GTech Surveys Limited

One Castlefield

Television and Radio Reception Impact Assessment

CHANGE HISTORY

Issue	Date	Details of Changes
0.0	08/06/2026	Working draft
0.1	29/06/2026	First draft issue
0.2	21/07/2026	Second draft issue - minor editing, site plan updated
0.3	30/07/2026	Third draft issue - minor editing
1.0	04/08/2026	Final issue - no changes
1.0	25/08/2026	Final issue - minor editing due to new NPPF
Author: G Phillips		Reviewer: O Lloyd

© GTech Surveys Limited 2026

Contents Page

GTech Surveys Limited

Executive Summary

1 - Introduction **5**

2 - The Mechanisms of Interference to Television and Radio Broadcast Services **9**

3 - Available Television and Radio Broadcast Services **14**

4 - Survey Methodology & Description of Baseline **16**

5 - Predicted Impacts and Effects **19**

6 - Mitigation Measures **23**

7 - Conclusions **25**

Appendices **27**

Television Transmission Frequencies

VHF (FM) Radio Transmission Frequencies

Signal Measurements

An Overview of Signal Measurements

Survey Equipment

Calculation of Received Field Strength

References

Mapping Data

© GTech Surveys Limited 2026

GTech Surveys Limited

GTech Surveys Limited is a Midlands based broadcast and telecommunications consultancy conducting projects throughout the entire UK. We undertake mobile phone network, television and radio reception surveys (pre- and post-construction signal surveys), conduct broadcast interference and reception investigations, and support telecommunications planning work for wind energy developers, construction companies, architects, broadcasters and Local Planning Authorities.

In addition to radio interference modelling services and television reception surveys, we produce EIA and ES Telecommunications Chapters (also known as an 'Electronic Interference Chapter'); satisfying the requirements of Part 5, Regulation 18 (Parts 5a and 5b) of The Town and Country Planning EIA Regulations 2017. We peer review ES and EIA work, liaising with telecommunications providers (Arqiva, BT etc.) and advise developers with respect to associated Section 106 (Town and Country Planning Act 1990) and Section 75 (Town and Country Planning (Scotland) Act 1997) agreements.

GTech Surveys Limited is a consultant member of the Trade Association for Content Delivery - (Confederation of Aerial Industries Ltd - CAI), the digital sector's professional body and trade organisation. We are listed on Constructionline and verified as a Safety Schemes in Procurement (SSIP) member by Safety Management Advisory Services (SMAS), making us compliant with the industry standard PAS 91:2013 + A1:2017.

Professional broadcast trained project engineers deliver, and supply Markel (UK) Limited insured technical products to support planning applications, discharge planning conditions (including S106 agreement schedules) and for due diligence. For more information about GTech Surveys Limited please visit our website - www.gtechsurveys.com

Constructionline Gold Member

Assessed by a SSIP member scheme — SSIP — For validation please see www.ssipportal.org.uk

smas worksafe consultant — as recognised by SSIP Safety Schemes in Procurement

smas worksafe contractor www.smasltd.com — as recognised by SSIP Safety Schemes in Procurement

GTech Surveys Ltd.
Accountancy House,
4 Priory Road,
Kenilworth,
Warwickshire,
CV8 1LL.

T: +44(0) 1926 744771

© GTech Surveys Limited 2026

Executive Summary

A signal survey and reception impact assessment have been undertaken to determine the potential effects on the local reception of television and radio broadcast services from the proposed One Castlefield development. As requested by Manchester City Council (MCC) planning guidance, any development over four storeys requires a TV and radio reception impact assessment. Consequently, this report has been produced to accompany the planning application submission and to provide the existing reception data to assist with any further studies. Accordingly, impacts to the reception of VHF (FM) radio, digital terrestrial television (DTT is also known as Freeview) and digital satellite television services (such as Freesat and Sky), have been assessed.

Digital Terrestrial Television (DTT)

Whilst widespread interference to Freeview reception is not expected, the Proposed Development may cause reception degradation for receptors located immediately south-east of the Site. If any interference occurs, simple and cost-effective antenna betterment should restore the reception of all services. This is a standard and easy to adopt mitigation solution. If any antenna betterment is required, it is advised that a registered antenna installer undertakes the work. Other mitigation solutions exist which will remove the need for an externally mounted antenna altogether.

Digital Satellite Television - Freesat and Sky

The Proposed Development and the use of tower cranes used during the construction phase may cause interference for the reception of digital satellite television services in areas to the immediate north-west of the Site, within 319 m from the base of the tallest proposed building. In this area satellite dishes could be located and in use to receive satellite television transmissions. If interference does occur, the repositioning of impacted satellite dishes to new locations without an obscured line-of-sight (LOS) view to the serving satellites should restore optimal reception conditions. If dish relocation is not possible, the use of DTT, TV over IP / fibre, broadband or cable TV reception equipment would also offer any affected viewer an alternative source of digital television broadcasts. Any sporadic interference arising from tower crane use is expected to be limited in duration (only occurring during periods when the cranes are erected and in use) and will cease completely when the cranes are taken down.

VHF (FM) Radio

The Proposed Development is unlikely to adversely impact the reception of VHF(FM) radio broadcasts due to the existing good coverage in the survey area and the technology used to encode and decode radio signals.

© GTech Surveys Limited 2026

Overall, the Proposed Development has the potential to cause disruption to the reception of digital satellite television services up to 319 m north-west from the base of the tallest proposed structure, only if satellite dishes are installed and in use in this area. If interference does occur, the repositioning of satellite dishes to new locations without an obscured line-of-sight view to the serving satellites should restore optimal reception. If satellite dish relocations are not possible, the use of DTT or TV over cable / fibre receiving equipment would also offer any affected viewer an alternative source of digital television broadcasts, removing the need for satellite dishes altogether.

This assessment provides the existing level and quality of radio and television signal reception within the survey area and can be used for reference. The assessment has been produced to accompany the planning application submission.

© GTech Surveys Limited 2026

1 - Introduction

This report outlines the findings of a reception impact assessment and pre-construction signal reception survey to determine the viewing preference of receptors located around the proposed One Castlefield development and identifies what effects the proposed development may have on the reception of television and radio broadcast services for local receptors. This assessment has been prepared by GTech Surveys Limited on behalf of the applicant, Kirindolam 8 Ltd.

The Proposed Development

The erection of two residential blocks, Block A (46 storeys) and Block B (9 storeys), providing 592 homes (Use Class C3) with supporting amenity spaces, car and cycle parking, new access arrangements, landscaping and other associated works.

The Site

The Site is located on the north-western edge of the Hulme Ward, bounded by Trentham Street, Ellesmere Street, Castlefield Locks, the elevated railway line, and a small area of the Bridgewater Canal. It is approximately 1.1 miles from Manchester city centre.

The Site is 100 metres from the Castlefield Conservation Area and close to three Grade II listed buildings (former Albert Mill, railway bridge over the canal, former Turville public house).

The Site was previously occupied by low-rise office and industrial units and is now cleared for development.

Figure 1 shows the location of the Site, which is 0.72 hectares in area.

© GTech Surveys Limited 2026



Figure 1 - Location of the Site (delineated in red)

Proposed Development presents two blocks with the following maximum heights:

Block A: 46 storeys (+168.00m AOD)

Block B: 9 storeys (+59.8m AOD)

The Assessment

The following national policies and local planning requirements have informed the assessment.

- National Planning Policy Framework

The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). The NPPF was last revised in August 2026 (Ministry of Housing, Communities and Local Government).

Section 17 describes how new development is appropriate for its location, taking into account various risks poised.

© GTech Surveys Limited 2026

“17. Pollution, public protection and security

The objective of the policies in this chapter is to ensure that new development is appropriate for its location, taking into account risks posed by pollution and other hazards; that any impacts which development might have are taken into account; and that sufficient provision is made for development required for public safety and security.

