

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	New Bank Street near Dillon Drive	Site Address:	Adopted footway, New Bank Street, north of the junction with Dillon Drive, Manchester, M12 4TN
National Grid Reference:	E: 386474 N: 396390		
Site Ref Number:	15096722	Site Type: ¹	Macro

Background

On 26 June 2018 prior approval was given for the installation of a 20m high telecommunications column, with associated antennas and cabinets on the footway on New Bank Street, near to the junction with Dillon Drive, Manchester M12 4PQ (Application Ref: 119902/TEL/2018).

The precise location was to be on the east side of New Bank Street, approximately opposite the junction with Dillon Drive.

The reason for the application submission was to provide one of two telecommunication base stations for Vodafone, to replace the coverage to be lost with the removal of the telecommunications base station that was on the now demolished Daisy Mill building that was located where sports pitches associated with Dean Trust Ardwick, Stockport Road are now located.

The other telecommunications base station that assists replacing the lost coverage is located on Stockport Road, opposite the junction with Winterford Avenue, Manchester, M13. Prior approval was given on 7 September 2015 (Application Ref: 109461/FO/2015/N2).

Planning approval 119902/TEL/2018 could not be implemented due to the existence underground services being a constraint. As a consequence an alternative location for a base station has had to be found. This has resulted in the location that is the subject of this application being identified.

This statement will outline the relevant planning policy and guidance, noting the government's commitment to high-quality communications, as most recently stated in the 29 November 2024 letter to Council Leaders from the Department of Science,

¹ Macro or Micro

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Innovation and Technology – “Supporting digital infrastructure deployment in your local area”, which is attached to this application submission. Also attached is an article from The Times dated 5 December 2024 where the Prime Minister states the support there should be for telecommunications infrastructure.

Sir Chris Bryant's letter to Leaders of the Councils confirms:

“Whilst we recognise the need to fully scrutinise planning applications [for telecommunications development], I ask for you to support the deployment of this infrastructure **wherever possible**”.

And the PM has said (see copy of the Article from The Times, 5 December 2024. :

“Every road, pylon and **mast — which connect people with opportunity** — must jump through endless hoops, only to be opposed, dragged out, before eventually, if lucky, approved”.

2. Pre Application Check List

Site Selection (for New Sites only)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	No
If no explain why: No mast register. It should be noted that the site location was influenced by the location of the proposal that secured planning approval, but could not be implemented due to construction reasons (underground services). Planning Approval Ref: 119902/TEL/2018		
Were industry site databases checked for suitable sites by the operator:	Yes	No
If no explain why:		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	No
Date of pre-application contact:	
Name of contact:	

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Summary of outcome/Main issues raised:

An email was sent to the Council as Local Planning Authority on 28 March 2024 with details of the proposal. No response has been received.

Annual area wide information to planning authority

Has annual area wide information been provided?	No
If no explain why:	
Summary issues raised: Cornerstones commercial relationship with Vodafone has changed, effectively increasing our independence to work with other companies in the deployment of mobile infrastructure. It means we no longer have visibility of Vodafone's full update plan. However, Cornerstone is fully committed to working closely with Local Planning Authorities and following best practice guidance. We aim to engage and work with the planning department at the earliest opportunity from when we are instructed to deliver new infrastructure within your Local Authority area and often conduct strategic pre-rollout engagement meetings to discuss our wider rollout. If your Local Authority would like a meeting to discuss wider Cornerstone rollout plans then please advise. We recognise the importance of developing long term partnerships and will always work with you to deliver improved mobile connectivity.	

Community Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline of consultation carried out: Emails were sent to the Ardwick Ward Councillors. An email was also sent to Lucy Powell MP.			
Summary of outcome/main issues raised (include copies of relevant correspondence): No responses received.			

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School/College

Location of site in relation to school/college (include name of school/college): Dean Trust Ardwick is about 150m away, with St Luke's neighbouring.
Outline of consultation carried out with school/college (include evidence of consultation): Dean Trust Ardwick and St Luke's Primary School were notified of the proposal.
Summary of outcome/main issues raised (include copies of main correspondence): No responses have been received.

