Our ref: CS 12596531

25 July 2025

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 Email: planning@manchester.gov.uk

Dear Sir/Madam,

PROPOSED BASE STATION UPGRADE 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

Cornerstone are in the process of improving their service provision in the Manchester area that will improve service provision for VodafoneThree Limited. 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 the operator's continued network improvement program, there is a specific requirement for a radio base station upgrade at this location to replace existing equipment with the latest technologies, which will improve existing coverage provisions for better signal strength, capacity and speed.

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 letter therefore invites the Local Planning Authority, in accordance with planning policy guidance and Best Practice Commitments, to enter into pre-application discussions

with regards 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 mast 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. Following this consultation, we will proceed to submit the formal planning application.

A number of options have been assessed in respect of the site search process and the preferred option for the operator is as follows:

CS 12596531 (Cornerstone, VodafoneThree Limited) York House

Description of Development: Removal and replacement of 6no antennas, installation of 1no new 300mm dish and other associated ancillary works thereto.

This option has been selected following the operator's sequential approach to site selection whereby existing base stations have been reviewed in the first instance to explore upgrade opportunities that can improve coverage provisions to cater for current and future demands, prior to the exploration of alternative locations for new installations. As the proposed works involve the upgrade of an existing base station, it was therefore not necessary to identify alternative site options in accordance with the Code of Practice for telecommunications development as well as national and local planning policy.

As a licensed code operator, a minimalistic approach to design is adopted in every instance to ensure that the least impactful scheme is pursued to ensure the site's overall visual appearance is kept to a technical minimum whilst ensuring the technical objectives of the works remain achievable. Within the technical parameters of each site's requirements, the operator seeks to maintain the minimum level of equipment and scale of works as far as practicable.

The proposed works are minor and will be capable of assimilating into the surrounding environment. In this instance, the replacement antennas will utilise existing main support structures across the rooftop to maintain the site's existing visual appearance as far as practicable whilst also keeping the level of steelwork to a technical minimum. A new freestanding frame is required on the northwestern side of the rooftop as the current face-mounted antenna locations would not provide adequate height clearance for correct signal propagation above surrounding built form. Consequently the overall antenna height for this sector will increase but will not exceed the height of the roof's tallest feature, thus preventing a break in the roofline. It is essential for the site's functionality that all antennas can be positioned at an adequate height above surrounding natural and built form to ensure correct signal propagation and intervening features such as trees and buildings can block signals. A reduction in height would therefore detrimentally impact the site's functionality. A proposed dish on the northwestern elevation is required to ensure that the network is linked together ensuring seamless transmission of connectivity between each base station. Due to its functional purpose, each dish requires a clear line of sight and must be above surrounding natural or built form to avoid signal disruption. Taken as a

Registered Address:
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VAT No. GB142 8555 06

Cornerstone, Hive 2,
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Theale, Berkshire, RG7 4SA

whole, the proposed antennas and dish are small in scale, which will assimilate into the rooftop with minimal visual impact when considering the existing context and wider streetscape perspective.

Within the context of the immediate surroundings the extent of proposed changes would be nominally felt, thus preserving the existing character and setting of the surrounding area.

We look forward to receiving your comments on the preferred option identified above and would also like to take this opportunity to extend an invitation to meet with you to discuss the proposal 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 subsequent planning application.

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 any comments you may have 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 CS 12596531).

Yours faithfully

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25 July 2025

Deansgate Ward
Cllr Marcus Johns, Joan Davies & Anthony McCaul

By Email: cllr.marcus.johns@manchester.gov.uk; cllr.joan.davies@manchester.gov.uk; cllr.Anthony.McCaul@manchester.gov.uk

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

Dear Councillors,

PROPOSED BASE STATION UPGRADE 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

Cornerstone are in the process of identifying a suitable site in the Manchester area for a radio base station that will improve service provision for VodafoneThree Limited. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone and VodafoneThree Limited are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of the operator's network improvement program, there is a specific requirement for a radio base station upgrade at this location to replace existing equipment with the latest technologies, which will improve existing coverage provisions for better signal strength, capacity and speed.

