

Our ref: CTIL 30776500

28th January 2025

Cllr Patrick Karney
Members Services' Office
Manchester City Council PO Box 532
Town Hall Extension
Manchester
M60 2LA
cllr.pat.karney@manchester.gov.uk

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

Dear Cllr Karney,

PROPOSED BASE STATION INSTALLATION AT CTIL 30776500, INKERMAN STREET, COLLYHURST, MANCHESTER, M40 7TR, NGR: E 385534 N 400620.

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 Collyhurst area for a radio base station that will improve service provision for Cornerstone.

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 are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

5G rollout has begun and Cornerstone is in the process of installing new radio base stations in their network. As part of Cornerstone's continued network improvement program, there is a specific technical requirement to provide new coverage in this area of Collyhurst.

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 coverage to be provided to this area of Collyhurst. 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 geographical coverage further across the UK. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage.

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

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

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:

CTIL 30776500, INKERMAN STREET

The site is needed to provide new 2G and 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. The proposed new installation will also meet the extra demands on the network in this area as new technologies improve.

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

INKERMAN STREET, COLLYHURST, MANCHESTER, M40 7TR, NGR: E 385534 N 400620

The proposed works comprise the installation of proposed 22.5m high monopole and headframe. Installation of 6no. Antennas, 4no. Transmission Dishes, 18no. ERS Units and 2no. GPS Modules. Installation of proposed 5no. Ground cabs. Ancillary development required thereto.

The proposed height at 22.5m 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.

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.

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
GF - Greenfield	Name	Needwood Close GF	Eastings 385604 Northings 400398	O - Other A planning application has been submitted and development has started on this site to erect retail space, residential homes and a public park (Known as Collyhurst Village) This location has therefore been discounted.
	Line 1	Needwood Close		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8LB		
GF - Greenfield	Name	W.S. Motors GF	Eastings 385677 Northings 400487	O - Other A planning application has been submitted and development has started on this site to erect retail space, residential homes and a public park (Known as Collyhurst Village) This location has therefore been discounted.
	Line 1	Scropton Street		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8AL		
RT - Roof Top	Name	Manchester Communication Academy RT	Eastings 385653 Northings 400717	T - Technical Difficulties Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
	Line 1	Silchester Drive		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8NT		
GF - Greenfield	Name	Signal Drive SW	Eastings 385738 Northings 400535	P - Planning An installation at this location is considered to be too exposed with limited screening/backdrop and surrounded by residential properties. Other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
	Line 1	Signal Drive		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8NN		
GF - Greenfield	Name	Rochdale Road Bus Stop SW	Eastings 385678 Northings 400892	T - Technical Difficulties It is not possible to install a street furniture installation at this location due to unresolvable underground services in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
	Line 1	Rochdale Road		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M9 5QL		

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RT - Roof Top	Name	Manchester Communication Primary Academy RT	Eastings 385684 Northings 400812	T - Technical Difficulties The rooftop is both too low and due to the construction method/material of the building there is no design available to support the operators apparatus and provide the necessary coverage to the target area.
	Line 1	Parkstead Drive		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8NT		
RT - Roof Top	Name	Sheridan Court RT	Eastings 386025 Northings 400384	T - Technical Difficulties Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coevrage area. This site is also too far south-west to deliver the level of coverage to the target area.
	Line 1	Ridgewood Avenue		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8GF		
ETS - existing Telecom site	Name	Queens Road Streetworks	Eastings 385674 Northings 400644	RD - Redevelopment not possible The live site has been discounted as the structure is unable to support the apparatus involved in an upgrade. Therefore we have pursued alternate options.
	Line 1	Queens Road		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8AL		

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 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 other local ward councillors for Harpurhey ward, local MP and head teachers and chair of governors for Al Manahel School | Manchester and Manchester Communication Academy Primary.

