Our ref: CTIL 30619300

28th January 2025

Andrew Gwynne MP
House of Commons
London
SW1A 0AA
gwynnea@parliament.uk

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

Dear Mr Gwynne,

PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED MOBILE PHONE BASE STATION INSTALLATION AT CTIL 30619300, MANOR ROAD SW, MANOR ROAD, LEVENSHULME, MANCHESTER, GREATER MANCHESTER, M19 3HL, NGR: E 388092 N 394592

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 Levenshulme area for radio base stations to maintain and improve existing levels of service provision.

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

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 Levenshulme.

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 new 20m High Orion structure mounted on root foundation structure to be coloured Grey. The installation of 6No antennas, 3No ERS and 2No dishes. The installation of 2No cabinets to be coloured Green. ancillary development thereto at Manor Road Sw, Manor Road, Levenshulme, Manchester, Greater Manchester, M19 3HL, NGR: E 388092 N 394592**.** 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 Levenshulme.

The proposed height at 20m 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 column is a simple, functional, vertical structure necessary to provide a new service provision to Levenshulme and the surrounding area. There are other vertical structures in the streetscene which will help it assimilate in to the local environ. The column is proposed to be finished in a grey colour but can be coloured any other colour that the LPA consider appropriate.

The cabinets are designed to appear like other statutory undertakers equipment cabinets. They are small for telecommunications apparatus and are proposed to be coloured green to assimilate with other equipment cabinets commonly found in urban environments. 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.

The RRUs are designed to make the antennas more efficient and reduce the need for equipment cabinets at ground level, therefore minimising ground level clutter in this area. They are located underneath the lowest set of antennas, out of the natural eye line of the casual passer-by and therefore will not appear prominent in the streetscene.

The other site options that were considered and then discounted are as follows:

Site[3]	Site Name and address	NGR	Reason for not choosing[4]
GF - Greenfield	Name GF North of Matthews Lane Line 1 Matthews Lane Line 2 Town Levenshulme County Manchester Postcode M12 4GR	Eastings 387932 Northings 394804	T - Technical Difficulties A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover to the South. That would inhibit the signal and would not deliver the required coverage to the target area. This site has therefore been discounted for this reason.

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GF - Greenfield	Name Greenbank Park GF Line 1 Greenbank Park Line 2 Guildford Road Town Levenshulme County Manchester Postcode M19 3FZ	Eastings 388060 Northings 394714	P - Planning An installation at this location is considered to be too prominent in the park land and 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 Grange School GF Line 1 Grange School Line 2 Matthews Lane Town Levenshulme County Manchester Postcode M12 4GR	Eastings 388086 Northings 394874	T - Technical Difficulties A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover to the South. That would inhibit the signal and would not deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Connaughton House Line 1 Connaughton House Line 2 Mount Road Town Levenshulme County Manchester Postcode M19 3BH	Eastings 388256 Northings 394656	O - Other Discounted for same reason as VF - Site found on the corner of the industrial estate with land to rear of the building. Used as a day nursery, so when whilst this does not preclude the use of the site for telecoms, the operators are aware that there has been public concern in relation to installations that are located on or very close to such uses. As a result it is likely that should this site be advanced it would be contentious and so in this respect it is considered that other options put forward are more appropriate.
GF - Greenfield	Name Chimney rear of Autos Shop Line 1 Sandfold Lane Line 2 Town Levenshulme County Manchester Postcode M19 3JP	Eastings 388245 Northings 394568	T - Technical Difficulties Discounted for Technical, Build and Access reasons. Scheme to attach antennas at 25m to 53m high chimney MSV'ed and drawings produced for VF. Technically compromised scheme as restricted antennas positions due to ownership of land beneath. Chimney in poor condition and structural survey never completed. Access route through industrial estate has awkward turns, uneven surface and activities from the various units spill out onto the road. Manoeuvrability for a cherry picker/crane of the size required for the chimney proves difficult. Access to base of the chimney is found through a gated and