National decision-making policies

P4: Impact of development on existing activities

…

3. This policy applies to new development involving changes of use of land and property, as well as to new construction, and includes situations where new development may interfere with the operation of electronic communications networks. Both lawful current and permitted levels of operation of existing activities should be taken into account when applying this policy.”

- Local Planning Requirements

Manchester City Council (MCC) requires applications for developments over four storeys in height to include a TV and radio reception impact assessment. Further guidance can be found in the document: *“Full, Outline, Reserved Matters & Variation/Removal of Conditions Planning Applications - Is Your Application Valid?”*, September 2018 (revised January 2020), MCC. The requirement states:

“Television Reception

MCC planning guidance, any development over four storeys requires a TV reception impact assessment.

Information on TV and radio reception and interference. Please provide a report on the possible interference created by the proposed development on TV and radio reception within the area. (Core Strategy Policy EN2)”

© GTech Surveys Limited 2026

A desktop study was first undertaken, based on broadcast transmission information, plans of the Proposed Development and maps of the area. The relevant TV and radio signal survey area for the Proposed Development was identified and a site visit was then subsequently conducted to establish the baseline television reception conditions. Modelling techniques and field assessments of viewers' choice of television and likely radio transmitter were then used to predict the potential effects on television and radio broadcast reception in the area. The impacts from the Proposed Development are consequently analysed, and together with various mitigation options, conclusions are drawn on the overall effects of the Proposed Development on television and radio broadcast service reception for local residents.

This study was undertaken to investigate whether the Proposed Development could cause interference to local television and radio broadcast reception. The effects on VHF (FM) radio, digital terrestrial television and digital satellite television service reception are discussed. The report also details the baseline reception conditions for future reference. This report follows the following structure:

Chapter 1 introduces the work, the Proposed Development, the site and format of the assessment

Chapter 2 discusses the different forms of structure generated television and radio interference and how these can impact the reception of different television and radio broadcast platforms

Chapter 3 describes the available television and radio services in the survey area

Chapter 4 describes the pre-construction television and radio reception conditions around the Site

Chapter 5 describes the predicted impacts of the Proposed Development upon television and radio broadcast reception before any mitigation measures are applied

Chapter 6 describes any suitable mitigation measures for any affected TV viewer or radio listener

Chapter 7 presents the conclusion

© GTech Surveys Limited 2026

2 - The Mechanisms of Interference to Television and Radio Broadcast Services

Terrestrial Television Services

Any structure will produce two zones of potential disruption to television reception. One zone is where the development creates a ‘shadow’ (affects all television broadcast platforms) and the other where it gives rise to a ‘reflection’. At the frequencies used for broadcasting, the processes of creating a ‘shadow’ or a ‘reflection’ are somewhat more complicated than with visible light but thinking of the problem in these terms is still a helpful way of approaching the matter.

Signal ‘Shadowing’ Effects

In the area behind the structure, the television transmitter is effectively screened from the viewer and the strength of the signal is reduced - Figures 2 and 3.

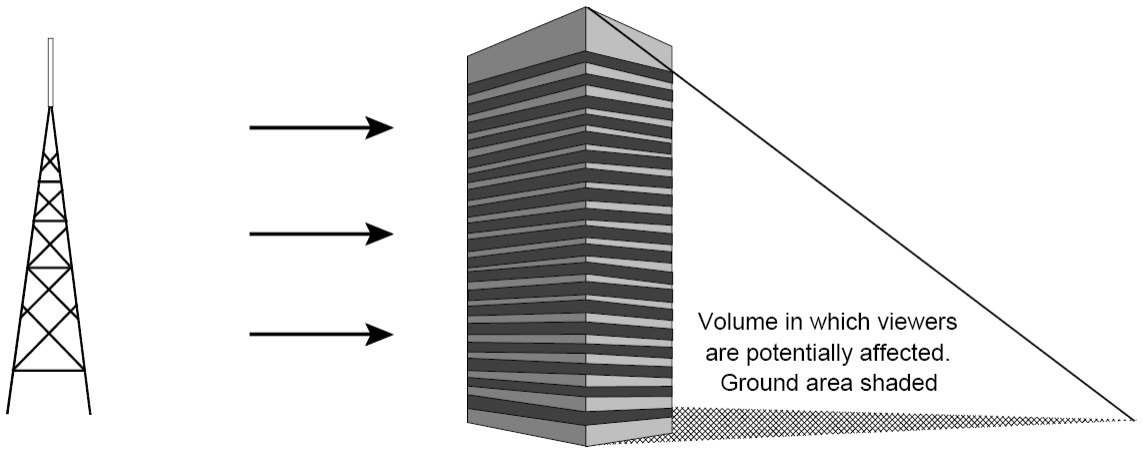


Figure 2 - Affected area in the ‘shadow’ zone behind the structure

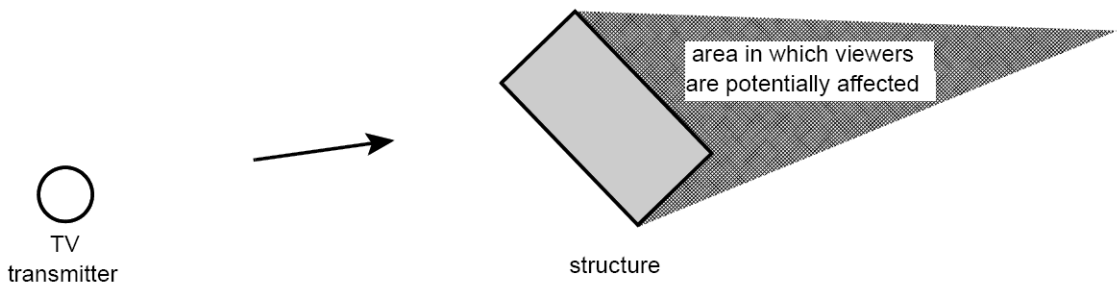


Figure 3 - Plan view of the ‘shadow’ zone

© GTech Surveys Limited 2026

Television signals do not create such a ‘hard’ shadow as visible light, and for the purposes of explanation, a ‘shadow’ zone must be considered which is divided into three sub-zones.

i. Within a few tens of metres from a solid structure, over the region where optical view of the transmitter is lost, the reduction in signal strength is critically dependent on the specific design and composition of the structure. For most brick and concrete buildings, the reduction can be severe and, in some cases, almost total if existing reception conditions are poor.

ii. Further away from the structure (e.g. beyond 25 to 50 metres, but this varies depending on its size) the limit of the ‘shadow’ zone and signal reduction are determined by diffraction at the edges of the structure and reflection off surrounding structures. The simple condition of whether or not a location has an optical view of the transmitter is not enough to classify the potential interference zone adequately. In general, the effect is that the signal appears to bend around the sides of the structure; the shadow zone reduces in size and the signal strength is reduced by much less than simple ray optics would suggest.

iii. Even further away from the structure (e.g. 250m) complex multiple reflections and diffraction, caused by structures in the locality, may result in the ‘shadow’ zone becoming almost non-existent, against interfering signals that arrive on significantly different bearings. This can result in an increase in the ratio of wanted to unwanted signal as presented to the television receiver.

Signal ‘Reflection’ Effects

The second zone of potential interference is produced by ‘reflection’ or ‘scattering’ of the incident signal, see Figure 4.

