

Our ref: **CS_30836200**

27 September 2023

Chair of Governors
Brighter Beginnings Day Nursery Ltd
Great Newton St
Newton Heath
Manchester
M40 1GX

Perry Williams Ltd
Dunkirk Avenue,
Desborough
Northants
NN14 6DE

BY EMAIL: info@brighterbeginnings.co.uk

Dear Sir/Madam,

**PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION
AT CS_30836200, LAND AT DROYLSDEN ROAD, FAILSWORTH, MANCHESTER, M40 2FT (NGR: E388173,
N400707)**

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 progressing suitable sites in the Newton Heath area for radio base stations that will improve service provision for Vodafone. 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.

As part of Vodafone's continued network improvement program there is a specific requirement for a radio base station installation at this location to upgraded 4G provision as well as new 5G services to the area.

The proposal, which we feel is the best solution to serve our customers in the local community, will include:

The proposed installation of a 20m streetpole supporting 6 no antennas and 2 no 300mm dishes together with 4 no ground based cabinets, a meter cabinet, and ancillary development thereto.

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**

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 **CS_30836200**).

Yours faithfully,



Rachel Gormley

Planning Support: Perry Williams

Tel: +44 (0) 7535 932 374

Email: rgormley@perrywilliams.co.uk

(for and on behalf of Cornerstone)

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Our ref: **CS_30836200**

27 September 2023

The Chief Planning Officer
Manchester City Council
Planning
P O Box 532
MANCHESTER
M60 2LA

Perry Williams Ltd
Dunkirk Avenue,
Desborough
Northants
NN14 6DE

By Email: planning@manchester.gov.uk

Dear Sir/Madam,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT CS_30836200, LAND AT DROYLSDEN ROAD, FAILSWORTH, MANCHESTER, M40 2FT (NGR: E388173, N400707)

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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 Newton Heath area for a radio base station that will improve service provision for Vodafone. 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 Vodafone's continued network improvement program, there is a specific requirement for a radio base station installation at this location to upgrade 4G provision as well as new 5G services to the area. This follows the planned removal of the existing site at Newton Mill, Manchester, M40 (NGR: E388139, N400642). Vodafone have self-served a notice to quit due to the building condition. In order to avoid a situation where there is no coverage for Vodafone in this busy location. A new installation for Vodafone in the proposed location will ensure that the latest high quality 2G, 3G, 4G coverage is maintained and new 5G service provision is provided in and around Newton Heath.

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.

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

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Our technical network requirement is as follows:

CS_30836200, LAND AT DROYLSDEN ROAD, FAILSWORTH, MANCHESTER, M40 2FT (NGR: E388173, N400707)

The site is needed to provide enhanced 2G, 3G, 4G coverage and capacity for Vodafone as well as new 5G service provision to ensure that its customers experience access to the latest technologies currently available. The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies.

A number of options have been assessed in respect of the site search process and the preferred Vodafone option is as follows:

CS_30836200, LAND AT DROYLSDEN ROAD, FAILSWORTH, MANCHESTER, M40 2FT (NGR: E388173, N400707)

The proposed installation of a 20m streetpole supporting 6 no antennas and 2 no 300mm dishes together with 4 no ground based cabinets, a meter cabinet, and ancillary development thereto.

We have considered alternative site options and discounted as follows:

