



**DALCOUR
MACLAREN**

Planning Statement

HOWDEN JOINERY (HOLMES PLANT HIRE)

EE (UK) Ltd

March 2021



Project Details

Project Name	99512 - Howden Joinery
Scheme Number	21000986
Report Number	001

Prepared by	
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Approved by	
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APPENDICIES

- Appendix 1: Supplementary Information Form
- Appendix 2: ICNIRP Compliance Certificate & Planning Drawings

1 Introduction

1.1 Background to the Application

- 1.1.1 Dalcour McLaren (DM) has been instructed by IRIS Services Development LTD (IRIS) on behalf of EE (UK) Ltd to seek full planning permission for the proposed installation of telecommunications apparatus on land at Howdens Delivery, Rhosddu Industrial Estate, Wrexham (LL11 4YL).
- 1.1.2 In order to provide improved connectivity, reliability and consistency of mobile telecommunications, EE (UK) Ltd propose to upgrade existing apparatus at the Site, including installation of new mast, antenna and support structure, and ancillary electronic communications apparatus within the existing equipment cabin.

2 The Proposal

2.1 Details of the proposed development

- 2.1.1 EE (UK) Ltd maintain an operational mast located to the rear of commercial unit for Howdens within an industrial estate to the north of Wrexham. EE (UK) Ltd propose to upgrade the existing apparatus, including the mast and antenna, to ensure a continued and reliable network coverage which also offers the highest possible speeds.
- 2.1.2 The proposals include for the replacement of the existing mast with a new, 20m high Swann Type A mast, and addition of an extra 3 no. antenna apertures with ancillary electronic communications apparatus required to operate the equipment. The headframe will also support the relocated existing 3No. EE/H3G antennas, such that the new mast and headframe structure will support 6 no. antenna.
- 2.1.3 Due to the upgrade, additional ancillary equipment will be required to operate the antennae, but these will be installed within the existing equipment housing within the footprint of the secure compound at the base of the tower, and again will not significantly alter the appearance of the Site.
- 2.1.4 The replacement antennae will provide improved capacity of 4G and 5G services in the area, which will ensure higher mobile download speeds and reliable mobile phone connections.

3 The Application Site

3.1 Site description

- 3.1.1 The proposed development is located at an existing electronic communications site to the rear of Howdens commercial unit within the Rhosddu Industrial Estate to the north of Wrexham, hereafter referred to as 'the Site'.
- 3.1.2 The Site is located at National Grid Reference: SJ 32903 52434 and is shown on the attached site location plan. The Site is bound by:
- Mature treeline alongside a railway line to the east, with a small residential development beyond;
 - to the south are more commercial industrial buildings. The A483 delineates the industrial estate;
 - to the west and north is Howdens with the wider Rhosddu Industrial Estate extending beyond.
- 3.1.3 The nearest residential properties are located less than 100m to the east of the Site, they are however, separated from the existing mast by the railway track and mature vegetation. Views of the mast are currently screened by trees on both sides of the railway line.
- 3.1.4 Rhosddu Industrial Estate is a large industrial area to the north west of Wrexham Town Centre. There are 22 companies registered within the estate with trades ranging from self-storage units to parcel couriers.
- 3.1.5 The Site is accessed from the existing car park for the adjacent commercial unit, and does not require any alterations to the existing access route. The Site is operated by EE (UK) Ltd and the proposed works for which this application covers, will be located within the existing footprint of the secure compound with only a small extension to the concrete foundation for the mast.
- 3.1.6 The proposed development will not require any significant tree or vegetation clearance to facilitate installation.
- 3.1.7 The Site has been chosen as it is an existing operational mast, which has been assessed to require upgrade works. It has been identified to meet the technical specifications for the telecommunications apparatus, whilst ensuring visual impact on the surrounding area is minimised.
- 3.1.8 The proposed development is designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation (ICNIRP), as expressed in EU

Council recommendation of 12 July 1999 'on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300GHz)'.

4 Application Background

4.1 Planning History of the Site and Surrounding Area.

- 4.1.1 A search of the local planning applications register was undertaken in February 2021. The only record of a planning application returned for the Site was for the current, installed equipment. This was consented in November 2011 (P/2011/0825). There were no telecommunications applications identified in the locality of the Site.

5 The Need for the Proposal

5.1 The need for telecommunications development

- 5.1.1 The proposed development is required in order to provide upgrades to the existing telecommunications apparatus on Site. The proposed development will improve the capacity, reliability, and consistency of connection, and will provide an improved service for local residents.
- 5.1.2 In March 2017, the Department of Culture, Media and Sport (DCMS) released an updated UK Digital Strategy (UK Digital Strategy) with the goal of ensuring that the UK delivers a *“world-leading digital economy that works for everyone”*.
- 5.1.3 In addition, the National Infrastructure Commission in 2018, highlighted the importance of the UKs mobile networks, as:
- “Securing the mobile networks necessary to put the UK at the forefront of this emerging technology will be critical to the growth of our economy”.*
- 5.1.4 The UK has been noted to lag behind other nations in the provision of fast, consistent and reliable mobile connectivity. In conjunction with the new Electronic Communications Code (2018), the DCMS wishes to make it easier for operators to upgrade and share their equipment with other operators in order to help increase coverage to ensure the future growth of the UK.
- 5.1.5 The proposed upgrades are required to provide additional coverage and capacity for the area, by providing the latest antenna technology. Key to the UK Digital Strategy is the public benefit of access to high quality communications services. The proposed development will provide access to these services and ensure a reliable connection into the future.

6 Site Search / Alternatives Discounted

6.1 Justification for Site location

- 6.1.1 As the Site is an existing telecommunications mast, and has been identified as requiring upgrades, alternative locations were not required to be considered. The Site is not located within any sensitive environments such as Green Belt, Conservation Areas or in proximity of Listed Buildings, and is not within a residential area. As such the Site was considered to be suitable for the required upgrades.
- 6.1.2 In line with the NPPF and Code of Best Practice set out in section 11, the proposed development is located on an existing mast site, which is shared by both EE (UK) Ltd and H3G (UK) Ltd. The Site was considered to be the most appropriate to provide network upgrades for the operators.

7 Design Statement

7.1 The Proposed Development

- 7.1.1 The proposed antennae will have improved capacity to provide consistent and reliable 4G connectivity and will ensure higher download speeds. The Site is also compatible with 5G technology to ensure the proposed design is future proofed.
- 7.1.2 While the headframe is larger than the existing infrastructure and the mast height will increase, it is the minimum required to facilitate the necessary antennae. The Site is not located within an area deemed sensitive for either landscape or heritage. The proposed development, situated between the industrial building landscape and heavily vegetated banks of the railway line, is not considered likely to result in a significant visual impact, and will not greatly change the appearance of the existing visual landscape character.
- 7.1.3 The proposed equipment to operate and support the apparatus will be located within the existing cabinet at the base of the mast, within the existing compound area. The fencing to the east and south will be extended to take the larger mast into account.
- 7.1.4 Despite being in close proximity to several large trees, the Site is not located within an existing area of trees. These trees act as existing screening and it is not considered any landscaping or additional screening would be required. Due to the height of the existing and proposed mast, it would also not be possible to screen the additional antennae and headframe from view. The existing headframe and antennae are currently visible above the buildings of Rhosddu Industrial Estate.

