

SITE SPECIFIC SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Peel Brow	Site Address:	Peel Brow Fern Street Ramsbottom Bury Greater Manchester BL0 0AL
NGR:	E: 379559, N: 417025		
Site Ref Number:	79872	Site Type: Macro	NTQ Replacement – Monopole

2. Pre-Application Check List

Site Selection

Was an LPA mast register used to check for suitable sites by the operator or the LPA?		No
If no explain why: After a phone call to the LPA it was felt that the industry database was a more up to date source of information.		
Was the industry site database checked for suitable sites by the operator:	Yes	
If no explain why: N/A		

Pre-application consultation with LPA

Date of written offer of pre-application consultation:	22nd September 2020	
Was there pre-application contact:		No
Date of pre-application contact:	N/A	
Name of contact:	The Director of Planning	
Summary of outcome/Main issues raised:		
At the time of preparing this submission, and despite our attempt to engage in pre-application dialogue with the LPA, no comments had been received in respect to the proposals.		

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Green		
Prior to the submission of this application the applicant initiates pre-consultation discussions with the local planning authority. This provides an opportunity for the LPA to discuss development proposals and identify site specific issues.			

Summary of outcome/Main issues raised:

No responses had been received at the time of submission.

School/College

Location of site in relation to school/college:

Peel Brow School is in close proximity to the site.

Outline of consultation carried out with school/college:

Peel Brow School has been notified prior to submission.

Summary of outcome/Main issues raised:

There has been no response from Peel Brow School at the time of submission.

Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation (only required for an application for prior approval)

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
Details of response: N/A		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes
Date served:	21 st October 2020

3. Proposed Development

The proposed site:

The proposed site at Peel Brow, Fern Street, Ramsbottom, Bury, Greater Manchester, BL0 0AL. Peel Brow offers an elevated position which overlooks Ramsbottom town centre. There is currently a temporary site 30564 Peel Brow TEMP, which is situated adjacent to our proposed permanent location this proposal will replace the temp installation once the site is built and fully networked.

The NTQ site (Notice to Quit) is 20564 Kays Limited. The landlord went into receivership and the administrator has had the market for sale since 2017.

Due to the dilapidated state of most of the buildings, the new landlord has confirmed they will be looking to demolish and redevelop most of the area including the chimney which currently houses the telecom equipment. The site has now been fully decommissioned as of 01/09/20 and the majority of the building have been demolished to make way for the redevelopment.

The NTQ site is illustrated below in Figure 1:



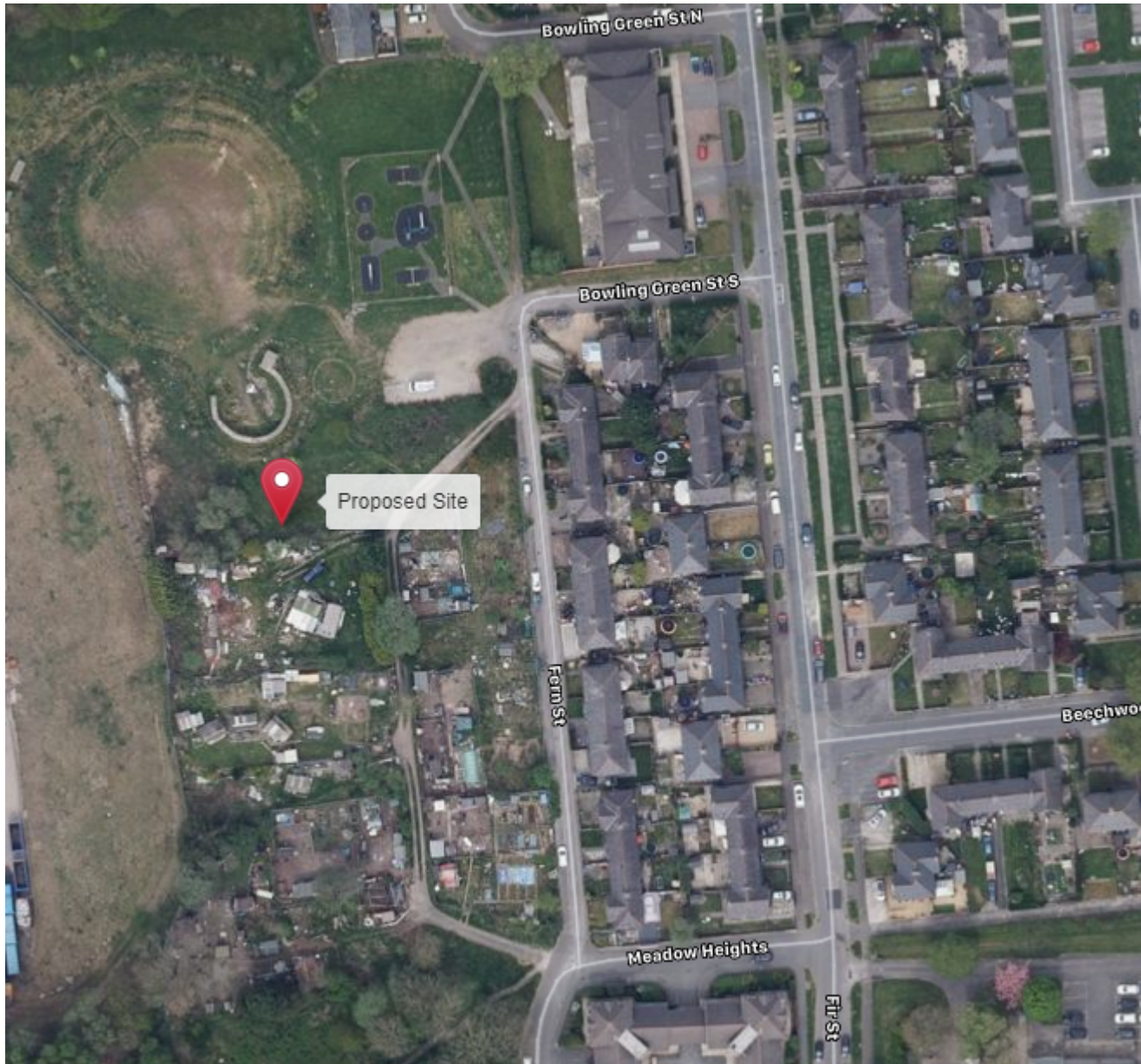
There is currently a Live temporary site 30564 Peel Brow TEMP which has replaced the original NTQ. The Council have been helpful in providing this location for our temporary Equipment however, a permanent solution is now required. The temp mast is illustrated below in Figure 2:



The proposal is for the installation of a new 20.0m High Valmont Slimline Monopole that will provide new coverage for EE, ESN and H3G LTE. The proposed new facility will require the installation of a limited number of equipment cabinet housing radio equipment at ground level and in close proximity to the base of the pole. The cabinet equipment are however, permitted development (without Prior Approval) and thus do not form part of this application.

The site has been carefully selected in a position that benefits from some screening effects so as to provide the required new coverage to the area whilst minimising visual intrusion for residential properties. The monopole style design has been specified in order to allow the proposal to merge with the numerous street lighting columns distributed around the vicinity of the site. The proposed site is illustrated below in Figure 3

Figure 3:



The sharing of base stations between multiple operators is one of the key strategic policy principles contained within the NPPF. H3G and EE have a network sharing agreement and thus these installations are fully compliant with the NPPF.

Central Government attaches great importance to the design of the built environment and outlines this within Section 12 (para. 124) of the National Planning Policy Framework. It states:

“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 Policy Framework (NPPF). guidelines of using: “high quality communications” (Section 10), the proposed design has been selected to minimise visual impact upon the street scene by integrating with the existing built environment.

The general location is identified below in Figure 4. The equipment is pulled to the side of this photo away from the play area.

Figure 4:



The design of the proposed equipment is considered to be the least visually intrusive option available. In keeping with the National Planning Policy Framework (NPPF). guidelines of using: “high quality communications infrastructure”, the proposed street works monopole design has been selected to minimise visual impact upon the street scene by integrating with the existing street furniture, having similar vertical lines and overall appearance to the street lighting columns that are common feature in the built environment. 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.