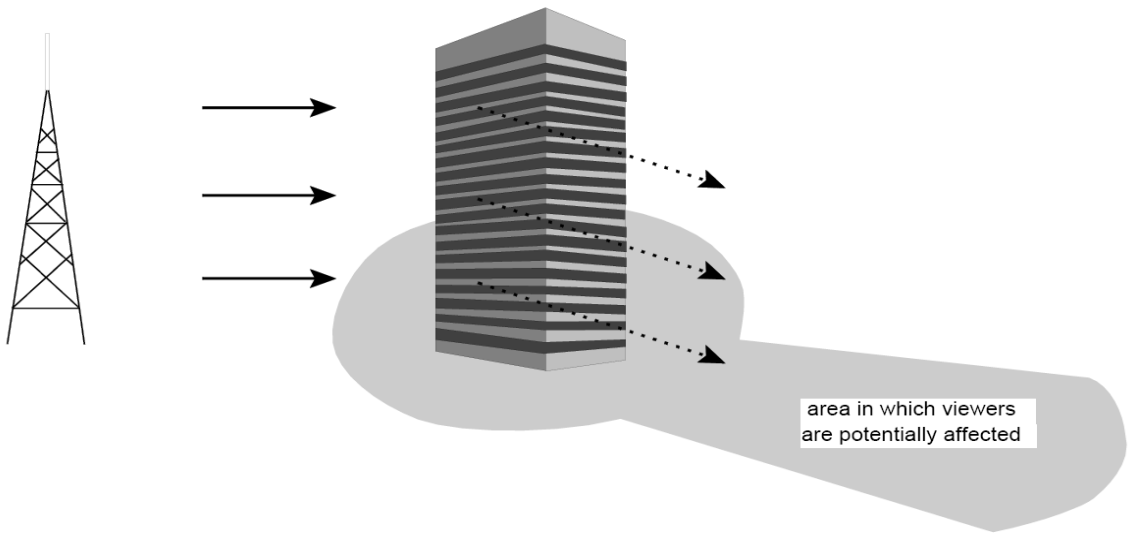


Figure 4 - Affected areas in the ‘reflected’ zone of the structure

© GTech Surveys Limited 2026

Consider Figure 5, the direct signal travels a distance P1 to the viewer, whilst the signal reflected from the structure travels slightly further, distance (P2 + P3). Although travelling at the speed of light, the different path lengths can mean that one signal arrives with a significant delay relative to the other. This results in a degradation in signal quality.

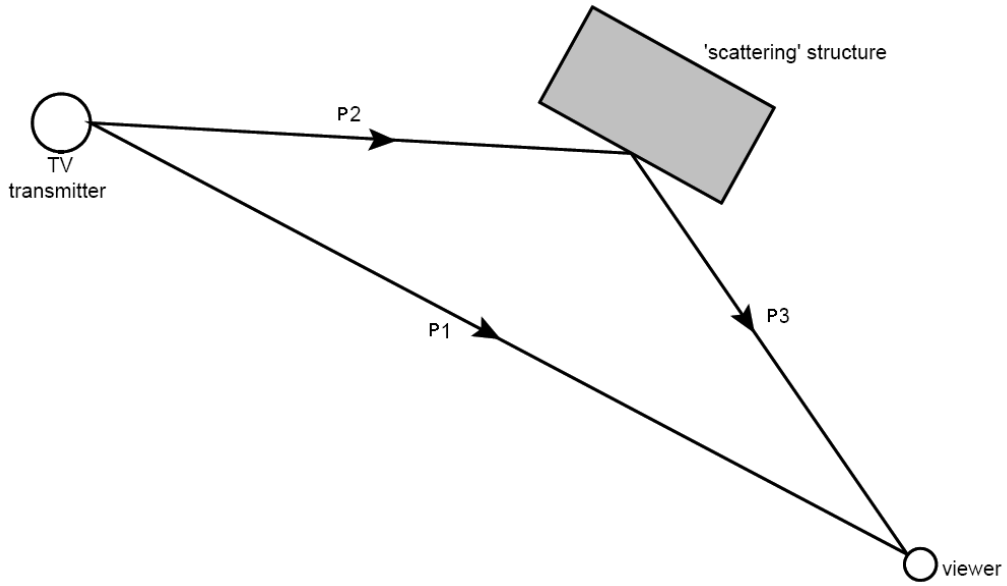


Figure 5 - Direct and Indirect Signal Paths

To avoid interference, it is necessary to ensure that the ratio of wanted signal along the direct path (P1) to the unwanted signal along indirect paths (P2+P3) is sufficiently high. Domestic TV receiving antennas generally have a significant directional response to incoming signals, which means that the antenna may discriminate against interfering signals that arrive on significantly different bearings. This can result in an increase in the ratio of wanted to unwanted signal, as presented to the television receiver.

Digital Terrestrial Television (DTT) - Freeview

The digital television broadcast platform offers many advantages over older analogue broadcast technologies. Due to the way picture signals are encoded and broadcast, digital television offers a much more resilient platform against interference. The construction of digital signals ensures that they are much more impervious to the effects of interference from indirect secondary reflections, which consequently ensures good quality and coherent data stream integrity at the receiver, resulting in an interference free picture. Disruption to DTT services is normally caused by a poor-quality receiving antenna system or locally generated wideband electrical noise. Signal blocking caused by buildings can also degrade received signal quality.

© GTech Surveys Limited 2026

Digital Satellite Television Services - Freesat & Sky

Digital satellite television services are provided by geo-stationary earth orbiting satellites positioned above the equator. To ensure good reception of digital satellite television services, satellite receive antennas (satellite dishes) are normally positioned away from trees and other clutter and are orientated to face the southeastern horizon.

Disruption to digital satellite television services is normally caused by an obstruction on the line-of-sight from the satellite to the receive antenna e.g. a tall building or tall trees. Adverse weather can also influence reception. In the United Kingdom, Freesat and Sky services come from the 28.2 degrees east ASTRA satellite cluster.

Figure 6 below shows typical clearance distances and obstruction heights for interference free satellite television reception.

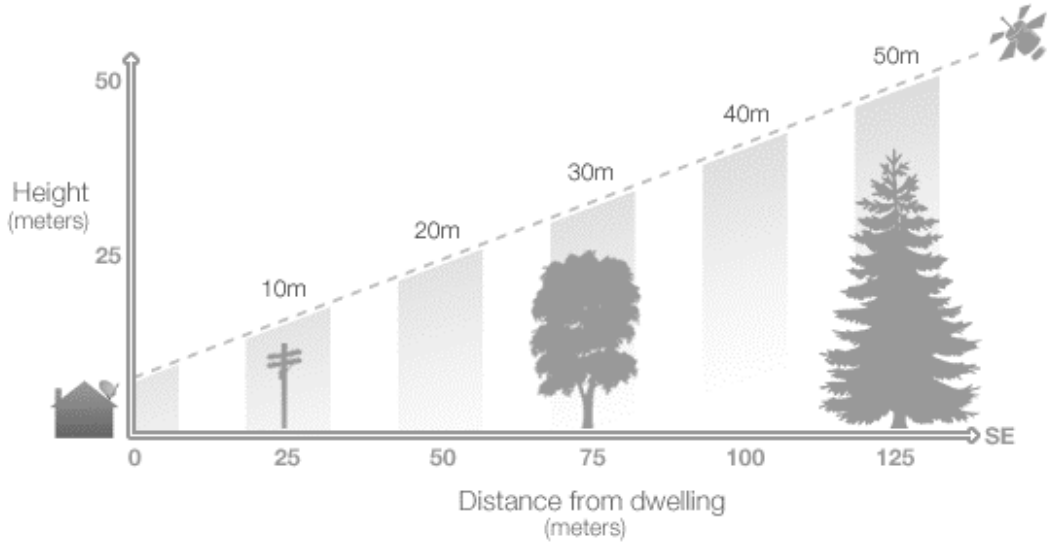


Figure 6 - Typical Clearance Distances and Obstruction Heights for Interference Free Satellite Television Reception

© GTech Surveys Limited 2026

VHF (FM) Radio

VHF (FM) radio services are broadcast from similar structures as terrestrial television services. Many things can cause radio interference, however simple remedies exist that can quickly reduce the effects. Most reception problems on FM radio are caused either by a weak signal or by some kind of interference.

