

Our ref: **CS_30912100**

19th September 2025

The Chief Planning Officer
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

United Living Connected
Building 4
Clearwater
Lingley Mere Business Park
Warrington
WA5 3UZ

By Email: planning@manchester.gov.uk

Dear Sir/Madam,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION AT CS_30912100, LANGLEY ROAD, FALLOWFIELD, MANCHESTER, M14 6LH (NGR E:385599, N394282)

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 are in the process of progressing suitable sites in the Fallowfield area for radio base stations that will improve service provision for VMO2. 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.

As part of VMO2's continued network improvement program, there is a specific requirement for a radio base station at this location to ensure that the latest high quality 2G, 3G & 4G coverage is maintained and enhanced, as well as new 5G service provision, in and around Fallowfield.

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 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.

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 technical network requirement is as follows:

CS_30912100, LANGLEY ROAD, FALLOWFIELD, MANCHESTER, M14 6LH (NGR E:385599, N394282)

The site is needed to provide enhanced 2G, 3G and 4G coverage and capacity for VMO2 as well as new 5G service provision, to ensure that its customers experience access to the latest technologies currently available. The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G & 5G technologies.

The preferred VMO2 option is as follows:

CS_30912100, LANGLEY ROAD, FALLOWFIELD, MANCHESTER, M14 6LH (NGR E:385599, N394282)

The proposed installation of a telecommunications base station comprising a 20m monopole supporting 6 no antennas and 2 no transmission dishes, together with 2 no equipment cabinets, and ancillary development thereto.

Alternative site options considered and rejected are as follows:

Site Type	Site Address	National Grid Reference	Reason for Discounting
D1 - Existing Site	Wilbraham Road, Fallowfield, Manchester, Greater Manchester, M14 6LB	E:385535 N:393992	There is insufficient space here now to support the necessary upgrades required to the network
D2 - Rooftop	Holy Innocents' Church, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6JZ	E:385502 N:394043	This is a Listed Building therefore development on this heritage asset should be avoided and other locations are considered to be more appropriate. This site has therefore been discounted for this reason.
D3 - Rooftop	256, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6LB	E:385552 N:394043	This is a Listed Building therefore development on this heritage asset should be avoided and other locations are considered to be more appropriate. This site has therefore been discounted for this reason.
D4 - Rooftop	Arabian Nites, Wilbraham Road, Fallowfield, Manchester, Greater Manchester, M14 6LB	E:385563 N:393989	The rooftop site here is of a construction type that renders it unsuitable for consideration as a candidate site.
D5 - Rooftop	Wimmy Foods, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6ND	E:385564 N:393969	The rooftop site here is of a construction type that renders it unsuitable for consideration as a candidate site.
D6 - Rooftop	Nayaab, 5-7, Wilbraham Road, Fallowfield Triangle, Fallowfield,	E:385513 N:393992	The rooftop site here is of a construction type that renders it unsuitable for consideration as a candidate site.

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	Manchester, Greater Manchester, M14 6FG		
D7 - Rooftop	9, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6FG	E:385483 N:393997	The rooftop site here is of a construction type that renders it unsuitable for consideration as a candidate site.
D8 - Rooftop	Manchester South Seventh Day Adventist Church, 13, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6FG	E:385454 N:394000	The rooftop site here is of a construction type that renders it unsuitable for consideration as a candidate site.
D9 - Rooftop	Village Gate, 15, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6FG	E:385412 N:394006	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.
D10 - Rooftop	2, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6FG	E:385436 N:394052	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.
D11 - Rooftop	The Beeches, 6, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6JZ	E:385411 N:394055	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.
D12 - Rooftop	Oaklands House, 8, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6FG	E:385379 N:394056	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.
D13 - Rooftop	248, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6LE	E:385566 N:394098	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.
D14 - Rooftop	Hilltop Court, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6LE	E:385583 N:394252	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.
D15 - Rooftop	Oakley, 188, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6LJ	E:385549 N:394301	A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover that would inhibit the signal and would not deliver the

