

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Fragrance Oils	Site Address:	Fragrance Oils Eton Way South Radcliffe Manchester M26 2FR
National Grid Reference:	E: 379631 N: 408078		
Site Ref Number:	Cornerstone 30726600	Site Type: ¹	Macro- NTQ replacement

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?		No
If no explain why: After a phone call to the LPA it was established the council do not hold this information.		
Were industry site databases checked for suitable sites by the operator:	Yes	
If no explain why:		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	Yes
Date of pre-application contact:	15/05/2023
Name of contact:	The Director of Planning

¹ Macro or Micro

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Summary of outcome/Main issues raised:

Prior to the submission of this application the applicant-initiated pre-consultation discussions with the local planning authority. This provides an opportunity for the LPA to discuss development proposals and identify site specific issues.

No comments were received in respect to the consultation submitted at the time of submission.

Strategic level pre-rollout meetings are held with the LPA to discuss the necessities of the project, benefits and best practice going forward.

Annual area wide information to planning authority

Has annual area wide information been provided?	No
If no explain why:	See below
Summary issues raised: “Cornerstones commercial relationship with Vodafone has changed, effectively increasing our independence to work with other companies in the deployment of mobile infrastructure. It means we no longer have visibility of Vodafone’s full update plan. However, Cornerstone is fully committed to working closely with Local Planning Authorities and following best practice guidance. We aim to engage and work with the planning department at the earliest opportunity from when we are instructed to deliver new infrastructure within your Local Authority area and often conduct strategic pre-rollout engagement meetings to discuss our wider rollout. If your Local Authority would like a meeting to discuss wider Cornerstone rollout plans then please advise. We recognise the importance of developing long term partnerships and will always work with you to deliver improved mobile connectivity.	

Community Consultation

Rating of Site under Traffic Light Model:	Green		
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Outline of consultation carried out:
Consultation with the local Ward Councillors for Radcliffe East Ward (Councillors Carol Birchmore, James Mason and Mary Walsh)
Summary of outcome/main issues raised:
No site-specific responses had been received at the time of submission.

School/College

Location of site in relation to school/college:
There are no schools in close proximity as defined by the search criteria within the CoP.
Outline of consultation carried out with school/college:
N/A
Summary of outcome/main issues raised:
N/A

Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation

Will the structure be within 3km of an aerodrome or airfield?		No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?		No

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Details of response:

N/A

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	
Date served:	25 th May 2023	

3. Proposed Development

The proposed site:

This application is in response to an NTQ – Notice to quit. Due to the impending redevelopment, the existing equipment needs to be removed. This proposed site is essential to maintain the coverage in the local area. Without this replacement site, there will be a massive gap in the coverage. It is extremely important for businesses, residents and tourists for us to continue to provide the wireless coverage in this area.

The Existing telecommunications equipment sited at Bealey Industrial Estate, Dumers Lane, Manchester provides vital local coverage and capacity in this area of Manchester however, it needs to be removed due redevelopment.

The proposed site is located on land to the Southwest of the existing site on land at Fragrance Oils, Eton Way South, Radcliffe, Manchester, M26 2FR and is essential to ensure coverage in the area is maintained. The proposed location can be seen below in figures 1-3.

The proposal is for the installation of a new +25.0m lattice tower, 6No. antennas and associated equipment that will provide improved continued coverage within the area.

The immediate area is commercial in nature, whilst the wider area is residential in nature. Long distance views benefit from screening from the dense tree coverage to the East of the site, providing screening so as to provide the required continued coverage to the area whilst minimising visual intrusion. Commercial buildings to the North, South and West provide screening of the site for properties to the South and West, thus no residential properties directly overlook the site.

It is imperative to remember that this proposal is to replace an existing installation and is not a new additional telecommunications installation. The presence of the existing column sets a clear precedent for telecommunications development in this area.

Figure 1

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Figure 2

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Figure 3



Enclose map showing the cell centre and adjoining cells if appropriate:

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This can be emailed to the LPA on request.

Type of Structure:

Description:

Proposed installation of a 25.0m High Swann CS55 Lattice tower on proposed 6.0mx6.0m concrete base, together with 6No. Antennas, 1No. GPS Module, 1No. ø300mm Dish, 1No. ø600mm Dish, 3No. Cabinets, 1No. Meter Cabinet and associated ancillary works.

Overall Height:	+25m AGL
Height of existing building:	N/A
Equipment Housing:	
Depth:	V-CAB3 Cabinets 750mm
Width:	V-CAB3 Cabinets 680mm
Height:	V-CAB3 Cabinets 2220mm
Materials:	
Tower/mast etc – type of material and external colour:	Galvanised
Equipment housing – type of material and external colour:	Grey

Reasons for choice of design:

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

As stated above the National Planning Policy Framework advocates site sharing, and as such we believe that there are no sequentially preferable locations within the defined site search area. The proposed facility will provide continued coverage including 2G/3G/4G services all from the same installation. This is fully in line with national guidance which supports the use of high-quality communications infrastructure and states that local planning authorities should support the expansion of electronic networks.

