

Our ref: CTIL30283500

07th March 2023

Cllr Garry Bridges
Executive Members' Office
Manchester City Council
Level 4, Town Hall Extension
Manchester, M60 2LA

cllr.garry.bridges@manchester.gov.uk

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

Dear Cllr Garry Bridges,

PROPOSED BASE STATION INSTALLATION AT CTIL30283500 SW AT JCT. BROOK ROAD & WILMSLOW ROAD, WITHINGTON, GREATER MANCHESTER, M14 6AX | NGR 385367E 393505N

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 Withington 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 Manchester.

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 Withington. 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.

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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,
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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 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.

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

Our technical network requirement is as follows:

- **CTIL30283500 SW AT JCT. BROOK ROAD & WILMSLOW ROAD**

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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:

- **SW AT JCT. BROOK ROAD & WILMSLOW ROAD, WITHINGTON, GREATER MANCHESTER, M14 6AX | NGR 385367E 393505N**

The proposed works comprise the installation of 20.0m high Orion Monopole, coloured grey and mounted on new root foundation, the installation of 6no. Antennas, 3no. RRUs, 2no. Transmission Dishes and 1no. GPS Module, the installation of Yorkshire ER cabinet on root foundation, coloured Fir Green. (ancillary development required thereto).

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 Withington 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.

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We have considered alternative site options and discounted as follows:

Site ³	Site Name and address		NGR	Reason for not choosing ⁴
RT - Roof Top	Name	Willow Court	Eastings 385338 Northings 393730	T - Technical Difficulties
	Line 1	Willow Bank		There is a conservatory on the roof. 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
	Line 2			
	Town	Manchester		
	County			
	Postcode	M14 6XP		
RT - Roof Top	Name	346-348 Wilmslow Road	Eastings 383373 Northings 393606	P - Planning
	Line 1			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. Also an installation at this location is considered to be too exposed with limited screening and surrounded by 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
	Line 2			
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GF - Greenfield	Name	Brocklebank Road SW	Eastings 385160 Northings 393686	P - Planning
	Line 1	Wellington Road		An installation at this location is considered to be too exposed with limited screening and surrounded by 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
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RT - Roof Top	Name	Hallmark Hotel		T - Technical Difficulties
	Line 1	Wilmslow Road	Eastings	This building is too low and will not clear the trees to be able to provide the level of coverage required
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	Town	Withington	Northings	
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We look forward to receiving any comments you may have on the proposal.

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**Keanan Riby | Graduate Acquisition Surveyor
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Tel: +44 161 785 4500

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	Line 1	Outside Shell Garage		This is an existing Streetworks, the structure does not have the capacity to host two operators with 5G technology
	Line 2	Wilmslow Road		
	Town	Withington		
	County	Greater Manchester		
	Postcode	M14 6AH		
ES - Existing Structure	Name	Existing EE Streetworks	Eastings 385406 Northings 393530	T - Technical Difficulties
	Line 1	Outside Shell Garage		This is an existing Streetworks, the structure does not have the capacity to host two operators with 5G technology
	Line 2	Wilmslow Road		
	Town	Withington		
	County			
	Postcode	M14 6AH		

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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,
Theale, Berkshire, RG7 4SA

RT - Roof Top	Name	Lansdowne Hotel		T - Technical Difficulties
	Line 1	Wilmslow Road	Eastings	This is a pitched roof, there is no design possible for a telecommunications installation
	Line 2		385382	
	Town	Withington	Northings	
	County		393603	
	Postcode	M14 6AH		
RT - Roof Top	Name	Hallmark Hotel		T - Technical Difficulties
	Line 1	Wilmslow Road	Eastings	This building is too low and will not clear the trees to be able to provide the level of coverage required
	Line 2		385420	
	Town	Withington	Northings	
	County		393688	
	Postcode	M14 6AF		

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.

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 Old Moat Councillors (Garry Bridges and Gavin White), the Manchester/Withington MP (Jeff Smith) and the Manchester City Council Local Planning Authority.