Radio transmission signals will reflect into ‘shadow’ areas and also reflect from structures to cause ‘multi-path’ effects. The effect of multiple signals is to create zones of signal cancellation and signal enhancement. This is often demonstrated by the need to carefully position portable radio receivers for good reception or the fluctuation in signal quality whilst listening to VHF (FM) broadcasts in a vehicle. Due to the wavelength of the VHF (FM) signal (at 100 MHz, the wavelength is 3 metres), zones of interference can quickly and easily physically move around, as the interference is generated from the sum interaction of all incoming signals. Consequently, prediction of VHF (FM) interference is not practically possible due to the complex interaction of reflected signals with wanted signals, the design of radio receivers and radio signal propagation characteristics.

Buildings rarely cause radio interference but there is little that can be done during the design stage to reduce any adverse effects. Due to the lower frequencies in use for radio transmission (with respect to television services) and the methods by which the radio signals are encoded, it is very unlikely that a new structure in an already cluttered urban environment will disrupt the reception of radio services.

Digital Audio Broadcasting

With respect to impacts on digital radio broadcast services such as Digital Audio Broadcasting (DAB), structures and buildings rarely cause reception disruption. This is due to the lower frequencies used for the transmission of radio services (with respect to those used for television transmissions) and the digital technologies and methods used for encoding, reception and signal decoding. Based on professional judgment and experience, DAB radio reception is considered robust in urban environments and the Proposed Development is unlikely to alter coverage significantly. Consequently, DAB radio reception has not been considered in the assessment.

© GTech Surveys Limited 2026

3 - Available Television and Radio Broadcast Services

Terrestrial Television Services

The area around the Site is no longer served by analogue television transmissions due to the completed Digital Television Switchover. All analogue services were switched off in the Granada television region during 2009.

Digital Terrestrial Television (DTT) - Freeview

The survey area is served by DTT services (Granada TV region) from the Winter Hill transmitter (grid reference SD 66053 14463), on a bearing of 316° (with respect to true north) and 24 km from the Site. The Winter Hill transmitter is shown relative to the Site in Figure 7.

Technical transmission information for each DTT service broadcast from the Winter Hill transmitter site is detailed in Table A, found in the Appendix - *Television Transmission Frequencies*.

Up to date technical information regarding the Granada TV region and Winter Hill transmitter group can be found on the Everyone TV website[1].

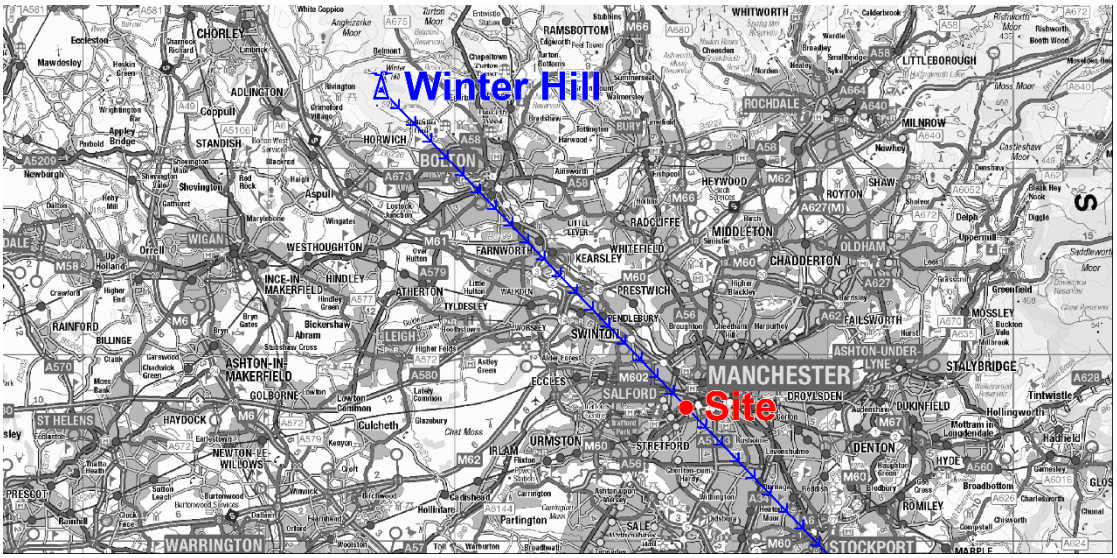


Figure 7 - The Locations of the Winter Hill Transmitter, the Site and the direction of the incoming DTT signals at the Site (indicated by the blue arrowed line)

1 - https://www.everyonetv.co.uk/

© GTech Surveys Limited 2026

Non-Terrestrial Television Services (Digital Satellite Television)

For the reception of the 28.2 degrees east ASTRA satellite cluster (Freesat and Sky services), dish elevations of 22.9 degrees are required at this latitude. Optimal receive dish azimuths are 143.8 degrees with respect to true north (approximately southeast).

VHF (FM) Radio

The areas around the Site are served by VHF (FM) radio services of

BBC Radio 1, 2, 3, and 4 from the Holme Moss transmitter (NGR SE 09550 04050)

Technical transmission information for each radio service broadcast from the Holme Moss transmitter are detailed in Table B in the Appendix - *VHF (FM) Radio Transmission Frequencies.*

© GTech Surveys Limited 2026

4 - Survey Methodology & Description of Baseline

Due to the complex nature of television interference in cluttered urban environments, investigations must be undertaken in the general area around a site to fully evaluate any potential effects. In this study, measurements were undertaken up to one kilometre[2] from the Site, however, the survey mainly focused around the Site and areas to the immediate northwest and southeast, the areas where predicted (modelled) interference may occur. These are identified in Figure 8, and the measurements are detailed in Tables C and D, found in the Appendix - *Signal Measurements*. The following data was recorded:

- Field strength and technical signal measurements of DTT transmissions from the main serving transmitter
- Viewing preference (choice of television transmitter) of residents in all areas visited
- Field strengths of VHF (FM) radio transmissions from the serving transmitter

All television measurements were carried out using a UHF log-periodic receive antenna. VHF (FM) radio field strength measurements were taken with a resonant half wavelength folded dipole antenna at 2 metres AGL, industry standard height for such work. During the survey, no assessment was made of reception conditions within viewers' homes. Equipment details are detailed in the Appendix - *Survey Equipment*.

The survey was conducted on 5th June 2026 throughout the day with good weather conditions prevailing.

2 - 1 kilometre far exceeds the range of any possible interference effects but enables a good understanding of the general reception conditions surrounding a site. This is because certain locations within the study area may have coverage impairments (from structures or electrical interference), which may be highly localised and could skew the overall reception picture if solely relied upon. In reality, most interference effects have dissipated by 250m from the structure causing the signal attenuation.

