

Our Ref: CS_308582_00

Head of Highways Department
Manchester City Council
Planning
P O Box 532
MANCHESTER
M60 2LA

Perry Williams Ltd
Dunkirk Avenue,
Desborough
Northants
NN14 6DE

SENT VIA TRACKED EMAIL: highwaylicences@manchester.gov.uk

26th August 2025

Dear Sir/Madam,

PROPOSED BASE STATION INSTALLATION AT CS_308362, LAND AT DROYLSDEN ROAD, FAILSWORTH, MANCHESTER, M40 2FT (NGR: E388173, N400707)

Please find attached a notice that is required under paragraph under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This notice is required by law to notify any person(s) who is an owner of the land to which the development relates that an application for prior approval is to be submitted to the Local Planning Authority for the proposed telecommunications base station as detailed in the notice and shown on the attached drawings.

Should you wish to make representations to the Local Planning Authority regarding the application then the relevant details are contained on the notice. Furthermore, should you have any queries regarding the attached, then please do not hesitate to contact me, quoting cell number CS_308582_00.

Yours faithfully



Rachel Gormley

Consultant Planner: Perry Williams Ltd
Email: rgormley@perrywilliams.co.uk
Tel: 07999 834 759

(for and on behalf of Cornerstone)

Enc. Drawings -100 Rev 1B, 200 Rev 1B, 201 Rev 1B, 300 Rev 1B & 301 Rev 1B, Pack Issue 1B

Developer's Notice as required under Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**SENT BY TRACKED EMAIL**

Proposed Development at: **LAND AT DROYLSDEN ROAD, FAILSWORTH, MANCHESTER, M40 2FT**

National Grid Reference: **E388173, N400707**

Cornerstone Activity ID: **CS_308362**

I give notice that Perry Williams Ltd, 112 Dunkirk Avenue, Desborough, Northamptonshire, NN14 6PN, on behalf of Cornerstone Telecommunications Infrastructure Ltd (Cornerstone, Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA), will be applying to the Chief Planning Officer, Manchester City Council, Planning, P O Box 532, MANCHESTER, M60 2LA, under Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for its determination as to whether the prior approval of the Local Planning Authority will be required as to the siting and appearance of :

The proposed installation of a telecommunications base station comprising a 20m monopole supporting 6 no antennas, 1 no 300mm dish together with 3 no ground based cabinets, 1 no meter cabinet, and ancillary development thereto.

The application and accompanying plans are available for public inspection at the offices of the above Authority at Manchester City Council, Planning, P O Box 532, MANCHESTER, M60 2LA, during usual office hours and should be available online.

Any individual and organisation wishing to make representations about the siting and appearance of the proposed development may do so in writing to the Local Planning Authority at the address above (please quote site address and reference given above). The Local Planning Authority must receive any representations no later than **09/09/2025**.

Name: Rachel Gormley

Signed: *RGormley*

(Perry Williams Ltd for and on behalf of Cornerstone)

Date: 26/08/2025

All correspondence to the developers, in the first instance, should be sent to:
Cornerstone Community Consultation & EMF Enquiries, Hive 2, 1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA
Email - community@cornerstone.network

Proof of delivery

Developer Notice: PROPOSED BASE STATION INSTALLATION AT CS_308362, LAND AT D...



Rachel Gormley

To 'highwaylicences@manchester.gov.uk'



Reply

Reply All

Forward



Tue 26/08/2025 17:34

CS_308362 Cornerstone Planning Cover Letter and Developers Notice - Highways.pdf
136 KBCS_308362 Planning Drawings Rev 1B.pdf
4 MB

Dear Sir/Madam,

PROPOSED BASE STATION INSTALLATION AT CS_308362, LAND AT DROYLSDEN ROAD, FAILSWORTH, MANCHESTER, M40 2FT (NGR: E388173, N400707)

Please find attached notice that is required under paragraph under the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015.

Should you have any further queries regarding the proposal please do not hesitate to contact me.

Kind regards,

Rachel Gormley
Town Planner
Perry Williams Ltd
rgormley@perrywilliams.co.uk
<https://perrywilliams.co.uk/>

Your message has been delivered to the following recipients:highwaylicences@manchester.gov.uk (highwaylicences@manchester.gov.uk)

Subject: Developer Notice: PROPOSED BASE STATION INSTALLATION AT CS_308362, LAND AT DROYLSDEN ROAD, FAILSWORTH, MANCHESTER, M40 2FT (NGR: E388173, N400707)

