Our ref: CTIL 30548100

12th October 2023

Cllr Irene Robinson
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 Robinson

PROPOSED BASE STATION INSTALLATION AT CTIL 30548100, ASHTON OLD ROAD SW, ASHTON OLD RD/GORTON RD, BESWICK, MANCHESTER, GREATER MANCHESTER, M11 3LW, NGR: E 386469 N 397563

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

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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 Beswick

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.

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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

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Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

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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.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

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CTIL 30548100, ASHTON OLD ROAD SW

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

ASHTON OLD RD/GORTON RD, BESWICK, MANCHESTER, GREATER MANCHESTER, M11 3LW, NGR: E 386469 N 397563

The proposed works comprise: install new 20m High Orion structure, new 6no antennas, new 2no dishes, 3no RRU, 1no GPS module, 3no cabinets and ancillary equipment

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Site[3]	Site Name and address		NGR	Reason for not choosing[4]
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Network Rail Land Ashton Old Road Manchester M12 2DY	Eastings 386232 Northings 397581	O - Other The triangle of land next to the overhead railway line has no access other than across third party land. As there is no access it has been discounted
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	McGuinness Demolition Rondin Road Manchester M12 6BF	Eastings 386428 Northings 397552	O - Other The site is part of the McGuinness demolition yard and access would be through the active demolition site which involves recycling, crushing aggregates and disposal of asbestos using 65 ton tracked excavators and other large plant. As telecoms sites require ongoing 24 hour maintenance access as well as construction access it is considered the site would be too dangerous to cross
RT - Roof Top	Name	Piccadilly Apartments	Eastings	T - Technical Difficulties

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	Line 1 Line 2 Town County Postcode	401 Ashton Old Road Manchester M11 2DJ	 386463 Northings 397621	Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Land behind hoarding Midland Street Ashton Old Road Manchester M12 6BL	 Eastings 385885 Northings 397619	T - Technical Difficulties It is not possible to install a mast installation at this location due to unresolvable underground services - that appear to be old railway workings - in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Old Mercedes Benz dealership 83 Ashton Old Road Manchester M12 6BL	 Eastings 385928 Northings 397692	P - Planning An installation at this location is considered to be too prominent in the street scene and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
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	Line 1 Line 2 Town County Postcode	401 Ashton Old Road Manchester M11 2DJ	 386463 Northings 397621	Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Land behind hoarding Midland Street Ashton Old Road Manchester M12 6BL	 Eastings 385885 Northings 397619	T - Technical Difficulties It is not possible to install a mast installation at this location due to unresolvable underground services - that appear to be old railway workings - in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Old Mercedes Benz dealership 83 Ashton Old Road Manchester M12 6BL	 Eastings 385928 Northings 397692	P - Planning An installation at this location is considered to be too prominent in the street scene and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2	Ashton Old Road yard 217-223 Ashton Old Road	 Eastings 386276	P - Planning An installation at this location is considered to be too close to

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	Town County Postcode	Manchester M11 3WU	Northings 397656	residential properties and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Rylance Street SW Rylance Street Beswick Manchester Greater Manchester M11 3NP	Eastings 386424 Northings 397630	P - Planning An installation at this location is considered to be too close to residential properties. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Campbell House - Ashton Old Road SW Ashton Old Road Beswick Manchester Greater Manchester M11 2DJ	Eastings 386521 Northings 397586	P - Planning An installation at this location is considered to be too close to residential properties and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Gorton Road, Beswick SW Beswick Manchester Greater Manchester M11 3LW	Eastings 386572 Northings 397492	T - Technical Difficulties This site is too close to existing site which will cause technical Difficulties, therefore this location is discounted
GF - Greenfield	Name Line 1	Ashton Old Road 2 SW Ashton Old Road	Eastings	T - Technical Difficulties

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	Line 2 Town County Postcode	Beswick Manchester Greater Manchester M11 2D	386573 Northings 397563	The is no sufficient space on the pavement to installation of telecom site on this location therefore this option is discounted

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. For your information pre-consultation letters and a set of plans have been sent to the other local ward councillors for Ancoats & Beswick ward, local MP and manager for Happy Kids Heybury Close nursery.

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 CTIL 30548100)

Yours faithfully,

Hazem Karbouj

Hazem Karbouj
Acquisition Surveyor
Acquisition
Clarke Telecom
T: 0161 785 4500
E: Hazem.Karbouj@clarke-telecom.com

(for and on behalf of Cornerstone)

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1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Our ref: CTIL 30548100

12th October 2023

Happy Kids Heybury Close
Heybury Close
Manchester
M11 3TY

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

Dear Sir/Madam

PROPOSED BASE STATION INSTALLATION AT CTIL 30548100, ASHTON OLD ROAD SW, ASHTON OLD RD/GORTON RD, BESWICK, MANCHESTER, GREATER MANCHESTER, M11 3LW, NGR: E 386469 N 397563

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 Beswick area for radio base stations to maintain and improve existing levels of service provision. 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.

