

Our ref: CTIL 30619300

3rd May 2023

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 30619300, I.J. KAYES SCRAP METAL, UNIT 1A, SANDFOLD LANE, LEVENSHULME, GREATER MANCHESTER, M193BH, NGR: E 388302 N 394657

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 Levenshulme) 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 Levenshulme

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 Levenshulme. 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 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.

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

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 30619300, I.J. KAYES SCRAP METAL

The site is needed to provide new 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:

I.J. KAYES SCRAP METAL, UNIT 1A, SANDFOLD LANE, LEVENSHULME, GREATER MANCHESTER, M193BH, NGR: E 388302 N 394657

The proposed works comprise the installation of 20m Lattice Tower, 12no antennas, 36no RRU's, 2no 300mm dishes, 2no 600mm dishes, 2no GPS modules and ancillary equipment

The proposed height at 20m is essential in order to provide the necessary coverage to the target 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.

Alternative site options considered and rejected are as follows:

Site ³	Site Name and address	NGR	Reason for not choosing ⁴
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GF - Greenfield	Name	GF North of Matthews Lane		T - Technical Difficulties
	Line 1	Matthews Lane	Eastings	A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover to the South. That would inhibit the signal and would not deliver the required coverage to the target area. This site has therefore been discounted for this reason.
	Line 2		387932	
	Town	Levenshulme	Northings	
	County	Manchester	394804	
	Postcode	M12 4GR		
GF - Greenfield	Name	Greenbank Park GF		P - Planning
	Line 1	Greenbank Park	Eastings	An installation at this location is considered to be too prominent in the park land 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	Guildford Road	388060	
	Town	Levenshulme	Northings	
	County	Manchester	394714	
	Postcode	M19 3FZ		
GF - Greenfield	Name	Grange School GF		T - Technical Difficulties
	Line 1	Grange School	Eastings	A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover to the South. That would inhibit the signal and would not deliver the required coverage to the target area. This site has therefore been discounted for this reason.
	Line 2	Matthews Lane	388086	
	Town	Levenshulme	Northings	
	County	Manchester	394874	
	Postcode	M12 4GR		
GF - Greenfield	Name	Connaughton House		O - Other
	Line 1	Connaughton House	Eastings	Discounted for same reason as VF - Site found on the corner of the industrial estate with land to rear of the building. Used as a day nursery, so when whilst this does not preclude the use of the site for telecoms, the operators are aware that there has been public concern in relation to installations that are located on or very close to such uses. As a result it is likely that should this site be advanced it would be contentious and so in this respect it is considered that other options put forward are more appropriate.
	Line 2	Mount Road	388256	
	Town	Levenshulme	Northings	
	County	Manchester	394656	
	Postcode	M19 3BH		
GF - Greenfield	Name	Chimney rear of Autos Shop		T - Technical Difficulties
	Line 1	Sandfold Lane	Eastings	Discounted for Technical, Build and Access reasons. Scheme to attach antennas at 25m to 53m high chimney MSV'ed and drawings produced for VF. Technically compromised
	Line 2		388245	
	Town	Levenshulme	Northings	
	County	Manchester	394568	

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	Postcode	M19 3JP		scheme as restricted antennas positions due to ownership of land beneath. Chimney in poor condition and structural survey never completed. Access route through industrial estate has awkward turns, uneven surface and activities from the various units spill out onto the road. Manoeuvrability for a cherry picker/crane of the size required for the chimney proves difficult. Access to base of the chimney is found through a gated and tenanted yard who uses it for scrap cars keeps dogs on-site, which may present difficulties with regards future visits, access etc.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Recycling Centre Recycling Centre Sandfold Lane Levenshulme Manchester M19 3BH	Eastings 388376 Northings 394629	T - Technical Difficulties A mast at this location is not viable due to a physical lack of space due to the site's use as a recycling depot, 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	O'Connor Utilities Ltd Sandfold Lane Levenshulme Manchester M19 3BJ	Eastings 388456 Northings 394626	T - Technical Difficulties Used as for outdoor storage so may run into issues with a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason as there are other more suitable sites.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Printworks Lane SW Printworks Lane Levenshulme Manchester M19 3HS	Eastings 388306 Northings 394496	T - Technical Difficulties The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.
GF - Greenfield	Name Line 1 Line 2 Town County Postcode	Byrom Avenue SW Byrom Avenue Levenshulme Manchester M19 3HR	Eastings 388094 Northings 394422	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	Greenbank Playing Fields	Eastings	P - Planning

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	Line 1 Line 2 Town County Postcode	Field Bank Grove Levenshulme Manchester M19 3EU	388014 Northings 394514	An installation at this location is considered to be too prominent in the park land 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	Manor Road SW Manor Road Levenshulme Manchester M19 3EU	Eastings 387843 Northings 394552	P - Planning A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover from all directions. That would inhibit the signal and would not 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	Terraced Houses Between Matthews Lane and Manor Road Levenshulme Manchester M19 3EQ	Eastings 387880 Northings 394691	P - Planning The footway within this residential housing (terraced) area this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.

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 Levenshulme Ward, local MP and manager for Small Wonders PDN Ltd

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 30619300)

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Yours faithfully

Hazem Karbouj

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(for and on behalf of Cornerstone)

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