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

email – office@gtechsurveys.com
web – www.gtechsurveys.com
telephone – 01926 744771

10th September 2026,

Manchester City Council planning application number - 121721/FO/2018 Planning Condition 33b

To whom it may concern,

During October 2018, we undertook a TV reception impact assessment to accompany the planning application submission for the then proposed St. John's Place (SJP) Building 2 development. The assessment commented on the existing good coverage around the site. This was mainly due to the proximity of the Site relative to the high-powered Winter Hill TV transmitter. The assessment concluded that interference to the reception Digital Terrestrial Television (DTT) – Freeview may occur in a limited area and interference to the reception of digital satellite television services may occur in a small area to the immediate northwest of the Site. The assessment also concluded that any interference was likely to be minor and a number of mitigation solutions were available to restore reception conditions to optimal levels if required.

Since the October 2018, the entire suite of DTT transmissions emanating from the Winter Hill DTT transmitter have been reallocated to lower frequencies, which has made DTT coverage in urban areas, such as Manchester, better. Also, a number of HD channels have been shut down, reducing the overall number of Freeview channels available to viewers. In the same time period, the rollout of fibre in the city has ensured that viewers now have more choices of how TV content is delivered into their homes. This has resulted in a gradual reduction in the use of DTT and satellite reception systems as more viewers receive content via Wi-Fi, fibre, broadband and on smart TV sets. Consequently, the natural progression of technology and content delivery has reduced the possibility of DTT and satellite TV interference.

It has been confirmed that no adverse impacts to the reception of any television service has been encountered by any receptor located near to the Site and this is in line with the conclusions of the October 2018 assessment.

Planning condition 33 relating to television reception states:

"Condition 33 - TV Reception Survey

Studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Measure the existing television signal reception within the potential impact area, as defined in the submitted Radio and TV Reception Impact Assessment, before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications, and shall include an assessment of the survey results obtained.

b) Assess the impact of the development on television signal reception within the potential impact area identified in (a) above within one month of the practical completion of the development and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (a) above."

However, as no significant impacts were predicted and no interference has been reported, it is considered that the development has not adversely affected local television reception and part (b) of planning condition 33 can be discharged with this technical appraisal. Consequently, no further work is required to fully discharge planning condition 33.

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.

We undertake highly specialised technical signal reception coverage assessments, wireless reception verification and RF impact assessment. During 2007, we were involved with Ofcom for the Whitehaven DTT trials to ensure local DTT (Freeview) coverage was as intended, prior to the nationwide digital TV switchover. 2009, we undertook nationwide television signal reception survey work for The Department for Business, Innovation and Skills (BIS), now known as the Department for Science, Innovation & Technology. We conducted nationwide house visits to assess terrestrial antenna system performance to aid understanding for the forthcoming switch to digital only terrestrial broadcasting. Between 2013 and 2015, we undertook nationwide TV and 4G signal survey reception work with BBC R&D for Restore TV and Ofcom, to better understand the impacts of the UK's recently introduced 4G (LTE) mobile phone networks on TV reception.

In addition to radio interference modelling services and television reception surveys, we produce ES Telecommunications Chapters (also known as an 'Electronic Interference Chapter'); satisfying 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. We also verify analogue and digital radio and television transmitter coverage and are actively involved with the current UK Digital Television Upgrade project, working with Arqiva, at800, Digital UK and Ofcom.

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 hold Constructionline Gold Membership and are verified as a Safety Schemes in Procurement (SSIP) member by Safety Management Advisory Services (SMAS), making us compliant with the industry standard, the Common Assessment Standard (CAS).

Professional broadcast trained project engineers deliver and supply Markel (UK) Limited insured technical products to support planning applications, discharge planning conditions (including S106 Agreements) and for due diligence to provide risk assessments and interference mitigation solutions for proposed, planned and consented developments. For more information about GTech Surveys Limited, the current projects we are working on and the companies we work with, please visit our website - www.gtechsurveys.com

Yours Sincerely,



Gareth J Phillips MIET BEng (Hons) | MD & Senior Project Engineer

T: +44 (0)1926 744771 | M: +44 (0)7773 371646 | gareth@gtechsurveys.com