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 CTIL30283500)

Yours faithfully,

Keanan Riby

**Keanan Riby | Graduate Acquisition Surveyor
Clarke Telecom**

Tel: +44 161 785 4500

Email: Keanan.Riby@Clarke-Telecom.com

(for and on behalf of Cornerstone)

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 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Our ref: CTIL30283500

07th March 2023

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

planning@manchester.gov.uk

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

Dear Sir/Madam,

PROPOSED BASE STATION INSTALLATION AT CTIL30283500 SW AT JCT. BROOK ROAD & WILMSLOW ROAD, WITHINGTON, GREATER MANCHESTER, M14 6AX | NGR 385367E 393505N

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 Withington 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 Manchester.

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 Withington. 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.

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

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

Registered Address:
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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

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.

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 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:

- **CTIL30283500 SW AT JCT. BROOK ROAD & WILMSLOW ROAD**

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:

- **SW AT JCT. BROOK ROAD & WILMSLOW ROAD, WITHINGTON, GREATER MANCHESTER, M14 6AX | NGR 385367E 393505N**

The proposed works comprise the installation of 20.0m high Orion Monopole, coloured grey and mounted on new root foundation, the installation of 6no. Antennas, 3no. RRUs, 2no. Transmission Dishes and 1no. GPS Module, the installation of Yorkshire ER cabinet on root foundation, coloured Fir Green. (ancillary development required thereto).

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.

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

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

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 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

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

Alternative site options considered and rejected are as follows:

Site ³	Site Name and address		NGR	Reason for not choosing ⁴
RT - Roof Top	Name	Willow Court		T - Technical Difficulties There is a conservatory on the roof. 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
	Line 1	Willow Bank	Eastings	
	Line 2		385338	
	Town	Manchester	Northings	
	County		393730	
	Postcode	M14 6XP		
RT - Roof Top	Name	346-348 Wilmslow Road		P - Planning 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. Also an installation at this location is considered to be too exposed with limited screening and surrounded by 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
	Line 1		Eastings	
	Line 2		383373	
	Town	Manchester	Northings	
	County		393606	
	Postcode	M14 6AB		
GF - Greenfield	Name	Brocklebank Road SW		P - Planning An installation at this location is considered to be too exposed with limited screening and surrounded by 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
	Line 1	Wellington Road	Eastings	
	Line 2	Fallowfield	385160	
	Town	Manchester	Northings	
	County		393686	
	Postcode	M14 6BJ		
ES - Existing Structure	Name	23234vf existing VF SW		T - Technical Difficulties This is an existing Streetworks, the structure does not have the capacity to host two operators with 5G technology
	Line 1	Outside Shell Garage	Eastings	
	Line 2	Wilmslow Road	385406	
	Town	Withington	Northings	
	County	Greater Manchester	393530	
	Postcode	M14 6AH		
ES - Existing Structure	Name	Existing EE Streetworks		T - Technical Difficulties This is an existing Streetworks, the structure does not have the capacity to host two operators with 5G technology
	Line 1	Outside Shell Garage	Eastings	
	Line 2	Wilmslow Road	385406	
	Town	Withington	Northings	
	County		393530	
	Postcode	M14 6AH		

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

Cornerstone Planning Consultation Letter to LPA 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

RT - Roof Top	Name	Lansdowne Hotel		T - Technical Difficulties
	Line 1	Wilmslow Road	Eastings	This is a pitched roof, there is no design possible for a telecommunications installation
	Line 2		385382	
	Town	Withington	Northings	
	County		393603	
	Postcode	M14 6AH		
RT - Roof Top	Name	Hallmark Hotel		T - Technical Difficulties
	Line 1	Wilmslow Road	Eastings	This building is too low and will not clear the trees to be able to provide the level of coverage required
	Line 2		385420	
	Town	Withington	Northings	
	County		393688	
	Postcode	M14 6AF		

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 Old Moat Councillors (Garry Bridges, Suzannah Reeves and Gavin White), and the Manchester/Withington MP (Jeff Smith).