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.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

CS 12596531 (Cornerstone, VodafoneThree Limited) York House

Description of Development: Removal and replacement of 6no antennas, installation of 1no new 300mm dish and other associated ancillary works thereto.

This option has been selected following the operator's sequential approach to site selection whereby existing base stations have been reviewed in the first instance to explore upgrade opportunities that can improve coverage provisions to cater for current and future demands, prior to the exploration of alternative locations for new installations. As the proposed works involve the upgrade of an existing base station, it was therefore not necessary to identify alternative site options in accordance with the Code of Practice for telecommunications development as well as national and local planning policy.

As a licensed code operator, a minimalistic approach to design is adopted in every instance to ensure that the least impactful scheme is pursued to ensure the site's overall visual appearance is kept to a technical minimum whilst ensuring the technical objectives of the works remain achievable. Within the technical parameters of each site's requirements, the operator seeks to maintain the minimum level of equipment and scale of works as far as practicable.

The proposed works are minor and will be capable of assimilating into the surrounding environment. In this instance, the replacement antennas will utilise existing main support structures across the rooftop to maintain the site's existing visual appearance as far as practicable whilst also keeping the level of steelwork to a technical minimum. A new freestanding frame is required on the northwestern side of the rooftop as the current face-mounted antenna locations would not provide adequate height clearance for correct signal propagation above surrounding built form. Consequently the overall antenna height for this sector will increase but will not exceed the height of the roof's tallest feature, thus preventing a break in the roofline. It is essential for the site's functionality that all antennas can be positioned at an adequate height above surrounding natural and built form to ensure correct signal propagation and intervening features such as trees and buildings can block signals. A reduction in height would therefore detrimentally impact the site's functionality. A proposed dish on the northwestern elevation is required to ensure that the network is linked together ensuring seamless transmission of connectivity between each base station. Due to its functional purpose, each dish requires a clear line of sight and must be above surrounding natural or built form to avoid signal disruption. Taken as a whole, the proposed antennas and dish are small in scale, which will assimilate into the rooftop with minimal visual impact when considering the existing context and wider streetscape perspective.

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Within the context of the immediate surroundings the extent of proposed changes would be nominally felt, thus preserving the existing character and setting of the surrounding area.

The Local Planning Authority mast 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 with the subsequent application 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. 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 CS 12596531).

Yours faithfully,

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Our ref: CS 12596531

25 July 2025

Lucy Powell MP

By Email: contact@lucypowell.org.uk

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

Dear Lucy Powell MP,

PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED MOBILE PHONE BASE STATION UPGRADE 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

As a result, we are consulting with communities in line with Best Practice principles where planning applications for new telecommunications developments are required.

This letter is sent to you in the pre-planning application consultation phase of the development for a base station upgrade and is simply intended to keep you informed and advised of the proposed development in your area prior to submitting a planning application to the local planning authority. 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

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

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Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
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What follows is a summary of the proposal and some further information that might be of use.

Cornerstone are in the process of progressing suitable sites in the Manchester area for radio base stations that will improve service provision for VodafoneThree Limited. The site is required as part of the operator's continued network improvement program where there is a specific requirement for an upgrade to replace existing equipment with the latest technologies, which will improve existing coverage provisions for better signal strength, capacity and speed.

A number of options have been assessed in respect of the site search process, but we consider the best option for the new installation to be the following:

CS 12596531 (Cornerstone, VodafoneThree Limited) York House

Description of Development: Removal and replacement of 6no antennas, installation of 1no new 300mm dish and other associated ancillary works thereto.

This option has been selected following the operator's sequential approach to site selection whereby existing base stations have been reviewed in the first instance to explore upgrade opportunities that can improve coverage provisions to cater for current and future demands, prior to the exploration of alternative locations for new installations. As the proposed works involve the upgrade of an existing base station, it was therefore not necessary to identify alternative site options in accordance with the Code of Practice for telecommunications development as well as national and local planning policy.

