

Our ref: CTIL_30292601

23 July 2021

Cllr Afia Kamal
Members' Services Office
Manchester City Council PO Box 532
Town Hall Extension
Manchester
M60 2LA
cllr.afia.kamal@manchester.gov.uk

Clarke Telecom Ltd
Unit E
Madison Place
Northampton Road
Manchester
M40 5AG

Dear Cllr Kamal,

PROPOSED BASE STATION INSTALLATION AT CTIL_30292601, SW ON HYDE ROAD A57, HYDE ROAD, GORTON, MANCHESTER, M18 7JD, NGR E: 389344, N: 395816

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of identifying a suitable site in the Manchester area for a radio base station that will improve service provision for Telefonica UK Limited. 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, Cornerstone is committed to consultation with communities on their mobile telecommunications proposals and as such would encourage you to respond.

5G rollout has begun and both Telefonica and Vodafone are in the process of upgrading their existing radio base stations in their single grid network wherever possible. As part of Telefonica's continued network improvement program, there is a specific technical requirement to provide new 5G coverage in this area of Manchester. An existing streetworks style base station has been identified in the area, however it cannot accommodate for both operators latest requirements. In order to fit in to the operator's single grid network, an additional new streetworks style base station is required for Telefonica service in close proximity to the existing streetworks style base station that will be retained for Vodafone service provision.

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.

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

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

This proposed new site will enable 5G coverage to be provided to this area of Manchester. The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage.

As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver prosperity at the local level and enable all places to share in the proceeds of growth.

5G service provision will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, the 'Internet of Things'. This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

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:

- **CTIL_30292601, TELEFONICA, SW ON HYDE ROAD A57**

The site is needed to maintain and improve 2G, 3G, 4G coverage and capacity for Telefónica to ensure that its customers continue to experience access to the latest service provision currently available and have access to a new 5G network. This is because the operator needs to find a replacement for the existing site which is currently providing 2G, 3G and 4G services but cannot be upgraded for Telefonica's technology requirements for technical reasons highlighted above and more fully explained in the discount section below. The proposed new installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and new 5G technologies.

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

- **SW ON HYDE ROAD A57, HYDE ROAD, GORTON, MANCHESTER, M18 7JD, NGR E: 389344, N: 395816**

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The proposed works comprise the installation of a 20m 'Orion' Column supporting 6no Antennas; 1no GPS Module and 3no. Remote Radio Units (RRUs); 1no 300mm Transmission Dish; 1no. equipment cabinet at the base and ancillary development.

The operator is limited in siting options as there is a requirement to provide equivalent replacement coverage and capacity for this area of Manchester. The replacement of an existing site means that the operator has to be located as close as possible to the existing installation in order to maintain the provision of equivalent coverage and capacity to the surrounding local area. This is the nearest suitable location that the operator is able to position their replacement apparatus.

The proposed height at 20m is essential in order to provide equivalent replacement coverage to the target coverage area. 5G new radio technologies operate in higher frequency bands than older technologies. Since it operates at higher frequencies where attenuation of the radio signal is naturally higher and the effects of clutter are greater it will normally require a higher structure to achieve the same coverage footprint.

In order to minimise the width of the proposed column, the antennas are split in to a dual stack formation where 3 antennas will be located at the top of the column and the other 3 antennas will be located underneath. Thus, if the column were to be any lower, the antennas would not be able to operate effectively nor reach the target coverage area.

The column is a simple, functional, vertical structure necessary to provide replacement and new service provision to Manchester and the surrounding area. There are other vertical structures in the streetscene which will help it assimilate in to the local environ. The column is proposed to be finished in a grey colour but can be coloured any other colour that the LPA consider appropriate.

The cabinets are designed to appear like other statutory undertakers equipment cabinets. They are small for telecommunications apparatus and are proposed to be coloured green to assimilate with other equipment cabinets commonly found in urban environments. The cabinets can be installed under the operators permitted development rights, but have been included on the plans and in the description in order to remain fully transparent.

The RRUs are designed to make the antennas more efficient and reduce the need for equipment cabinets at ground level, therefore minimising ground level clutter in this area. They are located underneath the lowest set of antennas, out of the natural eye line of the casual passer-by and therefore will not appear prominent in the streetscene.