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				tenanted yard who uses it for scrap cars keeps dogs on-site, which may present difficulties with regards future visits, access etc.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Recycling Centre Recycling Centre Sandfold Lane Levenshulme Manchester M19 3BH	Eastings 388376 Northings 394629	T - Technical Difficulties A mast at this location is not viable due to a physical lack of space due to the site's use as a recycling depot, in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	O'Connor Utilities Ltd Sandfold Lane Levenshulme Manchester M19 3BJ	Eastings 388456 Northings 394626	T - Technical Difficulties Used as for outdoor storage so may run into issues with a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason as there are other more suitable sites.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Printworks Lane SW Printworks Lane Levenshulme Manchester M19 3HS	Eastings 388306 Northings 394496	T - Technical Difficulties The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Byrom Avenue SW Byrom Avenue Levenshulme Manchester M19 3HR	Eastings 388094 Northings 394422	P - Planning An installation at this location is considered to be too prominent in the street scene and 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 Line 1 Line 2 Town County Postcode	Greenbank Playing Fields Field Bank Grove Levenshulme Manchester M19 3EU	Eastings 388014 Northings 394514	P - Planning An installation at this location is considered to be too prominent in the park land and 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 Line 1 Line 2 Town	Manor Road SW Manor Road Levenshulme	Eastings 387843 Northings	P - Planning A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover from all

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	County Postcode	Manchester M19 3EU	394552	directions. That would inhibit the signal and would not deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Terraced Houses Between Matthews Lane and Manor Road Levenshulme Manchester M19 3EQ	Eastings 387880 Northings 394691	P - Planning The footway within this residential housing (terraced) area this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.

In line with Best Practice principles we have shared these details with local councillors, planning officers and in this case other community groups (Levenshulme ward, Manchester City Council and manager for Small Wonders PDN Lt)

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)
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

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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 30619300)

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)

Our ref: CTIL 30619300

28th January 2025

Small Wonders PDN Ltd
Connaughton House
315 Mount Rd
Greater Manchester
M19 3BH
enquiries@small-wonders.co.uk

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

Dear Sir/Madam

PROPOSED BASE STATION INSTALLATION AT CTIL 30619300, MANOR ROAD SW, MANOR ROAD, LEVENSHULME, MANCHESTER, GREATER MANCHESTER, M19 3HL, NGR: E 388092 N 394592

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 Levenshulme 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 Levenshulme.

The proposal, which we feel is the best solution to serve our customers in the local community, will include: the installation of new 20m High Orion structure mounted on root foundation structure to be coloured Grey. The installation of 6No antennas, 3No ERS and 2No dishes. The installation of 2No cabinets to be coloured Green. ancillary development thereto at Manor Road Sw, Manor Road, Levenshulme, Manchester, Greater Manchester, M19 3HL, NGR: E 388092 N 394592**.** 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 20m 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

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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 column is a simple, functional, vertical structure necessary to provide replacement and new service provision to Levenshulme and the surrounding area. There are other vertical structures in the streetscene which will help it assimilate in to the local environ. The column is proposed to be finished in a grey colour but can be coloured any other colour that the LPA consider appropriate.

The cabinets are designed to appear like other statutory undertakers equipment cabinets. They are small for telecommunications apparatus and are proposed to be coloured green to assimilate with other equipment cabinets commonly found in urban environments. 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.

The RRUs are designed to make the antennas more efficient and reduce the need for equipment cabinets at ground level, therefore minimising ground level clutter in this area. They are located underneath the lowest set of antennas, out of the natural eye line of the casual passer-by and therefore will not appear prominent in the streetscene.

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 30619300)

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)

Our ref: CTIL 30619300

28th January 2025

Cllr Zahid Zahid Hussain
Members' Services Office
Manchester City Council PO Box 532
Town Hall Extension
Manchester
M60 2LA
cllr.zahid.hussain@manchester.gov.uk

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

Dear Cllr Hussain,

PROPOSED BASE STATION INSTALLATION AT CTIL 30619300, MANOR ROAD SW, MANOR ROAD, LEVENSHULME, MANCHESTER, GREATER MANCHESTER, M19 3HL, NGR: E 388092 N 394592

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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 are in the process of identifying a suitable site in the Levenshulme 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 Levenshulme.