© GTech Surveys Limited 2026

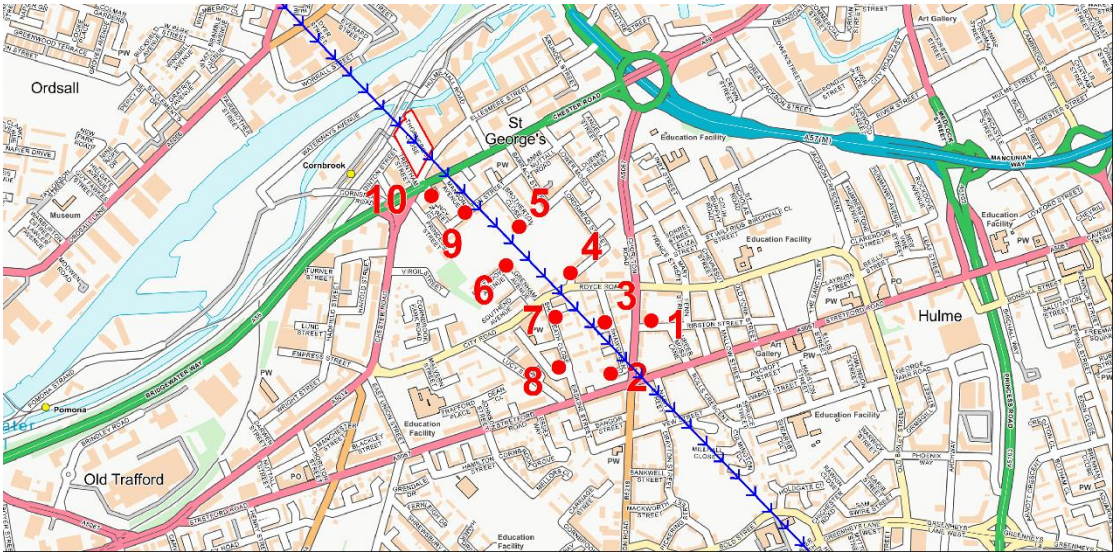


Figure 8 - Surveyed Locations. The blue arrows indicate the direction of the incoming DTT signals from Winter Hill transmitter. The Site is delineated in red

Survey Results and Observations

In general, building use around the Site is mainly for residential and commercial use. There are a number of significantly tall and wide buildings located near to the Site. Further to the southeast of the Site (Nancy Street, Tatton Street, Malt Street, Manson Avenue and Cleworth Street), more typical town houses are located.

Digital Terrestrial Television (DTT) - Freeview

DTT services were available at all surveyed locations from the Winter Hill DTT transmitter. At all locations, received signal levels were in excess of recommended minimum amounts and the technical quality of received signals was found to be good[3]. DTT services currently provide very good coverage and service throughout the study area.

All terrestrial television antennas observed were directed towards the Winter Hill DTT transmitter. The majority of residential properties located on Nancy Street, Tatton Street, Malt Street, Manson Avenue and Cleworth Street had antennas systems mounted on rooftops, ensuring optimal reception conditions.

3 - Signal levels as specified by the CAI - Association for Audio Visual Professionals Code of Practice (COP) For the Installation of Aerials/Antennas & Receiving Equipment in the Single Dwelling Unit CAI COP 2: September 2022

Additional technical information regarding the Freeview signal can be found in the Appendix - An Overview of Signal Measurements

© GTech Surveys Limited 2026

Digital Satellite Television - Freesat and Sky

Due to the building use within the study area, no satellite dishes were noted on new structures immediately adjacent to the Site. Satellite dishes may have been mounted on rooftops of tall buildings. The majority of dwellings on Nancy Street, Tatton Street, Malt Street, Manson Avenue and Cleworth Street had satellite dishes installed.

VHF (FM) Radio

VHF (FM) radio reception conditions were deemed to be good[4] throughout the study area. In-car reception was deemed to be good at all locations. This is due to the proximity of the Holme Moss high-power radio transmitter with respect to the Site.

4 - Minimum Recommended Field Strengths for Acceptable Levels of VHF (FM) Radio Service

Monophonic audio - 40 dBµV/m
Stereophonic audio (excellent quality) - 54 dBµV/m

Source - https://www.ofcom.org.uk/__data/assets/pdf_file/0013/54310/annex-f.pdf

© GTech Surveys Limited 2026

5 - Predicted Impacts and Effects

Methodology

To assess the effects of the Proposed Development on television and radio broadcast service reception, the structures were considered to create interference to services in the immediate areas around the Site, in signal reflection areas and in the signal shadow zones. These methods, used in conjunction with broadcast transmission information, development plans, maps of the study area and modelling techniques, contribute towards predicting the potential effects on television and radio broadcast reception in the study area.

The field survey then investigated the areas identified as being at risk of interference and assessed all available services and the transmitter viewing preferences of residents in order to determine if the computed risk is practically valid. The collected data was finally used to determine what actual risks exist and what viable solutions are available to minimise any adverse effects. The predicted effects on television and radio broadcast reception are discussed below and summarised in Table 1.

Digital Terrestrial Television (DTT) - Freeview

Widespread interference is not expected to occur due to the existing good coverage in the study area. However, the additional massing from the Proposed Development could cause signal disruption for properties adjacent to the Site, located to the immediate south-east, where signal levels from the Winter Hill DTT transmitter could be attenuated (reduced) by the proposed structures. However, easy to implement mitigation, as discussed in Chapter 6, is likely to restore the reception of Freeview services for any affected viewer.

Digital Satellite Television - Freesat and Sky

As discussed in Chapter 2, tall structures, trees and buildings can disrupt digital satellite television reception by causing obstructions on the line-of-sight (LOS) to the satellite dish from the serving satellite. Using trigonometry, the approximate maximum height of the proposed building (top of screening) and the angle and orientation of the incoming satellite signals, the theoretical signal shadow zone for the 28.2E ASTRA satellite cluster is up to 319 m, extending in a northwesterly direction from the base of the tallest proposed structure. The theoretical signal shadow is shown in Figure 9. If satellite dishes are located on rooftops in this area, interference could occur.

© GTech Surveys Limited 2026

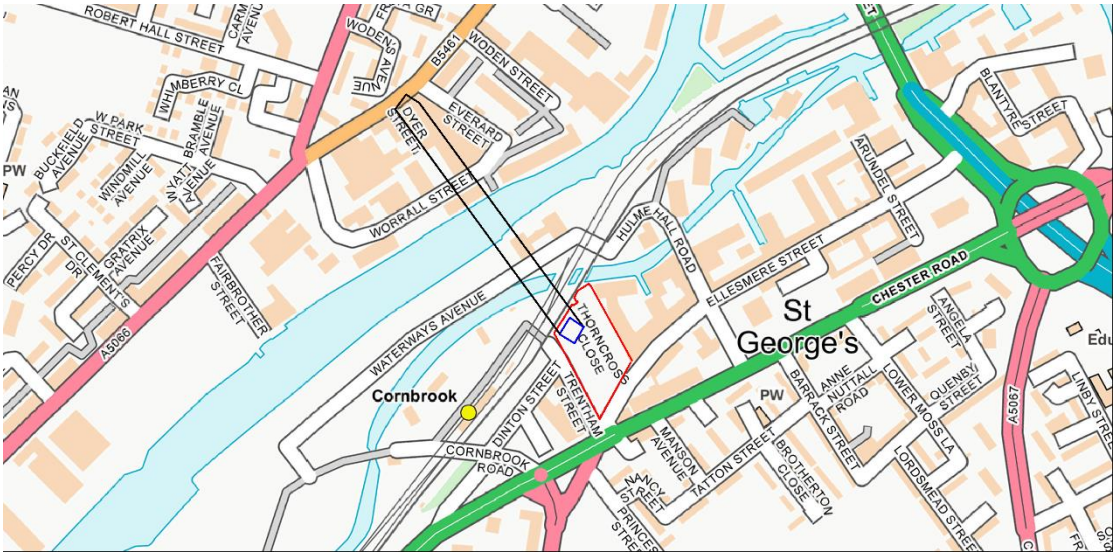


Figure 9 - Theoretical Digital Satellite Television Signal Shadow (delineated in black)

VHF (FM) Radio

Modelling VHF (FM) radio interference in a cluttered urban environment is not possible due to the number of constantly changing variables. VHF(FM) broadcast radio reception is robust throughout Manchester, evident from the survey results and signal availability with a typical car radio. While any new development or structure will change local radio signal propagation and reception characteristics, due to the technical methods involved in encoding and receiving these transmissions, good reception will remain possible. Furthermore, as the reliance on VHF (FM) radio reception decreases due to the uptake of DAB receivers in cars[5], and online streaming in properties, any possible impact effects are further reduced. Overall, the Proposed Development is not expected to impact the reception of VHF (FM) radio broadcasts.