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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 CTIL 30776500)

Yours faithfully,

Hazem Karbouj

Hazem Karbouj
Acquisition Surveyor
Acquisition
Clarke Telecom
T: 0161 785 4500
E: Hazem.Karbouj@clarke-telecom.com

(for and on behalf of Cornerstone)

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The Chief Planning Officer

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- 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 progressing suitable sites in the Collyhurst area for radio base stations to maintain and improve existing levels of service provision. 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.

5G rollout has begun and Cornerstone is in the process of installing new radio base stations in their network. As part of Cornerstone's continued network improvement program, there is a specific technical requirement to provide new coverage in this area of Collyhurst.

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 coverage to be provided to this area of Collyhurst. 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 geographical coverage further across the UK. 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

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Cornerstone Planning Consultation Letter to LPA V.2 – 15/04/2021

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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.

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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.

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 regard 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.

Our technical network requirement is as follows:

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We have considered alternative site options and discounted as follows:

Site ³	Site Name and address	NGR	Reason for not choosing ⁴
GF - Greenfield	Name Needwood Close GF Line 1 Needwood Close Line 2 Collyhurst Town Manchester County Greater Manchester Postcode M40 8LB	Eastings 385604 Northings 400398	O - Other A planning application has been submitted and development has started on this site to erect retail space, residential homes and a public park (Known as Collyhurst Village) This location has therefore been discounted.
GF - Greenfield	Name W.S. Motors GF Line 1 Scropton Street Line 2 Collyhurst Town Manchester County Greater Manchester Postcode M40 8AL	Eastings 385677 Northings 400487	O - Other A planning application has been submitted and development has started on this site to erect retail space, residential homes and a public park (Known as Collyhurst Village) This location has therefore been discounted.
RT - Roof Top	Name Manchester Communication Academy RT Line 1 Silchester Drive Line 2 Collyhurst Town Manchester County Greater Manchester Postcode M40 8NT	Eastings 385653 Northings 400717	T - Technical Difficulties Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
GF - Greenfield	Name Signal Drive SW Line 1 Signal Drive Line 2 Collyhurst Town Manchester County Greater Manchester Postcode M40 8NN	Eastings 385738 Northings 400535	P - Planning An installation at this location is considered to be too exposed with limited screening/backdrop and surrounded by residential properties. Other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Rochdale Road Bus Stop SW Line 1 Rochdale Road Line 2 Collyhurst Town Manchester County Greater Manchester	Eastings 385678 Northings 400892	T - Technical Difficulties It is not possible to install a street furniture installation at this location due to unresolvable underground services in order to deliver the required level of

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	Postcode	M9 5QL		coverage to the target area. This site has therefore been discounted for this reason.
RT - Roof Top	Name	Manchester Communication Primary Academy RT		T - Technical Difficulties The rooftop is both too low and due to the construction method/material of the building there is no design available to support the operators apparatus and provide the necessary coverage to the target area.
	Line 1	Parkstead Drive	Eastings	
	Line 2	Collyhurst	385684	
	Town	Manchester	Northings	
	County	Greater Manchester	400812	
	Postcode	M40 8NT		
RT - Roof Top	Name	Sheridan Court RT		T - Technical Difficulties Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coevrage area. This site is also too far south-west to deliver the level of coverage to the target area.
	Line 1	Ridgewood Avenue	Eastings	
	Line 2	Collyhurst	386025	
	Town	Manchester	Northings	
	County	Greater Manchester	400384	
	Postcode	M40 8GF		
ETS - existing Telecom site	Name	Queens Road Streetworks		RD - Redevelopment not possible The live site has been discounted as the structure is unable to support the apparatus involved in an upgrade. Therefore we have pursued alternate options.
	Line 1	Queens Road	Eastings	
	Line 2	Collyhurst	385674	
	Town	Manchester	Northings	
	County	Greater Manchester	400644	
	Postcode	M40 8AL		

We look forward to receiving your comments on the preferred option identified above and alternatives discounted. We would also like to take this opportunity to extend an invitation to meet with you to discuss the proposal and undertake a tour of the options considered, 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 planning submission.

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. For your information pre-consultation letters and a set of plans have been sent to the local

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ward councillors for Harpurhey ward, local MP and head teachers and chair of governors for Al Manahel School | Manchester and Manchester Communication Academy Primary.