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 Levenshulme. 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 30619300, MANOR ROAD SW

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:

MANOR ROAD SW, MANOR ROAD, LEVENSHULME, MANCHESTER, GREATER MANCHESTER, M19 3HL, NGR: E 388092 N 394592

The proposed works comprise the installation of new 20m High Orion structure mounted on root foundation structure to be coloured Grey. The installation of 6No antennas, 3No ERS and 2No dishes. The installation of 2No cabinets to be coloured Green. ancillary development thereto.

The proposed height at 20m 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 column is a simple, functional, vertical structure necessary to provide replacement and new service provision to Levenshulme and the surrounding area. There are other vertical structures in the streetscene which will help it assimilate in to the local environ. The column is proposed to be finished in a grey colour but can be coloured any other colour that the LPA consider appropriate.

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The cabinets are designed to appear like other statutory undertakers equipment cabinets. They are small for telecommunications apparatus and are proposed to be coloured green to assimilate with other equipment cabinets commonly found in urban environments. 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.

The RRUs are designed to make the antennas more efficient and reduce the need for equipment cabinets at ground level, therefore minimising ground level clutter in this area. They are located underneath the lowest set of antennas, out of the natural eye line of the casual passer-by and therefore will not appear prominent in the streetscene.

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 GF North of Matthews Lane Line 1 Matthews Lane Line 2 Town Levenshulme County Manchester Postcode M12 4GR	Eastings 387932 Northings 394804	T - Technical Difficulties A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover to the South. That would inhibit the signal and would not deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Greenbank Park GF Line 1 Greenbank Park Line 2 Guildford Road Town Levenshulme County Manchester Postcode M19 3FZ	Eastings 388060 Northings 394714	P - Planning An installation at this location is considered to be too prominent in the park land and 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 Grange School GF Line 1 Grange School Line 2 Matthews Lane Town Levenshulme County Manchester Postcode M12 4GR	Eastings 388086 Northings 394874	T - Technical Difficulties A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover to the South. That would inhibit the signal and would not deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Connaughton House Line 1 Connaughton House Line 2 Mount Road	Eastings 388256	O - Other Discounted for same reason as VF - Site found on the corner of the industrial estate with land to rear of the building. Used as a day nursery,

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	Town County Postcode	Levenshulme Manchester M19 3BH	Northings 394656	so when whilst this does not preclude the use of the site for telecoms, the operators are aware that there has been public concern in relation to installations that are located on or very close to such uses. As a result it is likely that should this site be advanced it would be contentious and so in this respect it is considered that other options put forward are more appropriate.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Chimney rear of Autos Shop Sandfold Lane Levenshulme Manchester M19 3JP	Eastings 388245 Northings 394568	T - Technical Difficulties Discounted for Technical, Build and Access reasons. Scheme to attach antennas at 25m to 53m high chimney MSV'ed and drawings produced for VF. Technically compromised scheme as restricted antennas positions due to ownership of land beneath. Chimney in poor condition and structural survey never completed. Access route through industrial estate has awkward turns, uneven surface and activities from the various units spill out onto the road. Manoeuvrability for a cherry picker/crane of the size required for the chimney proves difficult. Access to base of the chimney is found through a gated and tenanted yard who uses it for scrap cars keeps dogs on-site, which may present difficulties with regards future visits, access etc.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Recycling Centre Recycling Centre Sandfold Lane Levenshulme Manchester M19 3BH	Eastings 388376 Northings 394629	T - Technical Difficulties A mast at this location is not viable due to a physical lack of space due to the site's use as a recycling depot, in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	O'Connor Utilities Ltd Sandfold Lane Levenshulme Manchester M19 3BJ	Eastings 388456 Northings 394626	T - Technical Difficulties Used as for outdoor storage so may run into issues with a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason as there are other more suitable sites.
GF - Greenfield	Name Line 1	Printworks Lane SW Printworks Lane	Eastings	T - Technical Difficulties

