



**TELECOMMUNICATION
INSTALLATION**

FOR

'everything everywhere'

&

'3'

AT

**Blah Bar
1 Market Hill
Barnsley Centre
Barnsley
South Yorkshire
S70 2PU**

**SUPPLEMENTARY
INFORMATION FORM**

November 2012

Prepared By

Daly International

Ref: 75956 – Blah Bar

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Blah Bar	Site Address:	Blah Bar
NGR:	E 434410 N 406436		1 Market Hill Barnsley Centre Barnsley South Yorkshire S70 2PU
Site Ref Number:	75956	Site Type: ¹	Macro

2. Pre Application Check List

Site Selection

Was an LPA mast register used to check for suitable sites by the operator or the LPA?	Yes	No
If no explain why: This is a necessary upgrade of a specific site.		
Was the industry site database checked for suitable sites by the operator:	Yes	No
If no explain why: This is a necessary upgrade of a specific site.		

Annual roll out consultation with LPA

Date of last annual rollout information/submission:	October 2011
Name of Contact:	Chief Planning Officer
Summary of outcome/Main issues raised:	It was agreed that the LPA, 'everything everywhere' and '3' would adhere to the 10 Commitments.

Pre-application consultation with LPA

Date of written offer of pre-application consultation:		
Was there pre-application contact:	Yes	No
Date of pre-application contact:		
Name of contact:	N/A	
Summary of outcome/Main issues raised: Due to the minimal nature of the work proposed no consultation was considered necessary.		

Ten Commitments Consultation

¹ Macro or Micro

Rating of Site under Traffic Light Model:	Green	Amber	Red
Outline Consultation carried out: The proposal was rated GREEN, in accordance with the guidelines set within the code of best practice for telecommunications operators. Due to this rating, and the fact that the development is considered as a minor alteration to an existing site, no consultation was deemed necessary.			
Summary of outcome/Main issues raised: N/A			

School/College

Location of site in relation to school: The proposed development will be located over 200m from the nearest school.
Outline of consultation carried out with school: As the proposed works are so minor in nature and located away from any of the surrounding schools it was deemed unnecessary to carry out pre-application consultation prior to the submission of this application.
Summary of outcome/Main issues raised: N/A

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?	Yes	No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?	Yes	No
Details of response: N/A		

Developer's Notice

Relevant Certificate Signed	Yes	No
Date Notice served:	30/11/2012	

3. Proposed Development

The proposed site:

Blah Bar
1 Market Hill
Barnsley Centre
Barnsley
South Yorkshire
S70 2PU.

NGR: 434410, 406436

Type of Structure:

Description:

'everything everywhere' and '3' have identified a requirement to upgrade their existing rooftop telecommunications site at Blah Bar at 1 Market Hill. The existing facility is a replica flagpole antenna with equipment housing on the rooftop behind a parapet on existing steelwork.

Due to the demands placed on network capacity from residents and businesses within the local surrounding area this site has been identified for upgrade to allow this existing site to be used by a larger number of customers from three different mobile operators while will also ensure the installation is up-to-date with the latest technology available.

The proposal is for upgrade of the existing telecommunications installation by swapping out of an existing equipment cabinet measuring 1300mm x 925mm x 1642mm high to be replaced with 2 no. equipment cabinets, of a combined smaller volume than existing, measuring 600mm x 480mm x 900mm high each, and ancillary development. The new cabinets will be sited side by side on the existing steelwork adjacent to the existing equipment housing.

Overall Height:	N/A
Height of existing building:	13.5m (to upper roof level)
Equipment Housing:	
Length:	600mm (x2)
Width:	480mm (x2)
Height:	900mm (x2)
Materials:	Steel cabinets and plastic antennas
Tower/mast etc – type of material and external colour:	N/A
Equipment housing – type of material and external colour:	Steel cabinet coloured grey (existing). Steel cabinet's coloured grey (proposed).

Reasons for choice of design:

The proposal is for upgrade of the existing telecommunications installation by swapping out of an existing equipment cabinet measuring 1300mm x 925mm x 1642mm high to be replaced with 2 no. equipment cabinets, of a combined smaller volume than existing, measuring 600mm x 480mm x 900mm high each, and ancillary development.