7.2 Code of Best Practice on Mobile Phone Network Development

- 7.2.1 The Code of Best Practice provides guidance to Mobile Network Operators, agents and contractors to ensure that the objectives to support high quality communications infrastructure are met, whilst ensuring appropriate engagement and planning processes are followed. The document states that the upgrade of existing sites should be considered to minimise mast numbers.
- 7.2.2 The Code highlights the commitment to ensure existing structures are utilised to reduce the need to build new masts. It also sets out the role of Planning Authorities in supporting the expansion of communications networks and facilitating sites to enable meeting customer and development demand.
- 7.2.3 The Site has been chosen as the most viable option to provide improved coverage and upgrade existing telecommunications apparatus, without resulting in a significant visual impact. The location of the proposed development on an existing mast, and in an area surrounded by trees ensures that the proposals will not significantly alter the appearance of the existing infrastructure.

- 7.2.4 As the proposed development is located on an existing mast site, with alterations in the form of a new mast, headframe and antennae, the proposals are considered to have a minor visual impact. The proposals utilise existing infrastructure, to remove the requirement for additional masts in the area. In line with the Code of Best Practice, the mast is currently shared by both EE (UK) Ltd and H3G (UK) Ltd, which by accounting for both operators reduces the need for additional masts.
- 7.2.5 The proposed headframe is the minimum size required to support the required additional apparatus. The work will enable 3 No. existing antennae to be retained and relocated on the mast.

8 Access Statement

8.1 Public Access Statement

- 8.1.1 Radio base stations are not designed to be accessible by the public. Therefore, no specific public access provisions are required to be incorporated into the design of the proposal.

8.2 Construction and Maintenance Access

- 8.2.1 Access to the Site for construction and maintenance is indicated on the drawings. The Site is currently accessed via Main Road and through the car park for the adjacent commercial unit. This access will be utilised during construction, and no new accesses will be required for ongoing maintenance. Access will be required on an infrequent basis for maintenance or in the event of an emergency.

9 Health and Safety

9.1 International Commission on Non-Ionizing Radiation Protection.

- 9.1.1 International Commission on Non-Ionizing Radiation Protection (ICNIRP) public compliance is determined by mathematical calculation and implemented by careful location of antennae, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennae where exposure may exceed the relevant guidelines. The ICNIRP guidance is informed by the findings of the 'Stewart Report' (2000) which assessed the interaction of radiofrequency fields with tissues and the potential impacts of this.
- 9.1.2 When determining compliance, the emissions from all mobile phone network operators on or near to the Site are taken into account.
- 9.1.3 In order to minimise interference within its own network and with other radio networks, EE (UK) Ltd operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision.
- 9.1.4 As part of EE (UK) Ltd's network, the radio base station that is the subject of this application is and will be configured to operate in this way. All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.

9.2 The Location of the Site

- 9.2.1 The telecommunications infrastructure which is 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. There are no aerodromes or airfields within close proximity of the works. Relevant certification is provided in the submission documents.

Additionally, it should be noted the Site is not located in close proximity to educational establishments; the nearest school is Ysgol Wat's Dyke County Primary School (LL11 2TWE), approximately 490m south east of the site.

10 Planning Policy Framework / Development Plan Policy

- 10.1.1 The proposed development is considered to be in line with both local and national planning policy, as set out below.

10.2 National Planning Policy Framework

- 10.2.1 The NPPF, paragraphs 112 and 113, highlights the importance of communications infrastructure for development and states:
- 10.2.2 *“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.”*
- 10.2.3 Paragraph 113 of the NPPF states that:
- 10.2.4 *“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.”*
- 10.2.5 The proposed development is in accordance with the policies set out in the NPPF for telecommunications development, as it utilises an existing mast while providing reliable, high quality and technologically advanced communications apparatus which will aid in supporting development through the provision of effective communications.

10.3 Local Planning Policy

- 10.3.1 Section 38 of the Planning and Compulsory Purchase Act 2004 replicates the provisions of Section 54A of the Town and Country Planning Act 1990 (as amended) and requires that where in making any determination, regard is to be held to the Development Plan, and that determination shall be made in accordance with the Plan unless material considerations indicate otherwise. In this case, the statutory development plan for Wrexham County Borough Council is currently contained within the adopted Unitary Development Plan. Relevant policies relating to this development contained within these documents are presented below.
- 10.3.2 Policy GDP1 of the Wrexham Unitary Development Plan, sets out the presumption in favour of sustainable development and states:

“All new development should...ensure the safety and amenity of the public and safeguard the environment...”

10.3.3 It also states that all new development should:

“ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.”

10.3.4 The proposals also support sustainable development, by meeting the growing need for a fast, reliable mobile connection, and ensure adequate infrastructure provision into the future.

10.3.5 Policy CLF8 Telecommunications is the only policy that directly addresses telecommunication provision within the authority. It states that:

“The development of telecommunications facilities and related infrastructure will be permitted, having regard to technical and operational considerations, where an appraisal has been carried out:-

a) firstly, of the potential for sharing other masts and sites; if there is no potential

b) secondly, of the potential to use existing buildings and structures; if there is no potential

c) thirdly, of the potential to use other sites

The siting of any development should minimise the impact on the local landscape/ townscape, and should comprise measures of mitigation of any adverse impact, as appropriate.”

10.3.6 The policy addresses the fact that modern telecommunications are an essential and beneficial element in the life of the local community. The policy is specifically aimed to *“facilitate the growth of new and existing systems”*. The council does highlight that new developments should minimise visual intrusion upon the landscape/townscape. The existing location is within an industrial estate, and benefits from existing mature tree screening.

10.3.7 The proposed development is in accordance with the policies highlighted within the Development Plan. In accordance with the telecommunications policy, the proposed development is erecting antennae on an existing telecommunications site, as to minimise the potential impacts on local visual amenity. Furthermore, the location of the mast close to an area of trees adjacent to the railway, ensures that the potential visual impacts are reduced as the Site is largely screened from view.

11 Conclusions

- 11.1.1 As the proposed development is shown to accord with both local and national planning and environmental health policy, will have minimal visual impact and utilises existing telecommunications infrastructure, it is suggested that there are no material reasons which planning permission should not be granted for the proposal.

Appendices

Appendix 1

Supplementary Information Form

1. Site Details	
Site Name	Howdens Delivery, Rhosddu Industrial Estate
Site Address	Howdens Delivery, Rhosddu Industrial Estate, off Main Road, Wrexham, LL11 4YL
NGR	SJ 32903 52434
Site Number Ref	EE – 99512, H3G – LL0170
Site Type¹	Macro

2. Pre Application Check List						
Site selection						
Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	No				
No register available						
Was the industry site database checked for suitable sites by the operator?	Yes	No				
Annual Area Wide Information to local planning authority						
Date of information submission to local planning authority	Not requested by the LPA					
Name of contact	NA					
Summary of issues raised:						
Rollout plans can be provided upon request						
Pre-application consultation with local planning authority						
Date of written offer of pre-application consultation	N/A					
Was there pre-application contact?	Yes	No				

¹ Macro or Micro

Date of pre-application contact	N/A		
Name of contact	N/A		
Summary of outcome / main issues raised: As the site is an existing electronic communications site, and the proposed development is for the replacement of the current mast, pre-application advice was deemed not to be necessary.			
Ten Commitments Consultation			
Rating of Site under Traffic Light Model	Red	Amber	Green
Outline Consultation carried out: N/A			
Summary of outcome / main issues raised: N/A			
School / College			
Location of site in relation to school / college (include name of school / college): There are no schools within close proximity of the site.			
Outline of consultation carried out with school / college (include evidence of consultation): Due to the distance from the proposed site and the school, no consultation with the school was considered to be necessary.			
Civil Aviation Authority / Secretary of State for the 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			
<i>Developers Notice (only required for an application for prior approval)</i>			
Copy of Developers Notice enclosed		Yes	No
Date served	NA		



3. Proposed Development

The site:

The proposed development will be located within an existing secure compound for a mast to the rear of Howdens, Rhosddu Industrial Estate, Wrexham (nearest post code: LL11 4YL, NGR: SJ 32903 52434). The industrial estate is situated to the north of Wrexham, and is located between two railway lines and A483. The electronic communications site to the rear of a commercial unit, currently 'Howdens', has been in constant use since the existing mast was installed in 2012 (planning ref: P/2011/0825). Figure 1 shows the approximate location of the Site.

