

Our ref: 30439601

14 March 2022

Ms Lucy Powell MP
House of Commons
London
SW1A 0AA
contact@lucypowell.org.uk

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

Dear Ms Powell,

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

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE 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

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.

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

Summary of the proposal

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 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.

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

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The other site options that were considered and then discounted are 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 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.

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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, Manchester, M1 7DG	E: 383371 N: 397513	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.
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	E: 384446 N: 397574	Due to the construction of the building, there is no design available that would support the

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	Park, Charles Street, Manchester, M1 7AR		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.
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.

In line with Best Practice principles we have shared these details with the local ward councillors for Piccadilly Ward (Cllrs J-C Lyons, A Douglas, and S Wheeler), planning officers at Manchester City Council, and the managers for both Echoes Day Nursery and Paint Pots Manchester Day Nursery.

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

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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 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 30439601).

Yours faithfully



Matthew Hubbard | Acquisition Surveyor
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T: +44 1737 859 900
M: +44 7423 034 476
E: Matthew.Hubbard@clarke-telecom.com

Enc. - Community/school/groups letters as applicable

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The Manager
Echoes Day Nursery
63 Charles St
Manchester
M1 7DQ
echoesnursery@hotmail.co.uk

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

BY EMAIL

Dear Sir/Madam,

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. The purpose of this letter is to provide you with information on the proposal and the opportunity for you to seek further information should you wish to do so.

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 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.

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The proposal, which we feel is the best solution to serve our customers in the local community, will include: 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 at **ORIENT HOUSE, GRANBY ROW, MANCHESTER, M1 7AB, N.G.R E: 384387 N: 397609**. 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 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 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 in to 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 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.

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 fact, because of the very low power utilised by telecommunications sites the emissions will be many times lower than the ICNIRP threshold.

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We would welcome your views (within 14 days of the date of this letter) before we finalise the proposal and submit the planning application to the Local Planning Authority.

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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T: +44 1737 859 900
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The Manager
Paint Pots Manchester Day Nursery
Ground Floor Bracken House
Charles Street
Manchester
M1 7BD
manchester@paintpotsnursery.co.uk

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