

Our ref: EE 96865 MBNL HGN361

26<sup>th</sup> March 2025

Chief Planning Officer  
London Borough of Hillingdon  
Civic Centre  
High Street  
Uxbridge  
UB8 1UW  
[planning@Hillingdon.gov.uk](mailto:planning@Hillingdon.gov.uk)

**VIA TRACKED E-MAIL**

Dear Sir or Madam,

**CONSULTATION - EE LTD AND HUTCHISON 3G LTD  
PROPOSED SHARED REPLACEMENT ELECTRONIC COMMUNICATIONS APPARATUS AT THE  
OLD DAIRY, VICTORIA ROAD, RUISLIP, HA4 0FY, NGR (E510937, N185627)**

EE Ltd is licensed to operate GSM (Global Systems for Mobile Communications), UMTS (Universal Mobile Telecommunications System) and LTE (Long Term Evolution) in the United Kingdom for the delivery of Second, Fourth and Fifth Generation electronic communications services. Hutchison 3G Limited (known as the operator 3) is also sharing the EE network.

EE and 3 previously had a radio base station located at Healthline, Braintree Road which provided network coverage to the surrounding area. This site was lost from the network for reasons beyond the operator's control. The loss of an established site from the network can result in a loss of communications and data services locally and wider disruption to the network if a replacement site capable of adequately replicating coverage within that specific area is not identified and integrated into the network at the earliest opportunity.

The operators are seeking to secure a replacement site in the South Ruislip area to prevent any loss of services. A search of the area has been conducted, which has included consideration of existing telecommunications sites, buildings and other sufficiently tall structures and, finally, locations for potential new ground based apparatus.

A suitable solution has been identified that can adequately replace the coverage being lost.

The purpose of this letter is to invite the Local Planning Authority, in accordance with planning policy guidance and Best Practice Commitments, to enter into discussions with regard to this alternative.

Information on the option identified is as follows:

Proposed location: Rooftop of The Old Dairy, Victoria Road, Ruislip, HA4 0FY (NGR E:510937, N:185627)

Proposed development: Base station installation of 6 no antennas and 4 no transmission dishes with 3 no. equipment cabinets, and ancillary development thereto.

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Registered in England No. 3651880

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VAT Registration No. 709 2762 24

Please refer to drawings numbered 002 Site Location Plan, 100 Existing Site Plan, 150 Existing Elevation A, 215 Max Configuration Site Plan, 265 Max Configuration Elevation – Issue C.

The proposed installation will be viewed in the context of the surrounding commercial and retail buildings. The buildings are tall and the surrounding area comprises of large car parking areas with a number of semi mature trees providing screening between different areas.

The equipment is proposed to be coloured grey, however it can be painted any colour that is considered appropriate for the area.

The design of the proposed equipment has been minimised in order to reduce the visual impact so far as practicable. The equipment proposed is the minimum required to provide adequate replacement coverage to the target coverage area for both operators. The number of equipment cabinets has been minimised and the proposed cabinets will ensure that both operators can efficiently and effectively provide all the different technologies (2G for EE, 4G and 5G for both operators) from a single installation.

The following options were identified and discounted:

Site Type	Site Address	National Grid Reference	Reason for not choosing site
NTQ Telecoms Site (D1)	Healthline, Braintree Road, London, HA4 0XE	E510716 N185669	This is the current site. The Landlord has served a NTQ, so the site needs to be removed.
Rooftop (D2)	Santok Building, Braintree Road, London, HA4 0EJ	E510698 N185779	There are currently 2 operators on the roof of this building. Due to the location of their equipment on the roof and the orientations of the equipment the building is unable to provide the required coverage and has therefore been discounted.
Rooftop (D3)	Braintree Road Industrial Estate, Braintree Road, London, HA4 0EJ	E510721 N185748	Due to the pitched roofs which are made up of either corrugated steel or another lightweight material, the other buildings on this estate are not suitable for the installation of telecoms equipment as they are unable to hold the weight of the equipment and has therefore been discounted.
Greenfield (D4)	South Ruislip Vent Shaft Main Compound, off Old Dairy Lane, London, HA4 6NP	E510792 N185648	This is a large construction site surrounding the vent shafts and due to the works and the nature of the use of this land, it is not suitable for the installation of telecoms equipment and has therefore been discounted
Rooftop (D5)	Braintree House, Braintree Road, London, HA4 0EJ	E510802 N185784	This is a 2 storey building and therefore is not tall enough to provide the height which is required for the coverage requirement. As such the site has been discounted.