The Site is bound by:

- Industrial unit building to the immediate west with the wider Rhosddu Industrial Estate to the north, south and west;
- Mature trees and a railway line, to the east with a small residential area beyond.



Figure 1 - Approximate site location (red outline), image taken from Google Earth

The Site has been chosen as the most viable option to ensure improved, reliable coverage. The proposed location consists of an existing telecommunications mast and concrete base. The proposed Site will improve mobile network coverage in the area, providing improved, faster and more reliable connectivity for local residents and businesses.

The Site is not located within any Conservation Areas, or in close proximity to any Listed Buildings, Ancient Monuments or other heritage assets. In addition, the proposed works are not located in close proximity to any designated sites such as SSSIs, SPAs, SACs, local or

national nature reserves. As such, the Site is not considered to be a sensitive area, and is suitable for the proposed development.

The proposed works will not require the removal of any vegetation and will utilise existing access routes.



Figures 2 and 3 depict the current Site.



Figure 2. View of existing mast to the rear of Howden's commercial building from Industrial Main Road (ground level radio equipment housing and apparatus in secure compound not shown) taken from Google Streetview.

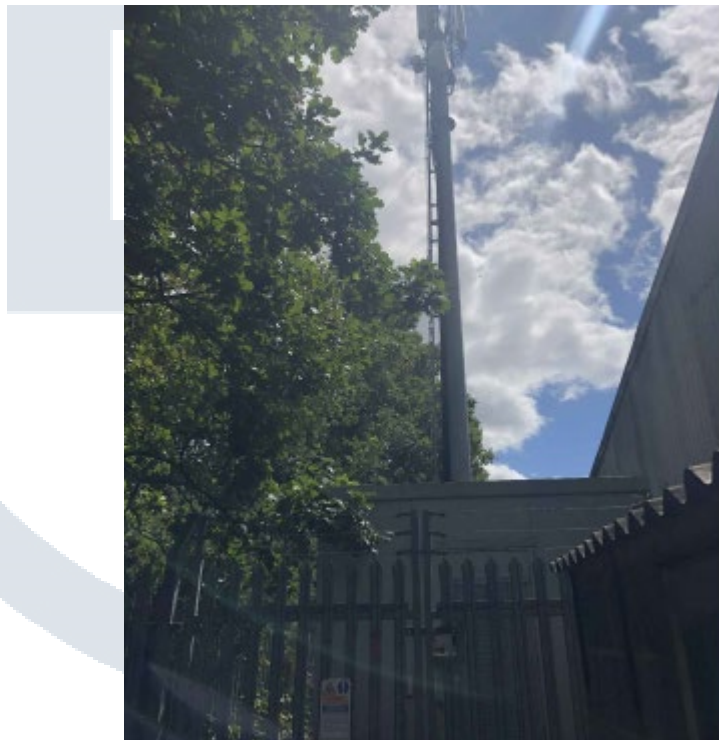


Figure 1. Photograph of existing infrastructure on the proposed development site.

The Site is not in a sensitive environment, and due to the pre-existing similar electronic communications equipment, the locality is unlikely to be significantly adversely impacted by the proposed works.

Enclose map showing the cell centre and existing sites within the cell and adjoining cells:

This can be emailed to LPA on request

Type of Structure (e.g. tower, mast, etc): Mast

Description:

The proposed development includes for the installation of a new 20m high, Swann Type A telecommunications mast to support 6 no. antenna apertures, as well as ancillary ground-level apparatus including control equipment to be housed in the existing equipment cabin, and security fencing around the widened concrete base. Details of the proposed site layout are shown in the attached drawings provided with the submission.

Overall Height: The maximum height of the mast including antennas will be 22m height.

Height of existing building (where applicable)	17.5 metres								
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Equipment Housing: Cabinet Number	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
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Length (m)									
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Width (m)									
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Height (m)									
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Materials (as applicable)

Tower / mast etc. – type of material and external colour	The proposed mast will be light grey (RAL 7035) steel with galvanised finish.
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Equipment housing – type of material and external colour	N/A
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Reasons for choice of Design

The proposed mast and associated apparatus will provide improved capacity of 4G and provide for 5G services in the area. This will ensure that the area has increased mobile upload and download speeds, and a more reliable mobile network connection. The required improvements can only be provided by the installation of a new mast, and existing equipment was not suitable to support the required apparatus.

The proposed design is of the necessary technical and design specifications to meet the requirements for mobile network connectivity and coverage. The design is in compliance with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) as evidenced by the attached ICNIRP certificate.

Equipment required to operate these antennae is proposed to be located on the mast or within existing cabinet at the base of the mast.

Access to the Site will be via Main Road, Rhosddu Estate and required only for installation and infrequent maintenance or in the event of emergency repairs. Service personnel would continue to access the site via existing highways and there would be no need for additional carpark spaces.

4. Technical Information

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)*

Yes

No

International Commission on Non-Ionizing Radiation Protection public compliance is determined by mathematical calculation and implemented by careful location of antennae, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennae where exposure may exceed the relevant guidelines.
When determining compliance, the emissions from all mobile phone network operators on or near to the site are taken into account.

In order to minimise interference within its own network and with other radio networks, EE (UK) Ltd and H3G (UK) Limited operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision.

As part of EE (UK) Ltd network, the radio base station that is the subject of this application will be configured to operate in this way.

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

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.

Frequency

GSM 800 - 3500 MHz

Modulation characteristics ²	GMSK & QPSK
Power output (expressed in EIRP in dBW per carrier) In order to minimise interference within its own network and with other radio networks, EE (UK) Ltd and H3G (UK) Ltd operates its network in such a way that radio frequency power outputs are kept to the lowest levels commensurate with effective service provision. As part of EE (UK) Ltd, the radio base station that is the subject of this application will be configured to operate in this way.	56 dBm
Height of antenna (m above ground level)	Centreline at 18.6m

5. Technical Justification

The proposed development is required to allow increased connectivity and reliability of mobile networks. Sharing of the site will prevent the requirement for additional masts and telecommunications sites, in line with the Code of Best Practice on Mobile Phone Network Development.

Government and planning policy sets out the importance of telecommunications technology for sustainable economic development, including supporting economic growth, the transport, health and IT sectors and the development of smart cities. As stated previously, this is set out in planning policy including the NPPF and is also reflected in a number of local development plans.

In March 2017, the Department of Culture, Media and Sport (DCMS) released an updated UK Digital Strategy (UK Digital Strategy). The strategy details the goals to ensure that the UK has a “*world-leading digital economy that works for everyone*”. The UK Digital Strategy includes details of the public benefits of access to high quality communication services. As the UK is considered to be behind other nations in the provision of fast, consistent and reliable mobile connectivity, the DCMS, in conjunction with the new Electronic Communications Code (2018), intends to make it easier for operators to upgrade and share their equipment with other operators in order to help increase coverage to ensure the future growth of the UK.

The proposed upgrades are required to provide additional coverage and capacity for the area, by providing the latest antenna technology. The proposed development will provide access to these services and ensure a reliable connection into the future.

