



SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Stand Golf Course	Site Address:	Stand Golf Course
National Grid Reference:	E:379289 N:405887		Ashbourne Grove Manchester M45 7NL
Site Ref:	92795/BRY103	Site Type: ¹	Macro

2. Pre-Application Check List - Site Selection (for New Sites only)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	
Previous application reviewed and no suitable sites to meet the technical needs were identified		
Were industry site databases checked for suitable sites by the operator:	Yes	
Previous application reviewed and no suitable sites to meet the technical needs were identified		

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	31/05/2022
Was there pre-application contact:	
Date of pre-application contact:	
Name of contact:	Automated
Summary of outcome/Main issues raised: Council response confirmed that the Development Management team have received a 35% increase in the number of applications over the past 12 months and the teams are experiencing delays from consultees outside of our control. No further response has been received.	



Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Amber
The site was rated as green due to its location within designated greenbelt.	
Ward Councillors of Radcliffe West and Pilkington Wards were invited to enter into pre-application consultation, no response received to date.	

School/College

Location of site in relation to school/college (<i>include name of school/college</i>): No schools in the nearby area.
Outline of consultation carried out with school/college (<i>include evidence of consultation</i>):
Summary of outcome/Main issues raised:

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:		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	
Date served:	04/07/2022	

3.0 Proposed Development

The proposed site:

The proposed application site is a golf course located approximately 1.1km to the west of Whitefield and 500m to the north of Stand. In addition to the golf course, the immediate area is residential in nature.

The mast is required as a replacement for an existing nearby site. This current site is located on a rooftop. This building is due to be converted to flats and therefore can no longer host the telecoms equipment and another suitable must be sought.

The opportunity has been taken to design a mast that can accommodate the future introduction of 5G technologies. Therefore, it is necessary that the proposed mast has a height of 25m.

As the proposed application site would be located within designated greenbelt land, the mast has a bespoke Cypress tree design. Furthermore, the proposed mast would be intentionally located immediately adjacent to a bank of large, mature trees. This would ensure that the proposal would be visually incorporated into the existing landscape when both seen from near and far views.

The site has been carefully located to be away from any tree canopy's and in addition a The Borehole study confirmed to a depth of 0.7m the conditions are dense gravel over dense clay then mixed, sand and gravel to a depth of 1.0m. This is underlain by dense becoming very dense slightly clayey medium coarse gravelly sand to a maximum proven depth of 2.0m. To this depth, which is the max required for the mast only, neither Groundwater or any tree roots were not encountered, as shown on the accompanying 'Site Report'.

The nearest residential buildings are located to the north and east of the application site. To the north the nearest dwellings are 70m from the proposed site. To the east the nearest dwellings are 112m from the proposed site.

This bespoke design and the existing trees located adjacent to the application site and both the dwellings to the north and the east would ensure that that there would not be any detrimental impact on the amenity of these dwellings which have an angled view only of the proposed location with existing mature trees and shrubs along the courses greens and access routes interrupting direct views.

The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements needed by the operator.

Full consideration has been given to alternative sites and other existing masts in the vicinity. It is concluded that there are no other suitable options in the area that would meet the technical needs of the operator. The proposed location and design are considered to provide the optimum solution in this instance.

The height of the proposed apparatus is the minimum capable of providing the technological improvements sought whilst satisfying ICNIRP requirements. It should be

