

Our ref: CTIL30601500

03rd March 2023

Cllr Afia Kamal
Members' Services Office
Town Hall Extension PO Box 532
Manchester City Council
Manchester, M60 2LA

cllr.afia.kamal@manchester.gov.uk

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

Dear Cllr Afia Kamal,

PROPOSED BASE STATION INSTALLATION AT CTIL30601500 FALMER CLOSE, ABBEY HAY, GORTON, MANCHESTER, M18 8XJ | NGR 389824E 396727N

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 Manchester area for radio base stations to maintain and improve existing levels of service provision. We aim to work with you to progress a proposal that is both acceptable to your authority and meets our customer's technical network requirements. This approach accords with Cornerstone's Best Practice Commitments to ensure consultation with Local Planning Authorities and other appropriate key stakeholders.

5G rollout has begun and Cornerstone is in the process of installing new radio base stations in their network. 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 Manchester. 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 Councillors - Standard V.3 – 15/04/2021

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
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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:

- **CTIL30601500 FALMER CLOSE, ABBEY HAY**

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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:

- **FALMER CLOSE, ABBEY HAY, GORTON, MANCHESTER, M18 8XJ | NGR 389824E 396727N**

The proposed works comprise the installation of proposed 20m high Orion structure mounted on root foundation (painted light grey), the installation of 6no. TEF Antennas, 3no. RRUs and 2no. dishes, the installation of 1no. ground-based cabinet painted Fir Green (mounted on root foundation), tree lopping required from 18.0m to 13.0m (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 Manchester 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
ETS - existing Telecom site	Name	Existing VF RT 78098		T - Technical Difficulties
	Line 1	Abbey Hey Lane	Eastings	The existing chimney design cannot accommodate a second operators 5G antennas due to the size of the chimney and lack of space. This option was therefore discounted.
	Line 2	Abbey Hey	389788	
	Town	Manchester	Northings	
	County	Greater Manchester	396719	
	Postcode	M18 8QZ		
GF - Greenfield	Name	The Donkey Sanctuary		T - Technical Difficulties
	Line 1	Fallowfield Loop	Eastings	This area was explored but unfortunately it has failed planning due to the intrusive nature of the GF structure on the skyline and surrounding area. The likelihood of planning being achieved via appeal is unlikely so we have discounted this location.
	Line 2	Abbey Hey	389722	
	Town	Manchester	Northings	
	County	Greater Manchester	396455	
	Postcode	M18 8XL		
GF - Greenfield	Name	Gorton Reservoir Allotments		RD - Redevelopment not possible
	Line 1	Alston Road	Eastings	The allotments are packed full of plots which are in use and there are no areas of land which could be used for the siting of a large mast (access across the plots for build would also have issues and would not be feasible). This option was therefore discounted due to a lack of space available for the siting of a new mast together with access issues for build.
	Line 2	Gorton	389647	
	Town	Manchester	Northings	
	County	Greater Manchester	396358	
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GF - Greenfield	Name	Fairfield Golf Course		T - Technical Difficulties
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GF - Greenfield	Name	Small Playing Field		T - Technical Difficulties
	Line 1	Alston Road	Eastings	This small playing is situated outside of the operators search area and was therefore discounted based on their search criteria.
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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 Gorton & Abbey Hey Councillors (John Hughes, and Julie Reid), the Manchester (Gorton) MP (Afzal Khan), the Manchester City Council Local Planning Authority, and the Head Teacher and Chair of Governors Wright Robinson College.

