

Our ref: CTIL 12444226

31st May 2023

Planning Department
Manchester City Council
Town Hall Albert Square
Manchester
M60 2LA

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

SUBMITTED VIA PLANNING PORTAL

Dear Sir/Madam,

PROPOSED UPGRADE OF EXISTING RADIO BASE STATION AT CTIL 12444226, TELECOMMUNICATIONS SITE AT RAILWAY STREET INDUSTRIAL ESTATE, RAILWAY ST, GORTON, MANCHESTER, M18 8FE, NGR: E 388480, N 396850

This application is submitted under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is in accordance with the Electronic Communications Code (as amended).

This is an application for a determination as to whether the prior approval of the Authority will be required as to the siting and appearance of the development.

Cornerstone is the UK's leading mobile infrastructure services company. They 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. They 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

This application is submitted for and on behalf of Cornerstone.

- Written description of the proposed development – **Installation of replacement head-frame onto existing mast to facilitate additional and upgraded radio antennas, ancillary works thereto.**
- At Telecommunications site at RAILWAY STREET INDUSTRIAL ESTATE, RAILWAY ST, GORTON, MANCHESTER, M18 8FE, NGR: E 388480, N 396850 – defined within the plan indicating its location, numbered Site Location Maps – 100A;
- Prescribed fee;

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

Cornerstone GPDO Application Letter (England) V.6 16.03.2022

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

- Copy of Developer's Notice, and proof of delivery;
- Confirmation as to whether the developer has had to notify the CAA or MOD or aerodrome operator which clarifies whether the proposal lies within a civil safeguarding area or defence safeguarding area (enclose copy of notice, and proof of delivery as required) –**Neither the CAA, MOD or aerodrome operators had to be notified.**
- Contact address and email address for developer – see below for details.

For your further assistance, we enclose additional information: -

- 1 APP Prior Approval form;
- Supplemental drawings – Existing Site Plan 200A, Proposed Site Plan 201A, Existing Site Elevation 300A, Proposed Site Elevation 301B;
- Site Specific Supplementary Information (including copies of pre-application consultation letters);
- ICNIRP declaration and clarification statement;
- General Background Information for Telecommunications Development;
- Health and Mobile Phone Base Station Information Sheet;
- Cornerstone Local Authority Engagement Brochure;
- Planning for Telecommunications information sheet;
- Radio Planning and Propagation information sheet;
- Allaying Health Concerns Regarding 5G;
- 5G Services Information Sheet;
- Health and Mobile Phone Base Station Information Sheet;
- DCMS MHCLG Collaborating for Digital Connectivity;
- HM Government Ofcom 5G Guide;
- Digital Public Benefit Brochure;
- GSMA 5G EMF Exposure & Safety;
- Cornerstone Local Authority Engagement Brochure;
- Health Summary document;
- Matt Warman MP Letter on 5G;
- Matt Warman MP Letter to LPA Chiefs 2021;
- Mobile UK Health Fact Sheet; and
- Mobile UK 5G Local Authority Toolkit.

This application has been prepared in accordance with the Code of Practice for Wireless Network Development in England (March 2022).

The enclosed application is identified as the most suitable option that balances operational need with local planning policies and national planning policy guidance. It will deliver public benefit in terms of the mobile services it will provide.

Furthermore, we would like to assist the Local Planning Authority and would like to offer to arrange a presentation or meeting with your officers and members to discuss the issues if appropriate.

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We are committed to maintaining a positive relationship with all Local Planning Authorities and we would be happy to provide any reasonable additional information in relation to this application.

We look forward to receiving your acknowledgement and decision in due course.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CTIL 12444226).

Yours faithfully



Mark Flaherty
Town Planner
On behalf of Clarke Telecom
Mobile: +44 (0) 7454 350 103
Email: mark.flaherty@elmfieldconsultancy.co.uk

(for and on behalf of Cornerstone)

In accordance with The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2016, all correspondence to the developer, should be sent to:

Cornerstone Community Consultation & EMF Enquiries, Hive 2, 1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Email – community@cornerstone.network

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

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