

Our ref: SHR0003

9 January 2024

The Chief Planning Officer
Shropshire Council
Planning Services
PO Box 4826
Shrewsbury
SY1 9LJ

Icon Tower Infrastructure Ltd
Adamson House
Towers Business Park
Manchester
M20 2YY

BY EMAIL: planning.validation@shropshire.gov.uk

Dear Sir/Madam,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT SHR0003, LAND AT OSWESTRY LIVESTOCK AUCTIONS, SHREWSBURY ROAD, OSWESTRY, SY11 2RT (NGR: E330428, N328423)

Icon Tower Infrastructure Ltd (Icon Tower) is a UK company owned by Radius Global Infrastructure, Inc (Radius).

In the UK, Icon Tower is an Electronic Communications Code Operator (Code Operators) and reflecting its operations, it is an "Infrastructure System" provider. An infrastructure system is essentially a network of sites where passive infrastructure is made available for sharing by other operators. In the UK, Icon Tower has an established portfolio of sites hosting MNOs. In addition to this, Icon has access to a further 1,600 locations held by the wider Radius group and which also host a variety of operators.

On this basis it provides local communities with the most efficient means to improve connectivity whilst minimising duplicative infrastructure deployments in the future. Icon Tower expects that other mobile operators, rural wireless broadband and other essential networks may also use the mast.

Icon are in the process of identifying a suitable site in the Oswestry area for a radio base station that will improve local service provision.

The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Icon are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Icon's network improvement program, there is a specific requirement for a radio base station installation at this location.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

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This letter therefore invites the Local Planning Authority, in accordance with planning policy guidance and Best Practice Commitments, to enter into pre-application discussions with regard to our preferred site option prior to a formal planning submission. Several steps in the site identification process have already been undertaken. The Local Planning Authority must register and our records of other potential sites have been reviewed, the policies in the Development Plan have been taken into account and we have examined the inter-operator site sharing database.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:

SHR0003, LAND AT OSWESTRY LIVESTOCK AUCTIONS, SHREWSBURY ROAD, OSWESTRY, SY11 2RT (NGR: E330428, N328423)

The site is needed for the four MNOs in the UK, together with over 100 other smaller networks, that use Icon Towers infrastructure to deliver a wide variety of services ranging 2G, 3G, 4G and 5G mobile through to fixed wireless broadband, emergency radio services, broadcast and local wireless services.

A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

SHR0003, LAND AT OSWESTRY LIVESTOCK AUCTIONS, SHREWSBURY ROAD, OSWESTRY, SY11 2RT (NGR: E330428, N328423)

The proposed installation of a telecommunications base station installation comprising a 25m lattice tower supporting up to 12 no antennas and up to 4 no dishes on 2 no headframes, together with up to 5 no ground based cabinets, 1 no meter cabinet and ancillary development thereto including compound fencing.

We have considered alternative site options and discounted as follows:

Site Type	Site Name, Address, NGR	Reason for not Choosing
GF	Spring Lamb, Shrewsbury Road, Oswestry, Shropshire, SY11 4QB (NGR: E330192, N328704)	Locating the new column and cabinets here would reduce the overall parking provision which is in constant demand throughout the day. Any reduction in overall car parking spaces would detrimentally affect the daily operations of the site. As such, this location has been discounted.
GF	Walford & North Shropshire College, Shrewsbury Road, Oswestry, Shropshire, SY11 4QB (NGR: E330210, N328770)	An installation at this location is considered to be too exposed and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF	McDonald's, Shrewsbury Road, Oswestry, Shropshire, SY11 2RZ (NGR: E330043, N328744)	Locating the new column and cabinets here would reduce the overall parking provision which is in constant demand throughout the day. Any reduction in overall car parking spaces would detrimentally affect the daily operations of the site. As such, this location has been discounted.

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GF	Morrisons Supermarket, Shrewsbury Road, Oswestry, Shropshire, SY11 2QX (NGR: E329877, N328756)	It is not possible to utilise this existing structure in order to deliver the required level of coverage to the target area due to technical and legal reasons.
GF	Marches Motorcycle Rider Training, Spring Lamb, Shrewsbury Road, Oswestry, Shropshire, SY11 4QB (NGR: E330120, N328652)	Understand that this land is proposed for redevelopment in the near future and as such, is unavailable for consideration.
GF	Land North of Shrewsbury Road, Oswestry, Shropshire, SY11 4QB (NGR: E330381, N328750)	An installation at this location is considered to be too exposed and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF	The Log People, Glovers Meadow, Mile Oak Industrial Estate, Oswestry, Shropshire, SY10 8NH (NGR: E330229, N328445)	Locating the new column and cabinets here would reduce the overall parking provision which is in constant demand throughout the day. Any reduction in overall car parking spaces would detrimentally affect the daily operations of the site. As such, this location has been discounted.
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We look forward to receiving your comments on the preferred option identified above and alternatives discounted. We would also like to take this opportunity to extend an invitation to meet with you to discuss the proposal and undertake a tour of the options considered, should you consider this to be beneficial.