The Site is not considered to be a sensitive area, as it is not located within or in close proximity to any sites designated for nature conservation, listed buildings, scheduled monuments or any other heritage assets. As such the site is considered to be suitable for the proposed development. In addition, the Site is also not located in close proximity to any educational institutions, airports or air fields.

The proposed development is in accordance with policies set out in the National Planning Policy Framework (NPPF). Paragraphs 112 and 113 of the NPPF set out the importance of the provision of reliable, advanced communications apparatus for economic and sustainable

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.

development. In line with these policies, the proposed development will ensure improved communications apparatus and connectivity for the local area.

The adopted Local Plan consists of the Wrexham Unitary Development Plan (adopted 2005). It is due to be replaced by the Wrexham County Local Development Plan 2 (2013-2028), this has not yet been adopted and was received by the Planning Inspectorate and Welsh Government in April 2019. The proposed development is considered to be in line with policies set out within the adopted Wrexham Unitary Development Plan.

Policy GDP1 highlights the importance of demonstrating that proposals contribute to sustainable development. As set out in the NPPF high-quality, reliable communications development is important for sustainable economic development, as such, the proposals are considered to be in accordance with policy GDP1

Policy CLF8 Telecommunications states that development should prioritise site sharing and to utilise existing sites where possible. As the proposed mast will be on the existing site and as such will not have an adverse impact on the local landscape, it can be seen to accord with Policy CLF8



Additional relevant information

The expectations are that future telecoms technology will support government policy regarding digital inclusion; improvements in health and social care; assisting in local economic growth; advancing the development of Smart Cities and supporting innovative uses throughout the transport sector for both personal and public travel. In addition, EE (UK) Ltd will be supporting the communications requirements of Emergency Services where further rollout and improvements in the 4G signal is currently being progressed.

Alternative sites to locate this equipment have been investigated as part of the engineering feasibility exercise to ensure continued coverage for the area due to the requirement to remove the existing mast serving the area.

Contact Details

Name (Agent)	Mr Rory Hollings	Telephone	07468 758889
Operators	IRIS and EE (UK) Ltd	Fax No	N/A
Address	Dalcour Maclaren 4 Bredon Court Brockridge Park Brockridge Road Twynning GL20 6FF	Email address	Rory.Hollings@dalcourmaclaren.com
Signed		Date	17 th March, 2021
Position	Senior Environmental Planner	Company	Dalcour Maclaren
For and on behalf of (EE (UK) Ltd			

Appendix 2

Declaration of Conformity with ICNIRP Public Exposure Guidelines

Site Name: HOWDEN JOINERY (HOLMES PLANT HIRE)

Cell Address: DS HOLMES PLANT HIRE LTD
OLD RHOSROBIN
RHOSROBIN
WREXHAM
LL11 4YL

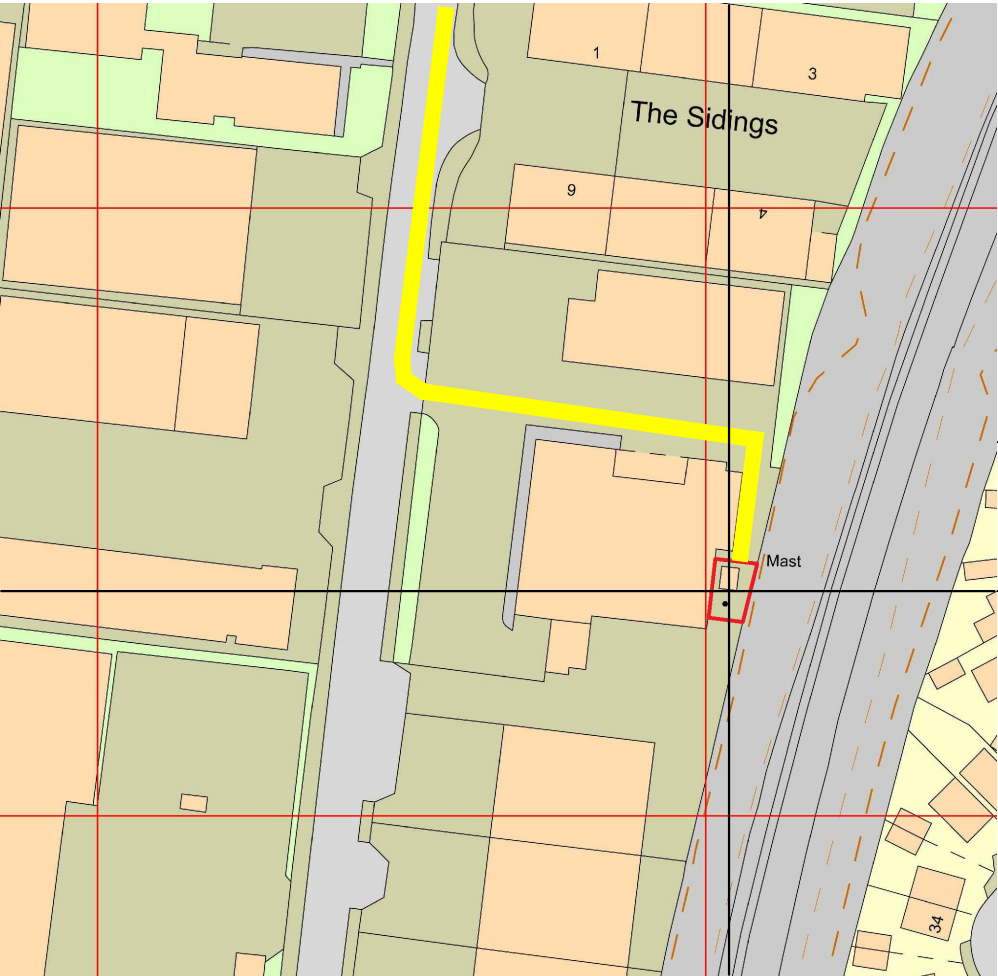
Is designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation (ICNIRP), as expressed in EU Council recommendation of 12 July 1999 'on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300GHz)'.

ICNIRP Design Declaration

Designers Statement

This is to confirm that: HOWDEN JOINERY (HOLMES PLANT HIRE)

Date Assessed:	29.01.2021	By:	Veny Ltd
Detailed on the following drawings: (Include all revision numbers)	100	REV D	LOCATION AND BLOCK PLANS
	101A	REV D	EXISTING SITE PLAN - GROUND LEVEL
	101B	REV D	PROPOSED SITE ELEVATION
	102A	REV D	EXISTING SITE ELEVATION
	102B	REV D	PROPOSED SITE ELEVATION
	103	REV D	ANTENNA PLANS
	104	REV D	ANTENNA SCHEDULE S1
	105	REV D	ANTENNA SCHEDULE S2
	106	REV D	ANTENNA SCHEDULE S3
	107	REV D	EQUIPMENT SCHEDULES
	108	REV D	EXISTING ANTENNA SCHEMATIC
	109	REV D	PROPOSED ANTENNA SCHEMATIC
	110	REV D	CABIN LAYOUT
	111	REV D	AC ELECTRICAL SCHEMATIC
	112	REV D	DC ELECTRICAL SCHEMATIC
113	REV D	ICNIRP SITE PLAN	
114	REV D	ICNIRP SITE ELEVATION	
115	REV D	ICNIRP ZONE DETAILS	
SITE DESIGN CATEGORY: - GROUND LEVEL - PUBLIC ACCESS - TOWER - WORKER ACCESS ONLY		ICNIRP assessment in accordance with T&A TD54000 ver. 8.0 Step 2.0	
OPERATOR SITE: MBNL- WRX010 (EE - 99512, H3G - LL0170)		ICNIRP CONTROL MEASURES (IF REQUIRED): Sector 2 & 3 not compliant. ProX5 analysis required via FIXIT	
Signed B.Ormslow	Print Name B.Ormslow		
Position CAD Technician	Date 29.01.2021		



