

Paul Street (Galliford Try)

From: Paul Street (Galliford Try)
Sent: 07 March 2025 17:47
To: contact@lucypowell.org.uk
Subject: Cornerstone 1509672 - PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED TELECOMMUNICATIONS BASE STATION AT ADOPTED FOOTWAY, NEW BANK STREET, NORTH OF THE JUNCTION WITH DILLON DRIVE, MANCHESTER, M12 4TN
Attachments: 15096722_Drawings.pdf; 15096722 School Consultation_St Lukes_28.03.24.pdf; 15096722_School Consultation_Dean Trust,28.03.24.pdf; 15096722_Cllr Consultation.28.03.24.pdf; 15096722_Drawings.pdf

Dear Lucy Powell,

PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED TELECOMMUNICATIONS BASE STATION AT ADOPTED FOOTWAY, NEW BANK STREET, NORTH OF THE JUNCTION WITH DILLON DRIVE, MANCHESTER, M12 4TN (CORNERSTONE REF: 15096722)

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 email is sent to you in the pre-planning application consultation phase of the proposed existing mobile phone base station 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.

Cornerstone are in the process of progressing suitable sites in this area for radio base station that will improve service provision for Vodafone. There is a specific requirement for a radio base station at this location to provide replacement and improved network coverage and capacity to the area, including new 5G network coverage.

We consider the best option for the new installation to be on New Bank Street, on the footway to the north of the junction with Dillon Avenue.

In this case planning was approved for a telecommunications base station at the same height as proposed here, at a location on the opposite side of New Bank Street, approximately opposite the junction with Dillon Drive (application Ref 119902/TEL/2018) . That was not progressed due to build-related constraints, together with the need to review in light of now providing 5G, which would affect any location on the east side of new Bank Road. As a consequence an alternative location had to be identified.

This is preferred because it provides a proposal similar in appearance and in the vicinity of where an installation has been approved.

Details of what we consider the best solution is as follows:

- **Adopted footway, New Bank Street (west side), north of the junction with Dillon Drive, Manchester, M12 4TN (NGR E 386474, N 396390)**
- [The installation of a telecommunications base station, comprising a 20m high streetworks column, with the height including the associated antennas, 2 no. dish antennas, associated 3 no. equipment cabinets and 1 no. meter cabinet and associated works. The column is proposed to be coloured grey and the cabinets coloured green..](#)

In line with Best Practice principles we have shared these details with local councillors and a nearby school.

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/uploads/system/uploads/attachment_data/file/1057999/National_Planning_Policy_Framework.pdf)

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

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 email.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 13286127)

Yours sincerely

Paul Street
(for and on behalf of Cornerstone)

Enc. – copy of email to Councillors and nearby Schools

Paul Street Senior Town Planner paul.street@gallifordtry.co.uk M: +447968218742 	Galliford Try Digital Infrastructure, 401 Faraday Street, Birchwood Park, Warrington, Cheshire WA3 6GA www.gallifordtry.co.uk 	
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For details of this company's registered number and address please follow this [link >>>](#)

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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