Due to the technical constraints of the technology involved, there is no variation possible in

terms of the size or design of the proposed equipment unit. It is, however, of the smallest scale possible capable of providing the required service upgrade. The unit will be coloured grey to ensure that it will assimilate itself with the existing cabinets it will be sited adjacent to.

4. Technical Information

ICNIRP Declaration attached	Yes	No
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5. Technical Justification

Reason(s) why site required e.g. coverage, upgrade, capacity:

Purpose of Site

The upgrade of this site by replacement of an equipment cabinet and minor ancillary works is required to optimise the efficiency of the network by facilitating greater customer capacity at this existing installation by facilitating usage by further operators and the most up-to-date technology, ensuring no new installation is required in the locality.

For confirmation it is advised that the proposed scheme will provide coverage for T-Mobile, Orange and '3'. T-Mobile and Orange have now developed the capabilities, under 'everything everywhere', to share frequencies. This allows customers of both operators to receive telecommunications coverage from each others broadcasting sites around the country. This enables the providing of coverage for both operators through one visible telecommunications installation. These innovative solutions are reducing the overall number of telecommunications sites required throughout the country and have already seen a number of telecommunications sites being decommissioned.

To accommodate the further operators at this site and to improve coverage it was necessary to upgrade the site by replacing some internal equipment and adding a further equipment cabinet at the base of the installation adjacent to the existing equipment housing. This site has been in place for some time and is now a vital piece of operating infrastructure in providing the required telecommunications service to the customers and residents in the wider surrounding area for customers of T-Mobile, Orange and '3' and it is therefore imperative it is maintained with the newest technologies available.

The operational requirement for this site has been clearly demonstrated in the original application while it is understandable that in today's fast moving technological environment that equipment must constantly be upgraded and maintained to ensure it is operating at its optimal efficiency. As mentioned previously it is important to upgrade this existing installation so it may continue to fulfil its operation requirement while it is important to note that upgrade of this installation will ensure that another installation is not required in the locality to meet the greater technological requirements, and provide coverage for the further operators, as outlined above.

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

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

The works proposed are for an upgrade of an existing site within an area of specific

operational requirements.
Additional relevant information: N/A

SUPPORTING STATEMENT

This statement forms part of an application on behalf of 'everything everywhere' and '3'. It has been prepared in accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004 which requires the submission of a Design and Access Statement to accompany planning applications.

Planning Application

This application for planning permission is submitted pursuant to Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

The Application Site

The application site comprises a 13.5m modern commercial building located on the southern side of the junction of Shambles Street and Market Hill located near the south western edge of Regent Street/Church Street/Market Hill Conservation Area. The immediate surrounding area is very much commercial in nature, made up of commercial office, retail or leisure buildings with the Barnsley Town Hall directly opposite.

The Blah Bar building itself has no particular architectural quality with no particular standing or importance within the surrounding Conservation Area but is in the vicinity of a few other more visually and architecturally important buildings like the Town Hall, Which is also statutory listed, for example. The proposal 2 story building has a mainly glass cladding frontage with a lower rooflevel height of 10.5m with a 1.5m high parapet which completely encloses the lower roof level, where the existing equipment housing is sited upon a steel grillage. This parapet ensures that the proposed equipment cabinets will be completely screened from the surrounding conservation area and will actually have a positive visual impact upon the host building and surrounding area in replacing a much larger cabinet which currently exceeds the parapet height.

The proposal, once implemented, will contribute to a sitieshare for 'everything everywhere' (T-Mobile and Orange) & '3'. It is considered that site sharing represents the optimum solution in this case for improving and increasing the service coverage levels for the businesses and residents in the local area and such agreements between operators are facilitating the decommission of many existing base stations around the country.

Site Design and Appearance

The existing installation is sited and designed to be as unobtrusive to the character of the surrounding conservation area, host building and surrounding listed buildings as possible and was considered suitable in the original planning application. In order to maintain and protect the character and appearance of the CA it was important that the proposed upgrade was designed so as to minimise any potential impact.

It was considered that this minor proposal will be completely indiscernible from the surrounding area and will actually have a positive visual impact due to its siting and smaller size than the cabinet it is to replace. The proposed cabinets are proposed to be installed at lower roof level which is completely enclosed by a 1.5m high parapet ensuring that they will in no way be viewable from surrounding conservation area or streetscene.

