

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Parrys RF Warehouse	Site Address:	Land to the rear of Parry's Retail Furniture Warehouse, Mold Road Trading Estate, Gwersyllt, Wrexham, LL11 4AQ
National Grid Reference:	E 331960 N 353100	Site Type:	Mirco
Site Ref Number:	11805		

2. Pre Application Check List

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	No
Date of pre-application contact:	N/A
Name of contact:	N/A
Summary of outcome/Main issues raised:	
This application for Prior Approval is for an upgrade to an existing installation. Therefore, it is in line with longstanding planning policy and should be considered as such.	

Community Consultation

Rating of Site under Traffic Light Model:	Green
Outline of consultation carried out:	
N/A	
Summary of outcome/main issues raised (include copies of relevant correspondence):	
N/A	

School/College

Location of site in relation to school/college (include name of school/college):
Schools are over 250m away from the site location.
Outline of consultation carried out with school/college (include evidence of consultation):
N/A
Summary of outcome/main issues raised (include copies of main correspondence):

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

Copy of Developer's Notice enclosed?	Yes
Date served:	9 th December 2020

3. Proposed Development

The proposed site:

This application for Prior Approval is for an upgrade to an existing greenfield installation. Therefore, it is in line with longstanding planning policy and should be considered as such.

The proposed apparatus/alternations are as follows:

- Removal of 1 x 8m greenfield column
- Addition of 1 x 20m Phase 5 streetworks monopole
- Addition of 3 x multi-band antennae within shroud
- Relocate 2 x 0.3m dish onto new Phase 5 streetworks monopole
- Internal changes to the existing cabinets to add technologies
- Ancillary equipment and cabling

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

Description: 20m Phase 5 streetworks monopole

Overall Height: 20m

Materials (as applicable):

Tower/mast etc – type of material and external colour:	Steel – Light Grey (RAL 7035)
Equipment housing – type of material and external colour:	Steel/aluminium – Grey

Reasons for choice of design:

In acknowledgement of the site location, a 'lamppost style' design is being proposed in order to assimilate into the area more effectively.

Technical Information

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

Yes

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.

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 Ltd.'s 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 Ltd.'s 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.

4. Technical Justification

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

The proposed upgrade of the existing mobile phone base station has been designed to significantly improve coverage to the area.

GSM Coverage:

A mobile phone transmitter is designed to cover a specific area and links its coverage to the next site in the network, creating a patchwork of overlapping coverage 'cells' across the county. So, if a person is on the move, the network will transfer their calls from one site to the next. However, in certain areas there will be gaps between these cells, resulting in a loss of coverage. This can be for a variety of reasons, the most common being topography or buildings which block the path of the signal. Our network rollout programme is designed to identify and address these gaps within our coverage and ensure that people can use their phones whenever and wherever they are.

The distances between transmitter sites will depend on many factors, including the geography of the area, the number of buildings, the number of people living in the area and the growing demand for mobile services. As a result, the distance between sites can range from less than 1 kilometre in large urban areas to 8 kilometres in rural areas.

In order to provide much improved mobile coverage to customers, including the Emergency Services, this application for prior approval is submitted in order to achieve this.

3G/4G Rollout:

Data traffic is increasing and is forecast to continue to grow, as technology is developed to facilitate this. Services such as direct access to the Internet from a handset, downloading files from the office to a mobile laptop computer and videophones are now offered and expected by subscribers. These data services are commonly known as third generation or 3G services, fourth generation or 4G services and newly developed fifth generation or 5G services.

These services are provided using a combination of UMTS and new generation GSM equipment. UMTS will provide very fast data rates. However, for the network to work effectively, we also need to provide an "umbrella" GSM network which is also capable of providing high speed data albeit at slower rates than UMTS. In addition, EE are responsible for the rollout of the new Emergency Services Network and the obligation is to provide the latest 4G services for data transfer, video footage and communications throughout the country. Such services can only be provided with an effective rollout of upgraded and new telecoms base stations and this site forms an integral aspect within the wider network provision.

Social Benefits:

Modern mobile communications aid social progress, which recognises the needs of everyone. These improvements manifest themselves in a number of ways:

- People are now just as likely to access the internet using a mobile connection as they are to have just a landline or to access the web through a fixed connection.
- Connecting to the Internet via a mobile device allows people to access a wide range of central and local government services; to do research for a school projects or apply to university; to manage their bank account and pay bills; to apply for a job; or to buy groceries as well as a multitude of additional functions.
- Most Local Authorities' services are now available online. Most councils have recognised the growth of smartphone use and introduced mobile phone applications to provide instant access to services, or to allow residents to report litter, dumped rubbish, pot holes and road repairs, or anti-social behaviour.
- Mobile devices enable flexible forms of working that provide opportunities to working parents or carers and help them achieve a better work life balance with both family and community benefits. By providing means of communication that improve convenience and enhance personal safety and security. This is especially important to vulnerable groups who may otherwise feel unable to participate in certain activities.

