

Our ref: CTIL 30619300

3rd May 2023

Afzal Khan MP
House of Commons
London
SW1A 0AA

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

Dear MP Khan

**PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED MOBILE PHONE 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

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 Levenshulme 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 Levenshulme.

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 20m Lattice Tower, 12no antennas, 36no RRU's, 2no 300mm dishes, 2no 600mm dishes, 2no GPS modules and ancillary equipment at t I.J. Kayes Scrap Metal, Unit 1a, Sandfold Lane, Levenshulme, Greater Manchester, M193BH, NGR: E 388302 N 394657. 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 Levenshulme.

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

Site ³	Site Name and address	NGR	Reason for not choosing ⁴
GF - Greenfield	Name GF North of Matthews Lane Line 1 Matthews Lane Line 2 Town Levenshulme County Manchester Postcode M12 4GR	Eastings 387932 Northings 394804	T - Technical Difficulties 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.
GF - Greenfield	Name Greenbank Park GF Line 1 Greenbank Park Line 2 Guildford Road Town Levenshulme County Manchester Postcode M19 3FZ	Eastings 388060 Northings 394714	P - Planning 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 Grange School GF Line 1 Grange School Line 2 Matthews Lane Town Levenshulme County Manchester Postcode M12 4GR	Eastings 388086 Northings 394874	T - Technical Difficulties 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.

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GF - Greenfield	Name	Connaughton House	Eastings 388256 Northings 394656	O - Other
	Line 1	Connaughton House		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		
	Town	Levenshulme		
	County	Manchester		
	Postcode	M19 3BH		
GF - Greenfield	Name	Chimney rear of Autos Shop	Eastings 388245 Northings 394568	T - Technical Difficulties
	Line 1	Sandfold Lane		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 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.
	Line 2			
	Town	Levenshulme		
	County	Manchester		
	Postcode	M19 3JP		
GF - Greenfield	Name	Recycling Centre	Eastings 388376 Northings 394629	T - Technical Difficulties
	Line 1	Recycling Centre		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.
	Line 2	Sandfold Lane		
	Town	Levenshulme		
	County	Manchester		
	Postcode	M19 3BH		
GF - Greenfield	Name	O'Connor Utilities Ltd	Eastings 388456 Northings 394626	T - Technical Difficulties
	Line 1	Sandfold Lane		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
	Line 2			
	Town	Levenshulme		
	County	Manchester		

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	Postcode	M19 3BJ		discounted for this reason as there are other more suitable sites.
GF - Greenfield	Name	Printworks Lane SW	Eastings	T - Technical Difficulties
	Line 1	Printworks Lane	388306	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.
	Line 2		Northings	
	Town	Levenshulme	394496	
	County	Manchester		
	Postcode	M19 3HS		
GF - Greenfield	Name	Byrom Avenue SW	Eastings	P - Planning
	Line 1	Byrom Avenue	388094	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.
	Line 2		Northings	
	Town	Levenshulme	394422	
	County	Manchester		
	Postcode	M19 3HR		
GF - Greenfield	Name	Greenbank Playing Fields	Eastings	P - Planning
	Line 1	Field Bank Grove	388014	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		Northings	
	Town	Levenshulme	394514	
	County	Manchester		
	Postcode	M19 3EU		
GF - Greenfield	Name	Manor Road SW	Eastings	P - Planning
	Line 1	Manor Road	387843	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.
	Line 2		Northings	
	Town	Levenshulme	394552	
	County	Manchester		
	Postcode	M19 3EU		
GF - Greenfield	Name	Terraced Houses	Eastings	P - Planning
	Line 1	Between Matthews Lane and	387880	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.
	Line 2	Manor Road	Northings	
	Town	Levenshulme	394691	
	County	Manchester		
	Postcode	M19 3EQ		

In line with Best Practice principles we have shared these details with local councillors, planning officers and in this case local ward councillors for Levenshulme Ward, Manchester City Council and manager for Small Wonders PDN Ltd

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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

National Planning Policy Framework

www.communities.gov.uk

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

World Health Organisation Electromagnetic Fields

https://www.who.int/health-topics/electromagnetic-fields#tab=tab_1

International Commission on Non-Ionising Radiation Protection

www.icnirp.de

Mobile UK FAQ

<https://www.mobileuk.org/5g-and-health-faqs>

I trust all is clear from the enclosed but if you have further questions on this or any other matter concerning Cornerstone, please do not hesitate to contact us through Community Consultation & EMF Enquiries within 14 days from the date of this letter

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 30619300)

Yours sincerely

Hazem Karbouj

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

(for and on behalf of Cornerstone)

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