

Our ref: **CTIL_24896200**

25 March 2022

The Chief Planning Officer

Manchester City Council
Planning
Manchester
M60 2LAWilliams Acquisition Ltd
Dunkirk Avenue,
Desborough
Northants
NN14 6DEBy Email: planning@manchester.gov.uk

Dear Sir/Madam,

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 progressing suitable sites in the Great Southern Street area for a replacement radio base stations and have identified this site as suitable for Vodafone. 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 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.

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to LPA 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 06Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

This letter therefore invites the Local Planning Authority, in accordance with planning policy guidance and Best Practice Commitments, to enter into pre-application discussions with regard to our preferred site option prior to a formal planning submission. Several steps in the site identification process have already been undertaken. The Local Planning Authority must register and our records of other potential sites have been reviewed, the policies in the Development Plan have been taken into account and we have examined the inter-operator site sharing database.

Our technical network requirement is as follows:

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

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 the preferred Vodafone option 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

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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
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.

We look forward to receiving your comments on the preferred option identified above and alternatives discounted. We would also like to take this opportunity to extend an invitation to meet with you to discuss the proposal and undertake a tour of the options considered, should you consider this to be beneficial.

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.

We would be grateful if you could advise us of any pending telecommunications applications or recent planning decisions in this particular area so these can be evaluated.

Finally, we would be interested in any local stakeholders or groups that you consider would like to know more about our proposals.

We enclose a copy of our Consultation Plan and welcome your suggestions.

We look forward to receiving your response within 14 days of 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 faithfully,



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

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(for and on behalf of Cornerstone)

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