We have considered alternative site options and discounted as follows:

- **Existing Telecommunications Site – Existing VF SW Site, A57 Hyde Road, Gorton, Manchester, M18 7JD, NGR E: 389378 N: 395737**

The operator has fully investigated upgrading this site to provide the latest technologies for 4G services as well as new 5G coverage/capacity in to the Telefonica network. However, the slim line street furniture base stations that have been inserted into the local street scene are not capable of accommodating all of the differing equipment

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that is required to meet the site specific demand of both operators and customers for this area from a single street furniture pole, being mindful of the spectrum variations. To this end, many existing shared street-work installations are being removed from the 'single grid', meaning the existing pole will become operator unilateral for 5G provision. This creates the necessity for an additional new street furniture base station in the cell to accommodate the technological requirements of the other unilateral operator – either Vodafone or Telefonica (O2).

To continue to share an existing structure at this location would require significant redevelopment of the existing structure to a much more structurally robust mast capable of hosting all the differing antennas and equipment from both operators to address their spectrum variations. This would move away from the relatively uniform and slimline street furniture poles proposed and therefore it is felt that a secondary, more slimline, street-pole is a more appropriate and sensitive solution to 5G service provision whilst minimising impact for a street furniture setting.

This existing telecommunications site has been discounted for Telefonica's new technology requirements for this reason. A new replacement site for Telefonica is therefore needed to provide this operator with the latest 2G, 3G 4G and 5G technologies. The existing site will remain in place for Vodafone technologies.

- **Greenfield – McDonald's Car Park, Wall Way, Gorton, Manchester, M18 7WY, NGR E: 389375 N: 395852**

There is insufficient space for the Operator to acquire 2-3 spaces without having a detrimental impact on the business and will increase parking issues on the adjoining roads. This option was therefore discounted.

- **Greenfield – Debdale Outdoor Centre, Wall Way, Gorton, Manchester, M18 7LJ, NGR E: 389437 N: 395877**

There are mature trees located to the north east of the site and the Operator would require a mast in excess of 22m to clear these and provide the replacement coverage required from this site.

- **Greenfield – SW on A57 Central Reservation, A57 Hyde Road, Gorton, Manchester, M18 7LN, NGR E: 389453 N: 395737**

There is a Subway located beneath this area therefore no excavation for the pole's foundation will be possible. This option was therefore discounted due to issues in constructing the site.

- **Greenfield – Debdale Park, Wall Way, Gorton, Manchester, M18 7LN, NGR E: 389453 N: 395737**

The Park is Public Outdoor Space. Installing a ground based mast within the Park grounds was deemed unacceptable by the applicant within such a protected setting such as Debdale Park.

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- **Greenfield – SW adj. to Bus Stop, A57 Hyde Road, Gorton, Manchester, M18 7LH, NGR E: 389505 N: 395720**
It is not possible to install a street furniture installation at this location due to unresolvable underground services in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
- **Greenfield – Footway Outside Park, Reddish Lane, Gorton, Manchester, M18 7JN, NGR E: 389439 N: 395616**
It is not possible to install a street furniture installation at this location due to unresolvable underground services in order to deliver the required level of coverage to the target area. In addition, there are numerous underground services at this location which will not allow the site to be built safely without major diversions of the utilities.
- **Greenfield – GF on Large Verge, Wall Way, Gorton, Manchester, M18 7JN, NGR E: 389417 N: 395817**
The operator investigated installing their equipment on the large verge adjacent to the McDonalds, however on title investigations, the presence of an underground canal were discovered within this area, consequently the Mast could not be built within this location due to the stability of the land beneath.
- **Greenfield – Debdale Leisure Centre (Shared Access), A57 Hyde Road, Gorton, Manchester, M18 7LJ, NGR E: 389407 N: 395928**
The Centre is set back from the A57 and there are mature trees which would block the operators replacement coverage along the A57 Hyde Road and this would have a detrimental impact on the network. This option was therefore discounted based on poor replacement coverage.

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 Cornerstone 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. For your information pre-consultation letters and a set of plans

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have been sent to the other local ward councillors for Gorton & Abbey Hey, and local MP Afzal Khan.

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 CTIL_30292601)

Yours faithfully,



Simon Batchelor
Consultant Surveyor
Clarke Telecom Ltd
Email: simon.batchelor@clarke-telecom.com
Tel: 07841 684860

(for and on behalf of Cornerstone)

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