Central Government attaches great importance to the design of the built environment and outlines this within Section 12 (para. 126) of the 2021 National Planning Policy Framework. It states:

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“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.”

In keeping with the National Planning Framework (NPPF) guidelines of using high quality communications infrastructure the proposed lattice tower design has been selected to minimise visual impact. The design of the proposed equipment is considered to be the least visually intrusive option available, being a permeable structure that can be seen through, in particular from medium to long range views. The colour of the structure is grey which also allows the structure to blend into the skyline. The design has been selected to ensure that the optimum coverage can be achieved without any signal interference.

As detailed in section 5 below a comprehensive analysis of alternative locations has been carried out and the proposed development site was found to be the most efficient and least visually intrusive solution for delivering the operators’ coverage requirements.

Health and Safety

International Commission on Non-Ionizing Radiation Protection Declaration enclosed.

International Commission on Non-Ionizing Radiation Protection 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.

When determining compliance, the emissions from all mobile phone network operators on or near to the site are taken into account.

In order to minimise interference within its own network and with other radio networks, Cornerstone operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision

As part of Cornerstone’s network, the radio base station that is the subject of this application will be configured to operate in this way.

All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation, or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.

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The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.

4. Technical Justification

When planning cellular telecommunications networks it is important for engineers to predict, with a high degree of confidence, the behaviour of cellular transmissions. This then enables the operator to calculate how many cell sites are needed to provide the level of coverage required by the services they offer under the terms of their licence.

The strength of radio signals detected at a receiving device naturally reduces the further away it is from the transmitter. In general the reduction (or decay) in signal power is affected by a number of variables. The main factors are

- frequency,
- distance (from transmitter),
- terrain (such as hills),
- clutter (such as buildings, foliage, vehicles, and water)
- and atmospheric conditions (such as rain).

A reduction in the strength of the radio signal increases the likelihood of dropped calls and reduced data rates for internet browsing, for example.

Customers will inadvertently be aware of this by finding that sometimes they need to go near windows, a higher floor of a building or even outside in order to achieve a stronger signal for their mobile devices.

Network Changes

Over time the topography and clutter in an area is subject to change. For example, building developments, housing and tree growth can all change. As a consequence, the signals received from local phone masts can degrade, as they are dependent on these factors. These reasons along with customer complaints, network consolidation (mast sharing) and new technologies (5G) require a re-evaluation of a network operator's telecommunications infrastructure.

There is a specific requirement for a new radio base station at this location to allow Cornerstone to provide 2G, 3G and 4G coverage and capacity in and around this area of Radcliffe whilst also providing the latest 4G technology and new 5G service provision to the local area. This ensures high quality indoor service provision is maintained.

ICNIRP Compliance

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The addition of new technologies and mast sharing affects ICNIRP compliance – a higher minimum mast height is required in some cases.

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Site Selection Process

Alternative sites considered and not chosen

Site Type	Site name and address	National Grid Reference	Reason for not choosing site
GF- Greenfield D1	Eton Hill Road Bank Top Bury Radcliffe Greater Manchester M26 2YG	Eastings 379427 Northings 408260	This location was discounted as an ICNIRP compliant site could not be achieved.
GF- Greenfield D2	Bank Top Bury Radcliffe Greater Manchester M26 2US	Eastings 379487 Northings 408138	This location was discounted due to being flattened for redevelopment.
GF- Greenfield D3	Gloster Engineering Seddon Avenue Redvales Bury Whitefield Greater Manchester M26 2QQ	Eastings 379721 Northings 408112	This location was discounted due to access issues for installation and maintenance.
GF- Greenfield D4	Park Avenue Bank Top Bury Whitefield Greater Manchester M26 2GR	Eastings 379630 Northings 407900	This location was discounted due the close proximity to residential properties.
GF- Greenfield D5	CCP Eton Way North Bank Top Bury Radcliffe Greater Manchester M26 2AB	Eastings 379602 Northings 408337	This location was discounted as the Radio efficacy is better in the proposed location.