5 - The Road Vehicles (Approval) Regulations 2020 came into force on 1 September 2020 and has implemented the provisions of the EU Directive covering the compulsory fitment of digital radio in passenger cars and buses that come fitted with a radio.

© GTech Surveys Limited 2026

Broadcast platform	Area(s) of predicted interference	Risk of interference and reasoning	Mitigation
DTT (Freeview)	In limited localised areas to the immediate south-east of the Site	Possible because antennas located in the area may be in use to receive DTT signals	Antenna betterment (if interference occurs) Alternative sources of broadcasts for example, TV over IP / fibre, broadband or cable Use of smart TV apps or satellite TV receiving equipment
Digital Satellite TV (Freesat and Sky)	Up to 319 m to the immediate northwest from the base of the tallest proposed structure	Possible, as there may be satellite dishes located on rooftops in the identified area and in use to receive satellite TV transmissions	Satellite dish relocation Alternative sources of broadcasts for example, TV over IP / fibre, broadband or cable Use of smart TV apps or DTT receiving equipment
VHF(FM) Radio	Non-identified	No, because coverage is robust	Not required

Table 1 - Summary of Predicted Interference

Predicted Effects - Conclusions

Whilst widespread interference to DTT service reception is not expected, the massing of the Proposed Development could cause interference to properties adjacent to the Site receiving Winter Hill DTT transmissions. Antenna betterment / repositioning should restore all the optimal reception of services and is most simple and most cost-effective mitigation solution. If this is required, it is advised that a registered antenna installer undertakes all required work, as detailed in Chapter 6.

The Proposed Development could cause interference to the reception of digital satellite television services in areas to the immediate north-west of the Site, within 319 m from the base of the tallest proposed structure. The use of cranes could also cause signal disruption in similar areas. Should satellite dishes be located in this area (especially on the rooftops of buildings in that zone), repositioning satellite dishes to new locations where views of the south-eastern skies are no longer obscured will restore optimal reception. If satellite dishes cannot be relocated out of any signal shadow zone, the use of DTT receiving equipment or TV over fibre / broadband services could also offer viewers alternative sources of TV broadcasts. If any satellite dish relocating is required,

© GTech Surveys Limited 2026

it is advised that a registered antenna installer conducts all required work, as detailed further in Chapter 6.

The Proposed Development is not expected to affect VHF(FM) radio reception.

© GTech Surveys Limited 2026

6 - Mitigation Measures

For any affected digital satellite television user located to the north-west of the Site (up to 319 m from the base of the tallest proposed structure, Block A), relocating satellite dishes to different locations where views to the south-east horizon are no longer obscured should restore the reception of TV broadcasts. In addition, affected digital satellite television viewers could also use TV over IP / fibre, applications on smart TVs (e.g. Freesat App, BBC iPlayer), broadband or cable reception equipment to provide alternative sources of TV broadcasts.

For any affected Freeview viewer to the immediate south-east of the Site, the betterment of antennas is likely to restore good service reception. Betterment of antenna systems could include any of the following;

- Replacement of components not fit for purpose (damaged, water ingress in cables / antennas, electrically faulty, old brown type coaxial etc.)
- Replacement or installation of a mast head amplifier and new antenna
- Replacement of old coaxial cable to better signal throughput and to reduce unwanted external electrical pickup
- Installation of a higher gain antenna
- Good earthing on antenna systems and associated components to help reduce unwanted electrical system noise and unwanted electrical pickup
- Installation of a higher antenna (above ground level) in a location as far away from the Site as possible i.e. on another chimney stack etc.

These are common and simple mitigation solutions suggested for similar situations where local television reception conditions have been affected by adjacent construction work and new development. A registered installer should be able to advise on the most effective mitigation measures once the existing antenna system has been inspected and construction-generated interference has been identified.

It is recommended that all antenna work (antenna improvement, satellite dish moving, antenna relocating etc.) is undertaken by a registered installer (CAI accredited) and any system components used must be CAI benchmarked. More information regarding the Confederation of Aerial Industries can be found on the following website[6].

6 - http://www.cai.org.uk/index.php

© GTech Surveys Limited 2026

The CAI's benchmarking scheme ensures that the cables and antennas have passed minimum requirements for the use of DTT and digital satellite television reception. The use of non-benchmarked products in an antenna system will degrade overall performance and effectiveness of the system, increasing the risk from interference. More information on CAI benchmarked products can be found on the CAI's website[7].

It should be noted that because tower cranes are normally taller than the structure being built and tower cranes operate over a wide area, moving satellite dishes to different locations may not resolve all reception issues during the construction phase. To reduce tower crane interference, it is advised that the crane jibs / arms are positioned in a north-westerly to south-easterly facing orientation at the end of crane lifting operations, hence reducing the overall cross-sectional area presented to the incoming satellite signals. This action reduces disruption because the signals come in at a bearing of 145 degrees with respect to true north (for Freesat and Sky digital satellite television services), and so encounter less of the crane's structure if parallel to the direction of the incoming satellite signals.

The majority of television broadcasts are now available on smart TV applications (apps), such as Sky Go, BBC iPlayer, ITVX, Channel 4, 5 (including 5STAR, 5USA, 5ACTION and 5SELECT), Netflix and Amazon Prime. Such TV content via fibre, broadband or smart TV app cannot be impacted by new development due to the nature of content delivery and removes the need for externally mounted antennas and satellite dishes altogether.

7 - https://www.cai.org.uk/index.php/services/technical/product-certification-scheme

© GTech Surveys Limited 2026

7 - Conclusions

A desktop-based study and baseline survey have been performed to assess the possible effects and impacts on the reception of television and radio broadcast services arising from the proposed One Castlefield development. The study has focused on the reception of VHF (FM) radio and the two television broadcast platforms that could potentially be impacted by the Proposed Development - digital terrestrial television (DTT) and digital satellite television services.

Digital Terrestrial Television (DTT) - Freeview

Whilst widespread interference to Freeview reception is not expected, the massing of the Proposed Development may cause reception degradation for receptors immediately south-east of the Site. If any interference occurs, simple and cost-effective antenna betterment should restore the reception of all services. This is a standard and easy to adopt mitigation solution. If any antenna betterment is required, it is advised that a registered antenna installer undertakes the work. Alternatively, the majority of television broadcasts are now available on smart TV applications (apps), such as Sky Go, BBC iPlayer, ITVX, Channel 4, 5 (including 5STAR, 5USA, 5ACTION and 5SELECT), Netflix and Amazon Prime. Such TV content via fibre, broadband or smart TV app cannot be impacted by the Proposed Development due to the nature of content delivery and removes the need for externally mounted antenna systems altogether.

Digital Satellite Television - Freesat and Sky

The Proposed Development and the use of tower cranes used during the construction phase may cause interference for the reception of digital satellite television services in areas to the immediate north-west of the Site, within 319 m from the base of the tallest proposed building. In this area satellite dishes could be in use to receive satellite television broadcasts. Consequently, crane structures and the Proposed Development could obscure the required clear line-of-sight views of the south-eastern skies, resulting in interference. If interference does occur, the repositioning of satellite dishes to new locations without an obscured line-of-sight view to the serving satellites will restore reception. If this is not possible, the use of DTT, TV over IP / fibre, broadband or cable TV receiving equipment would also offer any affected viewer an alternative source of digital satellite television broadcasts. Any sporadic interference arising from tower crane use is expected to be limited in duration (only occurring during periods when the cranes are erected and in use) and will cease completely when the cranes are taken down.

VHF(FM) Radio

Due to the existing good coverage and robust technical nature of the broadcast radio network with respect to building-generated signal interference, the Proposed Development is not expected to affect the reception of VHF(FM) radio services.