We enclose a copy of our Consultation Plan and welcome your suggestions.

We look forward to receiving your response 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 CTIL 30776500)

Yours faithfully,

Hazem Karbouj

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Acquisition Surveyor
Acquisition
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T: 0161 785 4500
E: Hazem.Karbouj@clarke-telecom.com

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Dear Sir/Madam

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Cornerstone is in the process of progressing suitable sites in the Collyhurst area for radio base stations to maintain and improve existing levels of service provision. 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.

5G rollout has begun and Cornerstone is in the process of installing new radio base stations in their network. As part of Cornerstone's continued network improvement program, there is a specific technical requirement to provide new coverage in this area of Collyhurst.

The proposal, which we feel is the best solution to serve our customers in the local community, will include: the installation of proposed 22.5m high monopole and headframe. Installation of 6no. Antennas, 4no. Transmission Dishes, 18no. ERS Units and 2no. GPS Modules. Installation of proposed 5no. Ground cabs. Ancillary development required thereto at Inkermans Street, Collyhurst, Manchester, M40 7TR, NGR: E 385534 N 400620. The site is needed to provide new 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. The proposed new installation will also meet the extra demands on the network in this area as new technologies improve.

The proposed height at 22.5m 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.

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Cornerstone Planning Consultation Letter to Schools V.2 – 15/04/2021

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We would welcome your views (within 14 days of the date of this letter) before we finalise the proposal and submit the planning application to the Local Planning Authority.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CTIL 30776500)

Yours faithfully,

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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.

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 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 finalise the proposal and submit the planning application to the Local Planning Authority.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CTIL 30776500)

Yours faithfully,

Hazem Karbouj

Hazem Karbouj
Acquisition Surveyor
Acquisition
Clarke Telecom
T: 0161 785 4500
E: Hazem.Karbouj@clarke-telecom.com

(for and on behalf of Cornerstone)

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

Cornerstone Planning Consultation Letter to Schools V.2 – 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

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Our ref: CTIL 30776500

28th January 2025

Graham Stringer MP
House of Commons
London
SW1A 0AA
graham.stringer.mp@parliament.uk

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

Dear Mr Stringer

**PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED MOBILE PHONE BASE STATION
INSTALLATION AT CTIL 30776500, INKERMANN STREET, COLLYHURST, MANCHESTER, M40 7TR, NGR: E 385534
N 400620.**

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 installations are required.

This letter is sent to you in the pre-planning application consultation phase of the development for a new mobile phone base station site and is simply intended to keep you informed and advised of the proposed development in your area prior to any planning application being submitted. 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

What follows is a summary of the proposal and some further information that might be of use.
Summary of the proposal

Cornerstone is in the process of progressing suitable sites in the Collyhurst area for radio base stations to maintain and improve existing levels of service provision.

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

Cornerstone Planning Consultation Letter to MPs - single site (England) V.6 06.11.2023

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
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 Cornerstone, Hive 2,
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Theale, Berkshire, RG7 4SA

5G rollout has begun and Cornerstone is in the process of installing new radio base stations in their network. As part of Cornerstone's continued network improvement program, there is a specific technical requirement to provide new coverage in this area of Collyhurst.

A number of options have been assessed in respect of the site search process, but we consider the best option for the new radio base station to be the installation of proposed 22.5m high monopole and headframe. Installation of 6no. Antennas, 4no. Transmission Dishes, 18no. ERS Units and 2no. GPS Modules. Installation of proposed 5no. Ground cabs. Ancillary development required thereto at Inkerman Street, Collyhurst, Manchester, M40 7TR, NGR: E 385534 N 400620. This is because Cornerstone is limited in siting options as there is a requirement to provide equivalent replacement coverage and capacity for this area of Collyhurst.

The proposed height at 22.5m 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.

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.