Site	Site Name, Address, NGR, Site Type	Reason for not Choosing
RT	Newton Mill, Manchester, M40 1HA (NGR: E388139, N400642)	This is the existing NTQ site which is self-serve owing to the building condition.
GF	Vacant Lot, Old Church Street, Manchester, M40 2JB (NGR: E387934, N400645)	Whilst there is adequate space to build an installation at this location, the site has potential for redevelopment in the future, and other alternatives exist which are more appropriate to deliver the required coverage to the target area at this time. The site has therefore been discounted for this reason.
GF	Old Chinese Market/Land, Oldham Road, Manchester, M40 2EN (NGR: E388045, N400670)	The building has been demolished and the surrounding land is all under redevelopment. The site has therefore been discounted for this reason.
GF	Vacant Lot 2, Oldham Road Manchester, M40 3AX (NGR: E388074, N400730)	Whilst there is adequate space to build an installation at this location, the site has potential for redevelopment in the future, and other alternatives exist which are more appropriate to deliver the required coverage to the target area at this time. The site has therefore been discounted for this reason.
GF	Pound Stretcher Car Park, Manchester, M40 2EN (NGR: E388050, N400762)	Whilst there is adequate space to build an installation at this location, supermarkets and large retailers are best avoided for quick acquisition, and other alternatives exist which are more appropriate to deliver the required coverage to the target area at this time. The site has therefore been discounted for this reason.
GF	Lidl Car Park, Old Church Street Manchester, M40 2JB (NGR: E388036, N400614)	Locating the new column and cabinets in the car park of the Lidl would reduce the overall parking provision which is in constant demand throughout the day. Any reduction in overall car parking spaces would detrimentally affect the

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		<i>daily operations of the Lidl. As such, this location has been discounted.</i>
GF	<i>Land to rear of Newton Mill, Holyoak Street, Manchester, M40 1HA (NGR: E388129, N400611)</i>	<i>The development of an installation in this area is likely be restricted due to potential physical access constraints along with congestion, and other locations are considered to be more appropriate to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.</i>
GF	<i>Farmfoods Car Park, Droylsden Road Manchester, M40 2FT (NGR: E388193, N400696)</i>	<i>Whilst there is adequate space to build an installation at this location, supermarkets and large retailers are best avoided for quick acquisition, and other alternatives exist which are more appropriate to deliver the required coverage to the target area at this time. The site has therefore been discounted for this reason.</i>
GF	<i>Vacant Lot 3, Droylsden Road, Manchester, M40 1AN (NGR: E388233, N400644)</i>	<i>Whilst there is adequate space to build an installation at this location, the site has potential for redevelopment in the future, and other alternatives exist which are more appropriate to deliver the required coverage to the target area at this time. The site has therefore been discounted for this reason.</i>
GF	<i>Land at Silk Street, Manchester, M40 1AN (NGR: E388180, N400570)</i>	<i>The surrounding land is all under redevelopment. The site has therefore been discounted for this reason.</i>

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.

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.

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 **CS_30836200**).

Yours faithfully,

RGormley

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Rachel Gormley

Planning Support: Perry Williams

Tel: +44 (0) 7535 932 374

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Our ref: **CS_30836200**

27 September 2023

Miles Platting & Newton Heath Ward Councillorscllr.carmine.grimshaw@manchester.gov.ukcllr.john.flanagan@manchester.gov.ukcllr.june.hitchen@manchester.gov.uk

Perry Williams Ltd
Dunkirk Avenue,
Desborough
Northants
NN14 6DE

Dear Ward Councillors,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT CS_30836200, LAND AT DROYLSDEN ROAD, FAILSWORTH, MANCHESTER, M40 2FT (NGR: E388173, N400707)

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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 Newton Heath area for a radio base station that will improve service provision for Vodafone.

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 and Vodafone are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone's continued network improvement program, there is a specific requirement for a radio base station installation at this location to upgrade 4G provision as well as new 5G services to the area. This follows the planned removal of the existing site at Newton Mill, Manchester, M40 (NGR: E388139, N400642). Vodafone have self-served a notice to quit due to the building condition. In order to avoid a situation where there is no coverage for Vodafone in this busy location. A new installation for Vodafone in the proposed location will ensure that the latest high quality 2G, 3G, 4G coverage is maintained and new 5G service provision is provided in and around Newton Heath.

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.

Our technical network requirement is as follows:

CS_30836200, LAND AT DROYLSDEN ROAD, FAILSWORTH, MANCHESTER, M40 2FT (NGR: E388173, N400707)

The site is needed to provide enhanced 2G, 3G, 4G coverage and capacity for Vodafone as well as new 5G service provision to ensure that its customers experience access to the latest technologies

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Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

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Cornerstone, Hive 2,
1530 Arlington Business Park,
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currently available. The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies.