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We would be grateful if you could advise us of any pending telecommunications applications or recent planning decisions in this particular area so these can be evaluated.

Finally, we would be interested in any local stakeholders or groups that you consider would like to know more about our proposals.

We enclose a copy of our Consultation Plan and welcome your suggestions.

We look forward to receiving your response within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number **SHR0003**).

Yours faithfully,

RGormley

Rachel Gormley

Consultant Town Planner: ICON

Tel: +44 (0) 7535 932 374

Email: rgormley@perrywilliams.co.uk

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9 January 2024

Helen Morgan MP

helen.morgan.mp@parliament.uk

Icon Tower Infrastructure Ltd
Adamson House
Towers Business Park
Manchester
M20 2YY

Dear Helen Morgan MP,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT SHR0003, LAND AT OSWESTRY LIVESTOCK AUCTIONS, SHREWSBURY ROAD, OSWESTRY, SY11 2RT (NGR: E330428, N328423)

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On this basis it provides local communities with the most efficient means to improve connectivity whilst minimising duplicative infrastructure deployments in the future. Icon Tower expects that other mobile operators, rural wireless broadband and other essential networks may also use the mast.

As a result, we are consulting with communities in line with Best Practice principles where planning applications for new telecommunications installations are required.

This letter is sent to you in the pre-planning application consultation phase of the development for a new mobile phone base station site and is simply intended to keep you informed and advised of the proposed development in your area prior to any planning application being submitted. However, if you do wish to submit comments or have been contacted by your constituents in relation to this matter and wish to send us comments on their behalf, please feel free to do so via the email below.

What follows is a summary of the proposal and some further information that might be of use.

Summary of the proposal

Icon are in the process of identifying a suitable site in the Oswestry area for a radio base station that will improve local service provision.

As part of Icon's network improvement program, there is a specific requirement for a radio base station installation at this location.

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A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

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In line with Best Practice principles we have shared these details with local councillors and planning officers.

ICNIRP Compliance

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Radio Technology and Health

Useful information sources on this include:

Code of Best Practice on Mobile Network Development

<http://www.mobileuk.org/cms-assets/documents/259876-147086.code-of-best-practice-2016-edition-pub>

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National Planning Policy Framework
www.communities.gov.uk

World Health Organisation Electromagnetic Fields
www.who.int/peh-emf/en

International Commission on Non-Ionising Radiation Protection
www.icnirp.de

I trust all is clear from the enclosed but if you have further questions on this please do not hesitate to contact us within 14 days from the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number **SHR0003**).

Yours faithfully,

R Gormley

Rachel Gormley
Consultant Town Planner: ICON
Tel: +44 (0) 7535 932 374
Email: rgormley@perrywilliams.co.uk

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9 January 2024

Oswestry Town Council
arrenroberts@oswestry-tc.gov.uk

Icon Tower Infrastructure Ltd
Adamson House
Towers Business Park
Manchester
M20 2YY

Dear Oswestry Town Council,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT SHR0003, LAND AT OSWESTRY LIVESTOCK AUCTIONS, SHREWSBURY ROAD, OSWESTRY, SY11 2RT (NGR: E330428, N328423)

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In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number **SHR0003**).

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9 January 2024

Oswestry East Ward Councillors

john.price@shropshire.gov.uk

Chris.Schofield@shropshire.gov.uk

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Dear Ward Councillors,

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	SY11 4QB (NGR: E330381, N328750)	appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF	The Log People, Glovers Meadow, Mile Oak Industrial Estate, Oswestry, Shropshire, SY10 8NH (NGR: E330229, N328445)	Locating the new column and cabinets here would reduce the overall parking provision which is in constant demand throughout the day. Any reduction in overall car parking spaces would detrimentally affect the daily operations of the site. As such, this location has been discounted.
GF	Griffiths Hire, Maes-Y-Clawdd, Mile Oak Industrial Estate, Oswestry, Shropshire, SY10 8NN (NGR: E330520, N328563)	Locating the new column and cabinets here would reduce the overall parking provision which is in constant demand throughout the day. Any reduction in overall car parking spaces would detrimentally affect the daily operations of the site. As such, this location has been discounted.
GF	JJ Powertune, Glovers Meadow, Mile Oak Industrial Estate, Oswestry, Shropshire, SY10 8NH (NGR: E330160, N328518)	Locating the new column and cabinets here would reduce the overall parking provision which is in constant demand throughout the day. Any reduction in overall car parking spaces would detrimentally affect the daily operations of the site. As such, this location has been discounted.
GF	Screwfix, Maes-Y-Clawdd, Mile Oak Industrial Estate, Oswestry, Shropshire, SY10 8NN (NGR: E330571, N328481)	Locating the new column and cabinets here would reduce the overall parking provision which is in constant demand throughout the day. Any reduction in overall car parking spaces would detrimentally affect the daily operations of the site. As such, this location has been discounted.