We have considered alternative site options and discounted as follows:

Site ³	Site Name and address		NGR	Reason for not choosing ⁴
GF - Greenfield	Name	Needwood Close GF	Eastings 385604 Northings 400398	O - Other A planning application has been submitted and development has started on this site to erect retail space, residential homes and a public park (Known as Collyhurst Village) This location has therefore been discounted.
	Line 1	Needwood Close		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8LB		
GF - Greenfield	Name	W.S. Motors GF	Eastings 385677 Northings 400487	O - Other A planning application has been submitted and development has started on this site to erect retail space, residential homes and a public park (Known as Collyhurst Village) This location has therefore been discounted.
	Line 1	Scropton Street		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8AL		
RT - Roof Top	Name	Manchester Communication Academy RT	Eastings 385653 Northings	T - Technical Difficulties Due to the construction of the building there is no design available to support the operator's apparatus and provide the
	Line 1	Silchester Drive		
	Line 2	Collyhurst		
	Town	Manchester		

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Cornerstone Planning Consultation Letter to MPs - single site (England) V.6 06.11.2023

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Theale, Berkshire, RG7 4SA

	County	Greater Manchester	400717	necessary coverage to the target coverage area.
	Postcode	M40 8NT		
GF - Greenfield	Name	Signal Drive SW		P - Planning
	Line 1	Signal Drive	Eastings	An installation at this location is considered to be too exposed with limited screening/backdrop and surrounded by residential properties. Other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
	Line 2	Collyhurst	385738	
	Town	Manchester	Northings	
	County	Greater Manchester	400535	
	Postcode	M40 8NN		
GF - Greenfield	Name	Rochdale Road Bus Stop SW		T - Technical Difficulties
	Line 1	Rochdale Road	Eastings	It is not possible to install a street furniture installation at this location due to unresolvable underground services in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
	Line 2	Collyhurst	385678	
	Town	Manchester	Northings	
	County	Greater Manchester	400892	
	Postcode	M9 5QL		
RT - Roof Top	Name	Manchester Communication Primary Academy RT		T - Technical Difficulties
	Line 1	Parkstead Drive	Eastings	The rooftop is both too low and due to the construction method/material of the building there is no design available to support the operators apparatus and provide the necessary coverage to the target area.
	Line 2	Collyhurst	385684	
	Town	Manchester	Northings	
	County	Greater Manchester	400812	
	Postcode	M40 8NT		
RT - Roof Top	Name	Sheridan Court RT		T - Technical Difficulties
	Line 1	Ridgewood Avenue	Eastings	Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area. This site is also too far south-west to deliver the level of coverage to the target area.
	Line 2	Collyhurst	386025	
	Town	Manchester	Northings	
	County	Greater Manchester	400384	
	Postcode	M40 8GF		
ETS - existing Telecom site	Name	Queens Road Streetworks		RD - Redevelopment not possible
	Line 1	Queens Road	Eastings	The live site has been discounted as the structure is unable to support the apparatus involved in an upgrade.
	Line 2	Collyhurst	385674	
	Town	Manchester	Northings	

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 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

	County	Greater Manchester	400644	Therefore we have pursued alternate options.
	Postcode	M40 8AL		

In line with Best Practice principles we have shared these details with local councillors, planning officers and in this case other community groups (Harpurhey ward, Manchester city council and head teachers and chair of governors for Al Manahel School | Manchester and Manchester Communication Academy Primary)

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 submission.

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 \(publishing.service.gov.uk\)](https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government)
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.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CTIL 30776500)

Yours faithfully,

Hazem Karbouj

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Our ref: CTIL 30776500

28th January 2025

Al Manahel School | Manchester
Manchester Communication Academy
Manchester
M40 8NT
Admin@almanahelcs.com

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

Dear Sir/Madam

PROPOSED BASE STATION INSTALLATION AT CTIL 30776500, INKERMANS STREET, COLLYHURST, MANCHESTER, M40 7TR, NGR: E 385534 N 400620.

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 progressing suitable sites in the Collyhurst area for radio base stations to maintain and improve existing levels of service provision. 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.

