

Our ref: **CTIL_24896200**

25 March 2022

Lucy Powell MP
House of Commons
London
SW1A 0AA

By Email: contact@lucypowell.org.uk

Williams Acquisition Ltd
Dunkirk Avenue,
Desborough
Northants
NN14 6DE

Dear Lucy Powell,

**PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT
CTIL_24896200_GREAT SOUTHERN STREET, RUSHOLME, GREATER MANCHESTER, M14 4BX (E384780 N395383)**

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 replacement 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

The site is needed to maintain and enhanced 2G, 3G, 4G coverage and capacity for Vodafone as well as new 5G service provision to ensure that its customers experience access to the latest technologies currently available. The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies.

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

As part of Vodafone's continued network improvement program, there is a specific requirement for a replacement radio base station at this location to replace the radio base station at 44 Great Southern Street, Rusholme, Manchester, M14 4EZ which is no longer available to the operators as it is has been deemed unsafe. The site at Great Southern Street has been declared unsafe and the freeholder intends to redevelop. In order to avoid a situation where there is no coverage for Vodafone in this busy location, there is an urgent need to provide replacement coverage as soon as possible, as the operator's customers will soon be unable to utilize their handheld devices in this cell area, once the existing site is decommissioned contrary to the operator's legal requirements to provide a service and the customers reasons for purchasing their handheld devices. A replacement installation in this location will ensure that the latest high quality 2G, 3G, 4G coverage is maintained and new 5G service provision is provided in and around Great Southern Street. This replacement site will ensure that Vodafone will be able to utilise this site and maintain their coverage in the area.

A number of options have been assessed in respect of the site search process, but we consider the best option for the new installation to be at **CTIL_24896200_GREAT SOUTHERN STREET, RUSHOLME, GREATER MANCHESTER, M14 4BX (E384780 N395383)**.

The preferred option is as follows:

The proposed installation of a 17.5m monopole comprising 3 no antennas and 2 no dishes with 2 no cabinets and ancillary development thereto.

We have considered alternative site options and discounted as follows:

Site	Site Name, Address, NGR, Site Type	Reason for not Choosing
RT	VF 369327, 44 Great Southern Street, Rusholme, Manchester, M14 4EZ	The freeholder at this location has made the operator aware of their intention to redevelop the site. The site, in its current state, has also been deemed unsafe and as such this site has been discounted and a replacement site is required as close as possible to this location to replicate coverage.
RT	27 Maine Road, Manchester, M14 4FS (E384510 N395385)	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.
RT	Claremont Primary School, Claremont Road, Manchester, M14 7NA	The rooftop is too low in order to deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.

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

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

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<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

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 Vodafone 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 CTIL_24896200)

Yours sincerely



Helen Spoors MRTPI
Consultant Planner: Williams Acquisition Ltd
Tel: 07930333769
Email: admin@fairwaydevplan.com

(for and on behalf of Cornerstone)

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