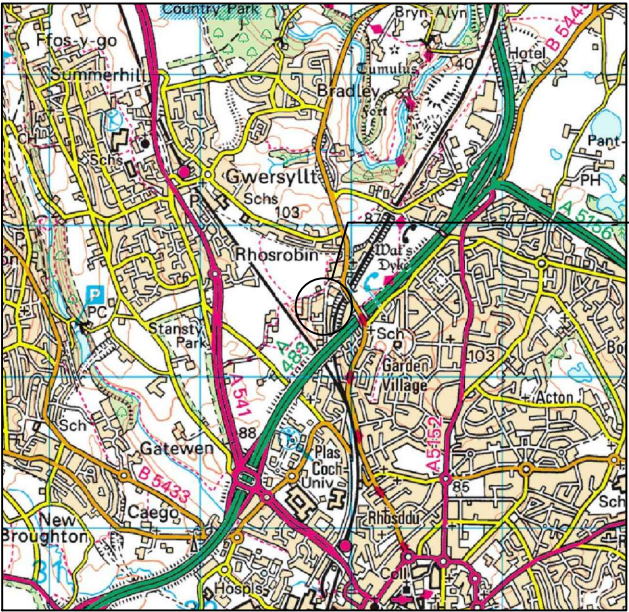
YELLOW LINE DENOTES
ACCESS ROUTE TO
SITE VIA SUDLOW LANE

LOCATION
OF SITE

BLOCK PLAN

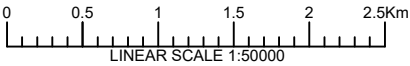


GOOGLE MAPS QR CODE



LOCATION
OF SITE

LOCATION PLAN



PHOTOGRAPH OF
EXISTING SITE

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R.

E 332903

N 352434

NOMINATION REFERENCE: 99512_(2020-04-30)_NOK

CONCESSION/FIXIT REQUIRED?

YES

NO

REASON FOR CONCESSION/FIXIT:

ICNIRP DETAILS

IN ACCORDANCE WITH T&A TD54000 Ver 8.0 STEP 2.0

SITE DESIGN CATEGORY

GROUND LEVEL - PUBLIC ACCESS

TOWER- WORKER ONLY ACCESS

ICNIRP CONTROL MEASURE (IF REQUIRED):

N/A

DEPENDENCIES FOR DETAILED DESIGN/BUILD

ASBESTOS SURVEY		NO
CHERRY PICKER SURVEY		NO
COMMS SERVICE ALTERATION		NO
GDC CALCS - TOWER (GF OR RT STUB) / POLE (RT)		NO
GDC CALCS - INTERFACE STEELWORK		NO
GDC CALCS - EXISTING FOUNDATION	YES	NO
GDC CALCS - EXISTING MONOPOLE HD BOLTS		NO
GEOTECH AND/OR TRIAL DIG	YES	NO
ICNIRP CONTROL MEASURES		NO
INTRUSIVE SURVEY		NO
MEWP/SCAFFOLD REQUIREMENTS		NO
REC SERVICE ALTERATION		NO
STAT SEARCHES		NO
GPRS REQUIREMENT		NO
TENSILE PROOF TESTS		NO
TOWER CLIMB		NO
SAFETY SIGNAGE REFRESH		NO

COLOUR CHART

BLACK

TEXT, EXISTING BUILDINGS, TOWERS, STRUCTURES, TREES, ETC.

YELLOW

ACCESS ROUTE

D	NEW STRUCTURE	BO	CT	29.01.2021
C	COMMENTS INCORPORATED	RA	CT	21.09.2020
B	COMMENTS INCORPORATED	RA	CT	11.09.2020
A	AIRSCALE Hc2b DEPLOY	KD	CT	21.08.2020
REV	DESCRIPTION OF REVISION	BY	CH	DATE

DESIGN CONSULTANT

VENY

PROJECT / SCOPE

AIRSCALE

EE

Everything Everywhere Ltd,
Hatfield Business Park, Hatfield,
Hertfordshire, AL10 9BW

IRIS

Iris Service Delivery UK Limited
Unit 10, Ramsay Court
Hinchbrook Business Park
Huntingdon, Cambridgeshire
PE29 6FY

EE	H3G	MBNL
99512	LL0170	WRX010

SITE NAME AND ADDRESS

HOWDEN JOINERY (HOLMES PLANT HIRE)

D S HOLMES PLANT HIRE LTD

OLD RHOSROBIN

WREXHAM

LL11 4YL

DRAWING TITLE:

LOCATION AND BLOCK PLANS

PURPOSE OF ISSUE:

APPROVAL

DRAWING NUMBER:

100

SCALE:	DRAWN:	DATE:	REV:
AS SHOWN @ A3	KD	21.08.2020	
CHECKED:	DATE:	APPROVED:	DATE:
CT	05.09.2020	CT	21.08.2020

D



EXISTING SITE PLAN - GROUND LEVEL

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R	E 332903	N 352434
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NOMINATION REFERENCE: 99512_(2020-04-30)_NOK

CONCESSION/FIXIT REQUIRED?	☒ YES	☐ NO
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REASON FOR CONCESSION/FIXIT:

ICNIRP DETAILS

IN ACCORDANCE WITH T&A TD54000 Ver 8.0 STEP 2.0

SITE DESIGN CATEGORY	- GROUND LEVEL - PUBLIC ACCESS - TOWER- WORKER ONLY ACCESS
----------------------	--

ICNIRP CONTROL MEASURE (IF REQUIRED):
N/A

DEPENDENCIES FOR DETAILED DESIGN/BUILD		
ASBESTOS SURVEY	☒	NO
CHERRY PICKER SURVEY	☒	NO
COMMS SERVICE ALTERATION	☒	NO
GDC CALCS - TOWER (GF OR RT STUB) / POLE (RT)	☒	NO
GDC CALCS - INTERFACE STEELWORK	☒	NO
GDC CALCS - EXISTING FOUNDATION	YES	☒
GDC CALCS - EXISTING MONOPOLE HD BOLTS	☒	NO
GEOTECH AND/OR TRIAL DIG	YES	☒
ICNIRP CONTROL MEASURES	☒	NO
INTRUSIVE SURVEY	☒	NO
MEWP/SCAFFOLD REQUIREMENTS	☒	NO
REC SERVICE ALTERATION	☒	NO
STAT SEARCHES	☒	NO
GPRS REQUIREMENT	☒	NO
TENSILE PROOF TESTS	☒	NO
TOWER CLIMB	☒	NO
SAFETY SIGNAGE REFRESH	☒	NO

COLOUR CHART

BLACK

TEXT, EXISTING BUILDINGS, TOWERS, STRUCTURES, TREES, ETC.