© GTech Surveys Limited 2026

In summary, the Proposed Development has the potential to cause disruption to the reception of DTT services to the immediate south-east of the Site, and interference to the reception of digital satellite television services up to 319 m north-west from the base of the tallest proposed structure, only if satellite dishes are installed and in use in this area. In this area, required clear line-of-sight views of the south-eastern skies could be obscured, resulting in interference. If interference does occur, the betterment of antenna systems or the repositioning of satellite dishes to new locations without an obscured line-of-sight view to the serving satellites should restore optimal reception. If satellite dish relocations are not possible, the use of DTT or TV over cable / fibre receiving equipment would also offer any affected viewer an alternative source of digital television broadcasts, removing the need for satellite dishes altogether.

This report details the existing level and quality of radio and television signal reception within the survey area and can be used to accompany the planning application submission.

© GTech Surveys Limited 2026

Appendices

Television Transmission Frequencies

VHF (FM) Radio Transmission Frequencies

Signal Measurements

An Overview of Signal Measurements

Survey Equipment

Calculation of Received Field Strength

References

Mapping Data

© GTech Surveys Limited 2026

Television Transmission Frequencies

Digital TV Multiplex	Multiplex Operator	UHF Channel Number[8]	Channel Frequency Fc (MHz)[9]	Transmitter Power (kW)
BBC A	BBC	32	562.00	100.0
D3&4	Digital 3 & 4	34	578.00	100.0
BBC B (HD)	BBC	35	586.00	100.0
SDN	SDN	29	538.00	100.0
Arqiva A	Arqiva	31	554.00	100.0
Arqiva B	Arqiva	37	602.00	100.0

Table A - Main Winter Hill DTT Services[10]

Public Service Broadcaster (PSB) Digital Multiplexes
Commercial (COM) Digital Multiplexes

VHF (FM) Radio Transmission Frequencies

Service	Frequency (MHz)	Transmitter Power (kW)
BBC Radio 1	98.90	250.0
BBC Radio 2	89.30	250.0
BBC Radio 3	91.50	250.0
BBC Radio 4	93.70	250.0

Table B - Holme Moss VHF (FM) Radio Services

8 - Digital multiplexes with a "+" or "-" sign operate with a frequency offset making the channel frequency + or - 167 kHz

9 - The nominal channel frequency, Fc (in Megahertz) of the multiplex can be calculated using Fc = 8n+306, where 'n' is the UHF channel number

10 - Information correct at time of writing. Information provided by DigitalUK and Arqiva

© GTech Surveys Limited 2026

Signal Measurements

Measurement Point Number	Channel	32	34	35	29	31	37
	Frequency	562.00	578.00	586.00	538.00	554.00	602.00
	Service	BBC A	D3&4	BBC B	SDN	Arqiva A	Arqiva B
1	FS	91.2	87.8	89.2	85.5	88.4	90.7
	CSI	20.6	21.5	-	23.8	18.9	21.9
	MER	32.7	32.0	-	31.6	32.0	31.5
2	FS	87.6	88.0	93.0	93.9	89.2	92.7
	CSI	20.1	18.6	-	23.1	22.7	18.0
	MER	30.7	31.2	-	32.0	30.8	32.5
3	FS	93.0	91.5	90.8	89.3	93.4	87.5
	CSI	23.3	19.6	-	22.0	21.2	19.5
	MER	32.1	31.0	-	32.8	31.4	33.9
4	FS	88.8	94.4	91.2	89.6	88.8	92.5
	CSI	21.4	23.5	-	19.2	18.7	22.1
	MER	32.1	30.0	-	32.3	32.3	32.8
5	FS	87.3	94.7	89.7	91.5	94.5	94.1
	CSI	20.7	19.1	-	22.4	20.5	18.1
	MER	32.1	33.4	-	31.2	31.5	31.2
6	FS	92.0	94.1	93.7	93.9	94.9	92.0
	CSI	20.3	17.0	-	20.2	22.7	21.2
	MER	31.5	33.2	-	31.5	31.2	31.2
7	FS	93.9	89.0	95.0	94.8	93.6	90.0
	CSI	22.7	21.9	-	18.9	21.8	18.0
	MER	32.1	31.5	-	32.1	32.4	32.0
8	FS	97.7	91.9	88.4	88.1	93.1	87.5
	CSI	19.7	17.5	-	20.2	21.8	17.0
	MER	31.9	32.8	-	32.9	32.3	32.1
9	FS	94.6	88.7	91.0	92.0	93.1	92.0
	CSI	19.3	22.3	-	19.5	21.1	19.6
	MER	31.6	32.1	-	32.7	32.2	32.7
10	FS	87.1	88.8	89.3	89.9	89.2	93.9
	CSI	20.4	19.4	-	20.5	20.6	20.4
	MER	33.0	31.9	-	31.6	31.3	32.0

Table C - Winter Hill DTT Services

Frequencies listed are in MHz
Field Strength (FS) values are indicated in dBμV/m
Channel Status Information (CSI) %
Modulation Error Ratio (MER) dB
FFT average hold 1 second (8MHz tight filter, 15 dB per 100 kHz, insertion loss factored in)

© GTech Surveys Limited 2026

Location	Service	Radio 1	Radio 2	Radio 3	Radio 4
1		68.2	63.0	68.9	71.0
2		72.4	68.5	71.8	73.8
3		67.6	61.7	75.2	64.9
4		67.3	54.6	75.2	64.4
5		62.7	66.7	68.4	67.7
6		67.7	64.7	74.3	69.7
7		76.3	68.2	74.8	72.1
8		70.6	69.6	66.9	69.4
9		72.0	71.2	69.3	68.5
10		65.0	65.6	62.7	67.2

Table D - Field Strength Measurements of Holme Moss VHF(FM) Radio Services (Best Server)

Values are indicated in dBμV/m

© GTech Surveys Limited 2026

An Overview of Signal Measurements

The first and easiest parameter to check is signal level (also referred to as amplitude or terminated signal strength). In many cases this gives a good indication of the available decoding margin, or the extent of any shortfall.

At the receiver input, the terminated level of a DTT signal is measured in the usual units of dBμV (a maximum signal level of 70 dBμV and a minimum signal level of 50 dBμV). It is helpful to understand that the level of a DTT signal represents the total power of all the carriers in the Coded Orthogonal Frequency Division Multiplexing (COFDM) signal and not the level of each individual COFDM carrier. For satisfactory reception of digital signals, it is important the signals applied to the receiver are within these ranges. These maximum and minimum levels define a so-called window of operation for the receiver.

Common practice dictates that in order to measure the quality of a received DTT signal we have to look at one or more of the following parameters: Bit-Error Rate (BER), Channel BER (CBER), Carrier-to-Noise Ratio (CNR) and Modulation Error Ratio (MER). The Channel State Information (CSI) feature available in DTT measurement equipment is a very valuable tool providing additional insight into the quality of reception in a typical domestic or professional DTT installation.

Using the BER alone is an ill-advised “hit-or-miss” strategy because of the 'cliff-edge effect' characteristic of any digital TV system. A BER reading below the reference quasi error free (QEF) value of 2×10-4 might wrongly lead us to conclude that the receiving conditions are satisfactory.

However, the BER provides a very narrow signal measurement range. Even for vanishingly small BER readings, a small drop in the level of received DTT signal can push the DTT receiver over the digital cliff edge beyond the point of system failure. The CBER is closely related to the BER providing a wider signal measurement range. Depending on the type(s) of unknown disturbance(s) affecting our DTT installation (noise, co-channel or adjacent PAL, co-channel DTT, etc.), the CBER corresponding to the reference QEF BER of 2×10-4 varies between 4 and 7 in 100. Unfortunately, the CBER is not a reliable indicator of how far the digital cliff edge is.

