## SITE SPECIFIC SUPPLEMENTARY INFORMATION

1. Site Details

| | | | |
|---|---|---|---|
| Site Name: | **LAND AT MOTOR POINT CAR DEALERS** | Site Address: | **CLAYCLIFFE ROAD, BARNSLEY, SOUTH YORKSHIRE S75 1HS** |
| NGR: | **E431887, N408138** | | |
| Site Ref Number: | **CS 23384**<br>**VF 82929**<br>**O2 64282** | Site Type:[1] | **GREENFIELD** |

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:<br>None in place at present | | |
| Was the industry site database checked for suitable sites by the operator: | **Yes** | No |
| If no explain why: | | |

**Annual roll out consultation with LPA**

| | |
|---|---|
| Date of last annual rollout information/submission: | Unknown |
| Name of Contact: | Unknown |
| Summary of outcome/Main issues raised: | Roll out letters sent by both O2 and Vodafone for separate network requirements within the council area |

**Pre-application consultation with LPA**

| | | |
|---|---|---|
| Date of written offer of pre-application consultation: | 07/03/12 | |
| Was there pre-application contact: | **Yes** | No |
| Date of pre-application contact: | 16/02/12 | |
| Name of contact: | Steve Kirkham | |
| Summary of outcome/Main issues raised:<br>A site specific pre-app letter was forwarded to the LPA detailing the background to this proposal. E-mail response received advising LPA view that site is within an established industrial/commercial environment which is characterised by utilitarian structures and as such LPA do not think the environment is particularly sensitive to the proposals. However, concerns were noted about the site location & design. | | |

**Ten Commitments Consultation**

| | | | |
|---|---|---|---|
| Rating of Site under Traffic Light Model: | **Green** | Amber | Red |

[1] Macro or Micro

| Outline Consultation carried out:<br><br>The following have been consulted at pre-application stage:-<br><br>• Dan Jarvis - Barnsley Central MP<br>• Barnsley Borough Council – Planning Department<br>• Darton West Ward Councillor – Councillors Howard, Burgess & Caves<br>• Chestnut Tree PH |
|---|
| Summary of outcome/Main issues raised:<br><br>None. |

**School/College**

| Location of site in relation to school/college:<br><br>None in immediate vicinity. |
|---|
| Outline of consultation carried out with school/college:<br><br>N/A |
| Summary of outcome/Main issues raised:<br><br>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:<br><br>N/A | | |

**Owner Notification /Developer's Notice**

| | | |
|---|---|---|
| Copy of Notice | Yes | **No** |
| Date served: | **N/A** | |

**3. Proposed Development**

| The proposed site: |
|---|
| The site is located within industrial / commercial land at Motor Point Car Dealers off Claycliffe Road in a heavily screened area. Motor Point Car Dealers is accessed from Claycliffe Road. This area is within an established industrial/commercial environment which is characterised by utilitarian structures. |

| Enclose map showing the cell centre and adjoining cells: |
|---|
| Enclosed. |

- Type of Structure: Slimline Lattice telecommunications tower incorporating 6No. antennas & 2 Microwave Dish

Description:
As has been clarified in the attached cover letter the proposed works are as follows:-

- 18.00m high joint operator slimline lattice telecommunications tower incorporating 6No. antennas & 2No. microwave dish
- 1No. equipment cabinet
- 1No. meter cabinet
- Existing Palisade Fence Compound
- All ancillary development

| | | |
|---|---|---|
| Overall Height: | Please refer to the attached drawings | |
| Height of existing building: | | Metres |
| Equipment Housing: | Please refer to the attached drawings | |
| Length: | | Metres |
| Width: | | Metres |
| Height: | | Metres |
| Materials: | | |
| Tower/mast etc – type of material and external colour: | Please refer to the attached drawings | |
| Equipment housing – type of material and external colour: | Please refer to the attached drawings | |

Reasons for choice of design:

The proposed tower will allow for a sharable O2/Vodafone 3G solution to be achieved through the use of a slim line lattice type tower; something which until recently has been unachievable. This type of tower is deployed in similar urban/suburban environments throughout the UK and is considered to be the most appropriate design solution for this location. The proposed equipment and meter cabinets are required to serve the operators' transmission apparatus. All equipment has been limited in size to a minimum operational requirement in order to minimise visual impact upon the amenity of the locale.