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

The proposal, which we feel is the best solution to serve our customers in the local community, will comprise: install new 20m High Orion structure, new 6no antennas, new 2no dishes, 3no RRU, 1no GPS module, 3no cabinets and ancillary equipment at Ashton Old Rd/Gorton Rd, Beswick, Manchester, Greater Manchester, M11 3LW, NGR: E 386469 N 397563. The site is needed to provide new 2G, 3G, 4G 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.

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.

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The column is a simple, functional, vertical structure necessary to provide replacement and new service provision to Beswick 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.

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.

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 CTIL 30548100)

Yours sincerely

Hazem Karbouj

Hazem Karbouj
Acquisition Surveyor
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1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Our ref: CTIL 30548100

12th October 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 30548100, ASHTON OLD ROAD SW, ASHTON OLD RD/GORTON RD, BESWICK, MANCHESTER, GREATER MANCHESTER, M11 3LW, NGR: E 386469 N 397563

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 Beswick 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 Beswick

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 Beswick. 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

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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.

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 30548100, ASHTON OLD ROAD SW

The site is needed to provide new 2G, 3G, 4G 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:

ASHTON OLD RD/GORTON RD, BESWICK, MANCHESTER, GREATER MANCHESTER, M11 3LW, NGR: E 386469 N 397563

The proposed works comprise: install new 20m High Orion structure, new 6no antennas, new 2no dishes, 3no RRU, 1no GPS module, 3no cabinets and ancillary equipment

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 Beswick and the surrounding area. There are other vertical structures in the streetscene which will help it

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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.

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.

We have considered alternative site options and discounted as follows:

Site[3]	Site Name and address	NGR	Reason for not choosing[4]
GF - Greenfield	Name Network Rail Land Line 1 Ashton Old Road Line 2 Town Manchester County Postcode M12 2DY	Eastings 386232 Northings 397581	O - Other The triangle of land next to the overhead railway line has no access other than across third party land. As there is no access it has been discounted
GF - Greenfield	Name McGuinness Demolition Line 1 Rondin Road Line 2 Town Manchester County Postcode M12 6BF	Eastings 386428 Northings 397552	O - Other The site is part of the McGuinness demolition yard and access would be through the active demolition site which involves recycling, crushing aggregates and disposal of asbestos using 65 ton tracked excavators and other large plant. As telecoms sites require ongoing 24 hour maintenance access as well as construction access it

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				is considered the site would be too dangerous to cross
RT - Roof Top	Name Line 1 Line 2 Town County Postcode	Piccadilly Apartments 401 Ashton Old Road Manchester M11 2DJ	Eastings 386463 Northings 397621	T - Technical Difficulties Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Land behind hoarding Midland Street Ashton Old Road Manchester M12 6BL	Eastings 385885 Northings 397619	T - Technical Difficulties It is not possible to install a mast installation at this location due to unresolvable underground services - that appear to be old railway workings - in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Old Mercedes Benz dealership 83 Ashton Old Road Manchester M12 6BL	Eastings 385928 Northings 397692	P - Planning An installation at this location is considered to be too prominent in the street scene and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.

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GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Ashton Old Road yard 217-223 Ashton Old Road Manchester M11 3WU	Eastings 386276 Northings 397656	P - Planning An installation at this location is considered to be too close to residential properties and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Rylance Street SW Rylance Street Beswick Manchester Greater Manchester M11 3NP	Eastings 386424 Northings 397630	P - Planning An installation at this location is considered to be too close to residential properties. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Campbell House - Ashton Old Road SW Ashton Old Road Beswick Manchester Greater Manchester M11 2DJ	Eastings 386521 Northings 397586	P - Planning An installation at this location is considered to be too close to residential properties and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town	Gorton Road, Beswick SW Beswick Manchester	Eastings 386572 Northings	T - Technical Difficulties This site is too close to existing site which will cause technical

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	County Postcode	Greater Manchester M11 3LW	397492	Difficulties, therefore this location is discounted
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Ashton Old Road 2 SW Ashton Old Road Beswick Manchester Greater Manchester M11 2D	Eastings 386573 Northings 397563	T - Technical Difficulties The is no sufficient space on the pavement to installation of telecom site on this location therefore this option is discounted

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. For your information pre-consultation letters and a set of plans have been sent to the local ward councillors for Ancoats & Beswick ward, local MP and manager for Happy Kids Heybury Close nursery.

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 CTIL 30548100)

Yours faithfully

Hazem Karbouj

Hazem Karbouj
Acquisition Surveyor
Acquisition
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Our ref: CTIL 30548100

12th October 2023

Lucy Powell MP
House of Commons
London
SW1A 0AA

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

Dear MP Powell

PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED MOBILE PHONE BASE STATION INSTALLATION AT CTIL 30548100, ASHTON OLD ROAD SW, ASHTON OLD RD/GORTON RD, BESWICK, MANCHESTER, GREATER MANCHESTER, M11 3LW, NGR: E 386469 N 397563

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 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 is in the process of progressing suitable sites in the Beswick area for radio base stations to maintain and improve existing levels of service provision.

