

Our ref: CS 24140931

29 November 2024

Abbey College Manchester
5-7 Cheapside
Manchester
M2 4WG

Avison Young
6th Floor
11 York Street
Manchester
M2 2AW

By Email: admin@abbeymanchester.co.uk

BY RECORDED DELIVERY

Dear Sir/Madam,

PRE-APPLICATION CONSULTATION FOR A PROPOSED BASE STATION UPGRADE AT LOWRY HOUSE, MARKET STREET, MANCHESTER, GREATER MANCHESTER, M1 1PD (NGRs: E 384120 / N 398350)

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 improving their service provision and have identified an existing site that is suitable for an equipment upgrade on behalf of Vodafone Limited. 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.

As part of the operator's continued network improvement program, there is a specific requirement for a radio base station upgrade at this location to replace existing equipment with the latest technologies, which will improve existing coverage provisions for better signal strength, capacity and speed.

The proposal, which we feel is the best solution to serve our customers in the local community is located approximately 195 metres from your school/college and the proposed works comprise of the following:

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

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

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

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

Description of Development: Removal of 6no existing antennas to be replaced with 6no new antennas, installation of 1no new 600mm dish and 1no new 300mm dish, internal upgrade of existing equipment room and other associated ancillary works thereto.

The Local Planning Authority must 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. As the proposed works involve the upgrade of an existing base station, it was not necessary to identify alternative site options in accordance with the Code of Best Practice for telecommunications development.

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 subsequent planning application to the local planning authority. 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 proceed with the formal planning application.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CS 24140931).

Yours sincerely



Mandy Poon MRTPI

Associate Planner, Technology

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6th Floor, 11 York Street, Manchester M2 2AW

(for and on behalf of Cornerstone)

Enc. Drawings

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