedestrian routes, to maintain clear footway widths and to avoid any impact on highway visibility splays. The monopole is positioned within the verge to ensure that pedestrian movement, emergency access and highway safety are fully preserved. The associated cabinets are located on existing hardstanding to allow safe maintenance access without interference with public movement.

An Arboricultural Impact Assessment has been undertaken by ACS Consulting in accordance with BS5837:2012. The assessment confirms that the site contains only low-quality amenity planting and that the proposal will require the removal of four Category C trees, all of which are of limited landscape value. A moderate-quality birch tree (T5) is retained following amendments to the siting layout. No trees are subject to Tree Preservation Orders and the site is not located within a Conservation Area. Tree protection fencing and supervision will be implemented in full accordance with the approved Arboricultural Method Statement during construction.

The presence of the WH Lung building provides a strong built backdrop which assists with visual assimilation, while retained vegetation continues to soften views from the surrounding streets. As demonstrated through the extensive sequential site search, no other alternative location within the defined operational area was found to be technically deliverable without significantly greater impact on residential amenity, highway safety, underground utilities, redevelopment land, or visual character. In this context, the Brunswick Street verge represents the least-impact and most sustainable solution available.

Appearance

The proposed 20-metre monopole has been designed to the minimum height necessary to deliver effective 4G and 5G propagation across the required search area. This height is dictated by radio-planning requirements and the need to clear surrounding built form and tree canopies in order to provide reliable service.

The slimline monopole design minimises structural massing and creates a clean vertical profile that appears comparable in scale and form to existing highway lighting columns and traffic infrastructure within the street. The antennas remain externally mounted for technical performance reasons, particularly given the requirements of 5G radio transmission.

The monopole and equipment cabinets will be finished in a neutral light grey (RAL 7035), ensuring that they appear recessive against both the sky backdrop and the surrounding built

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environment. The ground-based cabinets are of standard low-profile utility form and resemble other items of roadside infrastructure commonly encountered within the public realm.

Within the context of the established Brunswick Street and Upper Brook townscape, the proposal will be perceived as part of the wider collection of street furniture and infrastructure rather than as an isolated or dominant feature. The visual change will be localised and limited, and visibility alone does not equate to planning harm under Part 16.

Residential Amenity

The proposed installation is located within the Brunswick Street highway corridor and sits adjacent to established residential development. The nearest dwellings are the properties at 91–103 Brunswick Street, which directly orientate towards the proposed location across the public highway. These properties were consulted at the pre-application stage on 29th September 2025 as part of the operator's early engagement process, demonstrating a proactive approach to community consultation in advance of submission.

The monopole has been positioned within the wide grass verge to maintain full separation from residential frontages and to ensure that pedestrian movement, visibility splays and access arrangements remain unaffected. The slimline design of the structure minimises visual massing, and when viewed from nearby dwellings it will be read against a backdrop of existing vertical street furniture, traffic infrastructure and the wider urban townscape, rather than appearing as an isolated or abrupt feature.

The associated ground-based equipment cabinets are modest in scale and are positioned on existing hardstanding to avoid encroachment into residential outlooks or pedestrian desire lines. Existing and retained vegetation provides further visual softening in localised views.

Operationally, the installation will not give rise to noise, lighting, odour or traffic impacts beyond infrequent maintenance visits. The development will operate fully within ICNIRP public exposure guidelines, as certified within the submitted application documentation, ensuring there is no risk to public health.

Given the siting within the highway verge, the separation distances achieved, the limited scale of the equipment, and the urban context in which it is located, the proposal will not result in any unacceptable harm to residential amenity in terms of outlook, dominance, overbearing effect or living conditions.

Conclusion

This proposal has been brought forward as a direct response to the confirmed Notice to Quit affecting the existing Upper Brook Street installation (NGR: E: 384832 / N: 396801), which is required to be permanently removed to facilitate redevelopment. The loss of this site would

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result in a significant and unacceptable reduction in 4G and 5G coverage across the Brunswick and Upper Brook corridor unless a replacement installation is delivered within the same operational search area. The proposed Brunswick Street site (NGR: E: 384906 / N: 396764) has been identified as the only technically viable and sustainable alternative following an extensive and structured sequential site search. That search was necessarily constrained by widespread redevelopment activity, underground utilities, highway safety limitations and residential amenity sensitivities throughout the area, with all reasonable rooftop and streetworks alternatives robustly assessed and discounted on clear technical, safety, planning and land availability grounds.

