

Our ref: CTIL 30288900

31st July 2023

Manchester City Council
Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA

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

Dear Sir/Madam,

PROPOSED BASE STATION INSTALLATION AT CTIL 30288900, SHETLAND RD SW, JUNCTION OF OLHAM ROAD & SHETLAND RD, MILES PLATTING, MANCHESTER, M407AQ, NGR: E 385589 N 399497

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 Manchester area for radio base stations to maintain and improve existing levels of service provision. We aim to work with you to progress a proposal that is both acceptable to your authority and meets our customer's technical network requirements. This approach accords with Cornerstone's Best Practice Commitments to ensure consultation with Local Planning Authorities and other appropriate key stakeholders.

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

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 Manchester. 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.

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

Cornerstone Planning Consultation Letter to LPA 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

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.

This letter therefore invites the Local Planning Authority, in accordance with planning policy guidance and Best Practice Commitments, to enter into pre-application discussions with regard to our preferred site option prior to a formal planning submission. Several steps in the site identification process have already been undertaken. The Local Planning Authority mast register and our records of other potential sites have been reviewed, the policies in the Development Plan have been taken into account and we have examined the inter-operator site sharing database.

Our technical network requirement is as follows:

CTIL 30288900, SHETLAND RD SW

The site is needed to provide new 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:

JUNCTION OF OLHAM ROAD & SHETLAND RD, MILES PLATTING, MANCHESTER, M407AQ, NGR: E 385589 N 399497

The proposed works comprise the installation of proposed 20.0m high Orion Structure. Installation of 6no. Antennas, 3no. RRUs and 2no. Transmission Dishes. Further installation of 2no. Ground Cabinets, mounted on root foundation and to be coloured Fir Green. Ancillary development required 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 Manchester 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.

Alternative site options considered and rejected are as follows:

Site ³	Site Name and address	NGR	Reason for not choosing ⁴
ES - Existing Structure	Name existing VF Streetworks 85002vf Line 1 271 Oldham Road Line 2 Manchester Town County Postcode M40 7PS	Eastings 385590 Northings 399569	T - Technical Difficulties The operator has fully investigated upgrading this site to provide the latest technologies for 4G services as well as new 5G coverage/capacity in to the Telefonica network. However, the design of the existing pole is not able to support the new 5G antennas for both Vodafone and Telefonica without being significantly redesigned and replaced with a much bigger and bulkier structure. This would have a greater detrimental impact on the visual amenity of the streetscene than installing another radio base station for Telefonica nearby. This existing telecommunications site has been discounted for Telefonica's new technology requirements for this reason. A new installation for Telefonica is therefore needed to provide this operator with the latest 2G, 3G 4G and 5G technologies.
ES - Existing Structure	Name Existing TEF/ VF installation Line 1 Johnson's Square Line 2 Oldham Road Town Manchester County Postcode M40 7PS	Eastings 385713 Northings 399739	O - Other This is the shared Telefonica/ Vodafone mast within the next cell across. This is north of the search area and therefore does not provide coverage to the target area. The requirement for a new mast is in addition to this existing mast
GF - Greenfield	Name Network Rail Land	Eastings	P - Planning

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	Line 1	rear of Ferdinand Street		Radio would require a structure that is minimum height of 15m from ground level for ICNIRP compliance. As the ground is raised here, the height of the structure would be overpowering in the street scene and have a much greater negative visual impact than the proposed SW option along Oldham Road. There are also frequency restrictions with Network Rail.
	Line 2		385530	
	Town	Manchester	Northings	
	County		399735	
	Postcode	M40 7PS		
GF - Greenfield	Name	SW on Winstanley Road		P - Planning
	Line 1	Winstanley Road	Eastings	This is a dense residential area. There is a childrens day nursery along this road also. There would be greater concerns and objections of visual amenity in this location in comparison to the proposed location along Oldham Road
	Line 2		385662	
	Town	Manchester	Northings	
	County		399262	
	Postcode	M40 7WN		
RT - Roof Top	Name	Naylor Court		T - Technical Difficulties
	Line 1	Gunson Street	Eastings	This is part of 4x High Rise residential blocks. These are discounted as they are very south of the target area and too high to be able to service the target area for 5G
	Line 2		385461	
	Town	Manchester	Northings	
	County		399264	
	Postcode	M40 7WS		
GF - Greenfield	Name	Greenfield at Bulldog Metals		RD - Redevelopment not possible
	Line 1	Oldham Road	Eastings	There is not enough space within the yard here to facilitate the required compliment of telecoms equipment for the technologies required. Plus the Site Provider's use of the yard will be even further restricted for vehicle turning space as bollards would also be required to protect the telecoms kit.
	Line 2		385510	
	Town	Manchester	Northings	
	County		399443	
	Postcode	M40 7WZ		

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

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

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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 Miles Platting & Newton Heath and local MP

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 30288900)

Yours faithfully

KRiby

Keanan Riby
Graduate Acquisition Surveyor
Acquisition
Clarke Telecom
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(for and on behalf of Cornerstone)

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