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If no alternative site options have been investigated, please explain why:

N/A

Land use planning designations:

Site Ref:	30726600	Site Address:	Bealey Ind. Est., Blackfoot Bridge, Bury, M26 2FR
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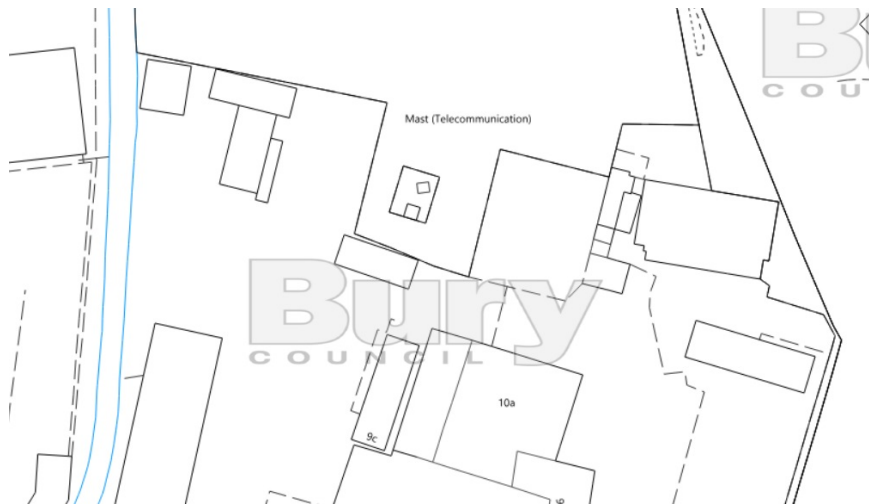
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Local Planning Authority: Bury Metropolitan Borough Council (Bury MBC)

Development Plan: Bury UDP 1997 (Saved Policies) (2013)

Fig.1: LP Plan Extract (Reference Only):



Site and its surrounds

Policy Relevant to the Development Site:

The site is designated as being within the settlement boundary, with commercial / industrial uses to the north, east, south, and west. The site designation is not a material consideration.

This is an existing telecommunications site.

Bury MBC does have a specific telecoms policy. This, together with the NPPF, is of relevance. The National Planning Policy section of this supporting statement goes into detailed analysis of why this site is in compliance with the NPPF.

Policy Analysis:

Policy **EN1/10** reads:

“Telecommunications

The Council will give favourable consideration to proposals for new telecommunications developments. In assessing such proposals, the Council will have regard to the following:

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- the operating requirements of available and new telecommunications technology, and the
- national telecommunications network;
- the legal requirements of telecommunications code system operators;
- siting and design - including the opportunity for sharing masts or siting on existing buildings, height, ancillary development, landscaping, screening and the type and colour of materials used;
- the visual and physical impact, especially on the Green Belt, river valleys, Special Landscape Areas, Listed Buildings, Conservation Areas, ancient monuments and archaeological remains.”

The proposed development at this existing site is required to deliver the requisite level of electronic communication service on a single site that is to be adapted to accommodate multiple users (so enable future site sharing opportunities), yet seeks to minimise its visual impact or change to the character of this location (the site remaining physically distant from lines of sight from sensitive uses in this part of the Council area, using an existing lattice structure). The form and design of the proposed configuration would not appear out of context in this location, so according with wider Development Plan policy, and would ensure the integrity, character and setting of the area is fully maintained.

The public benefits of a greatly enhanced communications network for businesses, residents and visitors alike in this location would qualify as a substantial benefit with near benign change or impact on amenity or on the character of the area.

The enhanced digital service would very much accord with the objectives of the Development Plan policy.

The proposal fully accords with the requirements of the NPPF.

Additional relevant information:

Siting

We have considered the detailed siting and design carefully to ensure that the scheme has a limited impact on the locality, and general visual amenity.

Visual appearance

We would repeat that we have carefully placed and designed the scheme to ensure the principles of good siting and appearance are adhered to. The overall impact of the installation on the environment and building is very limited.

Consultation

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In accordance with the industry '10 commitments' and the Code of Best Practice, consultation has been attempted with the planning department prior to submission of this proposal.

Education

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, for example.

Health

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.

Conclusion

We consider the development complies with both central government and local planning policy guidance where the underlying aim is to provide an efficient and competitive telecommunication system for the benefit of the community while minimising visual impact.

Taking into account the factors of technical constraints, available sites and planning constraints we consider that this site and design clearly represents the optimum environmental solution.

On the basis of a recognised need to expand and promote telecommunications networks across the region, it is considered that the proposal fully accords with the requirements of the National Planning Policy Framework and the Council's Local Plan Policies.

Susannah Help
Planner

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Email: s.help@whptelecoms.com

Confirmation that submitted drawings have been checked for accuracy

Name: (Agent)	Susannah Help	Telephone:	
Company:	Cornerstone		
Company Address:	WHP Telecoms Ltd 1a Station Court Station Road Guiseley Leeds LS20 8EY	Email Address:	s.help@whptelecoms.com
Signed:		Date:	31 st May 2023
Position:	Planner	(on behalf of Cornerstone)	

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