

Site Specific Supplementary Information

1. Site Details

Site Name	Old Mortlake Bus Depot	Site Address	Old Mortlake Bus Depot, South Worples Way, Mortlake, Richmond upon Thames, London, SW14 8PZ
NGRs	520986 / 175751		
Site Ref	78217		
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?	No
A mast register could not be found on the London Borough of Richmond Council website however relevant planning history has been reviewed prior to the submission of this statement.	
Was the industry site database checked for suitable sites by the operator?	Yes
If no explain why: N/A	

Annual Rollout Consultation with LPA

Date of last annual rollout information/ submission	Autumn 2018
Name of contact	Chief Planning Officer
Summary of outcome/Main issues raised: N/A	

Pre-Application Consultation with LPA

Date of written offer of pre-application consultation	13/03/2019
Was there pre-application contact	Yes
Date of pre-application contact	14/06/2019 LPA Ref: 19/P0117/PREAPP
Name of contact	Andrew Vaughan
Summary of outcome/Main issues raised	
<p>The site subject to this application is a revised proposal following a recent refusal under application reference 20/1206/TEL. In light of this outcome, the applicant reviewed their technical objectives and was able to propose a revised scheme, following some technical compromises, in order to address the reasons for refusal. This new proposal seeks to install a 12.5m high brown alpha pole which is in line with pre-application feedback received from the pre-app meeting as well as the written response (dated 14th June 2019, LPA Ref: 19/P0117/PREAPP). Further details of pre-application discussions are explained in the accompanying Planning Statement.</p>	

10 Commitments Consultation

Rating of Site under Traffic Light Model	Amber
Consultation letters were issued to local ward councillors Paul Avon, Gemma Curran, Alice Bridges-Westcott and Local MP Sarah Olney on 9 th July 2020.	
Summary of outcome/Main issues raised	
To date there have been no responses to these consultation letters. Should any be received they will be forwarded to the local planning authority for their reference.	

¹ Macro or Micro

School/College Consultation

<p>Location of site in relation to school/college (include name of school/college)</p> <ol style="list-style-type: none"> 1. St Mary Magdalen Montessori Nursery – approx. 145m west of site 2. St Mary Magdalen Primary School – approx. 180m north west of site
<p>Outline of consultation carried out with school/college if relevant (include evidence of consultation)</p> <p>Consultation letters were issued to the above schools and nurseries via post and email on 9th July 2020.</p>
<p>Summary of outcome/Main issues raised</p> <p>To date there have been no responses to these consultation letters. Should any be received they will be forwarded to the local planning authority for their reference.</p>

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

Developer's Notice – only required for an application for prior approval

Copy of Developer's Notice enclosed	Yes
Notice sent by Email	22/07/2020 Email Delivery Receipt is enclosed

3. Proposed Development

<p>The Proposed Site:</p> <p>Old Mortlake Bus Depot, South Worple Way, Mortlake, Richmond upon Thames, London, SW14 8PZ</p>
<p>Description of Development:</p> <p>Installation of 1no 12.5m alpha pole with 2no 300mm dishes, 3no equipment cabinets and associated ancillary works thereto.</p>
<p>Enclose map showing the cell centre and existing sites within the cell and adjoining cells</p> <p>Please see Section 5</p>

Site Photo



Type of Structure (e.g. tower, mast, etc)	Monopole and cabinets
Overall Height	12.5 metres
Height of Existing Building (if applicable)	N/A
Equipment Housing	
BTS3900A cabinet	1900 x 600 x 600mm (WxDxH)
Mk 5 Link/AC cabinet	1500 x 1200 x 500mm (WxDxH)
Wiltshire cabinet	2000 x 750 x 1650mm (WxDxH)
Materials (as applicable)	
Tower/mast etc – type of material and external colour	Galvanised steel – painted brown
Equipment housing – type of material and external colour	Galvanised steel – manufactured light grey
Reasons for choice of design:	
<p>The site has been sensitively designed to ensure it does not blight the character of the area. In light of the recent refusal the operator has made some technical compromises and is able to propose a lower mast height that can sufficiently achieve the required technical coverage levels. The equipment cabinets are the fewest possible for the site's functionality. The proposed monopole will be painted brown in line with previous pre-application advice and existing precedence in this area and the equipment cabinets will remain in their manufactured light grey form to aid in ameliorating its presence within the bus depot, and to match the existing street furniture. There are similar existing vertical elements within close proximity of the proposed site which aid the site's assimilation into the street scene.</p>	

4. Technical Information

<p>ICNIRP Declaration attached</p> <p>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.</p> <p>When determining compliance, the emissions from all cellular operators on the site are taken into account.</p>	Yes
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Frequency	GSM 1865.5-1846.5 MHz
Modulation Characteristics ²	GMSK & UMTS
Power Output (expressed in EIRP in dBW per carrier)	56 dBm
Height of Antenna (m above ground level)	11.5 metres to centre of antennas

5. Technical Justification

Reasons why site is required: e.g. coverage, upgrade, capacity



The above shows that the level of coverage on this part of the train line is extremely poor (optimum levels would be green - ≥ -55 as per the key). The aim of the installation is essentially to eliminate any red/black areas which show very weak/poor coverage areas on the train routes. This installation will improve the levels of coverage to aim towards achieving the green level of optimum coverage. Furthermore, coverage plots have been included with this submission which demonstrate the extent of expected coverage with this proposed base station and evidences the necessity for improved mobile signal in this area.