Rooftop (D6)	Premier House, Braintree Road, London, HA4 0EJ	E510818 N185823	This is a 2 storey building and therefore is not tall enough to provide the height which is required for the coverage requirement. As such the site has been discounted.
Rooftop (D7)	Aldi/BM store, Tiptree Road, London, HA4 0EW	E510915 N185746	This is a low, lightweight structure with a slight pitch. The design of the building is such that it cannot support the weight of the required equipment and has therefore been discounted
Greenfield (D8)	Aldi/BM store, Tiptree Road, London, HA4 0EW	E510998 N185810	The car park is very visible in the locality, any free-standing mast in this location will be very prominent and would be looked upon unfavourably by both local residents and the local planning authority and has therefore been discounted.
Streetworks (D9)	Victoria Road Street works, Victoria Road, London, HA4 0EG	E511048 N185806	Whilst there is sufficient space for the equipment to be installed on the pavement it would be very prominent and visible in the locality and due to the height of the building may have issues with ICNIRP compliance and is discounted for this reason.
Streetworks (D10)	Old Dairy Lane Street works, Old Dairy Lane, London, HA4 0EG	E511040 N185762	There is sufficient space for equipment to be located in this location and it is likely that Highways would support an installation in this location, the location does back onto a copse of trees. This would cause ICNIRP issues and therefore a mast of a significant height would be required and this would be upkeeping with the locality and would be very visible. As such this option has been discounted.
Greenfield (D11)	Saint Gregory the Great Catholic Church, 447 Victoria Road, London, HA4 0EY	E51112 N185776	The Church has a long span of flat roof however due to the makeup of the building there would be no ability to make our equipment blend in with the façade and therefore it was determined to not be appropriate and has been discounted.
Rooftop (D12)	Saint Gregory the Great Catholic Church Car Park, 447 Victoria Road, London, HA4 0EY	E511135 N185723	The church has a relatively small car park which is for the exclusive use of the Church and its users. Our equipment would take up significant space in this car park which would have a detrimental impact on the ability of the church to offer parking to those with disabilities and mobility limitations and has therefore been discounted.
Greenfield (D13)	BP garage, Angus Drive, London, HA4 0SB	E511169 N185702	This is a busy fuelling station with underground chambers for the fuel. The other available space here has been used for EV chargers and therefore there is not sufficient space for our equipment so has been discounted.
Streetworks (D14)	Angus Drive Streetworks, Angus Drive,	E511134 N185719	There is a significant amount of scarring on the pavement here so there is not sufficient clear space which is required for our foundations for