Civil Aviation Authority/Secretary of State for Defence or the operator of the civil safeguarding area or defence safeguarding area notification (only required for an application for prior approval)

Will the proposed development be on a civil safeguarding area or a defence safeguarding area?	Yes	No
Has the Civil Aviation Authority/Secretary of State for Defence/operator of the civil safeguarding area or defence safeguarding area been notified?	Yes	No
Details of response: N/A		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	No
Date served:	07/03/2025	

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3. Proposed Development

The proposed site:

The need for this base station site is explained at the introduction of this statement. The base station is required to provide improved network coverage for Vodafone following the loss of the base station that was on the now demolished building that was where sports pitches associated with Dean Trust Ardwick, Stockport Road are now located. The application site is on the footway on the south west side of New Bank Street, approximately 75 metres north of the junction with Dillon Drive. The location is adjacent to a wide banked grassed area that separates New Bank Street from the nearest houses in Martindale Crescent.

To the west are predominantly terraced dwellings, a minimum of approximately 30m from the application site. To the east of the site, the area is predominantly commercial/industrial in character, with mainly transport and railway-related uses.

It is proposed to site a 20m high slim streetworks type of column on the footway, coloured grey, with associated 3 no. equipment cabinets and 1 no. electricity meter cabinet, coloured green.

The proposal will provide improvements in 4G network coverage and capacity in the area, together with new 5G network coverage.

Enclose map showing the cell centre and adjoining cells:

Coverage plots are submitted with the application that show a clear improvement of 4G network coverage with this proposed base station.

An Extract of coverage plots showing the search area, application site and location of neighbouring cells is below.

The first extract shows the search area within which the coverage is shown in green, which represents what is termed "in car/rural" coverage. That is a level of network coverage and will result in a shortfall in network capacity that is inadequate for this urban area.

The second extract shows the uplift in 4G network coverage with the proposed site to what is termed "indoor" level (i.e: providing coverage within buildings to good coverage levels).

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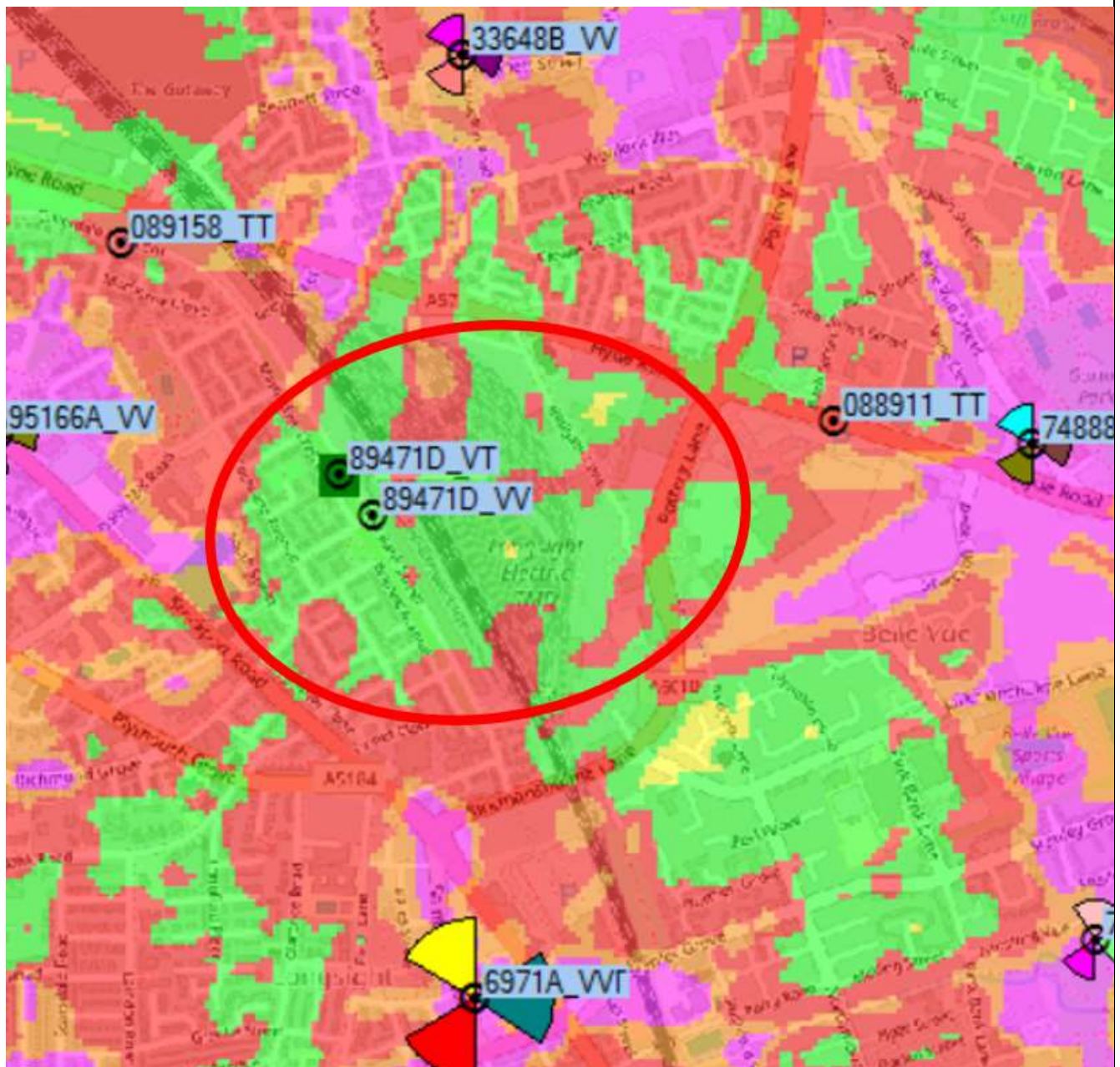
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Coverage without the site