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Yours faithfully,

Keanan Riby

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

Tel: +44 161 785 4500

Email: Keanan.Riby@Clarke-Telecom.com

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	Line 1	Abbey Hey Lane	Eastings	The existing chimney design cannot accommodate a second operators 5G antennas due to the size of the chimney and lack of space. This option was therefore discounted.
	Line 2	Abbey Hey	389788	
	Town	Manchester	Northings	
	County	Greater Manchester	396719	
	Postcode	M18 8QZ		
GF - Greenfield	Name	The Donkey Sanctuary		T - Technical Difficulties
	Line 1	Fallowfield Loop	Eastings	This area was explored but unfortunately it has failed planning due to the intrusive nature of the GF structure on the skyline and surrounding area. The likelihood of planning being achieved via appeal is unlikely so we have discounted this location.
	Line 2	Abbey Hey	389722	
	Town	Manchester	Northings	
	County	Greater Manchester	396455	
	Postcode	M18 8XL		
GF - Greenfield	Name	Gorton Reservoir Allotments		RD - Redevelopment not possible
	Line 1	Alston Road	Eastings	The allotments are packed full of plots which are in use and there are no areas of land which could be used for the siting of a large mast (access across the plots for build would also have issues and would not be feasible). This option was therefore discounted due to a lack of space available for the siting of a new mast together with access issues for build.
	Line 2	Gorton	389647	
	Town	Manchester	Northings	
	County	Greater Manchester	396358	
	Postcode	M18 8WU		
GF - Greenfield	Name	Fairfield Golf Course		T - Technical Difficulties
	Line 1	off Kings Road	Eastings	The Golf Course only just falls into the search area, however only two of the outermost holes are inside and these are located at a distance from any identified power supply and it would be expensive to provide a new supply to this area. In addition, the track leading to the site is owned by a third part and the land is only leased to the golf club therefore this would be too complicated to engage under the Code.
	Line 2	Droylesden	390207	
	Town	Tameside	Northings	
	County	Greater Manchester	396385	
	Postcode	M34 5JU		
GF - Greenfield	Name	SW on Falmer Close		RD - Redevelopment not possible
	Line 1	Falmer Close	Eastings	This area is located on a bridge (hidden) as well as being situated on the protected Fallowfield Loop route which is a popular and protected nature/trail. This location was therefore not available for the siting of a new ground based mast.
	Line 2	Abbey Hey	389842	
	Town	Manchester	Northings	
	County	Greater Manchester	396717	
	Postcode	M18 8XJ		
GF - Greenfield	Name	SW Abbey Hey Lane		T - Technical Difficulties
	Line 1	Jct. Ackroyd Avenue	Eastings	The footway is too narrow at this location to site a new ground based mast. In addition, there is a large tree to the rear which would block the coverage as well as a BT pole with overhead lines which would not allow the site to be built.
	Line 2	Abbey Hey	389735	
	Town	Manchester	Northings	
	County	Greater Manchester	396907	
	Postcode	M18 8TL		
GF - Greenfield	Name	Small Playing Field		T - Technical Difficulties
	Line 1	Alston Road	Eastings	This small playing is situated outside of the operators search area and was therefore discounted based on their search criteria.
	Line 2	Abbey Hey	389347	
	Town	Manchester	Northings	
	County	Greater Manchester	396271	
	Postcode	M18 8WU		

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

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

Registered Address:
 Cornerstone Telecommunications, Infrastructure Limited,
 Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
 Registered in England & Wales No. 08087551.
 VAT No. GB142 8555 06

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

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 Gorton & Abbey Hey Councillors (Afia Kamal and John Hughes), the Manchester (Gorton) MP (Afzal Khan), the Manchester City Council Local Planning Authority, and the Head Teacher and Chair of Governors Wright Robinson College.

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 CTIL30601500)

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 Councillors - Standard V.3 – 15/04/2021

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

Our ref: CTIL30601500

03rd 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 CTIL30601500 FALMER CLOSE, ABBEY HAY, GORTON, MANCHESTER, M18 8XJ | NGR 389824E 396727N

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 Manchester area for radio base stations to maintain and improve existing levels of service provision. We aim to work with you to progress a proposal that is both acceptable to your authority and meets our customer's technical network requirements. This approach accords with Cornerstone's Best Practice Commitments to ensure consultation with Local Planning Authorities and other appropriate key stakeholders.