As you will appreciate from having received similar applications, there are several types of standard telecommunications towers being used within the Cornerstone project. Please note that in each development there is a lead operator along with a sharing operator. In each case it is the lead operator's solution that must be used as they will retain the long term ownership of the site.

Please note that the mast is presently proposed to be galvanised/grey with the associated equipment cabinets being of standard grey colour. However, should your Department wish to suggest an alternative colour scheme for any element of this proposal we would be happy to consider and incorporate it, if appropriate.

## 4. Technical Information

| | | |
|---|---|---|
| ICNIRP Declaration attached<br><br>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.<br><br>When determining compliance the emissions from all mobile phone network operators on the site are taken into account. | **Yes** | No |

| | |
|---|---|
| Frequency: | |
| Modulation characteristics[2] | |
| Power output (expressed in EIRP in dBW per carrier) | UMTS |

[2] The modulation method employed in GSM is GMSK (Gaussian Minimum Shift Keying) which is a form of Phase modulation
The modulation method employed in UMTS is QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation

| | |
|---|---|
| In order to minimise interference within its own network and with other radio networks, O2 and Vodafone operate their network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision<br><br>As part of both O2 and Vodafone networks, the radio base station that is the subject of this application will be configured to operate in this way | Further details will be provided upon request. |
| Height of antenna (m above ground level) | As shown |

**5. Technical Justification**

**Enclose predictive coverage plots.**

| Reason(s) why site required e.g. coverage, upgrade, capacity (map attached if required): |
|---|
| The proposed base station is required to provide a 3G site sharing solution, providing additional coverage and capacity for both O2 and Vodafone<br><br>As your Department will appreciate, with the rapid growth and advances in mobile telecommunications comes the need for additional infrastructure to cope with an ever increasing volume of network traffic and to provide the efficiency of service that today's modern society has come to expect.<br><br>Plots have been commissioned and are enclosed with this application. |

6. **Site Selection Process – alternative sites considered and not chosen (Enclose map highlighting all alternatives that have been considered by the operator)**

| Site[3] | Site Name and address | NGR | Reason for not choosing[4] |
|---|---|---|---|
| | Please refer to the attached discounted site information | | |
| | | | |

| If no alternative site options have been investigated, please explain why: |
|---|
| Additional relevant information: |

[3] ETS – Existing Telecomm site, ES – Existing Structure, RT – Roof Top, GF – Greenfield.
[4] SP – Site Provider, RD – Redevelopment Not Possible, T – Technical Difficulties, P – Planning, O - Other

**Siting:**

The subject site is located in an industrial / commercial area and well screened by industrial buildings and utilitarian structures. The proposed apparatus will be sited in a corner location in an industrial yard area at Motorpoint Car Dealers. The apparatus will be set against the eastern boundary of an industrial buildings & yard areas and screened by other lighting structures etc. The site does not fall within any sensitive planning policy area.

Given the very specific nature of this coverage requirement; the geographical limitations of 3G technology; the lack of any viable sharing opportunities at established telecommunications sites; and a lack of any viable rooftop development options, a new ground based is unavoidable.

**Visual appearance:**

As you will appreciate, it is very difficult for any new base station development to improve the local amenity of the area in which it is to be sited; all that can be done is to minimize impact as far as is operationally possible. In this regard, every effort has been made to identify a location that will impact upon as few direct residential frontages and sensitive viewpoints as possible, whilst making best use of existing natural and urban features within the locale for screening and backdrop purposes, with a minimum operational size having been proposed for each element of equipment.