DTT engineers need a tool with a wide measurement range that solves the shortcomings of the BER and CBER. This measurement tool should provide some estimate of the noise margin of the DTT installation. A first candidate comes to mind: CNR or, alternatively, its sibling the MER.

The CNR is defined as the ratio of the average RF power of the DTT signal to the power of the noise present in the UHF channel. Similarly, the MER is defined as the ratio of the average power of the DTT signal to the average power of the constellation errors. It can therefore be used to give a more direct indication of decoding margin when, as is often the case, there is co-channel

© GTech Surveys Limited 2026

interference as well as noise in the channel. The higher the MER value, the **better** the reception conditions.

In situations where there is no multipath propagation so that the channel frequency response remains reasonably flat, CNR and MER are in principle the same thing. In practice, the accuracy of the measured CNR is limited by the noise floor of the measurement equipment and by the presence of other disturbances on adjacent UHF channels. Likewise, both the receiver's noise floor and other issues resulting from its practical implementation degrade the MER estimate.

Channel State Information (CSI)

Some flavour of CSI is used internally by all commercial DTT receivers to achieve the recommended target system performance[11]. The CSI counts the effect of both the noise present in the channel and the shape of the transmission channel itself. In other words, the CSI gives a measure of the reliability of the received DTT signal. We measure the average of the CSI across the UHF channel occupied by the DTT signal. The higher the percentage value of CSI, the **less** reliable DTT reception is.

As explained, the CSI can be used as a means to measure the noise margin in a DTT installation. Let us call CSI_{QEF} the percentage CSI measured at the point where the measurement equipment displays the reference QEF BER. The noise margin in dB is then approximately given by –

$$NM\ (dB) = \frac{CSI_{QEF} - CSI}{2.6}$$

This empirical approximation represents a good estimate for NM below 8dB. The CSI alone, on the other hand, has a wider measurement range, providing meaningful results for NM of up to 15dB.

11 - *J. Lago-Fernández, "Using Channel State Information (CSI) to Characterize DVB-T Reception", IBC, Amsterdam, 12-17 September 2002*

© GTech Surveys Limited 2026

Survey Equipment

1 x Promax Prolink 4C Premium – Serial Number PK4COPAB11B / 060419030005 Running firmware version 2.47

1 x Sony Wide screen CRT Reference Receiver KV–16TIU – Serial Number 4014480

1 x Professional Broadcast Wideband Log Periodic 8 element antenna (Amphenol Jaybeam (details below))

Amphenol JAYBEAM

468-860 MHz

A Log Periodic antenna designed for UHF Broadcast, TETRA and Cellular communications applications. This antenna is often used in a stacked array to form a rugged, high power, extended range antenna. Produced to the highest quality standards, these robust antenna designs will insure reliable operation in harsh environmental conditions.

LPU/Rx

V-Pol or H-Pol | Log Periodic | 70° | 7.9 dBd

Replace "x" with desired model number option.

Electrical Characteristics		
Frequency band	468-860 MHz	
Model number options (x)	Model Number LPU/R-N LPU/R-7/16	Connector type N-Female 7/16-DIN Female
Polarization	Vertical or Horizontal	
Horizontal beamwidth	70°	
Gain	7.9 dBd	
Impedance	50Ω	
VSWR	<1.3:1	
Maximum power	250 W	
Connector type	see model number options above	
Lightning protection	DC grounded	
Mechanical Characteristics		
Materials	Aluminium Alloy	
Dimensions (Length x Width)	1210 x 320 mm	47.6 x 12.6 in
Weight without bracket	3.5 kg	7.7 lbs
Mounting Options		
Mounting	Mounting bracket included to fit 38-50 mm dia. pipe.	



Technical Specification for an Amphenol Jaybeam Professional Broadcast Wideband Log Periodic 8-Element Antenna

All RF cables, interconnects and systems of professional quality and calibrated to determine feeder losses and antenna gains. These are factored into the results, providing accurate descriptions of actual field strength values – see *Calculation of Received Field Strength*

© GTech Surveys Limited 2026

Calculation of Received Field Strength

The Field Strength (dBµV/m) is derived from the Terminated Level (dBµV) as measured at the input of the measurement receiver.

Field Strength (dBµV/m) = Terminated Level (dBµV) – Aerial Gain (a) + Dipole Factor (b) + Feeder Loss (c)

where -

Dipole Factor (to matched load)	(b)	$20Log(\frac{2\pi}{\lambda})$ *Where λ = Transmission Wavelength (m)*
Feeder Loss	(c)	3 dB
Aerial Gain (dB_{dipole})	(a)	10 dB

Impedance matching at receiver input and consideration of losses over the feeder runs between 530 MHz and 610 MHz are factored in to calculated FS values.

References

The building information found in Chapter 2 was sourced from the following Ofcom document[12].

Mapping Data

This report includes mapping and mapping data provided by Ordnance Survey (OS), under the terms of the Open Government Licence, OS data Crown copyright and database copyright (2026).

12 - https://www.ofcom.org.uk/siteassets/resources/documents/manage-your-licence/fixed-links/tall_structures.pdf?v=333938

© GTech Surveys Limited 2026

DISCLAIMER

This Report was completed by GTech Surveys Limited on the basis of a defined programme of work and terms and conditions agreed with the Client. We confirm that in preparing this Report we have exercised all reasonable skill and care taking into account the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project.

GTech Surveys Limited accepts no responsibility to any parties whatsoever, following the issue of the Report, for any matters arising outside the agreed scope of the works. This work was conducted under GTech Surveys Limited's standard terms and conditions which can be found on our website.

This Report is issued in confidence to the Client and GTech Surveys Limited have no responsibility to any third parties to whom this Report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.

The UK's terrestrial television and radio networks are highly complex engineering systems and are constantly being modified, re-designed, upgraded and maintained. The reception conditions detailed in this report were those prevailing at the time of the survey in the study area. Engineering work at transmitter sites, weather conditions and the time of the year will influence the quality and coverage of terrestrial services and their susceptibility to interference. Whilst every effort was made to accurately measure and assess the available television and radio transmissions and services at the time of the survey, GTech Surveys Limited cannot assume that any part of the television or radio broadcast network or transmission from any transmitter was operating in required specification or correctly to any design criteria. The signal measurements undertaken during the survey work were used to define the possible impacts to television and radio reception for this project. Although best practice has been applied in understanding the potential impacts, due to the complex nature of the subject, GTech Surveys Limited is not accountable in anyway whatsoever if unpredicted impacts occur at any location anywhere in the study area.

Modelling parameters assume that all installed UHF antenna systems are mounted at least 10m AGL and installed to a modern standard, with all components meeting CAI quality standards. Antennas mounted at lower heights and poor-quality installations will be more prone to the effects of interference from external sources and as such, reception conditions to installations with the aforementioned characteristics have not been accounted for in any impact modelling. Consequently, properties with such installations may be prone to interference effects that have not been identified. Such installations are commonly found in camping and caravan parks, on bungalows and properties where it is not possible to attach an antenna to the exterior roof. Antennas mounted in lofts are also more prone to interference effects arising from the signal attenuation caused by roofing materials. Again, reception conditions to properties with the aforementioned antenna installation characteristics have not been accounted for in any impact modelling and as such, properties with these installations may be prone to interference effects that have not been identified.

Digital terrestrial television (Freeview) coverage may vary as a result of engineering works or any frequency changes authorised by Ofcom. We advise that consumers always check future reception predictions (https://www.freeview.co.uk/platform-management) before buying TV equipment. GTech Surveys Limited, Ofcom and Digital UK are not responsible for household TV reception arrangements.

Unless specifically assigned or transferred within the terms of the agreement, the consultant asserts and retains all Copyright, and other Intellectual Property Rights, in and over the Report and its contents.

Any questions or matters arising from this Report should be addressed in the first instance to the Project Manager.

© GTech Surveys Limited 2026