Local Planning Authority: Bury Metropolitan Borough Council

Development Plan: Bury UDP (1997) (saved policies)

Site and its surrounds

Policy Relevant to the Development Site:

The site is designated as being within the settlement boundary, with urban uses to the north, east, and west, and rural uses to the south.

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 states:

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

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 works at this site would not be to the detriment of the surrounding area with a sensitive site selection and a design with a height as low as technically feasible (to respect and preserve the character of the area), but is necessary to ensure improved delivery of service. The site is partially screened by existing trees with the ground based equipment screened by the existing wall, so would respect and continue to maintain the appearance of the area, so according with the principles of the Development Plan. It fully accords with the requirements of the NPPF.

Enclose map showing the cell centre and adjoining cells:

This can be emailed to the LPA upon request.

Type of Structure

Description:

Top of Tower +20.00m AGL

C/L of Antennas +18.90m AGL

C/L of Dishes +15.75m AGL

Proposed 20.00m High Valmont Slimline Climable Monopole on 5.2 x 5.2 x 1.4m deep concrete base with 6No. Antenna Apertures at 0°/120°/240° and 4No. proposed 600~~0~~ Dishes. RRU's, MHA's, active routers and BOB's to be fixed to headframe below Antennas.

Proposed MBNL Mk5B Link A/C Cabinet.

Proposed MBNL FCOA Cabinet on proposed concrete base.

Proposed H3G APM5930 Cabinet on proposed concrete base.

Proposed 450 wide O/H cable ladder and droppers on 3.0m high support posts.

Proposed EE BTS3900A staked Cabinets, APM5930 Cabinet and Unilateral Cabinet on proposed concrete base.

Proposed 2.1m High Palisade Fence C/W 3m wide double gates.

Overall Height: 20.00m AGL

Height of existing building

N/A

Equipment Housing:

Length:

See drawings

Width:

See drawings

Height:

See drawings

Materials	
Tower/mast etc – type of material and external colour:	20.00m High Valmont Slimline Climbable Monopole - Galvanised
Equipment housing – type of material and external colour:	Cabinets - Grey Steel

Reasons for choice of design:
The proposed installation is an EE Ltd and H3G LTE 20.00m High Valmont Slimline Climbable Monopole which will house both EE and H3G LTE. The sharing of base stations between multiple operators is one of the key strategic policy principles contained within the NPPF.

4. Technical Information

ICNIRP Declaration attached	Yes	
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. When determining compliance the emissions from all mobile phone network operators on the site are taken into account.		

5. Technical Justification

Reason(s) why site required
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. 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 site is required to provide new 5G coverage for EE Ltd in order to improve coverage in the BL0 area of Ramsbottom. The cell search areas for 5G are extremely constrained with a typical cell radius of approximately 250m meaning that it would not be feasible to site the column outside of this locale. Further detail regarding the general operation of the network can be found in the accompanying document entitled 'General Background Information on Radio Network Development for Planning Applications'. This information is provided to assist the local planning authority in understanding any technical constraints on the location of the proposed development.

6. Site Selection Process – alternative sites considered and not chosen

Discounted Options

In accordance with the sequential approach outlined in the National Planning Policy Framework (NPPF) following search criteria have been utilised. Firstly, consideration is always given to sharing any existing telecommunication structures in the area, secondly consideration is then given to utilising any suitable existing structures or buildings and thirdly sites for freestanding ground based installations are investigated.

This sequential approach is outlined below:

- a) Mast and Site Sharing
- b) Existing Buildings Structures
- c) Ground Bases Installations

In compliance with its licence and the sequential approach outlined in the NPPF all attempts to utilise any existing telecommunication structures where they represent the optimum environmental solution have been employed. The Ofcom Site Finder mast register is always examined prior to the submission of an application.