We would consider that the site is located an established industrial/commercial environment which is characterised by utilitarian structures and as such the environment is not particularly sensitive to the proposals. We would also reiterate that as a result of the structures present within both public and private sites within the locale and in all directions, the chosen site is considered to have a lesser degree of potential impact upon residential amenity and direct residential viewpoints than any other operationally viable site that may be available. When viewed from within the locale and along the transport networks within it, the proposed apparatus will benefit from a context and backdrop of existing commercial buildings, farm and mature vegetation all of which help to minimise any potential impact. We would therefore consider that the proposed development would indeed be able to integrate into and be absorbed by the locale without any significant impact.

We noted the request from LPA to identify a site location further into the Industrial Estate & less visible, however, no other Landowners within the estate were willing to enter into a lease agreement with O2 / Vodafone which ruled out alternative locations. In addition , we investigated the possibility of altering the design to a monopole with shrouded antenna as requested by LPA. However, this design change would not support the equipment needed at this site to provide the level of coverage required & therefore unsuitable.

Whilst we appreciate that the main tower element of the proposal will protrude to height above some of the existing features and development, we would stress that neither local nor national planning policy requires that any telecommunications development should be of a commensurate height to such features but rather suggest that the difference between the two be limited to a minimum operational requirement, as has been the case in this instance. Please also note that the antennas must be located at a height that allows for signal transmission above any surrounding clutter; namely surrounding features both natural and man-made such as trees, residential/urban development.

We would again reiterate that this proposal will achieve a 3G coverage solution for both O2 and Vodafone through the use of a single slimline lattice tower development; something that until recently has been unachievable. This development will therefore constitute a mast share solution negating the need for two separate base station developments.

The Government's objective is to ensure that everyone can enjoy the same degree of access to high quality electronic communication opportunities. It is imperative that planning authorities should support the expansion of the electronic communications network, including telecommunications, broadband and digital infrastructure, through their development management decisions, taking into account the economic and social implications of not having full or efficient coverage or capacity in an area. We would also point out that base stations such as these are now accepted infrastructural elements in today's modern society, and, with our ever increasing dependence upon mobile communications, their numbers continue to grow.

Should you consider it to be appropriate we would be happy to provide you with a photomontage of the proposed development offering an accurate indication as to how it would appear within the streetscape upon completion.

**Access and Maintenance:**

Once operational, the base station will be maintained 1-2 times per year and accessed by an engineer travelling by foot/standard sized vehicle. When accessing any site the operators' engineers must abide by standard traffic

laws, parking restrictions, and the operator's own health and safety regulations. As such, they are instructed to park any maintenance vehicles legally, safely, and with common sense, and to act sensitively to both pedestrian and vehicular safety. Should any engineer fail to do so they will be subject to legal prosecution and to internal investigations into any such offence.

The only time any large vehicle would be required to be parked close proximity to a site for any length of time would be at construction and decommissioning stages, or in the rare case of emergency maintenance, all of which are undertaken with the full cooperation and agreement with the Council's Highways Department. We would also take this opportunity to confirm that where necessary, the appropriate precautions and procedures, such as temporary lane closure or traffic management schemes and off peak working hours, would be implemented to the satisfaction of the Council.

As a result of this frequency of visits and care taken by our engineers, we would consider the potential for impacting upon the safe pedestrian use of the host walkways to be insignificant.

**Planning History – Telecommunications Development:**

Unknown.