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			required coverage to the target area. This site has therefore been discounted for this reason.
D16 - Rooftop	Oakley, 188, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6LJ	E:385508 N:394311	A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover 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.
D17 - Rooftop	293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385674 N:394314	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.
D18 - Greenfield	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385701 N:394229	This location is unavailable as its is presently being redeveloped as part of university accommodation - the site is demolished right now
D19 - Rooftop	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385792 N:394190	This location is unavailable as its is presently being redeveloped as part of university accommodation - the site is demolished right now
D20 - Rooftop	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385625 N:394096	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.
D21 - Rooftop	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385619 N:394036	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.
D22 - Rooftop	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385713 N:394082	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.
D23 - Rooftop	Manchester Student Homes, 2, Moseley Road, Fallowfield, Manchester, Greater Manchester, M14 6ND	E:385599 N:393979	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.

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D24 - Rooftop	42, Moseley Road, Fallowfield, Manchester, Greater Manchester, M14 6NX	E:385725 N:393939	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.
D25 - Rooftop	18, Carill Drive, Fallowfield, Manchester, Greater Manchester, M14 6WR	E:385659 N:393930	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.
D26 - Rooftop	7, Standish Road, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6NP	E:385641 N:393906	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.
D27 - Rooftop	Nicholas Humphreys, 323, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6NW	E:385581 N:393894	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.
D28 - Rooftop	Bentley's, 11, Ladybarn Road, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6WN	E:385694 N:393879	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.
D29 - Rooftop	Sainsbury's, 347, Wilmslow Road, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6SS	E:385595 N:393826	This location has been discounted as it is outside the optimal search area for the network
D30 - Rooftop	Wall 2 Wall Carpets & Flooring, 304, Wilmslow Road, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6NS	E:385545 N:393871	This location has been discounted as it is outside the optimal search area for the network
D31 - Rooftop	The Great Central, Wilmslow Road, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6NL	E:385513 N:393832	This location has been discounted as it is outside the optimal search area for the network
D32 - Rooftop	Wynnstay Grove, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6XG	E:385468 N:393842	This location has been discounted as it is outside the optimal search area for the network
D33 - Streetworks	Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6LH	E:385612 N:394301	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.

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

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D34 - Streetworks	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385631 N:394327	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.
D35 - Streetworks	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385615 N:394361	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.

We look forward to receiving your comments on the preferred option identified above. 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.

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.

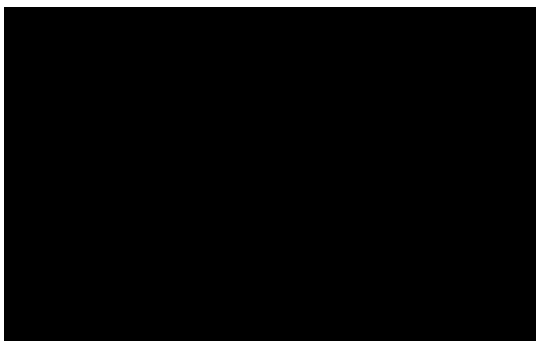
Finally, we would be interested in any local stakeholders or groups that you consider would like to know more about our proposals.

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 **CS_30912100**).

Yours faithfully,



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Our ref: **CS_30912100**

19th September 2025

Fallowfield Ward Councillors

Cllr.ghazala.sadia@manchester.gov.uk

Cllr.jade.doswell@manchester.gov.uk

Cllr.ali.ilyas@manchester.gov.uk

United Living Connected
Building 4
Clearwater
Lingley Mere Business Park
Warrington
WA5 3UZ

Dear Ward Councillors,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION AT CS_30912100, LANGLEY ROAD, FALLOWFIELD, MANCHESTER, M14 6LH (NGR E:385599, N394282)

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 are in the process of identifying a suitable site in the Fallowfield area for a radio base station that will improve service provision for VMO2.