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 Beswick.

A number of options have been assessed in respect of the site search process, but we consider the best option for the new radio base station comprise: install new 20m High Orion structure, new 6no antennas, new 2no dishes, 3no RRU, 1no GPS module, 3no cabinets and ancillary equipment at Ashton Old Rd/Gorton Rd, Beswick, Manchester, Greater Manchester, M11 3LW, NGR: E 386469 N 397563. This is because Cornerstone is limited in siting options as there is a requirement to provide equivalent replacement coverage and capacity for this area of Beswick.

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 Beswick 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.

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.

We have considered alternative site options and discounted as follows:

Site[3]	**Site Name and address**		**NGR**	**Reason for not choosing[4]**
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Network Rail Land Ashton Old Road Manchester M12 2DY	Eastings 386232 Northings 397581	O - Other The triangle of land next to the overhead railway line has no access other than across third party land. As there is no access it has been discounted

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GF - Greenfield	Name Line 1 Line 2 Town County Postcode	McGuinness Demolition Rondin Road Manchester M12 6BF	Eastings 386428 Northings 397552	O - Other The site is part of the McGuinness demolition yard and access would be through the active demolition site which involves recycling, crushing aggregates and disposal of asbestos using 65 ton tracked excavators and other large plant. As telecoms sites require ongoing 24 hour maintenance access as well as construction access it is considered the site would be too dangerous to cross
RT - Roof Top	Name Line 1 Line 2 Town County Postcode	Piccadilly Apartments 401 Ashton Old Road Manchester M11 2DJ	Eastings 386463 Northings 397621	T - Technical Difficulties Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Land behind hoarding Midland Street Ashton Old Road Manchester M12 6BL	Eastings 385885 Northings 397619	T - Technical Difficulties It is not possible to install a mast installation at this location due to unresolvable underground services - that appear to be old railway workings - in order to deliver the required level of coverage to the target

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				area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Old Mercedes Benz dealership 83 Ashton Old Road Manchester M12 6BL	Eastings 385928 Northings 397692	P - Planning An installation at this location is considered to be too prominent in the street scene and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Ashton Old Road yard 217-223 Ashton Old Road Manchester M11 3WU	Eastings 386276 Northings 397656	P - Planning An installation at this location is considered to be too close to residential properties and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Rylance Street SW Rylance Street Beswick Manchester Greater Manchester M11 3NP	Eastings 386424 Northings 397630	P - Planning An installation at this location is considered to be too close to residential properties. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1	Campbell House - Ashton Old Road SW Ashton Old Road	Eastings	P - Planning

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Theale, Berkshire, RG7 4SA

	Line 2 Town County Postcode	Beswick Manchester Greater Manchester M11 2DJ	386521 Northings 397586	An installation at this location is considered to be too close to residential properties and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Gorton Road, Beswick SW Beswick Manchester Greater Manchester M11 3LW	Eastings 386572 Northings 397492	T - Technical Difficulties This site is too close to existing site which will cause technical Difficulties, therefore this location is discounted
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Ashton Old Road 2 SW Ashton Old Road Beswick Manchester Greater Manchester M11 2D	Eastings 386573 Northings 397563	T - Technical Difficulties The is no sufficient space on the pavement to installation of telecom site on this location therefore this option is discounted

In line with Best Practice principles we have shared these details with local councillors, planning officers and in this case Ancoats & Beswick ward, Manchester City Council and manager for Happy Kids Heybury Close nursery.

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

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

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Theale, Berkshire, RG7 4SA

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

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 CTIL 30548100)

Yours sincerely

Hazem Karbouj

Hazem Karbouj
Acquisition Surveyor
Acquisition
Clarke Telecom
T: 0161 785 4500
E: Hazem.Karbouj@clarke-telecom.com

(for and on behalf of Cornerstone)

Michal Laskowski

From: Chris Northwood <cllr.Chris.Northwood@manchester.gov.uk>
Sent: 14 October 2023 13:30
To: Sabreena Kazmi
Subject: Re: CTIL 30548100 - Proposed radio base station installation

Hi Sabreena,

No objections from me

Councillor Chris Northwood (she/her)
Liberal Democrat councillor in Ancoats & Beswick

From: Sabreena Kazmi <Sabreena.Kazmi@Clarke-Telecom.com>
Sent: 12 October 2023 15:46
To: Chris Northwood <cllr.Chris.Northwood@manchester.gov.uk>
Subject: CTIL 30548100 - Proposed radio base station installation

Dear Cllr Northwood

Please find attached a pre-application consultation letter and proposed plans in relation to the proposed telecommunications installation at the above site.

If you have any comments, they would be gratefully received.

Kind regards

Sabreena Kazmi | Administrator
Clarke Telecom

T: +44 161 785 4500
E: sabreena.kazmi@clarke-telecom.com
www.clarke-telecom.com

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