A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

CS_30836200, LAND AT DROYLSDEN ROAD, FAILSWORTH, MANCHESTER, M40 2FT (NGR: E388173, N400707)

The proposed installation of a 20m streetpole supporting 6 no antennas and 2 no 300mm dishes together with 4 no ground based cabinets, a meter cabinet, and ancillary development thereto.

We have considered alternative site options and discounted as follows:

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GF	Old Chinese Market/Land, Oldham Road, Manchester, M40 2EN (NGR: E388045, N400670)	The building has been demolished and the surrounding land is all under redevelopment. The site has therefore been discounted for this reason.
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GF	Lidl Car Park, Old Church Street Manchester, M40 2JB (NGR: E388036, N400614)	Locating the new column and cabinets in the car park of the Lidl would reduce the overall parking provision which is in constant demand throughout the day. Any reduction in overall car parking spaces would detrimentally affect the daily operations of the Lidl. As such, this location has been discounted.
GF	Land to rear of Newon Mill, Holyoak Street, Manchester, M40 1HA (NGR: E388129, N400611)	The development of an installation in this area is likely be restricted due to potential physical access constraints along with congestion, and other locations are considered to be more appropriate to deliver the required level of

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		coverage to the target area. This site has therefore been discounted for this reason.
GF	Farmfoods Car Park, Droylsden Road Manchester, M40 2FT (NGR: E388193, N400696)	Whilst there is adequate space to build an installation at this location, supermarkets and large retailers are best avoided for quick acquisition, and other alternatives exist which are more appropriate to deliver the required coverage to the target area at this time. The site has therefore been discounted for this reason.
GF	Vacant Lot 3, Droylsden Road, Manchester, M40 1AN (NGR: E388233, N400644)	Whilst there is adequate space to build an installation at this location, the site has potential for redevelopment in the future, and other alternatives exist which are more appropriate to deliver the required coverage to the target area at this time. The site has therefore been discounted for this reason.
GF	Land at Silk Street, Manchester, M40 1AN (NGR: E388180, N400570)	The surrounding land is all under redevelopment. The site 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.

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.

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 **CS_30836200**).

Yours faithfully,



Rachel Gormley
Planning Support: Perry Williams
 Tel: +44 (0) 7535 932 374
 Email: rgormley@perrywilliams.co.uk

(for and on behalf of Cornerstone)

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Our ref: **CS_30836200**

27 September 2023

Lucy Powell MP
House of Commons
London
SW1A 0AA

Perry Williams Ltd
Dunkirk Avenue,
Desborough
Northants
NN14 6DE

By Email: contact@lucypowell.org.uk

Dear Lucy Powell MP,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT CS_30836200, LAND AT DROYLSDEN ROAD, FAILSWORTH, MANCHESTER, M40 2FT (NGR: E388173, N400707)

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- 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 are in the process of identifying a suitable site in the Newton Heath area for a radio base station that will improve service provision for Vodafone. The site is required to provide enhanced 2G, 3G, 4G coverage and capacity for Vodafone as well as new 5G service provision to ensure that its customers experience access to the latest technologies currently available. The installation will also meet the extra

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Cornerstone Planning Consultation Letter to MPs - single site (England) V.2 – 15/04/2021

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demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies.

As part of Vodafone's continued network improvement program, there is a specific requirement for a radio base station installation at this location to upgrade 4G provision as well as new 5G services to the area. This follows the planned removal of the existing site at Newton Mill, Manchester, M40 (NGR: E388139, N400642). Vodafone have self-served a notice to quit due to the building condition. In order to avoid a situation where there is no coverage for Vodafone in this busy location. A new installation for Vodafone in the proposed location will ensure that the latest high quality 2G, 3G, 4G coverage is maintained and new 5G service provision is provided in and around Newton Heath.

