

Our ref: CTIL 13290327

29th August 2023

Cllr John Flanagan
Members' Services Office
Manchester City Council PO Box 532
Town Hall Extension
Manchester
M60 2LA

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

Dear Cllr Flanagan

PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CTIL 13290327, MANCHESTER CABINS LTD, HARDEN WORKS, CANADA STREET, OFF OLDHAM ROAD (A62), MANCHESTER, M408AF, NGR: E 386430 N 399890

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 identifying a suitable site in the Manchester area for a radio base station to maintain and improve existing levels of service provision. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone are committed to consultation with communities on their mobile telecommunications proposals and as such would encourage you to respond.

As part of Cornerstone's continued network improvement program, there is a specific requirement for an upgrade to the existing installation at this location to provide enhanced 2G, 3G and 4G coverage and capacity, and new 5G coverage ensuring that this area of Manchester has access to the latest technologies.

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.

Please find below the details of the proposed site: -

Our technical network requirement is as follows:

CTIL 13290327, MANCHESTER CABINS LTD

The site is needed to provide enhanced coverage and capacity as well as new 5G service provision to ensure that customers experience access to the latest technologies currently available. The installation will also meet the

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

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 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,
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extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies.

The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. People expect to be connected where they live, work, visit and travel. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G. 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.

The Government is determined to ensure the UK receives the coverage and connectivity it needs. To this end, the Government wants to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new technology.

The case for 5G is compelling as it 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, creating the so-called "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.

The preferred Cornerstone option is as follows:

MANCHESTER CABINS LTD, HARDEN WORKS, CANADA STREET, OFF OLDHAM ROAD (A62), MANCHESTER, M408AF, NGR: E 386430 N 399890

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The operators are proposing to upgrade their existing installation to ensure the latest high quality, reliable, secure communications technology is able to be provided from this location. The amendments to the existing scheme are essential in order that customers' handheld devices continue to operate for the purposes in which they have become accustomed, accessible wherever they are whether that be indoors or outside.

As this is an existing ground based installation and the amendments are relatively minor in nature, this is sequentially the most preferable site for the operators to upgrade their existing service provision to this cell area. As such, no other options have been considered.

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The Local Planning Authority must 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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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 local ward councillors for Miles Platting & Newton Heath ward and local MP.

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 13290327)

Yours faithfully,

KRiby

Keanan Riby
Graduate Acquisition Surveyor
Acquisition
Clarke Telecom
Tel: +44 161 785 4500
Email: Keanan.Riby@Clarke-Telecom.com

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Cllr Carmine Grimshaw
Members' Services Office
Manchester City Council PO Box 532
Town Hall Extension
Manchester
M60 2LA

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

Dear Cllr Grimshaw

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Yours faithfully,

KRiby

Keanan Riby
Graduate Acquisition Surveyor
Acquisition
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Tel: +44 161 785 4500
Email: Keanan.Riby@Clarke-Telecom.com

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Cllr June Hitchen
Members' Services Office
Manchester City Council PO Box 532
Town Hall Extension
Manchester
M60 2LA

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

Dear Cllr Hitchen

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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 local ward councillors for Miles Platting & Newton Heath ward and local MP.

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 13290327)

Yours faithfully,

KRiby

Keanan Riby
Graduate Acquisition Surveyor
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Manchester City Council
Planning
P O Box 532
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M60 2LA

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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.

As part of Cornerstone's continued network improvement program, there is a specific requirement for an upgrade to the existing installation at this location to provide enhanced 2G, 3G and 4G coverage and capacity, and new 5G coverage ensuring that this area of Manchester has access to the latest technologies.

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 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 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.

Our technical network requirement is as follows:

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

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CTIL 13290327, MANCHESTER CABINS LTD

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We would also like to take this opportunity to extend an invitation to meet with you to discuss the proposal should you consider this to be beneficial.

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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 ward 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.

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Lucy Powell MP
House of Commons
London
SW1A 0AA

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

Dear MP Powell

**PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED MOBILE PHONE BASE STATION
INSTALLATION AT CTIL 13290327, MANCHESTER CABINS LTD, HARDEN WORKS, CANADA STREET, OFF
OLDHAM ROAD (A62), MANCHESTER, M408AF, NGR: E 386430 N 399890**

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 an upgrade to an existing mobile phone base station site and is simply intended to keep you informed and advised of the proposed development in your area before proceeding with the works. 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 are in the process of progressing suitable sites in the Manchester area for radio base stations that will improve service provision. The site is required to provide enhanced coverage and capacity, and new 5G coverage ensuring that this area of Manchester has access to the latest technologies.

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

Cornerstone Planning Consultation Letter to MPs - single site (England) V.5 15.11.2022

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

We consider the best option for the upgrade comprises the Removal and replacement of existing structure with new structure and headframe (Top Height of 17.40m). Existing 6no. Antennas to be relocated onto new headframe and 6no. Proposed Antennas to be installed. Existing 6no. RRUs to be relocated and additional 30no RRUs installed. Installation of 2no. Transmission Dishes and 2no. GPS Modules. Installation of Percy PSU, Alifabs and ERS Rack. Ancillary Development required thereto at Manchester Cabins Ltd, Harden Works, Canada Street, Off Oldham Road (A62), Manchester, M408AF, NGR: E 386430 N 399890. This is because the operator is proposing to upgrade their existing installation to ensure the latest high quality, reliable, secure communications technology is able to be provided from this location. The amendments to the existing scheme are essential in order that customers' handheld devices continue to operate for the purposes in which they have become accustomed, accessible wherever they are whether that be indoors or outside.

As this is an existing ground based installation, this is sequentially the most preferable site for the operators to upgrade their existing service provision to this cell area. As such, no other options have been considered.

In line with Best Practice principles we have shared these details with local councillors, planning officers and in this case Miles Platting & Newton Heath ward and Manchester City Council

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

www.communities.gov.uk

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

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 13290327)

Yours sincerely

KRiby

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Clarke Telecom
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Email: Keanan.Riby@Clarke-Telecom.com

(for and on behalf of Cornerstone)

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