

Our ref: 30599500

17th May 2022

Cllr Shaukat Ali
Members' Services Office
Manchester City Council PO Box 532
Town Hall Extension
Manchester
M60 2LA
cllr.shaukat.ali@manchester.gov.uk

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

Dear Cllr Ali,

PROPOSED BASE STATION INSTALLATION AT CTIL 30599500, Cheetham Hill Car Park, Lower Car Park, Pimblett Street / Park Place, Pimblet Street, Manchester, M3 1FS, NGR E: 383958 N: 399371

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 identifying a suitable site in the Manchester area for a radio base station to maintain and improve existing levels of service provision. 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 Cornerstone is in the process of upgrading their existing radio base stations in its 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 Manchester.

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.

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

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

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 30599500, Cheetham Hill Car Park, Lower Car Park

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 the existing site, which is currently providing 2G, 3G and 4G services but cannot be upgraded for all operator technology requirements for technical reasons. 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 the preferred Cornerstone option is as follows:

Pimblett Street / Park Place, Pimblet Street, Manchester, M3 1FS, NGR E: 383958 N: 399371

The proposed works comprise the Rev B drawings attached with the proposal to build new 25m Lattice tower, 2 GPS, 12 antennae, 36 RRUs, 6 combiners, 3 Filters, 6 Bob on headframe & 5 dish on tower leg brackets and 7 cabinets to include meter cabinet

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

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 height at 25m 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 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:

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

Site ³	Site Name and address		NGR	Reason for not choosing ⁴
RT - Roof Top	Name	Khalsa House Rose House		T - Technical Difficulties
	Line 1	Pimblett Street	Eastings	Existing site which cannot support any additional equipment for required technology and coverage needs required by the operator.
	Line 2		383964	
	Town	Manchester	Northings	
	County	Greater Manchester	399563	
	Postcode	M3 1HY		
GF - Greenfield	Name	Back Elsworth Street GF		P - Planning
	Line 1	Back Elsworth Street	Eastings	Due to the proximity of a Listed Building development near this heritage asset should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area
	Line 2		384107	
	Town	Manchester	Northings	
	County	Greater Manchester	399535	
	Postcode	M3 1HF		
RT - Roof Top	Name	Red Bank House		T - Technical Difficulties
	Line 1	Lord Street	Eastings	Although the building is of significant height it is located on an area of low ground when compared with the rest of the search area. An installation here would not deliver the required level of coverage to the target area as it would be blocked by taller buildings the north, south and west.
	Line 2		384243	
	Town	Manchester	Northings	
	County	Greater Manchester	399396	
	Postcode	M4 4FP		
RT - Roof Top	Name	Barton Place		T - Technical Difficulties
	Line 1	3 Hornbeam Way	Eastings	Due to the pitched roof of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
	Line 2		384178	
	Town	Manchester	Northings	
	County	Greater Manchester	399341	
	Postcode	M4 4AT		
RT - Roof Top	Name	Cypress Place		T - Technical Difficulties
	Line 1	Colenso Way	Eastings	Although the building is of significant height it is located on an area of low ground when compared with the rest of the search area. An installation here would not deliver the required level of coverage to the target area as it would be blocked by taller buildings on to the north west.
	Line 2		384137	
	Town	Manchester	Northings	
	County	Greater Manchester	399262	
	Postcode	M4 4FE		
GF - Greenfield	Name	Skip Place Car Park		P - Planning
	Line 1	Skip Place	Eastings	Due to the proximity of a Listed Building development near this heritage asset should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area
	Line 2		384008	
	Town	Manchester	Northings	
	County	Greater Manchester	399295	
	Postcode	M4 4EZ		
GF - Greenfield	Name	Storage Warehousing		O - Other
	Line 1	16 Robert Street	Eastings	A mast at this location is not viable due to a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
	Line 2		383931	
	Town	Manchester	Northings	
	County	Greater Manchester	399440	
	Postcode	M3 1EY		
GF - Greenfield	Name	HMP Training Centre		O - Other
	Line 1	40 Southall Street	Eastings	The development of an installation in this area is likely be restricted due to potential issues with physical access constraints 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		383899	
	Town	Manchester	Northings	
	County	Greater Manchester	399534	
	Postcode	M3 1LG		

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.

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

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 planning officers, the other other local ward councillors for Cheetham Ward (Cllrs S Butt and N Hassan), and the local MP Graham Stringer.

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 [30599500])

Yours faithfully,

Nick Barrett

Nick Barrett
Acquisition Surveyor
Clarke Telecom
Tel: +44 161 785 4500 Fax: +44 7435 999 685
Email: Nick.Barrett@Clarke-Telecom.com
(For and on behalf of Cornerstone)

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