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Icon installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number **SHR0003**).

In the first instance, all correspondence should be directed to the agent.

Yours faithfully,

R Gormley

Rachel Gormley

Consultant Town Planner: ICON

Tel: +44 (0) 7535 932 374

Email: rgormley@perrywilliams.co.uk

In the first instance, all correspondence should be directed to the agent.

Registered Address:

Icon Tower Infrastructure Ltd

Adamson House

Towers Business Park

Manchester

M20 2YY

t: +44 (0) 161 394 2188 e: info@icontower.com

w: www.icontower.com

Icon Tower Infrastructure Ltd
c/o Rachel Gormley
Perry Williams Ltd

Date: 12th January 2024

Our Ref: PREAPP/24/00029

Your Ref:

Dear Icon Tower Infrastructure Ltd c/o Rachel GormleyPerry Williams Ltd,

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING REFERENCE:	PREAPP/24/00029
DEVELOPMENT PROPOSED:	Mobile phone base station installation
LOCATION:	Oswestry Smithfield Livestock Market, Shrewsbury Road, Oswestry, Shropshire, SY11 4QA.

The forms and plans which you have submitted recently in connection with the above address have been received and checked. Unfortunately the submitted application does not comply with the adopted validation checklist for Shropshire Council.

The description of development may have changed. Please contact us should you not agree to this change within 5 working days of this letter.

In order for the application to be validated it will be necessary for you to submit the following:

1. The fee submitted for this application is insufficient. Please arrange for the amount of £429 to be submitted, quoting the above reference, in order that the application may proceed.

Payment can be made by card over the phone on the number below or via our website at www.shropshire.gov.uk by clicking on the following link <https://www.shropshire.gov.uk/pay/> if you pay via our website, or by BACS, please email us a copy of the receipt so that we are aware that payment has been made, failure to do this may result in the delay in validating your application.



Please forward the required details by **26th January 2024**. If nothing is received within this time it will be assumed that you do not intend to proceed with the application and any paper documentation will be confidentially destroyed.

In order to progress this application please could you arrange for the requested information be submitted to: **Northern Team**, - planning.northern@shropshire.gov.uk - 01743 258940. including the application reference: **PREAPP/24/00029**

Please do NOT send it in paper format by post as it will not be collected; please do NOT send it via the Planning Portal, as it duplicates the application and you may be asked to pay again. Thank you.

Yours sincerely

Planning Business Support Team

Elizabeth Kilvert
Planning Business Support Technician
01743 258940
Planning Services
Shropshire Council

Rachel Gormley

From: Arren Roberts <ArrenRoberts@oswestry-tc.gov.uk>
Sent: 26 January 2024 10:40
To: Rachel Gormley
Subject: RE: PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT SHR0003, LAND AT OSWESTRY LIVESTOCK AUCTIONS, SHREWSBURY ROAD, OSWESTRY, SY11 2RT (NGR: E330428, N328423)

Hi Rachel, sorry for the delay in getting back to you. At this stage in the process the Council do not have any observations to offer, however reserve the right to comment when the application comes forward for formal consultation.

Kind regards

Arren

From: Rachel Gormley <rgormley@perrywilliams.co.uk>
Sent: Tuesday, January 9, 2024 4:27 PM
To: Arren Roberts <ArrenRoberts@oswestry-tc.gov.uk>
Subject: PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT SHR0003, LAND AT OSWESTRY LIVESTOCK AUCTIONS, SHREWSBURY ROAD, OSWESTRY, SY11 2RT (NGR: E330428, N328423)

Dear Town Clerk,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT SHR0003, LAND AT OSWESTRY LIVESTOCK AUCTIONS, SHREWSBURY ROAD, OSWESTRY, SY11 2RT (NGR: E330428, N328423)

Please find attached consultation letter and drawings in respect of the above proposals.

We look forward to receiving your response within 14 days.

Kind regards,

Rachel

Rachel Gormley
Consultant Town Planner: ICON
Email: rgormley@perrywilliams.co.uk