In the unlikely event that the proposed swapout is noticed combined they are of a smaller size than the cabinet to be removed while are coloured as existing to ensure the new

cabinets will be considered a congruous feature adjacent to the other existing rooftop plant and equipment cabinets. Taking this into account it must be considered that the minor upgrade of the installation would preserve the character of the surrounds, while will certainly not appreciably harm, and in fact is likely to improve, the appearance of the surrounding Conservation Area, host building or nearby listed buildings.

As the requirement for the proposed upgrade for the continued efficient operation of this installation has been extensively detailed, it is considered that this minor proposal would contribute little to no further loss of amenity to the occupiers of nearby residential property, passers by, nor will do no further appreciable harm to the surrounding Conservation Area and therefore is considered acceptable, especially when it is considered that this upgrade will ensure a further installation is not required within this specific locality.

It is suggested that as a means for meeting the increasing telecommunication demands placed upon T-Mobile, Orange and '3' by local users, the overall impact on the local surrounding area as a result of an upgrade of this minor scale is acceptable on this occasion.

Possible Electrical Interference

We can advise on behalf of our client that the proposed installation should not cause any undue electrical interference for nearby residents. 'everything everywhere' and '3' operate within radio frequency bands which are licensed and specific to them, and this is regulated in the UK by the Office of Communications (Ofcom).

Health and Safety

The latest government research conducted by the Independent Expert Group on Mobile Phone Technology titled "Mobile Phones and Health" (also known as the Stewart Report) concluded that "the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that exposures are expected to be small fractions of the guidelines".

However, the report also recommended, as a precautionary approach, that the ICNIRP guidelines for public exposure be adopted in the UK. In response to the report, the Government has stated that emissions from base stations should meet the ICNIRP guidelines and that if they do then local authorities need take no further action.

An ICNIRP compliance certificate has been included within this application and therefore there are no health risks to be considered with the proposal.

Noise

There will be no noise issues associated with the proposal.

Planning Policy Framework / Development Plan Policy

Local Planning Policy

Section 54A of the Town and Country Planning Act 1990 (as amended) states that "in making any determination under the planning Acts, regard is to be had to the development plan, the determination is to be made in accordance with the plan unless material considerations indicate otherwise."

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that "if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise."

The Local Development Framework is a portfolio of documents that will, alongside the Regional Spatial Strategy, gradually replace the Unitary Development Plan and related Supplementary Planning Guidance as the statutory development plan. Barnsley's current statutory Development Plan consists of the Core Strategy, the Barnsley Education Sites Development Plan Document (DPD) (both of which form part of the Local Development Framework), the remaining saved policies of the Unitary Development Plan, and the Regional Spatial Strategy.

The telecommunications policy contained within the UDP has been saved and it is therefore still valid for consideration in the determination of this planning application, however, the policy concerning development within conservation areas has been superseded by new policy within the new Core Strategy and both have been detailed below:-

"Policy UTL5 (UDP) – Telecommunications:-

HAVING REGARD TO THE SPECIAL OPERATIONAL NEEDS OF LICENSED OPERATORS PROPOSALS FOR TELE-COMMUNICATIONS DEVELOPMENT INCLUDING THE ERECTION OF RADIO, TELEVISION, CELLULAR AND PERSONAL COMMUNICATIONS NETWORK MASTS AND ANTENNAE WILL BE ASSESSED WITH REGARD TO THE FOLLOWING FACTORS :

A) THE APPROPRIATENESS OF THE SPECIFIC LOCATION HAVING REGARD TO THE EFFECT ON THE LANDSCAPE/TOWNSCAPE, THE VISUAL AMENITY OF THE IMMEDIATE AREA AND THE WIDER AREA FROM WHICH THE PROPOSAL WOULD BE VISIBLE, AND OPERATIONAL EFFICIENCY

B) THE POSSIBILITY OF ERECTING ANTENNAE OR OTHER APPARATUS ON AN EXISTING BUILDING, MAST OR OTHER STRUCTURE AS A POSSIBLE ALTERNATIVE TO THE ERECTION OF A LARGE MAST

C) THE PRESENCE OF OTHER TELECOMMUNICATIONS FACILITIES WITHIN AND AROUND THE SITE

D) THE NEED TO INCLUDE ADDITIONAL STRUCTURAL CAPACITY TO TAKE ACCOUNT OF THE GROWING DEMANDS FOR THE NETWORK DEVELOPMENT INCLUDING THAT OF OTHER OPERATORS.

