

Our ref: 30599500

17th May 2022

MR Graham Stringer MP
House of Commons
London
SW1A 0AA
graham.stringer.mp@parliament.uk

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

Dear MR Stringer,

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: 39937.
PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION
INSTALLATION AT **CTIL 30599500, Cheetham Hill Car Park**

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 Manchester 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 Manchester.

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 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 at the **LOWER CAR PARK, PIMBLETT STREET / PARK PLACE, PIMBLETT STREET, MANCHESTER, M3 1FS, NGR E: 383958 N: 399371**. 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 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.

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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
RT - Roof Top	Name	Khalsa House Rose House		T - Technical Difficulties Existing site which cannot support any additional equipment for required technology and coverage needs required by the operator.
	Line 1	Pimblett Street	Eastings	
	Line 2		383964	
	Town	Manchester	Northings	
	County	Greater Manchester	399563	
	Postcode	M3 1HY		
GF - Greenfield	Name	Back Elsworth Street GF		P - Planning 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 1	Back Elsworth Street	Eastings	
	Line 2		384107	
	Town	Manchester	Northings	
	County	Greater Manchester	399535	
	Postcode	M3 1HF		
RT - Roof Top	Name	Red Bank House		T - Technical Difficulties 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 1	Lord Street	Eastings	
	Line 2		384243	
	Town	Manchester	Northings	
	County	Greater Manchester	399396	
	Postcode	M4 4FP		
RT - Roof Top	Name	Barton Place		T - Technical Difficulties 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 1	3 Hornbeam Way	Eastings	
	Line 2		384178	
	Town	Manchester	Northings	
	County	Greater Manchester	399341	
	Postcode	M4 4AT		
RT - Roof Top	Name	Cypress Place		T - Technical Difficulties 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 1	Colenso Way	Eastings	
	Line 2		384137	
	Town	Manchester	Northings	
	County	Greater Manchester	399262	
	Postcode	M4 4FE		
GF - Greenfield	Name	Skip Place Car Park		P - Planning 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 1	Skip Place	Eastings	
	Line 2		384008	
	Town	Manchester	Northings	
	County	Greater Manchester	399295	
	Postcode	M4 4EZ		
GF - Greenfield	Name	Storage Warehousing		O - Other 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 1	16 Robert Street	Eastings	
	Line 2		383931	
	Town	Manchester	Northings	
	County	Greater Manchester	399440	
	Postcode	M3 1EY		
GF - Greenfield	Name	HMP Training Centre		O - Other 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 1	40 Southall Street	Eastings	
	Line 2		383899	
	Town	Manchester	Northings	
	County	Greater Manchester	399534	
	Postcode	M3 1LG		

In line with Best Practice principles we have shared these details with the local planning officers and the local ward councillors for Cheetham Ward (Cllrs S Ali, S Butt, and N Hassan).

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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

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 [30599500])

Yours sincerely

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)

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