

Our ref: 30601500

17th May 2022

MR Afzal Khan MP
House of Commons
London
SW1A 0AA
afzal.khan.mp@parliament.uk

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

Dear MR Khan,

PROPOSED BASE STATION INSTALLATION AT CTIL: 30601500 - TEF: 97398 - VF:21711, DONKEY SANCTUARY, GREEN FOLD, ABBEY HEY, MANCHESTER, M18 8XL, N.G.R E: 389762 N: 396547
PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION
INSTALLATION AT **CTIL: 30601500, DONKEY SANCTUARY**

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

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 following address:

Community Consultation & EMF Enquiries, Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Email: community@cornerstone.network

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

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

Cornerstone Planning Consultation Letter to MPs - single site (England) V.2 – 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

Cornerstone is in the process of progressing suitable sites in the Green Fold area for radio base stations to maintain and improve existing levels of service provision. 5G rollout has begun and Cornerstone is in the process of upgrading its existing radio base stations in their single grid network wherever possible. As part of Cornerstone's continued network improvement program, there is a specific technical requirement to provide new 5G coverage in this area of Green Fold.

A number of options have been assessed in respect of the site search process, but we consider the best option for the new radio base station to be the installation of a 20-metre-high Monopole Column supporting 6no Antennas; 1no GPS Modules; 2no 300mm Transmission Dishes; Combiners/ERS Units; together with 2no Cabinets; 4no Racks and 1no Electrical Meter Cabinet located at ground level with ancillary development at **GREEN FOLD, ABBEY HEY, MANCHESTER, M18 8XL, N.G.R E: 389762 N: 396547**. This is because Cornerstone is limited in siting options as there is a requirement to provide equivalent replacement coverage and capacity for this area of Green Fold. 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 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 into 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 Green Fold 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.

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The other site options that were considered and then discounted are as follows:

Site ³	Site Name and address		NGR	Reason for not choosing ⁴
ETS - existing Telecom site	Name	Existing VF RT 78098		T - Technical Difficulties
	Line 1	Abbey Hey Lane	Eastings	Due to the construction/height of the building there is no design available to support the second operator's apparatus being installed on the building (particularly for the additional 5G technology) and provide the necessary coverage to the target area. In addition, the rooftop is too low in order to deliver the required level of coverage to the target coverage area.
	Line 2	Abbey Hey	389788	
	Town	Manchester	Northings	
	County	Greater Manchester	396719	
	Postcode	M18 8QZ		
GF - Greenfield	Name	SW Falmer Close		T - Technical Difficulties
	Line 1	Falmer Close	Eastings	A site in this location would not provide sufficient separation between the two sites. This is an operational requirement to ensure there is no interference between the two operators. This site has therefore been discounted for this reason.
	Line 2	Abbey Hey	389787	
	Town	Manchester	Northings	
	County	Greater Manchester	396740	
	Postcode	M18 8XJ		
GF - Greenfield	Name	Gorton Reservoir Allotments		RD - Redevelopment not possible
	Line 1	Alston Road	Eastings	The allotments are packed full of plots which are in use and there are no areas of land which could be used for the siting of a large mast (access across the plots for build would also have issues and would not be feasible). This option was therefore discounted due to a lack of space available for the siting of a new mast together with access issues for Build.
	Line 2	Gorton	389647	
	Town	Manchester	Northings	
	County	Greater Manchester	396358	
	Postcode	M18 8WU		
GF - Greenfield	Name	Fairfield Golf Course		T - Technical Difficulties
	Line 1	off Kings Road	Eastings	The Golf Course only just falls into the search area, however only two of the outermost holes are inside and these are located at a distance from any identified power supply and it would be difficult to provide a new supply to this area. The development of an installation in this area is likely be restricted due to potential issues access constraints/ providing power and other locations are considered to be more appropriate to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
	Line 2	Droylesden	390207	
	Town	Tameside	Northings	
	County	Greater Manchester	396385	
	Postcode	M34 5JU		

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GF - Greenfield	Name	SW on Falmer Close		RD - Redevelopment not possible
	Line 1	Falmer Close	Eastings	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.
	Line 2	Abbey Hey	389842	
	Town	Manchester	Northings	
	County	Greater Manchester	396717	
	Postcode	M18 8XJ		
GF - Greenfield	Name	SW Abbey Hey Lane		T - Technical Difficulties
	Line 1	Jct. Ackroyd Avenue	Eastings	The footway is too narrow at this location to site a new ground based mast. In addition, there is a large tree to the rear which would block the coverage as well as a BT pole with overhead lines which would not allow the site to be built at this location.
	Line 2	Abbey Hey	389735	
	Town	Manchester	Northings	
	County	Greater Manchester	396907	
	Postcode	M18 8TL		
GF - Greenfield	Name	Small Playing Field		T - Technical Difficulties
	Line 1	Alston Road	Eastings	An installation at this location is located too far to the West to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
	Line 2	Abbey Hey	389347	
	Town	Manchester	Northings	
	County	Greater Manchester	396271	
	Postcode	M18 8WU		
GF - Greenfield	Name	Wright Robinson College Playing Fields		RD - Redevelopment not possible
	Line 1	Green Fold	Eastings	An installation at this location is considered to be more exposed than the application site which is deemed to be a more appropriate by the applicant in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
	Line 2	Abbey Hey	389774	
	Town	Manchester	Northings	
	County	Greater Manchester	396560	
	Postcode	M18 8XL		

In line with Best Practice principles, we have shared these details with the local planning officers the local ward councillors for Gorton & Abbey Hey Ward (Cllrs A Kamal, J Hughes, and J Reid), and the head teacher and chair of governors for Wright Robinson Sports College.

ICNIRP Compliance

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.

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>

National Planning Policy Framework

www.communities.gov.uk

World Health Organisation Electromagnetic Fields

www.who.int/peh-emf/en

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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 or any other matter concerning Cornerstone, please do not hesitate to contact us through Community Consultation & EMF Enquiries 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 [30601500])

Yours sincerely



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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