

Our ref: 30615600

15th August 2022

Cllr Ahmed Ali
Members' Services Office
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Manchester
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Clarke Telecom Ltd
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Northampton Road
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M40 5AG

Dear Cllr Ali,

PROPOSED BASE STATION INSTALLATION AT CTIL 30615600, CORNER OF COPTHORNE CRESCENT/BRYNTON RD, LEVENSHULME, MANCHESTER, GREATER MANCHESTER, M13 0QY, N.G.R E: 386404 N: 395019

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

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:
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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.

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:

CTIL 30615600, CORNER OF COPTHORNE CRESCENT/BRYNTON RD

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:

LEVENSHULME, MANCHESTER, GREATER MANCHESTER, M13 0QY, N.G.R E: 386404 N: 395019

The proposed works comprise the proposed 20m high Orion structure mounted on root foundation (Painted Grey). Proposed 2no Dishes, 3no RRUs and 6no Antennas. Proposed Equipment Cabinet mounted on root foundation (Painted Green).

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.

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The column is a simple, functional, vertical structure necessary to provide replacement and new service provision to Levenshulme and the surrounding area. There are other vertical structures in the street scene 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. Remove if not SW

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 street scene.

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	Burhan Centre		T - Technical Difficulties This existing rooftop site is too low in order to deliver the required technologies and level of coverage to the target coverage area. This site has therefore been discounted for this reason.
	Line 1	81 Beresford Road	Eastings	
	Line 2		386650	
	Town	Levenshulme	Northings	
	County	Greater Manchester	395035	
	Postcode	M13 0TA		
RT - Roof Top	Name	Shahporan Mosque & Islamic Education Centre		T - Technical Difficulties The rooftop is too low and 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		Eastings	
	Line 2		386688	
	Town	Levenshulme	Northings	
	County	Greater Manchester	394924	
	Postcode	M13 0TA		
RT - Roof Top	Name	Makki Masjid & Islamic Centre		T - Technical Difficulties The rooftop is too low and 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	125 Beresford Rd	Eastings	
	Line 2		386704	
	Town	Levenshulme	Northings	
	County	Greater Manchester	394879	
	Postcode	M13 0TA		
GF - Greenfield	Name	Reynell Road SW		P - Planning The footway at this location is too narrow to accommodate the operator's equipment, it is also very close to a high number of residential houses. As such, it would lead to highway safety issues and be too prominent in the street scene. A site in this location has therefore been discounted for this reason.
	Line 1	Reynell Road	Eastings	
	Line 2		386800	
	Town	Levenshulme	Northings	
	County	Greater Manchester	394822	
	Postcode	M13 0PU		
GF - Greenfield	Name	Elsdon Road SW		P - Planning An installation at this location is surrounded by residential properties and would be too prominent in the street scene. 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	Elsdon Road	Eastings	
	Line 2		386647	
	Town	Levenshulme	Northings	
	County	Greater Manchester	394769	
	Postcode	M13 0TQ		

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GF - Greenfield	Name	Old Hall Lane SW		T - Technical Difficulties The proximity of BT lines would make the installation of a radio base station in this location problematic. A site in this location has therefore been discounted for this reason.
	Line 1	Old Hall Lane	Eastings	
	Line 2		386705	
	Town	Levenshulme	Northings	
	County	Greater Manchester	394599	
GF - Greenfield	Postcode			P - Planning An installation at this location is considered to be too exposed with limited screening and surrounded by residential properties, It would 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.
	Name	Brynton Road SW		
	Line 1	Brynton Road	Eastings	
	Line 2		386544	
	Town	Levenshulme	Northings	
GF - Greenfield	County	Greater Manchester	394617	T - Technical Difficulties It is not possible to install a street furniture installation at this location due to unresolvable underground services in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
	Postcode	M13 0UX		
	Name	Craston Road SW		
	Line 1	Craston Road	Eastings	
	Line 2		386432	
GF - Greenfield	Town	Levenshulme	Northings	RD - Redevelopment not possible It is not possible to utilise this existing structure in order to deliver the required level of coverage to the target area due to technical and legal reasons.
	County	Greater Manchester	394555	
	Postcode	M13 0UT		
	Name	EE SW - 95969		
	Line 1	Telfer Road SW	Eastings	
ETS - existing Telecom site	Line 2		386273	P - Planning An installation at this location is considered to be too exposed with limited screening and surrounded by residential properties, It would 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.
	Town	Levenshulme	Northings	
	County	Greater Manchester	394740	
	Postcode	M13 0XS		
	Name	Upper Brynton Road SW		
GF - Greenfield	Line 1	Brynton Road	Eastings	T - Technical Difficulties It is not possible to install a street furniture installation at this location due to unresolvable underground services in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
	Line 2		386502	
	Town	Levenshulme	Northings	
	County	Greater Manchester	394762	
	Postcode	M13 0RB		
GF - Greenfield	Name	Birchfields Road SW		P - Planning 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 1	Birchfields Road	Eastings	
	Line 2		386275	
	Town	Levenshulme	Northings	
	County	Greater Manchester	394800	
GF - Greenfield	Postcode	M13 0UE		P - Planning The proximity of BT lines would make the installation of a radio base station in this location problematic. A site in this location has therefore been discounted for this reason.
	Name	Meldon Road SW		
	Line 1	Meldon Road	Eastings	
	Line 2		386312	
	Town	Levenshulme	Northings	
GF - Greenfield	County	Greater Manchester	394837	P - Planning The proximity of BT lines would make the installation of a radio base station in this location problematic. A site in this location has therefore been discounted for this reason.
	Postcode	M13 0TR		
	Name	Meldon Road Junction SW		
	Line 1	Meldon Road	Eastings	
	Line 2		386466	
GF - Greenfield	Town	Levenshulme	Northings	RD - Redevelopment not possible Residential building currently in development, looking at the structure and signage the build has not been progressed in some time. It looks like it will be relatively low level when complete so unlikely to provide required coverage. Has been discounted for this reason.
	County	Greater Manchester	394889	
	Postcode	M13 0TR		
	Name	Meldon Road Development		
	Line 1	Meldon Road	Eastings	
RT - Roof Top	Line 2		386626	
	Town	Levenshulme	Northings	
	County	Greater Manchester	394941	
	Postcode	M13 0GR		
	Name			

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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 local planning authority, the other local ward councillors for Rusholme Ward and the local MP Afzal Khan.

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 [30615600])

Yours faithfully,

KRiby

Keanan Riby
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Acquisition
Clarke Telecom
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Email: Keanan.Riby@Clarke-Telecom.com

(For and on behalf of Cornerstone)

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