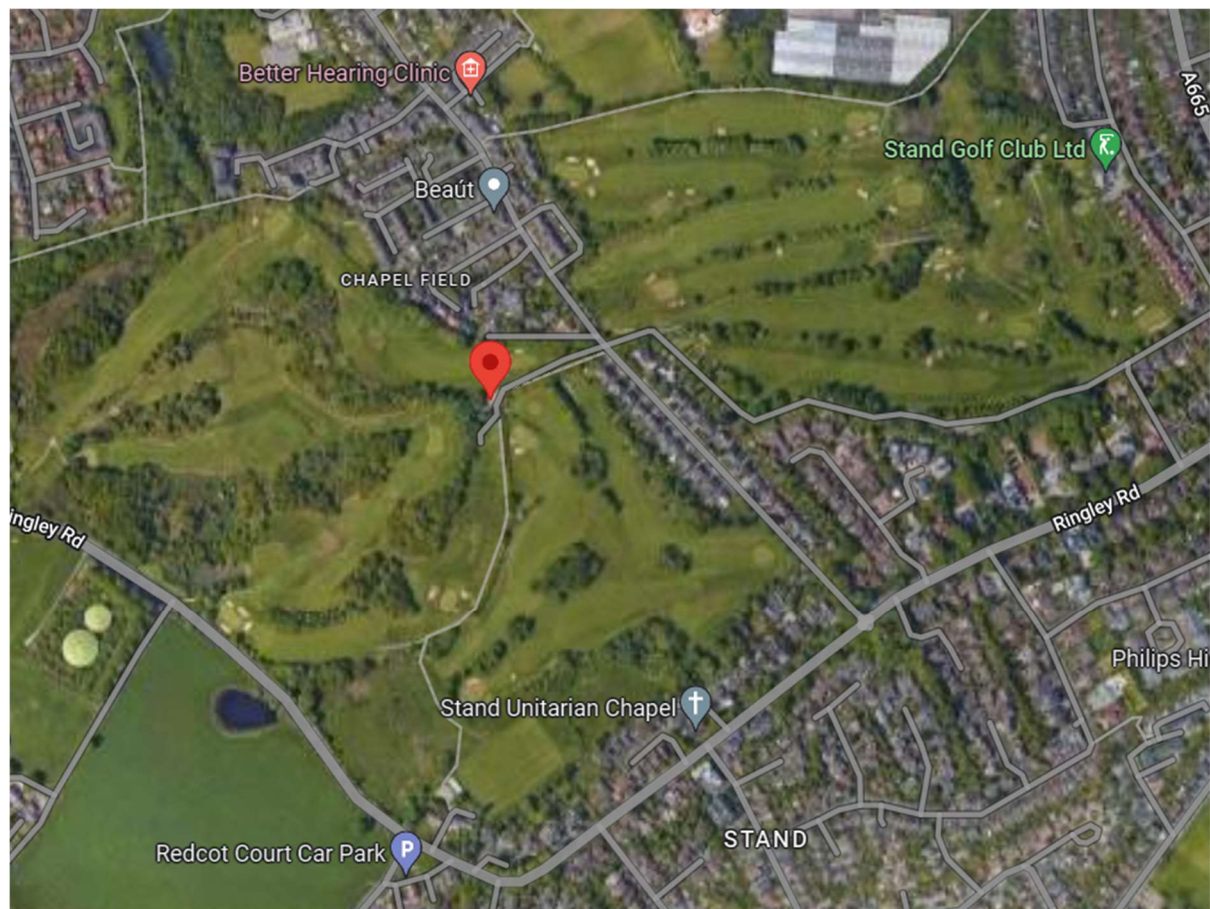


noted that the new technologies will provide advanced high-quality communications infrastructure essential for economic growth as sought by the NPPF.

In order to meet the future aim of the introduction of 5G and the development of a fast service, a reliable network providing good coverage must be established. The proposed mast would be a fundamental element of such a service, being an important element of a network and particularly providing an efficient and reliable service to the local community.

A certificate has been included with the application confirming compliance with ICNIRP guidelines.

Aerial view of the proposed application site.