**National and Local Planning Policies:**

The Barnsley Local Plan has the following policies in relation to telecommunications development:-

*"Policies ST5 Telecommunications"*

**We will allow planning permission for telecommunications development as long as:**

**a) there will be no harmful effect on the character or appearance of the area;**

**b) there will be no harm to the built, natural or historic environment or the living conditions of local residents;**

**c) everything has been done to reduce any harmful effect of the proposal through careful siting, sympathetic design and the use of landscaping; and**

**d) written evidence is provided to show the operator has fully investigated and considered the possibility of sharing existing masts or other telecommunications sites, or in the case of radio antennae and masts of using an existing building or other structures.**

**If satisfactory evidence is not provided to show that mast sharing and using existing buildings and structures has been fully investigated, we will refuse planning permission.**

**If possible, developers should share masts and use existing buildings and structures.**

**All applications for mobile-phone base stations must be accompanied by a statement from the developer confirming that the proposal will meet the guidelines for public exposure to electromagnetic fields set out by the International Commission on Non-ionising Radiation Protection.**

376 This policy applies to all types of telecommunications apparatus ranging from base stations and purpose-built masts to cellular radio antennae and satellite antennae or dishes.

377 We recognise the importance of efficient telecommunications as part of

the continued economic development of Barnsley and so we are sympathetic to the needs of the telecommunications industry. However, the benefits of telecommunications in relation to regeneration and transport must be balanced against the possible harmful effects on the environment and local conditions. The effect on the environment can be reduced by seizing opportunities for sharing masts, investigating more appropriate alternative sites, and disguising or screening infrastructure. We will grant planning applications for telecommunications where the details of development and its effect on the environment are acceptable.

378 The network operator should also send us a statement for each site showing its location, the height of the antenna, the frequency and modulation characteristics, and details of power output.
Barnsley LDF Policies – Preferred options - 92 –

379 Central government decides what measures are necessary to protect public health. The Government takes the view that health issues will have been fully dealt with as long as the mobile-phone base station meets the International Commission on Non-ionising Radiation Protection (ICNIRP) guidelines for public exposure to electromagnetic fields.

380 Where a mobile-phone base station is added to an existing mast or site, the operator must confirm that the total exposure will not be more than the ICNIRP guidelines.

The subject site will not have a direct impact upon any of the abovementioned sensitive or restrictive policy designations.

The proposed site has been set outside any direct views from residential frontages and amongst a backdrop of industrial buildings. Furthermore, the proposed height, girth and size of all elements have been limited to an operational minimum.

Please also refer to the attached discounted site information. We would also be happy to investigate any alternative site suggestion that may be put forward by any member of public or the Council.

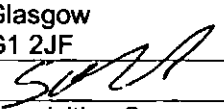
Every effort has been made to ensure that potential impact upon residential amenity has been limited as far as is operationally possible. Furthermore, the visual context of the site with the existing industrial features, mature vegetation, and existing development has been dealt with above and can be further addressed with a photomontage should your department consider it to be necessary. Information in relation to noise emissions, along with maintenance and access concerns has also been provided above.

A relevant ICNIRP certificate has been included within this submission. As you may be aware, base station antennas and handsets are designed to operate at optimum efficiency. The power levels for both antennas and handsets respond to the ease with which a communications link is made. In general, the closer the user is to the base station, the lower the power required by both handset and base station. Please note that the subject development will be in full compliance with ICNIRP guidelines with the average 3G base station operating at much less than 1% of the accepted safe parameters.

In terms of National Policy, as recommended by PPG8, in proposing this solution the operators have:-

- Investigated the use of all reasonably viable alternative site options
- Made use of a site and mast sharing solution
- Avoided any sensitive planning policy designation or sites of historic note
- Minimised visual impact as far as operationally possible by limiting all elements of the development to a minimum operational size and amount, keeping the design as simplistic as possible, making best use of existing streetscape/urban features for screening and backdrop purposes
- Provided an ICNIRP certificate with this submission

**Contact Details**

| | | | |
|---|---|---|---|
| Name: (Agent) | Scott McNicol | Telephone: | 07842 147 457 |
| Operator: | Vodafone/O2 | Fax no: | |
| Address: | 125 Buchanan Street<br>Glasgow<br>G1 2JF | Email Address: | scott.mcnicol@wfstelecom.co.uk |
| Signed: |  | Date: | 27 February 2012 |
| Position: | Acquisition Surveyor | Company: (Agent)<br>(on behalf of Vodafone / O2) | WFS Telecom Ltd |