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Coverage with the site



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Type of Structure (e.g. tower, mast, etc):	
Description: 20m high streetworks column	
Overall Height:	20.0 Metres
Height of existing building:	N/A
Equipment Housing: 2 x 1900mm x 600mm x 1821mm high; 1 x 823mm x 600mm x 1821mm high (equipment cabinets) and 1 x 655mm x 255 x 1015mm high (meter cabinet)	
Materials (as applicable):	
Tower/mast etc – type of material and external colour:	Steel – Grey (RAL 7035)
Equipment housing – type of material and external colour:	Steel – Green (RAL 6009)

Reasons for choice of design:
The slim streetworks column is typical and expected for highway verge locations such as proposed here. The height is required for adequate signal propagation, including ensuring that the signal is not affected by the nearby tall trees. The height is the same as that of the unimplemented scheme opposite the junction with Dillon Avenue that was approved under application ref: 119902/TEL/2018.

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Health and Safety - including ICNIRP compliance

International Commission on Non-Ionizing Radiation Protection Declaration and Certificate of Compliance is attached to this application submission.

International Commission on Non-Ionizing Radiation Protection public compliance is determined by mathematical calculation and implemented by careful location of antennas, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennas where exposure may exceed the relevant guidelines.

When determining compliance, the emissions from all mobile phone network operators on or near to the site are taken into account.

In order to minimise interference within its own network and with other radio networks, Vodafone operate their networks in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision.

As part of Vodafone's network, the radio base station that is the subject of this application will be configured to operate in this way.

4. Technical Justification

Enclose predictive coverage plots if appropriate, e.g. to show coverage improvement. Proposals to improve capacity will not generally require coverage plots.

Reason(s) why site required e.g. coverage, upgrade, capacity

As stated in the introduction to the statement, there was a telecommunications base station on the rooftop of a building, that has now been demolished. The building was where sports pitches associated with Deans Trust, Ardwick, Stockport Road are now located.

To provide the coverage lost, there has been one base station installed to the north west of that location, on Stockport Road, opposite the junction with Winterford Avenue, Manchester, M13. Prior approval was given on 7 September 2015

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(Application Ref: 109461/FO/2015/N2) (VF 95166). This proposal will provide for where there is still a shortfall of coverage, to the east of that site (VF 89471).

Coverage plots have been submitted that show 4G network improvement. Extracts have been provided earlier in this statement.

The base station will provide network capacity improvements and will provide new 5G network coverage, not shown on the submitted coverage plots.

5. Site Selection Process

Alternative sites considered and not chosen

Site Type	Site name and address	National Grid Reference	Reason for not choosing site
Streetworks	Footway New Bank Street, opp. The junction with Dillon Drive, M12 4PQ	E 386526 N 396327	This is the subject of planning approval 119902/TEL/2018 which could not be implemented for build-related reasons.
Greenfield	Car Auctions at Belle Vue Avenue, M12 4QH	E 387056 N 396262	Previously discounted primarily due to being unable to secure agreement with the land owner, but the car park area is both at the far edge of the search area and also outside of the search area and therefore would not be preferred for coverage reasons. The coverage requirement has changed to include 5G which favours the application site and makes this location unsuitable.
Rooftop	K Azmeh Textiles, Richmond House, 11 Richmond Grove, M13 0FN	E 386284 N396001	Previously discounted due to being unable to secure agreement with the land owner, but this location is