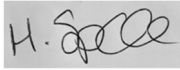
	London, HA4 0SB		the mast and cabinets, as such the site has been discounted.
Rooftop (D15)	442-464A Victoria Road, London, HA4 0EX	E511077 N185719	This is a 3 storey block of flats with a pitched roof which is unsuitable to install equipment on and has therefore been discounted.
Rooftop (D16)	466-488 Victoria Road, London, HA4 0EX	E511116 N185678	This is a 3 storey block of flats with a pitched roof which is unsuitable to install equipment on and has therefore been discounted.
Rooftop (D17)	490-512 Victoria Road, London, HA4 0EX	E511165 N185627	This is a 3 storey block of flats with a pitched roof which is unsuitable to install equipment on and has therefore been discounted.
Rooftop (D18)	Arpla Park Development, Arla Road, London, HA4 0FF	E511144 N185564	This is a development of 8 residential blocks of flats but their roofs are all covered with solar panels. As there is no available rooftop space available they have all been discounted.
Rooftop (D19)	Nandos, Victoria Road, London, HA4 0EG	E511026 N185719	This is only a single storey building so does not have the height required to provide the coverage required and has been discounted.
Greenfield (D20)	Crown Cash and Carry, Long Drive, London, HA4 6TS	E511080 N185521	This is a single storey, light weight structure which will not hold the required equipment and due to the nature of the building it is not possible to take any space within their car park without compromising their ability to carry out their business and therefore the location has been discounted
Rooftop (D21)	Middlesex Arms, Long Drive, London, HA4 0HG	E511194 N185484	This is a pitched roof building and therefore cannot support our equipment. This option has therefore been discounted.

We confirm that the installation has been 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 provided to the Local Authority prior to the proposal being progressed.

The proposal has been given a TLR of Green. Details of our proposed consultation exercise are contained within the enclosed consultation plan. We would welcome any comments the local authority has on this.

We look forward to receiving your comments on the option identified above. We respectfully request that any comments are submitted in writing within 14 days and include the site reference EE 96865/MBNL HGN361.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'H. Spoors', is placed over a light grey rectangular background.

**Helen Spoors MRTPI**

**Consultant Town Planner: Waldon Telecom**

**For and on behalf of MBNL (EE UK Ltd and H3G UK Ltd)**

E-mail: [helen@fairwaysdevplan.com](mailto:helen@fairwaysdevplan.com)

Enc.

Drawings referenced: 002 Site Location Plan, 100 Existing Site Plan, 150 Existing Elevation A, 215 Max Configuration Site Plan, 265 Max Configuration Elevation – Issue C  
Consultation Plan

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26<sup>th</sup> March 2025

**South Ruislip Ward Councillors**

[hmakwana@hillingdon.gov.uk](mailto:hmakwana@hillingdon.gov.uk)

[rmills@hillingdon.gov.uk](mailto:rmills@hillingdon.gov.uk)

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The operators are seeking to secure a permanent replacement site in the South Ruislip area to prevent any loss of services. A search of the area has been conducted, which has included consideration of existing telecommunications sites, buildings and other sufficiently tall structures and, finally, locations for potential new ground based apparatus.

The purpose of this letter is to inform you of the proposed installation and provide you with an opportunity to comment or seek additional information prior to the submission of an application to the local authority.

Proposed location: Rooftop of The Old Dairy, Victoria Road, Ruislip, HA4 0FY (NGR E:510937, N:185627)

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We have considered alternative site options and discounted as follows:

Site Type	Site Address	National Grid Reference	Reason for not choosing site
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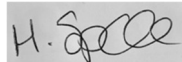


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We confirm that the installation has been designed to be fully compliant with the public health and safety guidelines established by the ICNIRP, the independent commission set up to provide scientific advice and guidance on the health and environmental effects of non-ionizing radiation to protect people and the environment. These guidelines have the support of UK Government and the formal backing of the World Health Organisation. They are in place to protect all members of the public, wherever they are in relation to a base station, 24 hours a day.

We respectfully request that any comments are submitted in writing within 14 days and include site reference EE 96865/MBNL HGN361.

Yours sincerely,



**Helen Spoors MRTPI**

**Consultant Town Planner: Waldon Telecom**

**For and on behalf of MBNL (EE UK Ltd and H3G UK Ltd)**

E-mail: [helen@fairwaysdevplan.com](mailto:helen@fairwaysdevplan.com)

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- Drawings referenced: 002 Site Location Plan, 100 Existing Site Plan, 150 Existing Elevation A, 215 Max Configuration Site Plan, 265 Max Configuration Elevation – Issue C

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