Drone Footage:







Ground level:





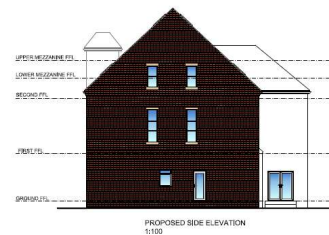


Planning History

No relevant history at this site. However, it should be noted Planning permission was granted in January 2019 (Ref: 63376) for the conversion of the antiques centre into 13x residential apartments. This is the site of the existing rooftop installation providing access to the networks for the local community as well as those travelling through. The site that has to be replaced to maintain coverage and capacity:



PROPOSED FRONT ELEVATION
1:100



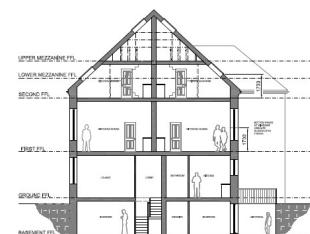
PROPOSED SIDE ELEVATION
1:100



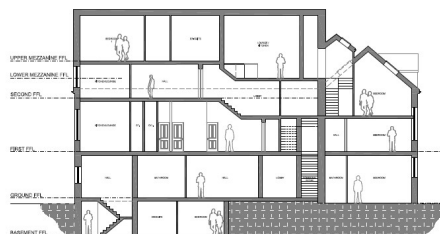
PROPOSED REAR ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100



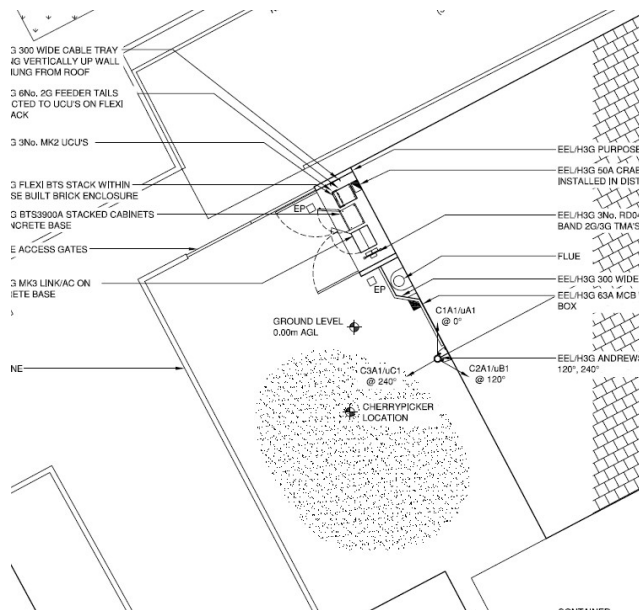
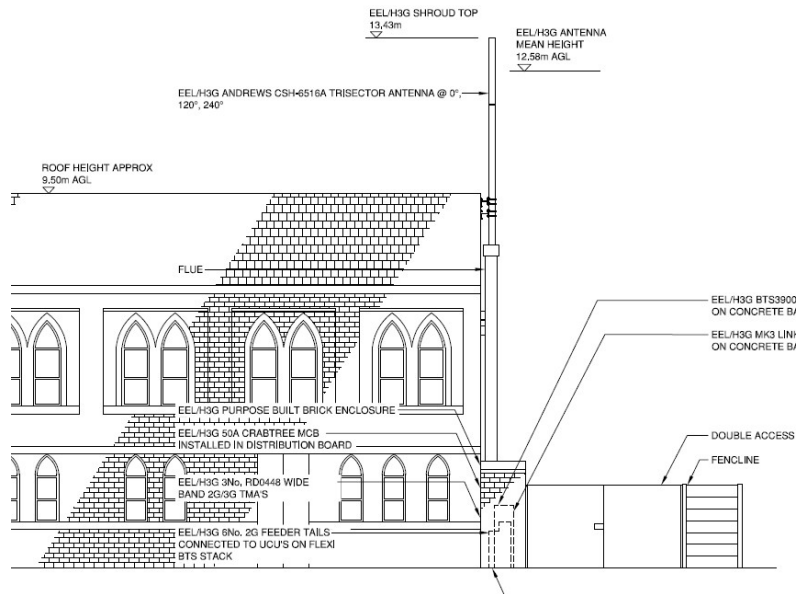
SECTION AA 1:100



SECTION BB 1:100



Existing site and installation:





Current Telecommunications Use/ The Future

Since the introduction of the mobile networks, mobile operator networks have been under increased pressure to provide up-to-date telecommunications functionality, as mobile phones and mobile broadband use have become increasingly essential to our daily lives. Mobile is the next generation of technology to enable increased connectivity with increased data speeds.