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			outside of the search area and therefore would meet coverage requirements. Also, the coverage requirement has changed to include 5G which favours the application site and makes this location unsuitable.
Greenfield	One Manchester, Pottery Lane	E 386911 N 396141	A site here would be is at the far edge of the search area and therefore would not be preferred for coverage reasons. The coverage requirement has changed to include 5G which also favours the application site and makes this location unsuitable.
Greenfield	Network Rail Site, Belle Vue Avenue, M12 4AS	E 386839 N 395154	No suitable or available plot of land could be identified. Proximity to railway lines also creates a constraint to development.
Greenfield/Rooftop	Redgate Holdings Ltd, Redgate Lane, M12 4RY	E 386804 N 396457	No space within the yard to accommodate a base station site and the building is too low to provide the necessary coverage.
Rooftop	Hyde Road Wheels, 270 Hyde Road, M12 5FH	E 386381 N 396729	The location is too far from the search area to enable coverage requirements to be met.
Rooftop	City Jamia Masjid, 118 South Street, M12 4DJ	E 386298 N 396150	While close to the base station site that was removed, now that there is the base station site on Stockport Road, this location would not enable coverage requirements to be met as would be too close to the neighbouring cell site.

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If no alternative site options have been investigated, please explain why:
N/A

Land use planning designations: Core Strategy SP1 – Spatial Principles;

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Additional relevant information (include planning policy and material considerations):

Local Policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

In this case there is a saved Telecommunications Policy.

The Development Plan for the area comprises;

Places for Everyone Joint Development Plan Document – Adopted 2024

Core Strategy 2012 – 2027

Saved Unitary Development Plan Policies

Saved Unitary Development Plan Policy DC.17.1 – Telecommunications, states;

Applications for telecommunications developments will normally be approved if the Council can be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas. Wherever possible, the Council will expect the potential of existing buildings and masts, including the sharing of such facilities, to be fully explored before agreeing to additional separate development.

There will be impact upon residential amenity in terms of outlook from the nearest dwellinghouses. However, the proposed development is to be sited where views do not dominate and where viewed along with tall street trees and against a backdrop of industrial development with an intervening wide banked grassed verge.

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Manchester Core Strategy 2012 – 2027 (adopted 2012); Policy SP1 – Spatial Principles

Policy SP1 states the key spatial principles which will guide the strategic development of Manchester to 2027. This includes;

“The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living”

Good communications is important in meeting this objective.

Places for Everyone Joint Development Plan Document – Adopted 2024, includes paragraphs on Digital Connectivity.

Paragraphs 10.29 – 10.33 set out the objectives of promoting digital connectivity and its importance to creating a truly global city.

Policy JP-C2: Digital Connectivity, states;

“We support the provision of affordable, high quality, digital infrastructure. In making decisions we will support a range of measures, including: 1. Enabling the roll-out of latest generation mobile technology and full fibre to the premises connectivity, in a way that maximises coverage whilst protecting townscape quality and ensuring an ability to respond to updated/changing technology”

This proposal will assist in achieving the objective of contributing towards excellent communications in the area, including improved network capacity and contributing to the roll-out of the latest generation technology.

Manchester Core Strategy 2012 – 2027

Policy SP 1 Spatial Principles - The key spatial principles which will guide the strategic development of Manchester to 2027 (where relevant) are:

“The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living”

Excellent and improved communications will assist in meeting this objective

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National Policy and Guidance

National Planning Policy Framework (December 2024)

The NPPF where it relates to mobile communications carries significant weight.

The Government's latest thinking continues to strongly support communications infrastructure. The NPPF remains very supportive of high-quality communications. Indeed, a whole chapter is dedicated to high quality communications, emphasising the importance that the Government attaches to digital connectivity.

Paragraph 119 states that [“Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.”](#) It notes that policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time and support latest technologies. The economic and social benefits of providing high quality and reliable communications infrastructure are acknowledged.

[‘Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology \(such as 5G\) ...’](#)

This proposal will provide improvements to 4G network coverage to area, ensuring improvements following the loss of the base station that was located at Daisy Mill, which is now where there are sports pitches to Deans Trust Ardwick, Stockport Road. This base station will ensure much needed network coverage and improved network capacity for Vodafone. It will also provide new 5G network coverage.

Paragraph 120 of the NPPF retains the requirement to minimise the number of installations consistent with the efficient operation of the network, but also includes being consistent with the needs of consumers and providing reasonable capacity for future expansion. In this case this will provide a base station for continued use by two network operators and will allow for future upgrade/expansion.