As a licensed code operator, a minimalistic approach to design is adopted in every instance to ensure that the least impactful scheme is pursued to ensure the site's overall visual appearance is kept to a technical minimum whilst ensuring the technical objectives of the works remain achievable. Within the technical parameters of each site's requirements, the operator seeks to maintain the minimum level of equipment and scale of works as far as practicable.

The proposed works are minor and will be capable of assimilating into the surrounding environment. In this instance, the replacement antennas will utilise existing main support structures across the rooftop to maintain the site's existing visual appearance as far as practicable whilst also keeping the level of steelwork to a technical minimum. A new freestanding frame is required on the northwestern side of the rooftop as the current face-mounted antenna locations would not provide adequate height clearance for correct signal propagation above surrounding built form. Consequently the overall antenna height for this sector will increase but will not exceed the height of the roof's tallest feature, thus preventing a break in the roofline. It is essential for the site's functionality that all antennas can be positioned at an adequate height above surrounding natural and built form to ensure correct signal propagation and intervening features such as trees and buildings can block signals. A reduction in height would therefore detrimentally impact the site's functionality. A proposed dish on the northwestern elevation is required to ensure that the network is linked together ensuring seamless transmission of connectivity between

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Cornerstone, Hive 2,
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each base station. Due to its functional purpose, each dish requires a clear line of sight and must be above surrounding natural or built form to avoid signal disruption. Taken as a whole, the proposed antennas and dish are small in scale, which will assimilate into the rooftop with minimal visual impact when considering the existing context and wider streetscape perspective.

Within the context of the immediate surroundings the extent of proposed changes would be nominally felt, thus preserving the existing character and setting of the surrounding area.

In line with Best Practice principles we have shared these details with the local planning authority as well as local councillors and Abbey College Manchester.

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 application to the local planning authority.

Radio Technology and Health
Useful information sources on this include:

Code of Practice for Wireless Network Development in England (March 2022)
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1057999/Code_of_practice_for_wireless_network_development_in_England.pdf

National Planning Policy Framework
National Planning Policy Framework (publishing.service.gov.uk)
www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government

World Health Organisation Electromagnetic Fields
https://www.who.int/health-topics/electromagnetic-fields#tab=tab_1

International Commission on Non-Ionising Radiation Protection
www.icnirp.de

Mobile UK FAQ
https://www.mobileuk.org/5g-and-health-faqs

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.

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

Yours sincerely,

[redacted]

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25 July 2025

FAO Chair of the School Governors and Principal Chris Randell
Abbey College Manchester, 5-7 Cheapside,
Manchester M2 4WG

By Email: admin@abbeymanchester.co.uk

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

BY RECORDED DELIVERY

Dear Sir/Madam,

PRE-APPLICATION CONSULTATION FOR A PROPOSED BASE STATION UPGRADE 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

Cornerstone are in the process of improving their service provision in the Manchester area that will improve service provision for VodafoneThree Limited. The purpose of this letter is to provide you with information on the proposal and the opportunity for you to seek further information should you wish to do so.

As part of the operator's continued network improvement program, there is a specific requirement for a radio base station upgrade at this location to replace existing equipment with the latest technologies, which will improve existing coverage provisions for better signal strength, capacity and speed.

The proposal, which we feel is the best solution to serve our customers in the local community is located approximately 235 metres from your school/college and the proposed works comprise of the following:

Description of Development: Removal and replacement of 6no antennas, installation of 1no new 300mm dish and other associated ancillary works thereto.

The Local Planning Authority mast 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. As the proposed works involve the upgrade of an existing base station, it was not necessary to identify alternative site options in accordance with the Code of Practice for telecommunications development as well as national and local planning policy.

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 subsequent planning application to the local planning authority. In fact, because of the very low power utilised by telecommunications sites the emissions will be many times lower than the ICNIRP threshold.

We would welcome your views (within 14 days of the date of this letter) before we proceed with the formal planning application.

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

Yours sincerely

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