Site Type	Site Name and Address	NGR	Reason for not choosing
RT	Acre Bottom Chimney	E 379363, N 416762	Large chimney similar size to the NTQ located just off Bridge Street. Site discounted due to area being fenced off in what looks like a redevelopment scheme. The proposed site is a better solution from a planning and coverage perspective.
GF	TNT Ramsbottom	E 379270, N 416588	Large area with many car parking spaces that could be suitable to house a telecom mast. Site discounted due to distance from nominal. The proposed site is a better solution from a planning and coverage perspective.
GR/RT	Formulated	E 379295, N 416909	SP confirmed that area to the front of the building not suitable due to car parking usage. The area to the rear is used for storage and transit so would not be feasible for the SP. The Rooftop option is also discounted due to the roof not being suitable to house any telecom equipment. The proposed site is a better solution from a planning and coverage perspective.
GF	Land lying North of Peel Brow	E 379572, N 417108	Site directly next to childrens park. Other option preferred. The proposed site is a better solution from a planning and coverage perspective.

GF	ISM Waste Management	E 379463, N 416908	Reasonable sized car park located just off Kenyon Street. Site discounted due to SP redeveloping. The proposed site is a better solution from a planning and coverage perspective.
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If no alternative site options have been investigated, please explain why: N/A

7. Additional Relevant Information

Background to the Proposal

This specific proposal forms part of an integral requirement for EE Ltd, ESN and H3G LTE to expand their respective 5G telecommunications network across Ramsbottom specifically in this instance to enhance 5G coverage levels and network capacity within the BL0 area.

This partnership has resulted in the development and production of an array of “dual user” structures and cabinets, which have the ability to accommodate both operator’s antenna systems and radio equipment.

Mobile phone base stations operate on a low power and accordingly base stations therefore need to be located in the areas they are required to serve. Increasingly, people are also using their mobiles in their homes and this means we need to position base stations in, or close to, residential areas.

A further limiting factor is that the position has to be one that fits in with the existing network. Sites have to form a patchwork of coverage cells with each cell overlapping to a limited degree with the surrounding base stations to provide continuous network cover as users move from one cell to the other. However, if this overlap is too great unacceptable interference is created between the two cells.

DEVELOPMENT PLAN POLICY.

Development plan considerations have a special significance in law. Section 54A of the Town and Country Planning Act 1990 (The Act), and re-iterated in Section 38 of the Planning and Compensation Act 2004, it is stated that:

“Where in making any determination under the Planning Acts regard is to be had to the Development Plan, determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise.”

NATIONAL PLANNING POLICY

The Government remain committed to promoting telecommunications and place emphasis on the importance of telecommunications to the wider economy. The National Planning Policy Framework (NPPF July 2018) sets out the Government’s planning policies for England and how these are expected to be applied at the Local level. It provides a framework within which local people and their accountable Councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

The purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions of sustainable development, each of which give rise to the need for the planning systems to perform a number of roles including;

- Economic Role – contributing to building strong, responsive and competitive economy;
- Social Role – Supporting strong vibrant and healthy communities; and
- Environmental Role – Contributing to protecting and enhancing our natural, built and historic environment.

The NPPF contains at its core a presumption in favour of sustainable development which runs through both plan-making and decision-making processes. The NPPF recognises the vital importance of high quality telecommunications and dedicates a whole chapter to this. Chapter 10 of the NPPF outlines the Governments support for high quality communications. The paragraphs below clearly outline the overarching support from Central Government for telecommunications and how Local Planning Authorities should embrace this vital infrastructure:

Paragraph 112 states:

“Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).”

It continues in Paragraph 113

“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.”

Operators always follow the sequential site selection process. Where an existing site can be shared or upgraded this will always adhered to before a new proposal is put forward for consideration.

The support for telecoms and the need not to constrain Operators is laid out in Paragraph 116

“Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.”

Conclusion

We consider that the development is compliant with the council's policy and that in accordance with Section 38 (6) of the Planning and Compensation Act 2004 permission should be granted for the installation.

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 Council's Local Plan Policies.

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Signed:		Date:	22 nd October 2020
Position:	Planning Manager	Company:	WHP
		(on behalf of above operator)	