The antennas will be 11.5 metres above ground level (to antenna centre line) which is necessary to avoid interference with the adjacent trees/buildings to allow a clear line of sight for the antennas to target the overall area of concern. It is of note that a reduction in height will have a damaging impact on the signal propagation of the proposed development.

Site Selection Process – alternative sites considered and not chosen

Discount Option	NGRs	Reasons for Discount
Existing Site – EE 50278	522402 176642	Existing mast is located outside the search area in which a proposed upgrade would not provide sufficient coverage to the target area given the distance to the optimal cell centre and density of surrounding trees/buildings. Site is therefore discounted on technical grounds.
Existing Site – EE 59331	521741 176429	Existing mast is located outside the search area in which a proposed upgrade would not provide sufficient coverage to the target area given the distance to the optimal cell centre and density of surrounding trees/buildings. Site is therefore discounted on technical grounds.

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.

Existing Site – EE 14102	522250 175500	Existing mast is located outside the search area in which a proposed upgrade would not provide sufficient coverage to the target area given the distance to the optimal cell centre and density of surrounding trees/buildings. Site is therefore discounted on technical grounds.
Existing Site – EE 13777	520516 173363	Existing mast is located outside the search area in which a proposed upgrade would not provide sufficient coverage to the target area given the distance to the optimal cell centre and density of surrounding trees/buildings. Site is therefore discounted on technical grounds.
Existing Site – EE 50279	523180 175852	Existing mast is located outside the search area in which a proposed upgrade would not provide sufficient coverage to the target area given the distance to the optimal cell centre and density of surrounding trees/buildings. Site is therefore discounted on technical grounds.
Existing Site – Network Rail GSMR	521957 175760	Existing Network Rail mast is not a shareable structure as Network Rail does not allow the occupation of other licensed operators due to potential interference with their network. Site is therefore discounted on technical grounds.
New GF/SW - Outside Old Mortlake Burial Ground	521126 175716	This site option relates to the allowed appeal for a Vodafone installation (Ref: APP/L5810/W/17/3184353) where the equipment cabinets are currently in situ but the proposed monopole has not been installed to date. A proposed mast share would require a significant redevelopment to incorporate an installation of increased scale, height and bulk in order to sufficiently achieve the technical objectives of both operators. This is necessary when considering the presence of tall trees which are adjacent to site. Additionally, there is insufficient land space within this footpath for site expansion without causing detrimental impact to the free flow of pedestrian movement along this highway. This location has thus been discounted in favour of the progressed location which is notably outside the Conservation Area and will of appropriate scale away from the public footpath.
New RT – Former site of Barnes Hospital	521202 175668	This area is expecting a large redevelopment scheme so future of the land is presently unknown. Site is therefore discounted on buildability grounds.
New RT – Various Buildings	Various	No suitable rooftops within the search area due to high density of residential properties and lack of flat roofs. Buildings with pitched roofs are structurally unable to accommodate telecoms equipment.
New GF/SW – White Hart Lane Railway Crossing	521378 178769	Land is owned by Network Rail. Site is discounted on technical grounds due to potential radio interference with Network Rail equipment as operators are required to be a minimum of 30m away from a Network Rail signal box to ensure health and safety.
New GF/SW – Allotments, south of Railway Slide	521510 175809	There is insufficient land space to accommodate a telecommunications base station without impeding on the normal business operation of the land. Site is therefore discounted on buildability grounds.
New GF/SW – 97 White Hart Lane	521395 175763	Area consists of a new housing development where there is insufficient land space to accommodate a telecommunications base station. Site is therefore discounted on buildability grounds.
New GF/SW – Jcn White Hart Lane & North Worple Way	521323 175817	Pavements along this highway are too narrow to accommodate a telecommunications installation and would likely impact on the free flow of pedestrian movement at the detriment of highway safety.

New GF/SW - Vine Road Recreation Ground	521812 175778	Site option is located on the boundary of the search area in which a proposed installation would not provide sufficient coverage to the target area given the distance to the optimal cell centre and density of surrounding trees/buildings. Site is therefore discounted on technical grounds in preference for the selected option.
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If no alternative site options have been investigated, please explain why:

N/A

Additional Relevant Information:

Contact Details

Name	Mandy Poon	Telephone	
Operators	EE Limited	Mobile	
Address	Norfolk House 7 Norfolk Street Manchester M2 1DW	Email	mandy.poon@avisonyoung.com
Signed		Company	Avison Young On behalf of EE Limited
Position	Assistant Planner	Date	23/07/2020