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 Manchester. 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:
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

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:

- **CTIL30601500 FALMER CLOSE, ABBEY HAY**

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:

- **FALMER CLOSE, ABBEY HAY, GORTON, MANCHESTER, M18 8XJ | NGR 389824E 396727N**

The proposed works comprise the installation of proposed 20m high Orion structure mounted on root foundation (painted light grey), the installation of 6no. TEF Antennas, 3no. RRUs and 2no. dishes, the installation of 1no. ground-based cabinet painted Fir Green (mounted on root foundation), tree lopping required from 18.0m to 13.0m (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

Registered Address:

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

 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 Manchester 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
ETS - existing Telecom site	Name	Existing VF RT 78098		T - Technical Difficulties
	Line 1	Abbey Hey Lane	Eastings	The existing chimney design cannot accommodate a second operators 5G antennas due to the size of the chimney and lack of space. This option was therefore discounted.
	Line 2	Abbey Hey	389788	
	Town	Manchester	Northings	
	County	Greater Manchester	396719	
	Postcode	M18 8QZ		
GF - Greenfield	Name	The Donkey Sanctuary		T - Technical Difficulties
	Line 1	Fallowfield Loop	Eastings	This area was explored but unfortunately it has failed planning due to the intrusive nature of the GF structure on the skyline and surrounding area. The likelihood of planning being achieved via appeal is unlikely so we have discounted this location.
	Line 2	Abbey Hey	389722	
	Town	Manchester	Northings	
	County	Greater Manchester	396455	
	Postcode	M18 8XL		
GF - Greenfield	Name	Gorton Reservoir Allotments		RD - Redevelopment not possible
	Line 1	Alston Road	Eastings	The allotments are packed full of plots which are in use and there are no areas of land which could be used for the siting of a large mast (access across the plots for build would also have issues and would not be feasible). This option was therefore discounted due to a lack of space available for the siting of a new mast together with access issues for
	Line 2	Gorton	389647	
	Town	Manchester	Northings	
	County	Greater Manchester	396358	
	Postcode	M18 8WU		
GF - Greenfield	Name	Fairfield Golf Course		T - Technical Difficulties
	Line 1	off Kings Road	Eastings	The Golf Course only just falls into the search area, however only two of the outermost holes are inside and these are located at a distance from any identified power supply and it would be expensive to provide a new supply to this area. In addition, the track leading to the site is owned by a third part and the land is only leased to the golf club therefore this would be too complicated to engage under the Code
	Line 2	Droylesden	390207	
	Town	Tameside	Northings	
	County	Greater Manchester	396385	
	Postcode	M34 5JU		
GF - Greenfield	Name	SW on Falmer Close		RD - Redevelopment not possible
	Line 1	Falmer Close	Eastings	This area is located on a bridge (hidden) as well as being situated on the protected Fallowfield Loop route which is a popular and protected nature/trail. This location was therefore not available for the siting of a new ground based mast.
	Line 2	Abbey Hey	389842	
	Town	Manchester	Northings	
	County	Greater Manchester	396717	
	Postcode	M18 8XJ		

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

GF - Greenfield	Name	SW Abbey Hey Lane		T - Technical Difficulties
	Line 1	Jct. Ackroyd Avenue	Eastings	
	Line 2	Abbey Hey	389735	
	Town	Manchester	Northings	
	County	Greater Manchester	396907	
	Postcode	M18 8TL		
GF - Greenfield	Name	Small Playing Field		T - Technical Difficulties
	Line 1	Alston Road	Eastings	
	Line 2	Abbey Hey	389347	
	Town	Manchester	Northings	
	County	Greater Manchester	396271	
	Postcode	M18 8WU		

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 Gorton & Abbey Hey Councillors (Afia Kamal, John Hughes, and Julie Reid), the Manchester (Gorton) MP (Afzal Khan), and the Head Teacher and Chair of Governors Wright Robinson College.

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 CTIL30601500)

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

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

Our ref: CTIL30601500

03rd March 2023

Afzal Khan MP
House of Commons
London
SW1A 0AA

afzal.khan.mp@parliament.uk

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

Dear Afzal Khan MP,

**PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED MOBILE PHONE BASE STATION
INSTALLATION AT CTIL30601500 FALMER CLOSE, ABBEY HAY, GORTON, MANCHESTER, M18 8XJ | NGR
389824E 396727N**

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 Manchester 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 proposed 20m high Orion structure mounted on root foundation (painted light grey), the installation of 6no. TEF Antennas, 3no. RRUs and 2no. dishes, the installation of 1no. ground-based cabinet painted Fir Green (mounted on root foundation), tree lopping required from 18.0m to 13.0m (ancillary development required thereto) at **FALMER CLOSE, ABBEY HAY, GORTON, MANCHESTER, M18 8XJ | NGR 389824E 396727N**

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 Manchester.

