

Our ref: 30601500

17th May 2022

Cllr John Hughes
Members' Services Office
Manchester City Council PO Box 532
Town Hall Extension
Manchester
M60 2LA
cllr.john.hughes@manchester.gov.uk

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

Dear Cllr Hughes,

PROPOSED BASE STATION INSTALLATION AT CTIL: 30601500, DONKEY SANCTUARY, GREEN FOLD, ABBEY HEY, MANCHESTER, M18 8XL, N.G.R E: 389762 N: 396547

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 Green Fold 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 Green Fold.

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 Green Fold. 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

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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:

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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:

GREEN FOLD, ABBEY HEY, MANCHESTER, M18 8XL, N.G.R E: 389762 N: 396547

The proposed works comprise the installation of a 20-metre-high Monopole Column supporting 6no Antennas; 1no GPS Modules; 2no 300mm Transmission Dishes; Combiners/ERS Units; together with 2no Cabinets; 4no Racks and 1no Electrical Meter Cabinet located at ground level with ancillary development

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Cornerstone is limited in siting options as there is a requirement to provide equivalent replacement coverage and capacity for this area of Green Fold. 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 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 Green Fold 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:

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Site ³	Site Name and address		NGR	Reason for not choosing ⁴
ETS - existing Telecom site	Name	Existing VF RT 78098		T - Technical Difficulties
	Line 1	Abbey Hey Lane	Eastings	Due to the construction/height of the building there is no design available to support the second operator's apparatus being installed on the building (particularly for the additional 5G technology) and provide the necessary coverage to the target area. In addition, the rooftop is too low in order to deliver the required level of coverage to the target coverage area.
	Line 2	Abbey Hey	389788	
	Town	Manchester	Northings	
	County	Greater Manchester	396719	
	Postcode	M18 8QZ		
GF - Greenfield	Name	SW Falmer Close		T - Technical Difficulties
	Line 1	Falmer Close	Eastings	A site in this location would not provide sufficient separation between the two sites. This is an operational requirement to ensure there is no interference between the two operators. This site has therefore been discounted for this reason.
	Line 2	Abbey Hey	389787	
	Town	Manchester	Northings	
	County	Greater Manchester	396740	
	Postcode	M18 8XJ		
GF - Greenfield	Name	Gorton Reservoir Allotments		RD - Redevelopment not possible
	Line 1	Alston Road	Eastings	The allotments are packed full of plots which are in use and there are no areas of land which could be used for the siting of a large mast (access across the plots for build would also have issues and would not be feasible). This option was therefore discounted due to a lack of space available for the siting of a new mast together with access issues for Build.
	Line 2	Gorton	389647	
	Town	Manchester	Northings	
	County	Greater Manchester	396358	
	Postcode	M18 8WU		
GF - Greenfield	Name	Fairfield Golf Course		T - Technical Difficulties
	Line 1	off Kings Road	Eastings	The Golf Course only just falls into the search area, however only two of the outermost holes are inside and these are located at a distance from any identified power supply and it would be difficult to provide a new supply to this area. The development of an installation in this area is likely be restricted due to potential issues access constraints/ providing power 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	Droylesden	390207	
	Town	Tameside	Northings	
	County	Greater Manchester	396385	
	Postcode	M34 5JU		
GF - Greenfield	Name	SW on Falmer Close		RD - Redevelopment not possible
	Line 1	Falmer Close	Eastings	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.
	Line 2	Abbey Hey	389842	
	Town	Manchester	Northings	
	County	Greater Manchester	396717	
	Postcode	M18 8XJ		
GF - Greenfield	Name	SW Abbey Hey Lane		T - Technical Difficulties
	Line 1	Jct. Ackroyd Avenue	Eastings	The footway is too narrow at this location to site a new ground based mast. In addition, there is a large tree to the rear which would block the coverage as well as a BT pole with overhead lines which would not allow the site to be built at this location.
	Line 2	Abbey Hey	389735	
	Town	Manchester	Northings	
	County	Greater Manchester	396907	
	Postcode	M18 8TL		
GF - Greenfield	Name	Small Playing Field		T - Technical Difficulties
	Line 1	Alston Road	Eastings	An installation at this location is located too far to the West to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
	Line 2	Abbey Hey	389347	
	Town	Manchester	Northings	
	County	Greater Manchester	396271	
	Postcode	M18 8WU		
GF - Greenfield	Name	Wright Robinson College Playing Fields		RD - Redevelopment not possible
	Line 1	Green Fold	Eastings	An installation at this location is considered to be more exposed than the application site which is deemed to be a more appropriate by the applicant in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
	Line 2	Abbey Hey	389774	
	Town	Manchester	Northings	
	County	Greater Manchester	396560	
	Postcode	M18 8XL		

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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.

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 local ward councillors for Gorton & Abbey Hey Ward (Cllrs A Kamal and J Reid), the local MP Afzal Khan and the head teacher and chair of governors for Wright Robinson Sports College.

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 [30601500])

Yours faithfully,



Simon Batchelor

Consultant Surveyor

Clarke Telecom Ltd

Email: simon.batchelor@clarke-telecom.com

Tel: 07841 684860

(For and on behalf of Cornerstone)

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