The development fully complies with Part 16 of the General Permitted Development Order, with siting and appearance being the only matters for consideration. The monopole is positioned on a grass verge within an established urban streetscape characterised by lighting columns, traffic infrastructure, commercial development and planting. The presence of the WH Lung building provides an effective built backdrop, while the accompanying arboricultural assessment confirms that any vegetation impacts are limited to low-category, non-protected trees. The siting maintains full pedestrian and highway safety, avoids underground service conflicts, and ensures visual effects remain contained within a visually active environment. The limited and localised visual change that will arise is not considered to amount to planning harm and must be weighed against the substantial public benefits delivered by the proposal.

Pre-application consultation has been undertaken with Manchester City Council, with correspondence issued on 29 September 2025 and responses received from the Council on 16 and 27 October 2025. The Council's position confirmed general support for additional telecommunications infrastructure, with concerns expressed only in relation to longer-term regeneration aspirations for parts of the wider Oxford Road corridor. Following clarification, it is established that the proposed Brunswick Street site lies outside the identified redevelopment block referenced by the Council and is not subject to any adopted allocation or extant planning permission. As such, no firm or deliverable redevelopment proposal exists which would be prejudiced by the development.

Recent Tribunal case law under the Electronic Communications Code confirms that only redevelopment proposals which are genuinely imminent, deliverable and supported by clear evidence can outweigh the strong public interest in maintaining and enhancing telecommunications networks. In *Vodafone v Icon Tower Infrastructure Ltd* (Upper Tribunal, 2024/25), the Tribunal held that only redevelopment which is settled, realistic and likely to proceed in the near term can justify the displacement or refusal of apparatus. Indicative or long-term regeneration proposals attract limited weight. In this case, the Council's intention to pursue regeneration "in the next 5–10 years" falls well below this legal threshold and therefore carries limited material weight. The proposed site also lies outside the regeneration block identified by the officer and does not prejudice any committed or consented scheme.

Furthermore, the Electronic Communications Code provides statutory mechanisms for the alteration, removal or relocation of apparatus to facilitate future development. VMO2 and

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VodafoneThree routinely work with landowners and authorities to accommodate such changes. The proposal is therefore not a permanent land-use constraint, does not sterilise the site, and would not prevent or hinder future regeneration objectives.

The proposal delivers significant economic and social benefits through the protection and enhancement of mobile network resilience, improved 4G capacity and the introduction of 5G services for residents, businesses, commuters, educational facilities and healthcare users in this part of Manchester. Reliable digital connectivity is a critical component of sustainable development, economic productivity, emergency services operation, remote working, education and healthcare delivery. These benefits carry substantial weight in national and local policy terms and decisively outweigh any limited visual effects associated with the development.

The proposal also fully aligns with national and local planning policy. The National Planning Policy Framework makes clear at paragraphs 119 and 120 that advanced, high-quality and reliable digital communications infrastructure is essential for economic growth and social well-being, and that planning decisions should actively support the expansion of electronic communications networks, including next-generation mobile technology such as 5G. The Manchester Core Strategy and saved UDP Policy DC17.1 similarly establish a presumption in favour of telecommunications development where it is appropriately sited and designed to minimise impacts on amenity. The limited and contained visual effects are clearly outweighed by the substantial economic, social and connectivity benefits arising from the continued and enhanced provision of mobile services on behalf of VMO2 and VodafoneThree

For all of the above reasons, the proposal is fully compliant with the National Planning Policy Framework, the Code of Best Practice on Mobile Network Development, the Manchester Core Strategy and saved UDP policies, and the provisions of Part 16 of the GPDO. The siting represents the least-impact, most proportionate and technically effective solution available following the loss of the NTQ site. There are no material planning considerations that would justify withholding prior approval. Accordingly, prior approval should be granted in full.

I confirm that submitted drawings have been checked for accuracy.

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Signed:	Ryan Milligan	Date:	27th November 2025
Position:		(on behalf of Cornerstone)	

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