



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

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F: +44 (0) 161 785 4501

[www.clarke-telecom.com](http://www.clarke-telecom.com)

Our ref: CTIL\_30599500

SMH Investments Limited  
Unit B, First Floor  
Lostock Park  
Lynstock Way  
Lostock  
Bolton  
BL6 4SG

[Connor.Scherer@landmark-investments.co.uk](mailto:Connor.Scherer@landmark-investments.co.uk)

16<sup>th</sup> April 2024

Dear Mr Scherer,

**APPLICATION FOR PRIOR APPROVAL: CORNERSTONE**

**PROPOSED INSTALLATION OF RADIO BASE STATION AT CTIL 30599500 TOPPS TILES CAR PARK,  
CHEETHAM HILL ROAD, CHEETHAM HILL, MANCHESTER, M4 4FS, NGR E: 384054 N: 399448**

Please find attached a notice that is required under paragraph under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2016 (as amended).

The notice is required by law to the person who has a legal interest of the land to which the application relates to advise that an application for prior approval is to be submitted to the local planning authority for the proposed telecommunications equipment noted above and shown on the attached drawings numbered 100A\_201A\_301A. Should you wish to make representations to the local planning authority on the application then the relevant details are contained on the Notice.

Should you have any further queries regarding the proposal please do not hesitate to contact me quoting cell number: CTIL\_30599500.

Yours faithfully

*James Dodd*

James Dodd MSc  
Town Planner  
Clarke Telecom

Tel: +44 (0) 161 785 4500

Fax: +44 (0) 161 785 4501

Email: [james.dodd@clarke-telecom.com](mailto:james.dodd@clarke-telecom.com)

(for and on behalf of Cornerstone)  
Enc Drawings

**Developer's Notice as required under the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2016**

**BY EMAIL**

Proposed Development at: TOPPS TILES CAR PARK, CHEETHAM HILL ROAD, CHEETHAM HILL, MANCHESTER, M4 4FS

National Grid Reference: E: 384054 N: 399448    Our Ref: CTIL\_3599500

I give notice that Clarke Telecom Ltd, Unit E, Madison Place, Northampton Road, Manchester, M40 5AG, on behalf of Cornerstone Telecommunications Infrastructure Ltd (Cornerstone), will be applying to Manchester City Council, Planning, P O Box 532, MANCHESTER, M60 2LA, under Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for its determination as to whether the prior approval of the authority will be required as to the siting and appearance of :

Installation of proposed 20.0m high Orion Street Pole (Grey), Installation of 6no. Antennas and 3no. RRUs, Installation of 1no. Transmission Dish, Installation of York & Shire ground-based cabinets (Green), Ancillary development required thereto.

The application and accompanying plans are available for public inspection at the offices of the above Authority at Manchester City Council, Planning, P O Box 532, MANCHESTER, M60 2LA during usual office hours.

Any individual and organisation wishing to make representations about the siting and appearance of the proposed development may do so in writing to the Local Planning Authority at the address above (please quote site address given above). Any representations must be received by the Local Planning Authority no later than 30<sup>th</sup> April 2024.

Name: **James Dodd**

Signed: James Dodd

(for and on behalf of Cornerstone)

Date: **16/04/2024**

All correspondence to the developers, in the first instance, should be sent to:  
Cornerstone Community Consultation & EMF Enquiries, Hive 2, 1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA  
Email - [community@cornerstone.network](mailto:community@cornerstone.network)



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Our ref: CTIL\_30599500

Topps Tiles (UK) Limited  
Topps Tiles, Thorpe Way  
Grove Park  
Enderby  
Leicestershire  
LE19 1SU

[Holly.Skerritt@toppstiles.co.uk](mailto:Holly.Skerritt@toppstiles.co.uk) / [ash.patel@toppstiles.co.uk](mailto:ash.patel@toppstiles.co.uk)

16<sup>th</sup> April 2024

Dear Sir/ Madam,

**APPLICATION FOR PRIOR APPROVAL: CORNERSTONE**

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Yours faithfully

*James Dodd*

James Dodd MSc  
Town Planner  
Clarke Telecom  
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Fax: +44 (0)161 785 4501  
Email: [james.dodd@clarke-telecom.com](mailto:james.dodd@clarke-telecom.com)

(for and on behalf of Cornerstone)  
Enc Drawings

## James Dodd

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**From:** James Dodd  
**Sent:** 16 April 2024 10:08  
**To:** 'Connor.Scherer@landmark-investments.co.uk'  
**Subject:** Developer's Notice - Proposed Radio Base Station CTIL 30599500  
**Attachments:** Cornerstone Planning Developers Notice (England) V.5.pdf; CTIL 305995\_00 TEF 97330 VF NA GA RevA.pdf; SMH Developers Notice covering Lttr.pdf

Dear Mr Scherer,

Please find attached developer's notice, covering letter and site plans in relation to the proposed installation of a radio base station at the above site.

If you have any queries, please do not hesitate to contact me.

Kind regards  
James

## James Dodd

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**From:** James Dodd  
**Sent:** 16 April 2024 10:04  
**To:** 'Holly.Skerritt@toppstiles.co.uk'; 'ash.patel@toppstiles.co.uk'  
**Subject:** Developer's Notice - Proposed Radio Base Station CTIL 30599500  
**Attachments:** Cornerstone Planning Developers Notice (England) V.5.pdf; CTIL 305995\_00 TEF 97330 VF NA GA RevA.pdf; Developers Notice covering Lttr.pdf

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If you have any queries, please do not hesitate to contact me.

Kind regards  
James

**James Dodd**

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**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@clarke-telecom.com>  
**To:** Connor.Scherer@landmark-investments.co.uk  
**Sent:** 16 April 2024 10:09  
**Subject:** Relayed: Developer's Notice - Proposed Radio Base Station CTIL 30599500

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[Connor.Scherer@landmark-investments.co.uk](mailto:Connor.Scherer@landmark-investments.co.uk) ([Connor.Scherer@landmark-investments.co.uk](mailto:Connor.Scherer@landmark-investments.co.uk))

Subject: Developer's Notice - Proposed Radio Base Station CTIL 30599500

**James Dodd**

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**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@clarke-telecom.com>  
**To:** Holly.Skerritt@toppstiles.co.uk; ash.patel@toppstiles.co.uk  
**Sent:** 16 April 2024 10:05  
**Subject:** Relayed: Developer's Notice - Proposed Radio Base Station CTIL 30599500

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[Holly.Skerritt@toppstiles.co.uk](mailto:Holly.Skerritt@toppstiles.co.uk) ([Holly.Skerritt@toppstiles.co.uk](mailto:Holly.Skerritt@toppstiles.co.uk))

[ash.patel@toppstiles.co.uk](mailto:ash.patel@toppstiles.co.uk) ([ash.patel@toppstiles.co.uk](mailto:ash.patel@toppstiles.co.uk))

Subject: Developer's Notice - Proposed Radio Base Station CTIL 30599500



Developer's  
Notice - Propos...