ANY DEVELOPMENT SHOULD BE SITED AND DESIGNED SO AS TO MINIMISE ITS VISUAL IMPACT SUBJECT TO TECHNICAL AND OPERATIONAL CONSIDERATIONS."

"CSP 30 (Core Strategy) The Historic Environment:-

We will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.

Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve:

- the character and/or appearance of Conservation Areas***
- the character and/or appearance of Scheduled Ancient Monuments***

- ***the character and/or appearance of Listed Buildings (including any locally listed buildings or buildings of archaeological significance)***
- ***archaeological remains of local or national importance***
- ***the character and/or appearance of historic parks and gardens and other historic landscapes including key views from and within these landscapes."***

It is considered that the proposed development which is the subject of this application is firmly in keeping with the policies outlined above. It is considered that by utilising an existing telecommunications site and accommodating an additional operator without substantially changing the overall appearance of the installation or impacting upon the local street scene, the proposed development will have no discernible impact on local visual amenity and therefore preserves this Conservation Area while meeting the increased service demand. The minor alterations involved with the upgrade at this site will negate the need for the development or altering of an additional or existing telecommunications site within a high quality visual environment within this specific locality, which is mostly within conservation area designation, and will ensure the growing telecommunication requirements of local businesses and residents continue to be met without the need for a new potentially more intrusive installation.

National Planning Policy

The National Planning Policy Framework (NPPF) was published on 27th March 2012. The NPPF supports high quality communications infrastructure and recognises it as a strategic priority. At para. 42 it states that:

"Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services."

The NPPF continues at para. 43:

"...They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate."

The NPPF goes on to state at Para. 46 that:

"Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure."

As extensively detailed this is an important site within the overall network configuration with a requirement for an upgrade to meet the higher service demands for the area and facilitate the use of the site by further operators. The proposal is making use of an existing site and it is considered that the proposed developed fully adheres to the guidance contained within the NPPF.

Code of Best Practice on Mobile Phone Network Deployment – (November 2002)

The office of the Deputy Prime Minister released the Code of Best Practice on Mobile Phone Network Deployment in November 2002. Though the Code is a non-statutory document, as it was prepared jointly by representatives of central and local government and the mobile phone industry, it is a material consideration in this instance. The Code provides a principled approach to best practice for the voluntary and compulsory planning procedures, and for the siting and design of telecommunication installations.

General design principles for the siting and design of all telecommunication installations is contained in paragraph 125 of the Code, though it is acknowledged in paragraph 126 that the options for design can be affected by site conditions, technical constraints, landscape features and capacity requirements.

In summary, the planning application submitted herewith fully embraces both the voluntary and compulsory good practice principles contained within the Code

Conclusions

National planning policy as set out in NPPF 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 details the technical need for the installation to provide improved customer service for customers of T-Mobile, Orange and '3'.

'everything everywhere' and '3' have identified that this upgrade is required to improve the service provided and to meet the demands of customers in this area. The proposed installation represents both the optimum planning/environmental and technical solution in this instance. As such, the development as proposed is in accordance with both local and national planning guidance as defined above.

For the reasons set out above, we consider that this application should be approved.

RELATED DOCUMENTS

The following documents may be of assistance in determining this application:

- ❑ NPPF (March 2012) - www.communities.gov.uk/publications/planningandbuilding/nppf
- ❑ Code of Best Practice on Mobile Phone Network Development – www.odpm.gov.uk
- ❑ Office of Communications (Ofcom) – www.ofcom.org.uk

Contact Details

Name:	Sean McHenry	Telephone:	0161 941 5481
Operator(s):	'everything everywhere' and '3'	Fax no:	0161 942 9150
Address:	Fairbank House, Ashley Road, Altrincham, Cheshire, WA14	Email Address:	Sean.mchenry@dalyinternational.com



Signed:	<hr/> 2DP <hr/> <i>Sean McHenry</i>	Date:	<hr/> 29/11/2012 <hr/>
Position:	<hr/> Graduate Town Planner <hr/>	Company:	<hr/> Daly International (UK) Ltd. <hr/>
		(on behalf of the above operator)	<hr/>