Customer Usage:

Overall 94% of adults personally own/use a mobile phone with 52.4 million 4G mobile subscriptions. The proportion of adults in the UK with a smartphone has now reached 76% (as of 2017), with 18% of adults living in a mobile phone only home. Increasing coverage and take-up of higher speed 4G services is driving data use. The average volume of data consumed per subscriber per month is now 1.9GB.

5. Site Selection Process

In accordance with the licence obligations and advice in the Planning Policy Wales (PPW) (Edition 9, November 2016), the applicant's network rollout team investigated the following siting and design options using this sequential approach to site selection:

- Upgrading their own existing base stations;
- Using existing telecommunications structures belonging to another communications operator. i.e. Mast and/ or site sharing, co-location;
- Installations on existing high buildings or structures including National Grid pylons;
- Using small scale equipment; and finally
- Erecting a new ground-based mast site

The applicant's site selection strategy is to keep the overall environmental impact to a minimum. Upgrading their existing sites is always progressed where it is technically and legally possible and where it is the local planning authority's preferred environmental solution, in this instance this has been possible and the proposed is indeed an upgrade of an existing site.

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

Not applicable – In line with the Planning Policy Wales, an upgrade of an existing site is being proposed.

Environmental Information:

The proposed development is not believed to have any environmental impacts.

Land use planning designations:

The proposed development is not believed to be within any sensitive land use/planning designations.

Additional relevant information (include planning policy and material considerations):

Site Surroundings and Planning Justification

Harlequin Group's priority is to be in conjunction with the Planning Policy Wales and utilise existing sites with upgrades where it is technically possible. In this instance, this has been feasible, and the proposed installation is an upgrade of an existing telecommunications site.

Due to the nature of the search, there was a direct need to improve mobile phone coverage and repair damages to the building hosting the equipment, there were no technically feasible or less harmful alternative options within the vicinity then the proposed due to being in line with the Planning Policy Wales and the minimal visual impact associated with the proposed

upgrade at this location.

The chosen site is located on an existing telecommunications site at Parry's Retail Furniture Warehouse, Mold Road Trading Estate, and is considered the most appropriate in the vicinity to be upgraded to provide improved coverage.

The proposed installation meets all criteria in the national and local policy and the proposed equipment has been kept to an absolute minimum in line to provide additional coverage. It should be noted that the proposed cabinets are located underneath the swimming pool in an internal room to limit visual impact and therefore should be permitted without delay.

Government Commitment:

Recognising the vital importance of mobile connectivity for residents and local economies, the urgent delivery of the required network improvements continues to be a Government priority. As recently as 9th March 2016, former Prime Minister David Cameron stated:

'Ten years ago, we were all rather guilty of leading campaigns against masts and all the rest of it. Our constituents now want internet and mobile phone coverage. We need to make sure that we change the law in all the ways necessary, that the wayleaves are granted, that the masts are built, that we increase coverage and that everyone is connected to the information superhighway.'

This is substantiated in the most recent budget announcement of 16th March 2016, which commits to provisions for *"greater freedoms and flexibilities for the deployment of mobile infrastructure"*.

Summary

Harlequin Group can confirm it has undertaken extensive Best Practice in its planning process and hopes that the improved 4G coverage resulting in this development will be of an all-round benefit to the community as a whole.

The proposed upgrade at Parry's Retail Furniture Warehouse, Mold Road Trading Estate, is considered to be the most appropriate in the vicinity in terms of providing the improved 3G and 4G coverage to the surrounding area, whilst minimising any perceived negative impact on the surroundings and local character of the area. In line with the Planning Policy Wales, an upgrade on an existing telecommunications site is being proposed.

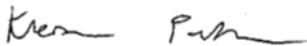
The site selected for a site upgrade is deemed the best possible location from a siting and appearance perspective.

Without this proposed site upgrade the surrounding residential areas, and commercial properties will not receive 3G/4G improved data coverage, greater mobile capacity, and a more reliable data connection.

Any perceived intrusion of the proposed development is considered to be markedly outweighed by the operational need and the requirement to provide advanced high quality 4G communications coverage to this particular area.

The proposal is considered to contribute to social, economic and environmental sustainability goals according with the overarching aims of national level planning policy and therefore should be permitted without delay.

Confirmation that submitted drawings have been checked for accuracy

Name: (Agent)	Kieran Parker	Telephone:	01506 721014
Operator:	EE Limited		
Address:	Trident Place Mosquito Way, Hatfield, Hertfordshire AL10 9BW	Email Address:	k.parker@harlequin-group.com
Signed:		Date:	09/12/2020
Position:	Acquisition Surveyor / Planner	Company: (on behalf of EE Ltd.)	Harlequin Group Limited