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 Manchester 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
ETS - existing Telecom site	Name	Existing VF RT 78098		T - Technical Difficulties
	Line 1	Abbey Hey Lane	Eastings	The existing chimney design cannot accommodate a second operators 5G antennas due to the size of the chimney and lack of space. This option was therefore discounted.
	Line 2	Abbey Hey	389788	
	Town	Manchester	Northings	
	County	Greater Manchester	396719	
	Postcode	M18 8QZ		
GF - Greenfield	Name	The Donkey Sanctuary		T - Technical Difficulties
	Line 1	Fallowfield Loop	Eastings	This area was explored but unfortunately it has failed planning due to the intrusive nature of the GF structure on the skyline and surrounding area. The likelihood of planning being achieved via appeal is unlikely so we have discounted this location.
	Line 2	Abbey Hey	389722	
	Town	Manchester	Northings	
	County	Greater Manchester	396455	
	Postcode	M18 8XL		

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:

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Registered in England & Wales No. 08087551.

VAT No. GB142 8555 06



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

	Gorton Reservoir Allotments		RD - Redevelopment not possible
	Alston Road	Eastings	The allotments are packed full of plots which are in use and there are no areas of land which could be used for the siting of a large mast (access across the plots for build would also have issues and would not be feasible). This option was therefore discounted due to a lack of space available for the siting of a new mast together with access issues for build.
	Gorton	389647	
	Manchester	Northings	
	Greater Manchester	396358	
	M18 8WU		
	Fairfield Golf Course		T - Technical Difficulties
	off Kings Road	Eastings	The Golf Course only just falls into the search area, however only two of the outermost holes are inside and these are located at a distance from any identified power supply and it would be expensive to provide a new supply to this area. In addition, the track leading to the site is owned by a third part and the land is only leased to the golf club therefore this would be too complicated to engage under the Code.
	Droylesden	390207	
	Tameside	Northings	
	Greater Manchester	396385	
	M34 5JU		
	SW on Falmer Close		RD - Redevelopment not possible
	Falmer Close	Eastings	This area is located on a bridge (hidden) as well as being situated on the protected Fallowfield Loop route which is a popular and protected nature/trail. This location was therefore not available for the siting of a new ground based mast.
	Abbey Hey	389842	
	Manchester	Northings	
	Greater Manchester	396717	
	M18 8XJ		
	SW Abbey Hey Lane		T - Technical Difficulties
	Jct. Ackroyd Avenue	Eastings	The footway is too narrow at this location to site a new ground based mast. In addition, there is a large tree to the rear which would block the coverage as well as a BT pole with overhead lines which would not allow the site to be built.
	Abbey Hey	389735	
	Manchester	Northings	
	Greater Manchester	396907	
	M18 8TL		
	Small Playing Field		T - Technical Difficulties
	Alston Road	Eastings	This small playing is situated outside of the operators search area and was therefore discounted based on their search criteria.
	Abbey Hey	389347	
	Manchester	Northings	
	Greater Manchester	396271	
	M18 8WU		

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 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

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

National Planning Policy Frameworkwww.communities.gov.ukhttps://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 CTIL30601500)

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 MPs - single site (England) V.5 15.11.2022

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VAT No. GB142 8555 06



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

Our ref: CTIL30601500

03rd March 2023

Chair of Governors,
Wright Robinson College
Off Falmer Close,
Abbey Hey Lane, M18 8RL

admin@wrightrobinson.co.uk

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

BY EMAIL

To the Chair of Governors,

PROPOSED BASE STATION INSTALLATION AT CTIL30601500 FALMER CLOSE, ABBEY HAY, GORTON, MANCHESTER, M18 8XJ | NGR 389824E 396727N

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 Manchester 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 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.

