

Our ref: 30439601

14 March 2022

Cllr Jon-Connor Lyons
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Clarke Telecom Ltd
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Dear Cllr Lyons,

PROPOSED BASE STATION INSTALLATION AT CTIL 30439601, ORIENT HOUSE, GRANBY ROW, MANCHESTER, M1 7AB, N.G.R E: 384387 N: 397609

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 is in the process of progressing a suitable replacement site in the Manchester area for a radio base station. We aim to work with you to progress a proposal that is both acceptable to your authority and meets our customer's technical network requirements. This approach accords with Cornerstone's Best Practice Commitments to ensure consultation with Local Planning Authorities and other appropriate key stakeholders.

As part of Cornerstone's continued network improvement program, there is a specific technical requirement for a replacement installation at this location to provide equivalent and improved 2G, 3G and 4G coverage and capacity and new 5G coverage, ensuring that this area of Manchester maintains access to the latest technologies. This follows the inability for the operator to have security of tenure and be able to maintain and upgrade their existing site at the University of Manchester, Renold Building, Sackville Street, Manchester, M1 3AL. The landlord at the existing site has issued a notification to the operator of their intention to carry out major redevelopment works at the site. As such, the operator needs to find a replacement site to ensure the existing and latest technologies can be provided in this area of Manchester. In this case, the redevelopment being carried out by the University is so large that two replacement

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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.
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sites are required to cover the target coverage area – this site will cover the west of the target coverage area, and a site at the Macdonald Hotel will cover the east.

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 addition to replacing and improving the coverage and capacity provided by the existing site at the Renold Building, this proposed new site will also 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 30439601, CORNERSTONE, Orient House**

The site is needed to maintain and improve 2G, 3G, 4G coverage and capacity to ensure that 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 its existing site at University of Manchester, Renold Building, which is no longer securely available due to the landlord's plans to redevelop this site. The proposed new installation will

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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 the preferred Cornerstone option is as follows:

- **ORIENT HOUSE, GRANBY ROW, MANCHESTER, M1 7AB, N.G.R E: 384387 N: 397609**

The proposed works comprise the installation of 12 no. antennas and 4 no. transmission dishes fixed to new steelwork, 2 no. equipment cabinets, and ancillary development thereto, including the installation of 2 no. GPS modules, ERSs (Ericsson Radio Systems) and 2 no. racks. Top height of masts is 38 metres AGL, length of proposed pole mount masts taken by themselves is 4 metres.

Cornerstone 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 it 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 Cornerstone is able to position their replacement apparatus.

The proposed antennas will have a top height of 38 metres above ground level, ensuring that they can provide adequate coverage over the very tall buildings in this area and the redeveloped University buildings. If the antennas were to be any lower they would not be able to clear the roof and this would cause clipping issues for the antenna signal, preventing them from sufficiently reaching the target coverage area.

The cabinets will be set back from the roof edge, and located against the plantroom wall, in order to minimise their visual appearance.

The proposed transmission dishes provide a link back into the network which enables the radio base station to operate. They need a clear line of site to function, and therefore the centre line height needs to be at 37.6 metres AGL to allow them to "see" over the tall buildings in the surrounding area.

We have considered alternative site options and discounted as follows:

Site	Site Name & Address	NGR	Reason for not Choosing
Existing Telecoms Site	VF Site 13221, University of Manchester, Renold Building, Sackville Street, Manchester, M1 3AL	E: 384592 N: 397590	This is the existing base station site, which currently provides 2G, 3G, and 4G coverage for Vodafone to Sackville Street and the surrounding areas in Manchester City Centre. The site provider has issued a notification to the operator of their intention to redevelop the site and as such the operator has no security of

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			tenure to be able to maintain and upgrade their existing site in this location. This existing site will therefore be removed, and two new sites will replace it – one at Macdonald Hotel and the application site at Orient House.
Rooftop	90 Princess Street, Manchester, M1 6BD	E: 384291 N: 397589	The rooftop is too low to host the necessary equipment that would deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
Rooftop	Vita, 8 Nobel Way, Manchester, M1 7FA	E: 384302 N: 397478	An installation at this location is located too far to the west to deliver the required level of coverage to the target area. Also due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
Rooftop	Granby House, Granby Street, Manchester, M1 7AB	E: 384437 N: 397618	The rooftop is too low to host the necessary equipment that would deliver the required level of coverage to the target coverage area. Coverage from this site would be blocked by Orient House. This site has therefore been discounted for this reason.
Rooftop	Princess House, Princess Street, Manchester, M1 7DA	E: 384351 N: 397445	Due to the construction of the building, there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
Rooftop	Sackville Building, Sackville Street, Manchester, M1 3BU	E: 384554 N: 397726	The left side of the rooftop is not able to be utilised for an installation due to the roof's construction. The upper area to the right is too close to the site at Macdonald Hotel and is therefore not technically viable. This site has therefore been discounted for this reason.
Rooftop	Asia House, 82 Princess Street, Manchester, M1 6BD	E: 384281 N: 397626	An installation at this location is located too far to the west to deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
Rooftop	IBIS, Charles Street,	E: 383371 N: 397513	Due to the construction of the building, there is no design available that would support the

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	Manchester, M1 7DG		operator's apparatus and provide the necessary coverage to the target coverage area.
Rooftop	John Garside Building, Princess Street, Manchester, M1 7DN	E: 384443 N: 397396	The rooftop is too low to host the necessary equipment that would deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
Rooftop	George Begg Building, Dover Lane, Manchester, M1 7DN	E: 384486 N: 397413	This building is scheduled for demolition as part of the University redevelopment.
Rooftop	Faraday Tower, Dover Lane, Manchester, M1 3BB	E: 384531 N: 397434	This building is scheduled for demolition as part of the University redevelopment.
Rooftop	Weston Halls, 78 Sackville Street, Manchester, M1 3NJ	E: 384478 N: 397512	Due to the construction of the building, there is no design available that would support the operator's apparatus and provide the necessary coverage to the target coverage area. In addition, the rooftop is too low to host the necessary equipment that would deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
Rooftop	Charles Street Multi-Storey Car Park, Charles Street, Manchester, M1 7AR	E: 384446 N: 397574	Due to the construction of the building, there is no design available that would support the operator's apparatus and provide the necessary coverage to the target coverage area. In addition, the rooftop is too low to host the necessary equipment that would deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
Rooftop	Salisbury House, Granby Row, Manchester, M1 7BF	E: 384350 N: 397586	The rooftop is too low to host the necessary equipment that would deliver the required level of coverage to the target coverage area. Coverage from this site would be blocked by Orient House. This site has therefore been discounted for this reason.

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Rooftop	121 Princess Street, Manchester, M1 7AG		Due to the construction of the building, there is no design available that would support the operator's apparatus and provide the necessary coverage to the target coverage area. In addition, coverage from this site would be blocked by Orient House to the south east. As such, this site has been discounted.
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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 have been sent to the local ward councillors for Piccadilly Ward (Cllrs J-C Lyons, A Douglas, and S Wheeler), the local MP Lucy Powell, planning officers at Manchester City Council, and the managers for both Echoes Day Nursery and Paint Pots Manchester Day Nursery.

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 30439601).

Yours faithfully



Matthew Hubbard | Acquisition Surveyor
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(For and on behalf of Cornerstone)

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