The growth of digital connectivity over the last decade and the expectations of users have advanced at an unprecedented level. The NPPF recognises that “*Advanced high quality and reliable telecommunications infrastructure is essential to economic growth...*”, as will be considered in more detail below. The current proposal will provide positive benefits to the community, which will outweigh any perceived negative impacts. EE (UK) LTD. have



produced an advisory note entitled Mobile and Future Technology- Delivering the UK's Telecoms Future and this is enclosed as part of the application.	
Type of Structure Bespoke 'Cyprus tree' mast	
Description: The proposal will include the installation of a 25m 'Cypress tree' mast with 6 antennas within the tree mast design, 5 cabinets and associated ancillary equipment secured within a 2.1m Cochrane Clearvu fencing with a 3m wide access gate and landscaping with native bushes along the compound perimeter	
Overall, Height: 25m	
Height of existing building (<i>where applicable</i>):	N/A
Equipment Housing:	
Length:	As per attached drawings
Width:	
Height:	
Materials (<i>as applicable</i>):	
Tower/mast etc. – type of material and external colour:	As per attached drawings
Equipment housing – type of material and external colour:	As per attached drawings

Reasons for choice of design:
The proposal has been specifically designed for the site in question and is essential in order to introduce the required technologies to the area. The proposal would be for a tree mast within the golf course. This bespoke design ensures that the mast would be blend in with the existing landscape as much as possible along with landscaping around the perimeter and a siting and design away from tree routes and canopies. The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements needed by the operator. Full consideration has been given to alternative sites and other existing masts in the vicinity. It is concluded that there are no suitable rooftop solutions that would meet the technical needs of the operator. The proposed location and design are considered to provide the optimum solution in this instance. The height of the proposed apparatus is the minimum capable of providing the technological improvements sought whilst satisfying ICNIRP requirements. It should be noted that the new technologies will provide advanced high-quality communications infrastructure essential for economic growth as sought by the NPPF.

4.0 Technical Information

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below) * 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. 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	Yes	
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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. 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.		
Height of antenna (m above ground level)	25m	

Background:

Section 10 of the NPPF sets out the Government's general overview regarding supporting high quality communications infrastructure, recognising that advanced, high-quality communications infrastructure is essential for sustainable economic growth.

Base stations use radio signals to connect mobile devices and phones to the network, enabling people to send and receive; calls, texts, emails, pictures, web, TV and downloads. Without base stations, mobiles devices and phones will not work.

Many other everyday items also use radio signals to send and receive information, such as television and radio broadcasting equipment and two-way radio communications. Base stations are connected to each other and telephone exchange buildings by cables or wireless technology such as microwave dishes, to create the network. The area each base station covers is called a "cell". Each cell overlaps with its neighbouring cells to create a continuous network. The size and shape of each cell is determined by the features of the surrounding area, such as buildings, trees and hills which can block signals. When people travel between cells, the signal is transferred between base stations without a break in service. Each base station covers a certain area only and can only handle a limited number of calls at once. As mobile phones and devices become more popular, more base stations are needed to ensure continuous coverage.

It is imperative that support is given to the introduction of new infrastructure to allow new technology which will allow networks to be able to handle more data and connect more devices simultaneously at much faster speeds. This will enable places to remain competitive and will support the Government's ambition for the UK to become a world leader in telecommunications technologies and development both at home, in the office and now on the move whilst travelling in the constant advancing and evolving public transport systems.

All EE sites are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union



and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.



Alternative sites considered and not

(RF – Rooftop site, GF – Greenfield site, SW – Street works)

RT - Stand United Reformed Church

NGR E379280 N406104

The church is of historic architecture and therefore a telecommunications development would be overbearing due to the amount of equipment and support structures required to install a site on such an old building.