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

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

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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 CTIL30601500)

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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Michal Laskowski

From: V Duffy <v.duffy@wrightrobinson.co.uk>
Sent: 13 March 2023 18:21
To: Keanan Riby
Subject: RE: CTIL: 30601500 - TEF: 97398 / Falmer Close Telecommunications Site

Follow Up Flag: Follow up
Flag Status: Flagged

Good evening Keanan,

A Telecom are, at present, unable to provide us with details regarding the level of works involved and the impact in terms of access to the college.

We would like to raise our concerns as we are unable to give feedback in terms of our position regarding the works without having all of the information.

A key point for us as a school, would be around the access and health and safety of our students, parents/carers and staff accessing the college.

Without this information, the extent of the project has not been provided for a full consultation.

With kind regards
Victoria

Ms Victoria Duffy
Chief Operating Officer
Tel: 0161 826 1026
Email: v.duffy@wrightrobinson.co.uk



From: Keanan Riby <Keanan.Riby@Clarke-Telecom.com>
Sent: 13 March 2023 09:46
To: V Duffy <v.duffy@wrightrobinson.co.uk>
Cc: Ryan Cairns <Ryan.Cairns@clarke-telecom.com>
Subject: CTIL: 30601500 - TEF: 97398 / Falmer Close Telecommunications Site

Hi Victoria,

Following our phone call last week regarding the proposed telecommunications mast on Falmer Close, I have raised your concerns with my team. Given we are at the early stages of the proposal we do not have a build forecast date. However, should we have no hiccups with the planning and acquisition side we expect this to be handed over to our build team in August, though this could change. I have raised your concern relating to disturbance and H&S around the approaching road to the college and I will issue a note against the case, requesting that the build team consider instructing the installation outside of term time.

If you've anymore questions, please feel free to respond to this email.

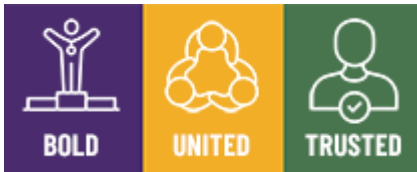
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Keanan

Keanan Riby | Graduate Acquisition Surveyor
Clarke Telecom

T: +44 161 785 4500
M: +44 7780 178 755
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Head Office: Clarke Telecom Ltd, Unit E, Madison Place, Northampton Road, Manchester, M40 5AG. Tel. +44 (0)161 785 4500.
Registered Office: 3175 Century Way, Thorpe Park, Leeds, LS15 8ZB. Registered in England No. 07524755.



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From: Julie Reid <dlr.julie.reid@manchester.gov.uk>

Sent: 08 March 2023 22:09

To: James Bold <James.Bold@Clarke-Telecom.com>

Cc: Agunwin <agunwin@aol.com>; Richard Unwin <rcunwin@aol.com>; John Hughes <cllr.john.hughes@manchester.gov.uk>; Afia Kamal <cllr.afia.kamal@manchester.gov.uk>; KHAN, Afzal <afzal.khan.mp@parliament.uk>; Sue Wills <sue.wills@manchester.gov.uk>; Julie Roscoe <julie.roscoe@manchester.gov.uk>;

Des Jones <des.jones@manchester.gov.uk>; Ian Jarvis <ian.jarvis@manchester.gov.uk>

Subject: Re: CTIL30601500 –Radio base station installation

Mr Bold, we object to this installation next to a large secondary school and the Fallowfield Loop which is a country park walking and cycling route. It would be completely out of place in this area.

Regards

Julie Reid

Ward member for Gorton and Abbey Hey

Scrutiny Chair for Children and Young People

07535 842355

Our ref: CTIL30601500

03rd March 2023

Head Teacher
Wright Robinson College
Off Falmer Close,
Abbey Hey Lane, M18 8RL

admin@wrightrobinson.co.uk

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

BY EMAIL

To the Head Teacher,

PROPOSED BASE STATION INSTALLATION AT CTIL30601500 FALMER CLOSE, ABBEY HAY, GORTON, MANCHESTER, M18 8XJ | NGR 389824E 396727N

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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