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	Line 2 Town Levenshulme County Manchester Postcode M19 3HS	388306 Northings 394496	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.
GF - Greenfield	Name Byrom Avenue SW Line 1 Byrom Avenue Line 2 Town Levenshulme County Manchester Postcode M19 3HR	Eastings 388094 Northings 394422	P - Planning An installation at this location is considered to be too prominent in the street scene and 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 Greenbank Playing Fields Line 1 Field Bank Grove Line 2 Town Levenshulme County Manchester Postcode M19 3EU	Eastings 388014 Northings 394514	P - Planning An installation at this location is considered to be too prominent in the park land and 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 Manor Road SW Line 1 Manor Road Line 2 Town Levenshulme County Manchester Postcode M19 3EU	Eastings 387843 Northings 394552	P - Planning A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover from all directions. That would inhibit the signal and would not deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Terraced Houses Line 1 Between Matthews Lane and Line 2 Manor Road Town Levenshulme County Manchester Postcode M19 3EQ	Eastings 387880 Northings 394691	P - Planning The footway within this residential housing (terraced) area this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.

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.

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Theale, Berkshire, RG7 4SA

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 Levenshulme ward, local MP and manager for Small Wonders PDN Ltd.

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 30619300)

Yours faithfully,

Hazem Karbouj

Hazem Karbouj
Acquisition Surveyor
Acquisition
Clarke Telecom
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(for and on behalf of Cornerstone)

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28th January 2025

Cllr Dzidra Noor
Manchester City Council PO Box 532
Town Hall Extension
Manchester
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Clarke Telecom Ltd
Unit E
Madison Place
Northampton Road
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M40 5AG

Dear Cllr Noor,

PROPOSED BASE STATION INSTALLATION AT CTIL 30619300, MANOR ROAD SW, MANOR ROAD, LEVENSHULME, MANCHESTER, GREATER MANCHESTER, M19 3HL, NGR: E 388092 N 394592

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 Levenshulme 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 Levenshulme.

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 Levenshulme. 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 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 30619300, MANOR ROAD SW

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:

MANOR ROAD SW, MANOR ROAD, LEVENSHULME, MANCHESTER, GREATER MANCHESTER, M19 3HL, NGR: E 388092 N 394592

The proposed works comprise the installation of new 20m High Orion structure mounted on root foundation structure to be coloured Grey. The installation of 6No antennas, 3No ERS and 2No dishes. The installation of 2No cabinets to be coloured Green. ancillary development thereto.

The proposed height at 20m 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 column is a simple, functional, vertical structure necessary to provide replacement and new service provision to Levenshulme and the surrounding area. There are other vertical structures in the streetscene which will help it assimilate in to the local environ. The column is proposed to be finished in a grey colour but can be coloured any other colour that the LPA consider appropriate.

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The cabinets are designed to appear like other statutory undertakers equipment cabinets. They are small for telecommunications apparatus and are proposed to be coloured green to assimilate with other equipment cabinets commonly found in urban environments. 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.

The RRUs are designed to make the antennas more efficient and reduce the need for equipment cabinets at ground level, therefore minimising ground level clutter in this area. They are located underneath the lowest set of antennas, out of the natural eye line of the casual passer-by and therefore will not appear prominent in the streetscene.

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 GF North of Matthews Lane Line 1 Matthews Lane Line 2 Town Levenshulme County Manchester Postcode M12 4GR	Eastings 387932 Northings 394804	T - Technical Difficulties A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover to the South. That would inhibit the signal and would not deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Greenbank Park GF Line 1 Greenbank Park Line 2 Guildford Road Town Levenshulme County Manchester Postcode M19 3FZ	Eastings 388060 Northings 394714	P - Planning An installation at this location is considered to be too prominent in the park land and 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 Grange School GF Line 1 Grange School Line 2 Matthews Lane Town Levenshulme County Manchester Postcode M12 4GR	Eastings 388086 Northings 394874	T - Technical Difficulties A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover to the South. That would inhibit the signal and would not deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Connaughton House Line 1 Connaughton House Line 2 Mount Road	Eastings 388256	O - Other Discounted for same reason as VF - Site found on the corner of the industrial estate with land to rear of the building. Used as a day nursery,