Polyflor Ltd. Radcliffe New Rd

NGR E379604 N406289

Whilst the industrial nature of the site would lend itself to a telecommunications development, it is outside the search area and therefore will not match the existing coverage that must be replicated.

SW mast West View Grove

NGR E379373 N406007)

The pavement is too narrow here to accommodate a SW site

SW mast Stand Lane

NGR E379287 N406113

A SW development here would have a high visual impact amongst residential properties and is therefore discounted

RT 234 Stand Lane

NGR E379293 N406088

A RT development here would suffer overshadowing by the mature trees fronting the site and the church (op.1) adjacent due to the low height of the shops and is therefore discounted

Additional relevant information

Planning Policy Assessment

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with policies of the adopted Statutory Development Plan, unless material considerations indicate otherwise.

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) was published in July 2021 and supersedes previous versions of the document and national planning guidance contained in the various Planning Policy Guidance notes and planning Policy Statements. The NPPF sets out the Government's economic, environmental and social planning policies and how these are to be applied in relation to all planning applications.

Under Section 6 paragraph 81 the NPPF advises....” *Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*”

The proposal will include the installation of a 25m cypress tree mast, 6 no. 2.75m apertures, 5 cabinets and associated ancillary equipment. This would contribute to the speed and reliability of the existing local network. and allow for the future introduction of 5G technologies. This would benefit local business, visitors and residential units in the wider area.

In section 10 of the new NPPF, the document seeks to support “*Advanced, high quality and reliable communications infrastructure*” ensuring that it is “*essential to economic growth and social wellbeing*”. It advises that “*planning policies and decisions should support the expansion of electronic communications networks including next generation mobile technology (such as Mobile) and full fibre broadband connections.*” Paragraph 115 states” *the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new Mobile networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.*”

The proposal would allow for the introduction and development of a fast and reliable mobile network to the area. In particular, this would help provide a stable service and allow for any future introduction of faster telecommunications technologies. Furthermore, this would benefit the local community, including businesses, residents, visitors and tourists visiting the area.

Paragraph 116 states” *Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:*

- a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and*
- b) They have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.*

The scheme will not cause any undue impact on the services outlined above and fully complies with ICNIRP standards. An ICNIRP certificate is enclosed with the application. The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements for EE Ltd to enhance telecommunications services in the area to the benefit of the local community and visitors to the area. It will make effective use of the land as set out under Section 11 of the NPPF. It is considered the proposed development complies with the broad aims of the NPPF.

The equipment has been sympathetically designed, with the structure being kept to the minimum practicable height for the required to accommodate Mobile network coverage, thus enhancing the provision of local community facilities and services without detracting from local amenity. A



bespoke tree mast has been proposed in this instance in order to further blend the proposal in to the existing landscape. More sensitive sites were specifically avoided in order to minimise the impact of the proposed mast.

Local Planning Policy

The statutory development plan for the area is comprised of Bury Unitary Development Plan 1997

Bury Unitary Development Plan 1997

EN9 – Landscape

The Council will seek to protect, conserve and improve the landscape quality of the Borough, and will encourage the enhancement of landscapes, where appropriate. Justification The distinctive character of landscapes is dependent upon a combination of many different elements; including topography, the type and location of trees, woodlands and other vegetation, the character of settlements, the nature of river valleys and local farming techniques. These various landscapes serve a valuable open land function. Encouraging and developing the quality of landscapes can give rise to areas of ecological interest. The Government is encouraging Councils to include land-use policies in their UDP's designed to secure the conservation of natural beauty and amenity of land. This policy sets out the Council's commitment to conserving this resource, which is fundamental in not only raising the quality of life for the Borough's residents, but also in improving the image for potential investors and visitors. Landscape enhancement schemes, can restore and even produce new landscape features by creating distinctiveness through sensitive design and positive reclamation of derelict land. These intentions may be furthered by the production of future landscape strategies and programmes.

The proposed mast would be intentionally located immediately adjacent to a bank of large, mature trees. This would ensure that the proposal would be visually incorporated into the existing landscape when both seen from near and far views.