RED

DEPLOY PROPOSED EQUIPMENT

MAGENTA

ACQUISITION PROPOSED EQUIPMENT

D	NEW STRUCTURE	BO	CT	29.01.2021
C	COMMENTS INCORPORATED	RA	CT	21.09.2020
B	COMMENTS INCORPORATED	RA	CT	11.09.2020
A	AIRSCALE Hc2b DEPLOY	KD	CT	21.08.2020
REV	DESCRIPTION OF REVISION	BY	CH	DATE

DESIGN CONSULTANT	PROJECT / SCOPE
VENY	AIRSCALE

EE

Everything Everywhere Ltd,
Hatfield Business Park, Hatfield,
Hertfordshire, AL10 9BW

IRIS

Iris Service Delivery UK Limited
Unit 10, Ramsay Court
Hinchingsbrooke Business Park
Huntingdon, Cambridgeshire
PE29 6FY

EE	H3G	MBNL
99512	LL0170	WRX010

SITE NAME AND ADDRESS

HOWDEN JOINERY (HOLMES PLANT HIRE)
D S HOLMES PLANT HIRE LTD
OLD RHOSROBIN
RHOSROBIN
WREXHAM
LL11 4YL

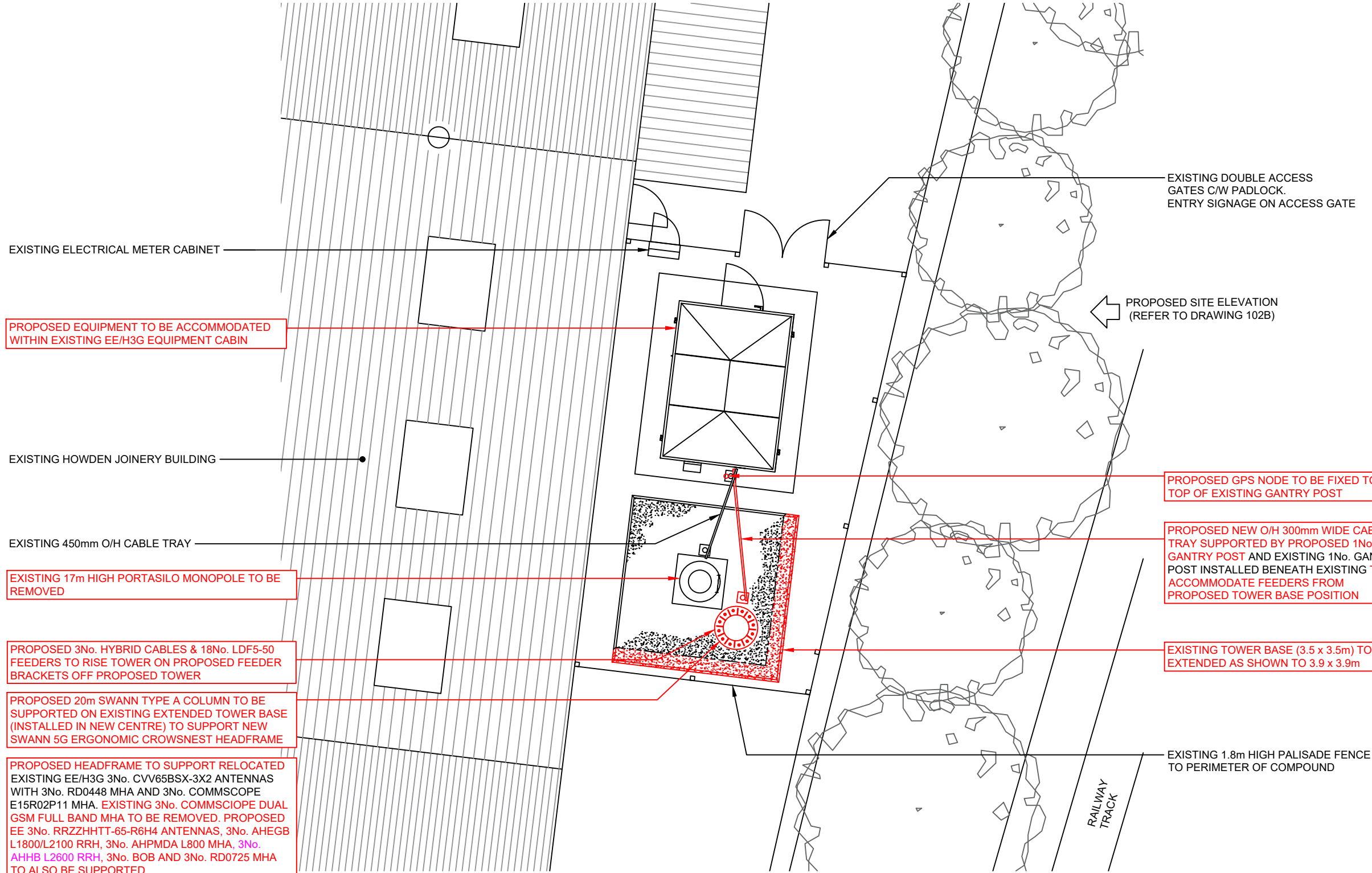
DRAWING TITLE:
EXISTING SITE PLAN - GROUND LEVEL

PURPOSE OF ISSUE:
APPROVAL

DRAWING NUMBER:
101A

SCALE: AS SHOWN @ A3	DRAWN: KD	DATE: 21.08.2020	REV:
CHECKED: CT	DATE: 05.09.2020	APPROVED: CT	DATE: 21.08.2020

D



PROPOSED SITE PLAN - GROUND LEVEL



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE		
N.G.R	E 332903	N 352434
NOMINATION REFERENCE: 99512_(2020-04-30)_NOK		
CONCESSION/FIXIT REQUIRED?	☒ YES	NO
REASON FOR CONCESSION/FIXIT:		
ICNIRP DETAILS		
IN ACCORDANCE WITH T&A TD54000 Ver 8.0 STEP 2.0		
SITE DESIGN CATEGORY	- GROUND LEVEL - PUBLIC ACCESS - TOWER- WORKER ONLY ACCESS	
ICNIRP CONTROL MEASURE (IF REQUIRED):		
N/A		
DEPENDENCIES FOR DETAILED DESIGN/BUILD		
ASBESTOS SURVEY	☒	NO
CHERRY PICKER SURVEY	☒	NO
COMMS SERVICE ALTERATION	☒	NO
GDC CALCS - TOWER (GF OR RT STUB) / POLE (RT)	☒	NO
GDC CALCS - INTERFACE STEELWORK	☒	NO
GDC CALCS - EXISTING FOUNDATION	☐ YES	☒
GDC CALCS - EXISTING MONOPOLE HD BOLTS	☒	NO
GEOTECH AND/OR TRIAL DIG	☐ YES	☒
ICNIRP CONTROL MEASURES	☒	NO
INTRUSIVE SURVEY	☒	NO
MEWP/SCAFFOLD REQUIREMENTS	☒	NO
REC SERVICE ALTERATION	☒	NO
STAT SEARCHES	☒	NO
GPRS REQUIREMENT	☒	NO
TENSILE PROOF TESTS	☒	NO
TOWER CLIMB	☒	NO
SAFETY SIGNAGE REFRESH	☒	NO

COLOUR CHART	
BLACK	TEXT, EXISTING BUILDINGS, TOWERS, STRUCTURES, TREES, ETC.
RED	DEPLOY PROPOSED EQUIPMENT
MAGENTA	ACQUISITION PROPOSED EQUIPMENT

D	NEW STRUCTURE	BO	CT	29.01.2021
C	COMMENTS INCORPORATED	RA	CT	21.09.2020
B	COMMENTS INCORPORATED	RA	CT	11.09.2020
A	AIRSCALE Hc2b DEPLOY	KD	CT	21.08.2020
REV	DESCRIPTION OF REVISION	BY	CH	DATE

DESIGN CONSULTANT	PROJECT / SCOPE
VENY	AIRSCALE



Everything Everywhere Ltd,
Hatfield Business Park, Hatfield,
Hertfordshire, AL10 9BW



Iris Service Delivery UK Limited
Unit 10, Ramsay Court
Hinchbrook Business Park
Huntingdon, Cambridgeshire
PE29 6FY