5G rollout has begun and Cornerstone is in the process of installing new radio base stations in their network. As part of Cornerstone's continued network improvement program, there is a specific technical requirement to provide new coverage in this area of Collyhurst.

The proposal, which we feel is the best solution to serve our customers in the local community, will include: the installation of proposed 22.5m high monopole and headframe. Installation of 6no. Antennas, 4no. Transmission Dishes, 18no. ERS Units and 2no. GPS Modules. Installation of proposed 5no. Ground cabs. Ancillary development required thereto at Inkermans Street, Collyhurst, Manchester, M40 7TR, NGR: E 385534 N 400620. The site is needed to provide new 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. The proposed new installation will also meet the extra demands on the network in this area as new technologies improve.

The proposed height at 22.5m 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.

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Cornerstone Planning Consultation Letter to Schools V.2 – 15/04/2021

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28th January 2025

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Manchester Communication Academy
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Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Our ref: CTIL 30776500

28th January 2025

Cllr Sandra Collins
Members' Services Office
Manchester City Council PO Box 532
Town Hall Extension
Manchester
M60 2LA
cllr.sandra.collins@manchester.gov.uk

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

Dear Cllr Collins,

PROPOSED BASE STATION INSTALLATION AT CTIL 30776500, INKERMAN STREET, COLLYHURST, MANCHESTER, M40 7TR, NGR: E 385534 N 400620.

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 Collyhurst area for a radio base station that will improve service provision for Cornerstone.

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 are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

5G rollout has begun and Cornerstone is in the process of installing new radio base stations in their network. As part of Cornerstone's continued network improvement program, there is a specific technical requirement to provide new coverage in this area of Collyhurst.

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 coverage to be provided to this area of Collyhurst. 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 geographical coverage further across the UK. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage.

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Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:
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Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
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 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

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:

CTIL 30776500, INKERMAN STREET

The site is needed to provide new 2G and 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. The proposed new installation will also meet the extra demands on the network in this area as new technologies improve.

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

INKERMAN STREET, COLLYHURST, MANCHESTER, M40 7TR, NGR: E 385534 N 400620

The proposed works comprise the installation of proposed 22.5m high monopole and headframe. Installation of 6no. Antennas, 4no. Transmission Dishes, 18no. ERS Units and 2no. GPS Modules. Installation of proposed 5no. Ground cabs. Ancillary development required thereto.

The proposed height at 22.5m 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.

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.

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
GF - Greenfield	Name	Needwood Close GF	Eastings 385604 Northings 400398	O - Other A planning application has been submitted and development has started on this site to erect retail space, residential homes and a public park (Known as Collyhurst Village) This location has therefore been discounted.
	Line 1	Needwood Close		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8LB		
GF - Greenfield	Name	W.S. Motors GF	Eastings 385677 Northings 400487	O - Other A planning application has been submitted and development has started on this site to erect retail space, residential homes and a public park (Known as Collyhurst Village) This location has therefore been discounted.
	Line 1	Scropton Street		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8AL		
RT - Roof Top	Name	Manchester Communication Academy RT	Eastings 385653 Northings 400717	T - Technical Difficulties Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
	Line 1	Silchester Drive		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8NT		
GF - Greenfield	Name	Signal Drive SW	Eastings 385738 Northings 400535	P - Planning An installation at this location is considered to be too exposed with limited screening/backdrop and surrounded by residential properties. Other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
	Line 1	Signal Drive		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8NN		
GF - Greenfield	Name	Rochdale Road Bus Stop SW	Eastings 385678 Northings 400892	T - Technical Difficulties It is not possible to install a street furniture installation at this location due to unresolvable underground services in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
	Line 1	Rochdale Road		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M9 5QL		

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Theale, Berkshire, RG7 4SA

RT - Roof Top	Name	Manchester Communication Primary Academy RT	Eastings 385684 Northings 400812	T - Technical Difficulties The rooftop is both too low and due to the construction method/material of the building there is no design available to support the operators apparatus and provide the necessary coverage to the target area.
	Line 1	Parkstead Drive		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8NT		
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	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8GF		
ETS - existing Telecom site	Name	Queens Road Streetworks	Eastings 385674 Northings 400644	RD - Redevelopment not possible The live site has been discounted as the structure is unable to support the apparatus involved in an upgrade. Therefore we have pursued alternate options.
	Line 1	Queens Road		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8AL		