At the heart of the NPPF is the retained presumption in favour of sustainable development (para 11). For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application or policies within the revised Framework that protect areas or assets of particular importance provides a clear reason for refusing the

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development proposed; or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised Framework taken as a whole.

In this case, there is a Telecommunications policy. The proposal has regard to the policy in that due regard has been made to site the apparatus where there would be no significant impact on residential amenity. In selecting this proposal it has been explored where rooftops were available, but there was no option available that would enable coverage requirements to be met. This proposal also follows the approval of a similar scheme that was proposed to be sited on the opposite side of New Bank Street, but was not capable of being implemented due to build constraints.

The benefits of good communications, including 5G are outlined within this statement.

House of Commons: Written Statement (HCWS631): Boosting Mobile Connectivity (17 March 2016)

The written statement outlined the Government's commitment to improving mobile connectivity; ["The Government is firmly committed to ensuring there is sufficient capacity to meet the growing demand for mobile connectivity..."](#) ["This Government intends to bring forward provisions in England to provide greater freedoms and flexibilities for the deployment of mobile infrastructure..."](#)

The above confirmed the Government's commitment to good and improved communications which continues today. Recognising the vital importance of mobile connectivity for residents and local economies, the urgent delivery of the required network improvements continues to be a Government priority.

This proposal assists in meeting this objective.

The Digital Economy Act (2017)

The Digital Economy Act (2017) and the Electronic Communications Code (2017) came into force to enable access to fast digital communication services by citizens and businesses, to shape the emerging digital world for consumers and businesses, and to support the delivery of better public services for citizens by the government. The above legislations reflect the government's vision towards developing digital infrastructure in the country and should therefore, be given appropriate weight in decision-making.

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UK Wireless Infrastructure Strategy, April 2023

In April 2023, the UK Government published the 'UK Wireless Infrastructure Strategy', a plan for delivering world-class digital infrastructure which the government identifies as an essential enabler for its 5 priorities of building a better, more secure, more prosperous future for the UK, including growing the economy, and creating better-paid jobs and opportunity right across the country. In her foreword, the Rt Hon Michelle Donelan MP, Secretary of State for Department for Science, Innovation and Technology, provides context for the strategy: "5G will be the cornerstone of our digital economy. With higher capacity and lower latency, standalone 5G will drive growth in the industries of today and tomorrow, including in emerging sectors like artificial intelligence where Britain leads the world. Just take smart ports, where 5G-enabled remote operation can help us to move containers more quickly, efficiently, and safely, boosting our international competitiveness. 5G can improve our public services, too, in everything from education to social care. In transport, for example, we can use 5G to power forward progress in everything from real time travel information to augmented reality navigation and self-driving buses and taxis.... This is an incredible opportunity; widespread adoption of 5G could see £159 billion in productivity benefits by 2035".

This proposal will assist in meeting this objective.

Code of Best Practice for Wireless Network Development in England (March 2022)

The Code of Practice was revised in March 2022 and reinforces the Government's commitment to supporting mobile connectivity and the economic, social and well-being benefits that it can bring. This includes a commitment towards nationwide 4G coverage and 5G coverage to the majority of the population.

This proposal will assist in meeting this objective.

Connected Nations

Attached to this application is the Keynote Speech at Connected Britain 2020. It is attached as an indicator of the Government's commitment to improving connectivity.

The Connected Nations report measures progress in broadband and mobile services in the UK and highlights the work Ofcom is doing, alongside UK and devolved governments and communications companies, to improve the availability of these

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services. Ofcom wants people in the UK to be able to easily access good broadband and mobile connections wherever they live, work and travel. The latest Report was published in 2024. With regards to mobile connectivity, the report states; [Mobile services continue to play an ever more central role in people's lives, from on-the-go calls and internet access to wireless connectivity for smart meters ...](#)"

The 2024 update introduced an interactive report with both the latest and historical data available. This report shows that in Cornwall, only 81% of the geographical area has 4G services from all operators. This restricts the choice for consumers of which network to choose in the area for optimum 4G coverage.

It notes that Mobile Network Operators are switching off their 3G networks. The need to improve 4G coverage, together with the ability to introduce 5G network coverage will become increasingly important.

This proposal will clearly provide improved 4G coverage, having regard to the objective to replace coverage lost with the removal of the site at Daisy Mill. 5G network coverage will also be provided.

