

03 September 2025

Our ref: CS 12596531

The Chief Planning Officer
Manchester City Council
PO Box 532
Town Hall
Greater Manchester
M50 2LA

Avison Young
6th Floor
11 York Street
Manchester
M2 2AW

BY RECORDED DELIVERY

Dear Sir/Madam,

PROPOSED BASE STATION UPGRADE AT CS 12596531, YORK HOUSE, YORK STREET, MANCHESTER, GREATER MANCHESTER, M2 3BB (NGRS: E 384129 / N 398222)

This submission is a full planning application and is in accordance with the Electronic Communications Code (as amended) for permission for the development of:

Removal and replacement of 6no antennas (overall antenna height 41.7m AGL), installation of 1no new 300mm dish and other associated ancillary works thereto at YORK HOUSE, YORK STREET, MANCHESTER, GREATER MANCHESTER, M2 3BB (NGRS: E 384129 / N 398222).

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

This application is submitted for and on behalf of Cornerstone.

The application comprises:

- Planning application form and certificates
- Planning drawings - Ref. No's: 100, 200, 201, 300, 300-1, 300-2, 300-3, 301, 301-1, 301-2, 301-3 – Rev 1A
- Prescribed fee – paid via BACS through Planning Portal
- General Background Information for Telecommunications Development
- Site Specific Supplementary Information (including copies of pre-consultation)

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

Cornerstone Full Planning Application Letter (England) V.5 16.03.2022

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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1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

- Health and Mobile Phone Base Stations document
- ICNIRP declaration & clarification statement
- Photomontages
- DSIT Minister of State letter to Council Leaders

This application has been prepared in accordance with the Code of Practice for Wireless Network Development in England (March 2022).

The enclosed application is identified as the most suitable site option and design that balances operational need with local planning policies and national planning policy guidance. It will deliver public benefit in terms of the mobile services it will provide.

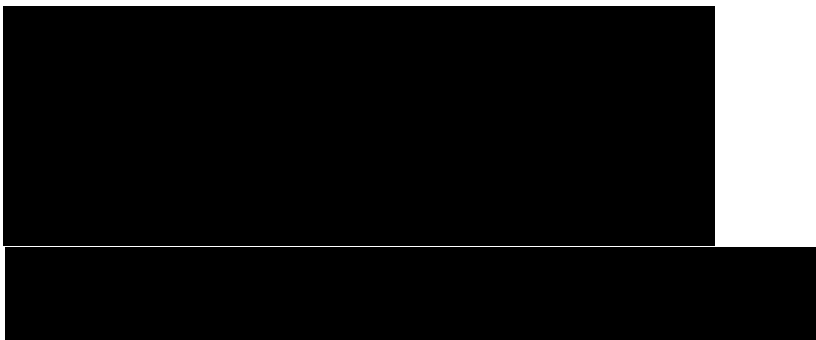
Furthermore, we would like to assist the council and would like to arrange a presentation or meeting with your officers and members to discuss the issues if appropriate.

We are committed to maintaining a positive relationship with all Local Planning Authorities and we would be happy to provide any additional information in relation to this application.

We look forward to receiving your acknowledgement and decision in due course.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CS 12596531).

Yours sincerely



(for and on behalf of Cornerstone)

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