The nearest residential buildings are located to the north and east of the application site. To the north the nearest dwellings are 70m from the proposed site. To the east the nearest dwellings are 112m from the proposed site.

This bespoke design and the existing trees located adjacent to the application site and both the dwellings to the north and the east would ensure that that there would not be any detrimental impact on the amenity of these dwellings.

EN1 – Built Environment

The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment. Justification The quality of the built environment is a particularly important factor influencing the quality of life enjoyed by local residents and the perceptions of an area conveyed to visitors. It has to be recognised that all elements of the built environment exert an influence, be it positive or negative. Increasing regard will, therefore, be paid to the quality and design of new development and the improvement of existing structures.

The proposed mast would be intentionally located immediately adjacent to a bank of large, mature trees. This would ensure that the proposal would be visually incorporated into the existing landscape when both seen from near and far views.

The nearest residential buildings are located to the north and east of the application site. To the north the nearest dwellings are 70m from the proposed site. To the east the nearest dwellings are 112m from the proposed site.

This bespoke design and the existing trees located adjacent to the application site and both the dwellings to the north and the east would ensure that that there would not be any detrimental impact on the amenity of these dwellings.

It is therefore considered that this policy has been complied with.

EN1/1 - Visual Amenity

Development will not be permitted where proposals would have a detrimental effect on: public views of prominent or important buildings, especially those in areas of architectural or historic interest; the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.

The proposed mast would be intentionally located immediately adjacent to a bank of large, mature trees. This would ensure that the proposal would be visually incorporated into the existing landscape when both seen from near and far views.

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This bespoke design and the existing trees located adjacent to the application site and both the dwellings to the north and the east would ensure that that there would not be any detrimental impact on the amenity of these dwellings.

It is therefore considered that this policy has been complied with.

EN1/10 - 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: 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 mast would replace an existing nearby rooftop location that is no longer available for use. A range of sites have been considered as part of this process and a list of discounted locations has been submitted with this application.

This site has been deemed the most appropriate in terms of the technical and network coverage. In order to visually assimilate the proposed mast within the existing landscape, it has been designed as a tree. Furthermore, it has been intentionally located adjacent to a bank of large, mature trees to further reduce its visual impact.

It is therefore considered that this policy has been complied with.

OL1 - GREEN BELT

The Council will maintain a Green Belt, ensuring that it fulfils the following strategic purposes: to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from further encroachment; to preserve the setting and special character of historic towns; to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Development within the greenbelt area is only normally approved under exceptional circumstances. The proposed mast would be a bespoke Cypress tree design and located adjacent to a bank of existing large, mature trees. It would not have any impact on the openness, character or appearance of the existing greenbelt area.

The proposed mast would not give the impression of a less open greenbelt. It would not appear as an erroneous structure within an open area, as there is already a bank of large, mature trees in the immediate vicinity.

It is therefore considered that this policy has been complied with.

CONCLUSION

There is a requirement for H3G and EE to maintain advanced telecommunications technologies here. Network planners have identified this location as suitable to replicate the existing cell site to maintain coverage and capacity required for the vicinity.

National planning policy is to facilitate the growth of new and existing telecommunications systems, and operators have obligations to meet customer demands for improved quality of service. This application explains the technical need for the installation to provide improved customer service.

In terms of siting and design, it is considered that the proposal responds well to the character and appearance of the local environment and will not have an unacceptable adverse impact on the application site or the surrounding area. The design is of a high standard and will not detract significantly from the existing visual and environmental character of the area. The benefits to residents and visitors to the area, by the introduction of Mobile technologies to the area far outweigh any potential perceived negative impacts. In all these circumstances it is concluded that there no policy or other objections that would warrant the refusal of planning permission and accordingly permission should be granted for the proposed development.



Contact Details

Name
(agent) George Oliver

Operators

EE (UK) LTD.,
EE(UK) Ltd & H3G
(UK) Ltd

Signed

G Oliver

For and on behalf EE
(UK) Ltd