Practical Applications of 5G Connectivity as examples of material Socio-Economic Benefit

Paragraph 38 of the NPPF states that:

["Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including...permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."](#)

Mobile connectivity is essential to the future success of the economy. The combined value of 4G and 5G mobile connectivity is estimated to add £173 billion of growth to the economy over a 10 year period from 2020 to 2030 (Councils and Connectivity – How local government can help to build mobile Britain - Sept 2018). Mobile connectivity is essential to creating a better society. Digital inclusion can help people gain employment, become more financially secure and improve health and well-being. Mobile connectivity is essential to fulfilling the potential of new technologies. Innovations such as artificial intelligence and connected cars will change how we work, spend our leisure time and run our public services. There is a demand for mobile connectivity in areas where geography, logistics or economics – or a combination of all 3, make it difficult. Mobile network capacity needs to grow

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to meet the demand of mobile users, who are consuming ever increasing amounts of data.

Covid-19 increased reliance on mobile connectivity. But, reliance on mobile connectivity was increasing before the pandemic. It is fair to state that the increased use of and expectation for reliable mobile digital connectivity is continuing post-pandemic. Residents, businesses and commuters will be disadvantaged if the coverage and capacity in the area does not improve.

Education:

The relationship between 5G and education is evolving at a massive rate with educators exploring the relevance of Virtual Reality (VR) technologies for education and training. Crucially, VR can support remote learning, allowing students a presence in the classroom even when working elsewhere.

5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security will also allow learning on the job, thanks to technologies such as Augmented Reality (AR) goggles, which can give engineers real-time instructions on how to fix a machine on a production line, for example.

Health:

Patients across the country are now becoming accustomed to relying on remote healthcare services such as NHS 111, virtual GP appointments, and ordering online deliveries of essential medical supplies.

5G will prove critical in providing the infrastructure required to deliver remote health services over the next decade. By design, 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security are going to be fundamental in scaling the patient benefits of remote healthcare and keeping medical records secure and private. For instance, trials have shown that connecting ambulance crews to expert resources using 5G allows paramedics to work with doctors and conduct specialist procedures in real time whilst on the road.

Assessment, including siting and appearance

As an application for prior approval, the primary considerations are siting and appearance. Also relevant is the weight placed on the improvements in network communications that will result against any adverse visual impact that may result.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

Impact upon residential amenity is a consideration. While there are dwellinghouses to the west, the application site is separated from those houses by a wide banked grassed verge. There are tall street trees near to the site which will assist in limiting impact and from the nearest dwellinghouses, in particular, the installation will be seen against a backdrop of industrial development, including tall steel gantries associated with the railway depot.

The area is mixed residential and industrial/commercial and a slim streetworks column in the street scene should not be seen as an unexpected form of development.

In 2018 an application for a similar proposal was approved, which had a similar siting relationship to the nearest houses as this proposal.

It is considered that this proposal is similar and should also be approved.

Conclusion

The proposal is similar to that approved under application reference 119902/TEL/2018 where there was no concern regarding siting and appearance. Impact upon street scene and upon residential amenity was considered to be acceptable. This should carry significant weight in accepting this proposal.

The site is within a mixed residential and industrial/commercial area. The siting is determined by the need to provide coverage lost by the removal of the telecommunications base station at Daisy Mill, Stockport Road. The fact that there is a base station on Stockport Road to the west of the former Daisy Mill Site that provides partial coverage site also influenced the location for this site.

Tall street trees and the character and appearance of the nearby industrial/commercial related development, assists in limiting the visual impact of the proposal to what is considered to be acceptable.

Any minor harm upon the character and appearance of the area is outweighed by the clear improvements in network coverage and capacity, including new 5G network coverage, that would result.

The proposal is considered to accord with the objectives of local and national policy and guidelines.

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Assessment of this proposal should have regard to the governments most recent thinking within the recent letter to Council leaders and the Prime Ministers comments in December 2024, referred to earlier in this report and repeated again below;

Sir Chris Bryant's letter to Leaders of the Councils confirms:

"Whilst we recognise the need to fully scrutinise planning applications [for telecommunications development], I ask for you to support the deployment of this infrastructure **wherever possible**".

And the PM has said (see copy of the Article from The Times, 5 December 2024:

"Every road, pylon and **mast — which connect people with opportunity** — must jump through endless hoops, only to be opposed, dragged out, before eventually, if lucky, approved".

Confirmation that submitted drawings have been checked for accuracy

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Signed:		Date:	14 March 2025
Position:	Senior Town Planner	(on behalf of Cornerstone)	

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