

Our ref: 30615600

15th August 2022

MR 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 MR Khan,

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

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT **CTIL 30615600, CORNER OF COPTHORNE CRESCENT/BRYNTON RD**

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

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

Cornerstone Planning Consultation Letter to MPs - single site (England) 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

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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.

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 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) from **LEVENSHULME, MANCHESTER, GREATER MANCHESTER, M13 0QY, N.G.R E: 386404 N: 395019**. 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 column is a simple, functional, vertical structure necessary to provide a new service provision to Levenshulme 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 street scene.

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

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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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In line with Best Practice principles, we have shared these details with the local planning authority and the local councillors for Rusholme Ward.

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 Best Practice on Mobile Network Development

<http://www.mobileuk.org/cms-assets/documents/259876-147086.code-of-best-practice-2016-edition-pub>

National Planning Policy Framework

www.communities.gov.uk

World Health Organisation Electromagnetic Fields

www.who.int/peh-emf/en

International Commission on Non-Ionising Radiation Protection

www.icnirp.de

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 [30615600])

Yours sincerely

KRiby

Keanan Riby

Graduate Acquisition Surveyor

Acquisition

Clarke Telecom

Tel: +44 161 785 4500

Email: Keanan.Riby@Clarke-Telecom.com

(For and on behalf of Cornerstone)

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