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 CTIL30283500)

Yours faithfully,

Keanan Riby

**Keanan Riby | Graduate Acquisition Surveyor
Clarke Telecom**

Tel: +44 161 785 4500

Email: Keanan.Riby@Clarke-Telecom.com

(for and on behalf of Cornerstone)

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

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

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VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Our ref: CTIL30283500

07th March 2023

Jeff Smith MP
House of Commons
London
SW1A 0AA

jeff.smith.mp@parliament.uk

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

Dear Jeff Smith MP,

**PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED MOBILE PHONE BASE STATION
INSTALLATION AT CTIL30283500 SW AT JCT. BROOK ROAD & WILMSLOW ROAD, WITHINGTON, GREATER
MANCHESTER, M14 6AX | NGR 385367E 393505N.**

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

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

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 Manchester.

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 to be the installation of 20.0m high Orion Monopole, coloured grey and mounted on new root foundation, the installation of 6no. Antennas, 3no. RRUs, 2no. Transmission Dishes and 1no. GPS Module, the installation of Yorkshire ER cabinet on root foundation, coloured Fir Green. (ancillary development required thereto) at **JCT. BROOK ROAD & WILMSLOW ROAD, WITHINGTON, GREATER MANCHESTER, M14 6AX | NGR 385367E 393505N**

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 Withington.

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 a new service provision to Withington 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.

The other site options that were considered and then discounted are as follows:

Site ³	Site Name and address		NGR	Reason for not choosing ⁴
RT - Roof Top	Name	Willow Court	Eastings 385338 Northings 393730	T - Technical Difficulties
	Line 1	Willow Bank		There is a conservatory on the roof. 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
	Line 2			
	Town	Manchester		
	County			
	Postcode	M14 6XP		

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

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Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

RT - Roof Top	Name	346-348 Wilmslow Road		P - Planning
	Line 1		Eastings	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. Also an installation at this location is considered to be too exposed with limited screening and surrounded by 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
	Line 2		383373	
	Town	Manchester	Northings	
	County		393606	
	Postcode	M14 6AB		
GF - Greenfield	Name	Brocklebank Road SW		P - Planning
	Line 1	Wellington Road	Eastings	An installation at this location is considered to be too exposed with limited screening and surrounded by 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
	Line 2	Fallowfield	385160	
	Town	Manchester	Northings	
	County		393686	
	Postcode	M14 6BJ		
ES - Existing Structure	Name	23234vf existing VF SW		T - Technical Difficulties
	Line 1	Outside Shell Garage	Eastings	This is an existing Streetworks, the structure does not have the capacity to host two operators with 5G technology
	Line 2	Wilmslow Road	385406	
	Town	Withington	Northings	
	County	Greater Manchester	393530	
	Postcode	M14 6AH		
ES - Existing Structure	Name	Existing EE Streetworks		T - Technical Difficulties
	Line 1	Outside Shell Garage	Eastings	This is an existing Streetworks, the structure does not have the capacity to host two operators with 5G technology
	Line 2	Wilmslow Road	385406	
	Town	Withington	Northings	
	County		393530	
	Postcode	M14 6AH		
RT - Roof Top	Name	Lansdowne Hotel		T - Technical Difficulties
	Line 1	Wilmslow Road	Eastings	This is a pitched roof, there is no design possible for a telecommunications installation
	Line 2		385382	
	Town	Withington	Northings	
	County		393603	
	Postcode	M14 6AH		
RT - Roof Top	Name	Hallmark Hotel		T - Technical Difficulties
	Line 1	Wilmslow Road	Eastings	This building is too low and will not clear the trees to be able to provide the level of coverage required
	Line 2		385420	
	Town	Withington	Northings	
	County		393688	
	Postcode	M14 6AF		

In line with Best Practice principles we have shared these details with local councillors, planning officers and in this case other community.

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.

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

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 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

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/105759/NPPF_July_2021.pdf)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/105759/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 CTIL30283500)

Yours faithfully,

Keanan Riby

**Keanan Riby | Graduate Acquisition Surveyor
Clarke Telecom**

Tel: +44 161 785 4500

Email: Keanan.Riby@Clarke-Telecom.com

(for and on behalf of Cornerstone)

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

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