

Our ref: **CTIL_24896200**

25 March 2022

Moss Side Ward Councillorscllr.emily.rowles@manchester.gov.ukcllr.sameem.ali@manchester.gov.ukcllr.mahadi.mahamed@manchester.gov.uk

Williams Acquisition Ltd
Dunkirk Avenue,
Desborough
Northants
NN14 6DE

Dear Ward Councillors,

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

Cornerstone are in the process of identifying a suitable site in the Great Southern Street area for a replacement radio base station that will maintain service provision for Vodafone.

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 and Vodafone are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

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.

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.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

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

Our technical network requirement is as follows:

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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.

The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. People expect to be connected where they live, work, visit and travel. 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.

The Government is determined to ensure the UK receives the coverage and connectivity it needs. To this end, the Government wants to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new technology.

The case for 5G is compelling as it 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, creating the so-called "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.

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

CTIL_24896200_GREAT SOUTHERN STREET, RUSHOLME, GREATER MANCHESTER, M14 4BX (E384780 N395383)

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

The operators have chosen this site as it is the nearest suitable site to the existing site at 44 Great Southern Street, Rusholme, Manchester, M14 4EZ in order to provide equivalent replacement coverage the replacement site needs to be as close as possible to the existing site, so it can fill the specific hole in coverage in the operator's network.

We have considered alternative site options and discounted as follows:

Site	Site Name, Address, NGR, Site Type	Reason for not Choosing

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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.

The Local Planning Authority mast 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.

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_24896200**)

Yours faithfully,



Helen Spoors MRTPI

Consultant Planner: Williams Acquisition Ltd

Tel: 07930333769

Email: admin@fairwaydevplan.com

(for and on behalf of Cornerstone)

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