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	Town County Postcode	Levenshulme Manchester M19 3BH	Northings 394656	so when whilst this does not preclude the use of the site for telecoms, the operators are aware that there has been public concern in relation to installations that are located on or very close to such uses. As a result it is likely that should this site be advanced it would be contentious and so in this respect it is considered that other options put forward are more appropriate.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Chimney rear of Autos Shop Sandfold Lane Levenshulme Manchester M19 3JP	Eastings 388245 Northings 394568	T - Technical Difficulties Discounted for Technical, Build and Access reasons. Scheme to attach antennas at 25m to 53m high chimney MSV'ed and drawings produced for VF. Technically compromised scheme as restricted antennas positions due to ownership of land beneath. Chimney in poor condition and structural survey never completed. Access route through industrial estate has awkward turns, uneven surface and activities from the various units spill out onto the road. Manoeuvrability for a cherry picker/crane of the size required for the chimney proves difficult. Access to base of the chimney is found through a gated and tenanted yard who uses it for scrap cars keeps dogs on-site, which may present difficulties with regards future visits, access etc.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Recycling Centre Recycling Centre Sandfold Lane Levenshulme Manchester M19 3BH	Eastings 388376 Northings 394629	T - Technical Difficulties A mast at this location is not viable due to a physical lack of space due to the site's use as a recycling depot, in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	O'Connor Utilities Ltd Sandfold Lane Levenshulme Manchester M19 3BJ	Eastings 388456 Northings 394626	T - Technical Difficulties Used as for outdoor storage so may run into issues with a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason as there are other more suitable sites.
GF - Greenfield	Name Line 1	Printworks Lane SW Printworks Lane	Eastings	T - Technical Difficulties

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	Line 2 Town Levenshulme County Manchester Postcode M19 3HS	388306 Northings 394496	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.
GF - Greenfield	Name Byrom Avenue SW Line 1 Byrom Avenue Line 2 Town Levenshulme County Manchester Postcode M19 3HR	Eastings 388094 Northings 394422	P - Planning An installation at this location is considered to be too prominent in the street scene and 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 Greenbank Playing Fields Line 1 Field Bank Grove Line 2 Town Levenshulme County Manchester Postcode M19 3EU	Eastings 388014 Northings 394514	P - Planning An installation at this location is considered to be too prominent in the park land and 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 Manor Road SW Line 1 Manor Road Line 2 Town Levenshulme County Manchester Postcode M19 3EU	Eastings 387843 Northings 394552	P - Planning A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover from all directions. That would inhibit the signal and would not deliver the required coverage to the target area. This site has therefore been discounted for this reason.
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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.

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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 Levenshulme ward, local MP and manager for Small Wonders PDN Ltd.

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 30619300)

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)

Our ref: CTIL 30619300

28th January 2025

Cllr Basat Sheikh
Member's Services Office
Manchester City Council PO Box 532
Town Hall Extension
Manchester
M60 2LA
cllr.basat.sheikh@manchester.gov.uk

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Acquisition Surveyor
Acquisition
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(for and on behalf of Cornerstone)

Our ref: CTIL 30619300

28th January 2025

The Chief Planning Officer

Manchester City Council
Planning
Manchester City Council
P O Box 532
MANCHESTE
M60 2LA
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Cornerstone is in the process of progressing suitable sites in the Levenshulme 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.

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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.

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The proposed height at 20m is essential in order to provide the necessary coverage to the target 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 column is a simple, functional, vertical structure necessary to provide replacement and new service provision to Levenshulme and the surrounding area. There are other vertical structures in the streetscene which will help

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it assimilate in to the local environ. The column is proposed to be finished in a grey colour but can be coloured any other colour that the LPA consider appropriate.

The cabinets are designed to appear like other statutory undertakers equipment cabinets. They are small for telecommunications apparatus and are proposed to be coloured green to assimilate with other equipment cabinets commonly found in urban environments. 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.

The RRUs are designed to make the antennas more efficient and reduce the need for equipment cabinets at ground level, therefore minimising ground level clutter in this area. They are located underneath the lowest set of antennas, out of the natural eye line of the casual passer-by and therefore will not appear prominent in the streetscene.