A number of options have been assessed in respect of the site search process, but we consider the best option for the new installation to be at **CS_30836200, LAND AT DROYLSDEN ROAD, FAILSWORTH, MANCHESTER, M40 2FT (NGR: E388173, N400707)**

The preferred option is as follows:

The proposed installation of a 20m streetpole supporting 6 no antennas and 2 no 300mm dishes together with 4 no ground based cabinets, a meter cabinet, and ancillary development thereto.

We have considered alternative site options and discounted as follows:

Site	Site Name, Address, NGR, Site Type	Reason for not Choosing
RT	Newton Mill, Manchester, M40 1HA (NGR: E388139, N400642)	This is the existing NTQ site which is self-serve owing to the building condition.
GF	Vacant Lot, Old Church Street, Manchester, M40 2JB (NGR: E387934, N400645)	Whilst there is adequate space to build an installation at this location, the site has potential for redevelopment in the future, and other alternatives exist which are more appropriate to deliver the required coverage to the target area at this time. The site has therefore been discounted for this reason.
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GF	Vacant Lot 2, Oldham Road Manchester, M40 3AX (NGR: E388074, N400730)	Whilst there is adequate space to build an installation at this location, the site has potential for redevelopment in the future, and other alternatives exist which are more appropriate to deliver the required coverage to the target area at this time. The site has therefore been discounted for this reason.
GF	Pound Stretcher Car Park, Manchester, M40 2EN (NGR: E388050, N400762)	Whilst there is adequate space to build an installation at this location, supermarkets and large retailers are best avoided for quick acquisition, and other alternatives exist which are more appropriate to deliver the required coverage to the target area at this time. The site has therefore been discounted for this reason.
GF	Lidl Car Park, Old Church Street Manchester, M40	Locating the new column and cabinets in the car park of the Lidl would reduce the overall parking provision which is

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	2JB (NGR: E388036, N400614)	<i>in constant demand throughout the day. Any reduction in overall car parking spaces would detrimentally affect the daily operations of the Lidl. As such, this location has been discounted.</i>
GF	<i>Land to rear of Newton Mill, Holyoak Street, Manchester, M40 1HA (NGR: E388129, N400611)</i>	<i>The development of an installation in this area is likely be restricted due to potential physical access constraints along with congestion, and other locations are considered to be more appropriate to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.</i>
GF	<i>Farmfoods Car Park, Droylsden Road Manchester, M40 2FT (NGR: E388193, N400696)</i>	<i>Whilst there is adequate space to build an installation at this location, supermarkets and large retailers are best avoided for quick acquisition, and other alternatives exist which are more appropriate to deliver the required coverage to the target area at this time. The site has therefore been discounted for this reason.</i>
GF	<i>Vacant Lot 3, Droylsden Road, Manchester, M40 1AN (NGR: E388233, N400644)</i>	<i>Whilst there is adequate space to build an installation at this location, the site has potential for redevelopment in the future, and other alternatives exist which are more appropriate to deliver the required coverage to the target area at this time. The site has therefore been discounted for this reason.</i>
GF	<i>Land at Silk Street, Manchester, M40 1AN (NGR: E388180, N400570)</i>	<i>The surrounding land is all under redevelopment. The site has therefore been discounted for this reason.</i>

In line with Best Practice principles we have shared these details with local councillors and planning officers.

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 Best Practice on Mobile Network Development

<http://www.mobileuk.org/cms-assets/documents/259876-147086.code-of-best-practice-2016-edition-pub>

National Planning Policy Framework

www.communities.gov.uk

World Health Organisation Electromagnetic Fields

www.who.int/peh-emf/en

International Commission on Non-Ionising Radiation Protection

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

Cornerstone Planning Consultation Letter to MPs - single site (England) 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

www.icnirp.de

I trust all is clear from the enclosed but if you have further questions on this or any other matter concerning Vodafone 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 **CS_30836200**).

Yours sincerely,

RGormley

Rachel Gormley

Planning Support: Perry Williams

Tel: +44 (0) 7535 932 374

Email: rgormley@perrywilliams.co.uk

(for and on behalf of Cornerstone)

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