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VAT No. GB142 8555 06

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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 CTIL 30776500)

Yours faithfully,

Hazem Karbouj

Hazem Karbouj
Acquisition Surveyor
Acquisition
Clarke Telecom
T: 0161 785 4500
E: Hazem.Karbouj@clarke-telecom.com

(for and on behalf of Cornerstone)

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Our ref: CTIL 30776500

28th January 2025

Cllr Joanne Green
Members' Services Office
Manchester City Council PO Box 532
Town Hall Extension
Manchester
M60 2LA
cllr.joanne.green@manchester.gov.uk

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

Dear Cllr Green,

PROPOSED BASE STATION INSTALLATION AT CTIL 30776500, INKERMAN STREET, COLLYHURST, MANCHESTER, M40 7TR, NGR: E 385534 N 400620.

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 Collyhurst area for a radio base station that will improve service provision for Cornerstone.

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 are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

5G rollout has begun and Cornerstone is in the process of installing new radio base stations in their network. As part of Cornerstone's continued network improvement program, there is a specific technical requirement to provide new coverage in this area of Collyhurst.

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 coverage to be provided to this area of Collyhurst. 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 geographical coverage further across the UK. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage.

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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:

CTIL 30776500, INKERMANS STREET

The site is needed to provide new 2G and 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. The proposed new installation will also meet the extra demands on the network in this area as new technologies improve.

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

INKERMANS STREET, COLLYHURST, MANCHESTER, M40 7TR, NGR: E 385534 N 400620

The proposed works comprise the installation of proposed 22.5m high monopole and headframe. Installation of 6no. Antennas, 4no. Transmission Dishes, 18no. ERS Units and 2no. GPS Modules. Installation of proposed 5no. Ground cabs. Ancillary development required thereto.

The proposed height at 22.5m 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.

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.

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
GF - Greenfield	Name	Needwood Close GF	Eastings 385604 Northings 400398	O - Other A planning application has been submitted and development has started on this site to erect retail space, residential homes and a public park (Known as Collyhurst Village) This location has therefore been discounted.
	Line 1	Needwood Close		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8LB		
GF - Greenfield	Name	W.S. Motors GF	Eastings 385677 Northings 400487	O - Other A planning application has been submitted and development has started on this site to erect retail space, residential homes and a public park (Known as Collyhurst Village) This location has therefore been discounted.
	Line 1	Scropton Street		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8AL		
RT - Roof Top	Name	Manchester Communication Academy RT	Eastings 385653 Northings 400717	T - Technical Difficulties Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
	Line 1	Silchester Drive		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8NT		
GF - Greenfield	Name	Signal Drive SW	Eastings 385738 Northings 400535	P - Planning An installation at this location is considered to be too exposed with limited screening/backdrop and surrounded by residential properties. Other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
	Line 1	Signal Drive		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
	Postcode	M40 8NN		
GF - Greenfield	Name	Rochdale Road Bus Stop SW	Eastings 385678 Northings 400892	T - Technical Difficulties It is not possible to install a street furniture installation at this location due to unresolvable underground services in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
	Line 1	Rochdale Road		
	Line 2	Collyhurst		
	Town	Manchester		
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RT - Roof Top	Name	Manchester Communication Primary Academy RT	Eastings 385684 Northings 400812	T - Technical Difficulties The rooftop is both too low and due to the construction method/material of the building there is no design available to support the operators apparatus and provide the necessary coverage to the target area.
	Line 1	Parkstead Drive		
	Line 2	Collyhurst		
	Town	Manchester		
	County	Greater Manchester		
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RT - Roof Top	Name	Sheridan Court RT	Eastings 386025 Northings 400384	T - Technical Difficulties Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coevrage area. This site is also too far south-west to deliver the level of coverage to the target area.
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