Alternative site options considered and rejected are as follows:

Site[3]	Site Name and address		NGR	Reason for not choosing[4]
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	GF North of Matthews Lane Matthews Lane Levenshulme Manchester M12 4GR	Eastings 387932 Northings 394804	T - Technical Difficulties A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover to the South. That would inhibit the signal and would not deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Greenbank Park GF Greenbank Park Guildford Road Levenshulme Manchester M19 3FZ	Eastings 388060 Northings 394714	P - Planning An installation at this location is considered to be too prominent in the park land and 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 Line 1 Line 2 Town County Postcode	Grange School GF Grange School Matthews Lane Levenshulme Manchester M12 4GR	Eastings 388086 Northings 394874	T - Technical Difficulties A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover to the South. That would inhibit the signal and would not deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name	Connaughton House	Eastings	O - Other

	Line 1 Connaughton House Line 2 Mount Road Town Levenshulme County Manchester Postcode M19 3BH	388256 Northings 394656	Discounted for same reason as VF - Site found on the corner of the industrial estate with land to rear of the building. Used as a day nursery, so when whilst this does not preclude the use of the site for telecoms, the operators are aware that there has been public concern in relation to installations that are located on or very close to such uses. As a result it is likely that should this site be advanced it would be contentious and so in this respect it is considered that other options put forward are more appropriate.
GF - Greenfield	Name Chimney rear of Autos Shop Line 1 Sandfold Lane Line 2 Town Levenshulme County Manchester Postcode M19 3JP	Eastings 388245 Northings 394568	T - Technical Difficulties Discounted for Technical, Build and Access reasons. Scheme to attach antennas at 25m to 53m high chimney MSV'ed and drawings produced for VF. Technically compromised scheme as restricted antennas positions due to ownership of land beneath. Chimney in poor condition and structural survey never completed. Access route through industrial estate has awkward turns, uneven surface and activities from the various units spill out onto the road. Manoeuvrability for a cherry picker/crane of the size required for the chimney proves difficult. Access to base of the chimney is found through a gated and tenanted yard who uses it for scrap cars keeps dogs on-site, which may present difficulties with regards future visits, access etc.
GF - Greenfield	Name Recycling Centre Line 1 Recycling Centre Line 2 Sandfold Lane Town Levenshulme County Manchester Postcode M19 3BH	Eastings 388376 Northings 394629	T - Technical Difficulties A mast at this location is not viable due to a physical lack of space due to the site's use as a recycling depot, in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name O'Connor Utilities Ltd Line 1 Sandfold Lane Line 2 Town Levenshulme County Manchester Postcode M19 3BJ	Eastings 388456 Northings 394626	T - Technical Difficulties Used as for outdoor storage so may run into issues with a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason as there are other more suitable sites.

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GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Printworks Lane SW Printworks Lane Levenshulme Manchester M19 3HS	Eastings 388306 Northings 394496	T - Technical Difficulties The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Byrom Avenue SW Byrom Avenue Levenshulme Manchester M19 3HR	Eastings 388094 Northings 394422	P - Planning An installation at this location is considered to be too prominent in the street scene and 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 Line 1 Line 2 Town County Postcode	Greenbank Playing Fields Field Bank Grove Levenshulme Manchester M19 3EU	Eastings 388014 Northings 394514	P - Planning An installation at this location is considered to be too prominent in the park land and 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 Line 1 Line 2 Town County Postcode	Manor Road SW Manor Road Levenshulme Manchester M19 3EU	Eastings 387843 Northings 394552	P - Planning A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover from all directions. That would inhibit the signal and would not deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Terraced Houses Between Matthews Lane and Manor Road Levenshulme Manchester M19 3EQ	Eastings 387880 Northings 394691	P - Planning The footway within this residential housing (terraced) area this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.

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.

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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 ward councillors for Levenshulme ward, local MP and manager for Small Wonders PDN Ltd.

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 30619300)

Yours faithfully,

Hazem Karbouj

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(for and on behalf of Cornerstone)