EE	H3G	MBNL
99512	LL0170	WRX010

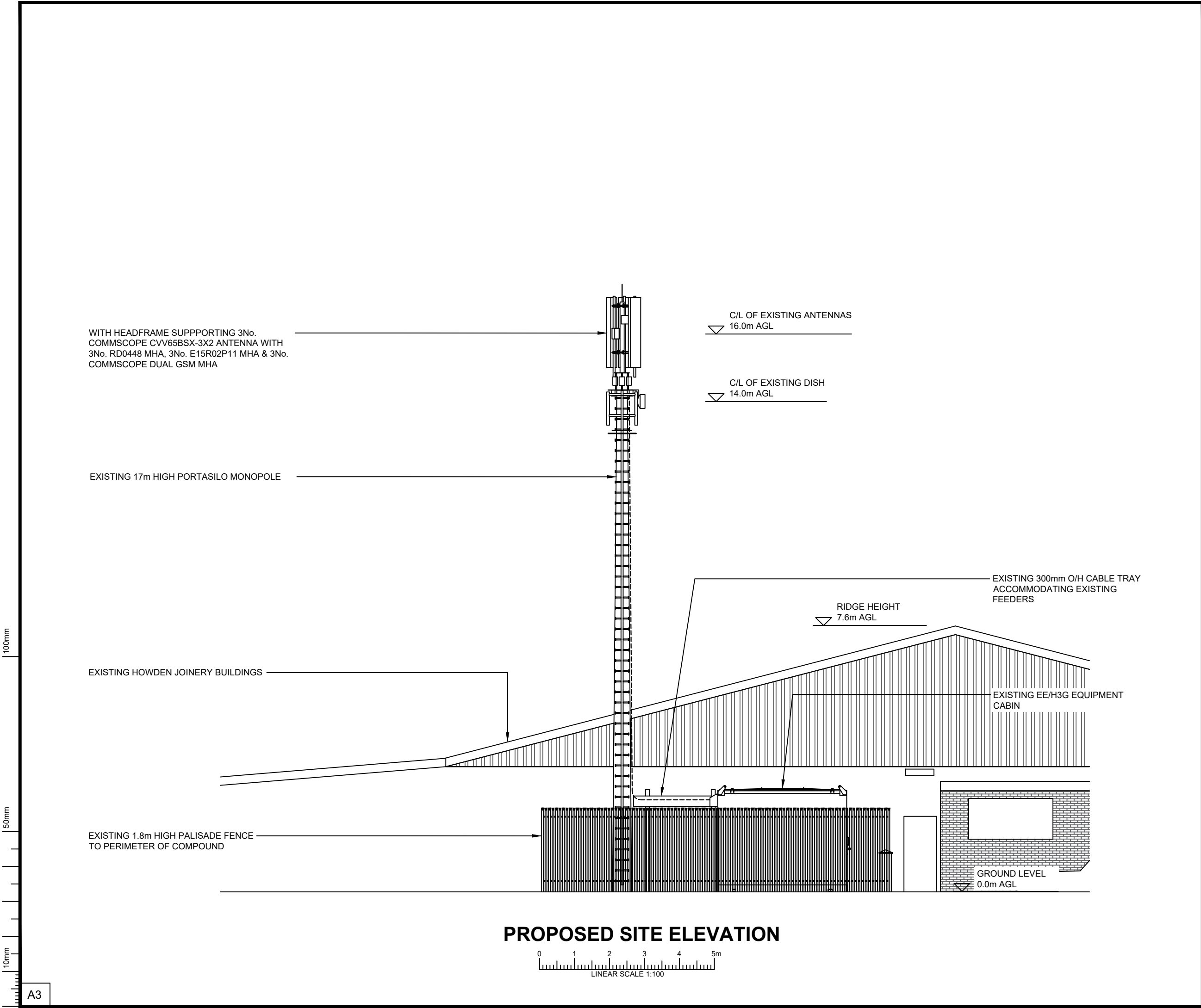
SITE NAME AND ADDRESS	
HOWDEN JOINERY (HOLMES PLANT HIRE)	
D S HOLMES PLANT HIRE LTD	
OLD RHOSROBIN	
WREXHAM	
LL11 4YL	

DRAWING TITLE:
PROPOSED SITE PLAN - GROUND LEVEL

PURPOSE OF ISSUE:
APPROVAL

DRAWING NUMBER:
101B

SCALE:	DRAWN:	DATE:	REV:
AS SHOWN @ A3	KD	21.08.2020	D
CHECKED:	DATE:	APPROVED:	
CT	05.09.2020	CT	21.08.2020



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E 332903

N 352434

NOMINATION REFERENCE: 99512_(2020-04-30)_NOK

CONCESSION/FIXIT REQUIRED?

NO

REASON FOR CONCESSION/FIXIT:

ICNIRP DETAILS

IN ACCORDANCE WITH T&A TD54000 Ver 8.0 STEP 2.0

SITE DESIGN CATEGORY

GROUND LEVEL - PUBLIC ACCESS

TOWER- WORKER ONLY ACCESS

ICNIRP CONTROL MEASURE (IF REQUIRED):

N/A

DEPENDENCIES FOR DETAILED DESIGN/BUILD

ASBESTOS SURVEY		NO
CHERRY PICKER SURVEY		NO
COMMS SERVICE ALTERATION		NO
GDC CALCS - TOWER (GF OR RT STUB) / POLE (RT)		NO
GDC CALCS - INTERFACE STEELWORK		NO
GDC CALCS - EXISTING FOUNDATION	YES	NO
GDC CALCS - EXISTING MONOPOLE HD BOLTS		NO
GEOTECH AND/OR TRIAL DIG	YES	NO
ICNIRP CONTROL MEASURES		NO
INTRUSIVE SURVEY		NO
MEWP/SCAFFOLD REQUIREMENTS		NO
REC SERVICE ALTERATION		NO
STAT SEARCHES		NO
GPRS REQUIREMENT		NO
TENSILE PROOF TESTS		NO
TOWER CLIMB		NO
SAFETY SIGNAGE REFRESH		NO

COLOUR CHART

BLACK

TEXT, EXISTING BUILDINGS, TOWERS, STRUCTURES, TREES, ETC.

RED

DEPLOY PROPOSED EQUIPMENT

MAGENTA

ACQUISITION PROPOSED EQUIPMENT

D	NEW STRUCTURE	BO	CT	29.01.2021
C	COMMENTS INCORPORATED	RA	CT	21.09.2020
B	COMMENTS INCORPORATED	RA	CT	11.09.2020
A	AIRSCALE Hc2b DEPLOY	KD	CT	21.08.2020
REV	DESCRIPTION OF REVISION	BY	CH	DATE

DESIGN CONSULTANT	PROJECT / SCOPE
VENY	AIRSCALE

E

E

Everything Everywhere Ltd,
Hatfield Business Park, Hatfield,
Hertfordshire, AL10 9BW

IRIS

Iris Service Delivery UK Limited
Unit 10, Ramsay Court
Hinchingsbrooke Business Park
Huntingdon, Cambridgeshire
PE29 6FY

EE	H3G	MBNL
99512	LL0170	WRX010

SITE NAME AND ADDRESS

HOWDEN JOINERY (HOLMES PLANT HIRE)
D S HOLMES PLANT HIRE LTD
OLD RHOSROBIN
RHOSROBIN
WREXHAM
LL11 4YL

DRAWING TITLE:

PROPOSED SITE ELEVATION

PURPOSE OF ISSUE:

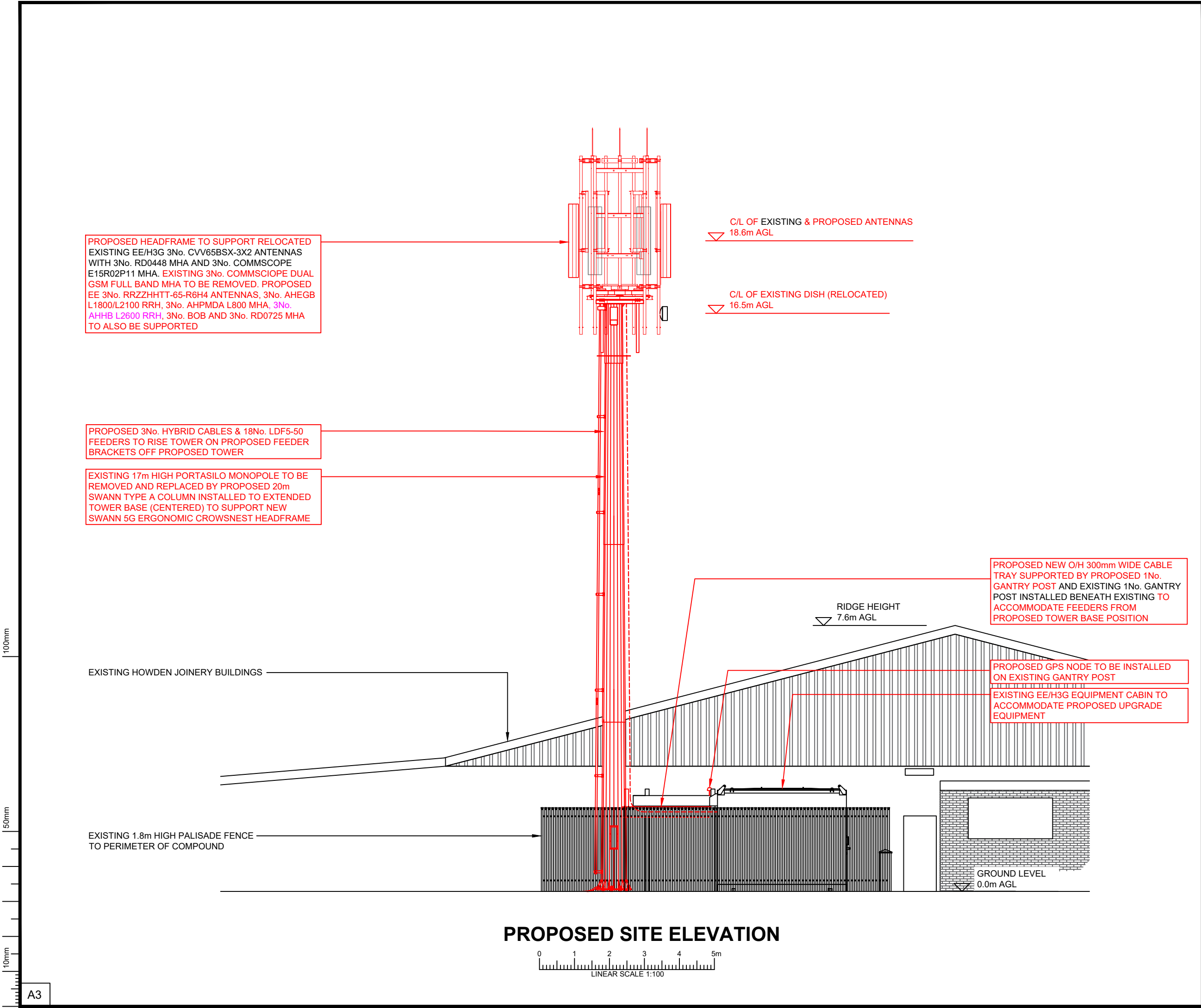
APPROVAL

DRAWING NUMBER:

102A

SCALE:	DRAWN:	DATE:	REV:
AS SHOWN @ A3	KD	21.08.2020	
CHECKED:	DATE:	APPROVED:	DATE:
CT	05.09.2020	CT	21.08.2020

D



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
N.G.R	E 332903	N 352434		
NOMINATION REFERENCE: 99512_(2020-04-30)_NOK				
CONCESSION/FIXIT REQUIRED?		☒	YES	NO
REASON FOR CONCESSION/FIXIT:				
ICNIRP DETAILS				
IN ACCORDANCE WITH T&A TD54000 Ver 8.0 STEP 2.0				
SITE DESIGN CATEGORY	- GROUND LEVEL - PUBLIC ACCESS - TOWER- WORKER ONLY ACCESS			
ICNIRP CONTROL MEASURE (IF REQUIRED):				
N/A				
DEPENDENCIES FOR DETAILED DESIGN/BUILD				
ASBESTOS SURVEY	☒	YES	NO	
CHERRY PICKER SURVEY	☒	YES	NO	
COMMS SERVICE ALTERATION	☒	YES	NO	
GDC CALCS - TOWER (GF OR RT STUB) / POLE (RT)	☒	YES	NO	
GDC CALCS - INTERFACE STEELWORK	☒	YES	NO	
GDC CALCS - EXISTING FOUNDATION	☒	YES	NO	
GDC CALCS - EXISTING MONOPOLE HD BOLTS	☒	YES	NO	
GEOTECH AND/OR TRIAL DIG	☒	YES	NO	
ICNIRP CONTROL MEASURES	☒	YES	NO	
INTRUSIVE SURVEY	☒	YES	NO	
MEWP/SCAFFOLD REQUIREMENTS	☒	YES	NO	
REC SERVICE ALTERATION	☒	YES	NO	
STAT SEARCHES	☒	YES	NO	
GPRS REQUIREMENT	☒	YES	NO	
TENSILE PROOF TESTS	☒	YES	NO	
TOWER CLIMB	☒	YES	NO	
SAFETY SIGNAGE REFRESH	☒	YES	NO	
COLOUR CHART				
BLACK	TEXT, EXISTING BUILDINGS, TOWERS, STRUCTURES, TREES, ETC.			
RED	DEPLOY PROPOSED EQUIPMENT			
MAGENTA	ACQUISITION PROPOSED EQUIPMENT			
D	NEW STRUCTURE	BO	CT	29.01.2021
C	COMMENTS INCORPORATED	RA	CT	21.09.2020
B	COMMENTS INCORPORATED	RA	CT	11.09.2020
A	AIRSCALE Hc2b DEPLOY	KD	CT	21.08.2020
REV	DESCRIPTION OF REVISION	BY	CH	DATE
DESIGN CONSULTANT		PROJECT / SCOPE		
VENY		AIRSCALE		
E E Everything Everywhere Ltd, Hatfield Business Park, Hatfield, Hertfordshire, AL10 9BW IRIS Iris Service Delivery UK Limited Unit 10, Ramsay Court Hinchingsbrooke Business Park Huntingdon, Cambridgeshire PE29 6FY				
EE	H3G	MBNL		
99512	LL0170	WRX010		
SITE NAME AND ADDRESS				
HOWDEN JOINERY (HOLMES PLANT HIRE) D S HOLMES PLANT HIRE LTD OLD RHOSROBIN RHOSROBIN WREXHAM LL11 4YL				
DRAWING TITLE:				
PROPOSED SITE ELEVATION				
PURPOSE OF ISSUE:				
APPROVAL				
DRAWING NUMBER:				
102B				
SCALE:		DRAWN:		DATE:
AS SHOWN @ A3		KD		21.08.2020
CHECKED:	DATE:	APPROVED:	DATE:	REV:
CT	05.09.2020	CT	21.08.2020	D



**DALCOUR
MACLAREN**

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1 Staplehurst Farm,
Weston on the Green,
Oxfordshire OX25 3QU

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