Our Ref: 66129/EE Low Band/Retrofit Tech Adds/KTL

Chief Planning Officer
Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

Via Email: **planning@manchester.gov.uk**

26th June 2025

Dear Sir or Madam,

PRE-APPLICATION CONSULTATION – THE INSTALLATION AND UPGRADE OF EXISTING RADIO BASE STATION AT; Bruntwood York House, West Moseley Street, Manchester, Greater Manchester, M2 3BB.

As part of EE's continued network improvement program, there is a specific requirement for an upgrade to the existing telecommunication facility at Bruntwood York House, West Moseley Street to ensure that the latest high-quality services are provided in this area. This ensures that coverage and capacity requirements are improved.

This letter therefore invites the Local Planning Authority and stakeholders, in accordance with planning policy guidance and Best Practice Commitments, to enter pre-application discussions with regard to our preferred site option prior to a formal notification letter being issued. 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.

Mobile telecoms networks are now ubiquitous throughout the UK. It is an expectation that an individual can connect and use their mobile phone whenever and wherever they so require. With the advent of technology, under the banner of 5G, further advances are proposed, and central government has seen the telecoms industry, and in particular 5G, to be at the forefront of economic development.

An upgraded base station site is required in this location in order to maintain existing network coverage and capacity, as well as catering for added multiple technologies, most notably 4G together with the provision for future 5G.

The new base station will also meet the extra demands on the network in this area as more people use internet enabled handheld devices.

The preferred EE option is as follows:

66129 – INSTALLATION AND UPGRADE OF A TELECOMMUNICATIONS FACILITY ON THE ROOFTOP OF BRUNTWOOD YORK HOUSE, WEST MOSELEY STREET, MANCHESTER, GREATER MANCHESTER, M2 3BB. NGR E: 384115 N: 398220.

The installation of 3no. antennas at 39.5m and the replacement of 3no. antennas at 38.8m. The installation of 3no. ERS units, 1no. GPS node and associated ancillary equipment on the rooftop.

The proposal for this EE site has been designed within International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines. A certificate of ICNIRP compliance can be provided if requested.

Finally, we would be interested in any local stakeholders or groups that you consider would like to know more about our proposals and look forward to receiving your comments on the preferred option identified above.

We look forward to receiving your response within 14 days of the date of this letter.

Yours faithfully

[redacted]

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