The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone and VMO2 are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of VMO2's continued network improvement program, there is a specific requirement for a radio base station at this location to ensure that the latest high quality 2G, 3G & 4G coverage is maintained and enhanced, as well as new 5G service provision, in and around Fallowfield.

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.

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:

CS_30912100, LANGLEY ROAD, FALLOWFIELD, MANCHESTER, M14 6LH (NGR E:385599, N394282)

The site is needed to provide enhanced 2G, 3G and 4G coverage and capacity for VMO2 as well as new 5G service provision, to ensure that its customers experience access to the latest technologies

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

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currently available. The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G & 5G technologies.

A number of options have been assessed in respect of the site search process and the preferred VMO2 option is as follows:

CS_30912100, LANGLEY ROAD, FALLOWFIELD, MANCHESTER, M14 6LH (NGR E:385599, N394282)

The proposed installation of a telecommunications base station comprising a 20m monopole supporting 6 no antennas and 2 no transmission dishes, together with 2 no equipment cabinets, and ancillary development thereto.

Alternative site options considered and rejected are as follows:

Site Type	Site Address	National Grid Reference	Reason for Discounting
D1 - Existing Site	Wilbraham Road, Fallowfield, Manchester, Greater Manchester, M14 6LB	E:385535 N:393992	There is insufficient space here now to support the necessary upgrades required to the network
D2 - Rooftop	Holy Innocents' Church, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6JZ	E:385502 N:394043	This is a Listed Building therefore development on this heritage asset should be avoided and other locations are considered to be more appropriate. This site has therefore been discounted for this reason.
D3 - Rooftop	256, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6LB	E:385552 N:394043	This is a Listed Building therefore development on this heritage asset should be avoided and other locations are considered to be more appropriate. This site has therefore been discounted for this reason.
D4 - Rooftop	Arabian Nites, Wilbraham Road, Fallowfield, Manchester, Greater Manchester, M14 6LB	E:385563 N:393989	The rooftop site here is of a construction type that renders it unsuitable for consideration as a candidate site.
D5 - Rooftop	Wimmy Foods, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6ND	E:385564 N:393969	The rooftop site here is of a construction type that renders it unsuitable for consideration as a candidate site.
D6 - Rooftop	Nayaab, 5-7, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6FG	E:385513 N:393992	The rooftop site here is of a construction type that renders it unsuitable for consideration as a candidate site.
D7 - Rooftop	9, Wilbraham Road, Fallowfield Triangle, Fallowfield,	E:385483 N:393997	The rooftop site here is of a construction type that renders it unsuitable for consideration as a candidate site.

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

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	Manchester, Greater Manchester, M14 6FG		
D8 - Rooftop	Manchester South Seventh Day Adventist Church, 13, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6FG	E:385454 N:394000	The rooftop site here is of a construction type that renders it unsuitable for consideration as a candidate site.
D9 - Rooftop	Village Gate, 15, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6FG	E:385412 N:394006	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.
D10 - Rooftop	2, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6FG	E:385436 N:394052	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.
D11 - Rooftop	The Beeches, 6, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6JZ	E:385411 N:394055	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.
D12 - Rooftop	Oaklands House, 8, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6FG	E:385379 N:394056	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.
D13 - Rooftop	248, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6LE	E:385566 N:394098	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.
D14 - Rooftop	Hilltop Court, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6LE	E:385583 N:394252	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.
D15 - Rooftop	Oakley, 188, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6LJ	E:385549 N:394301	A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover 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.
D16 - Rooftop	Oakley, 188, Wilmslow Road, Fallowfield,	E:385508 N:394311	A mast at this location would not provide the required level of coverage to the target area

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D18 - Greenfield	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385701 N:394229	This location is unavailable as its is presently being redeveloped as part of university accommodation - the site is demolished right now
D19 - Rooftop	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385792 N:394190	This location is unavailable as its is presently being redeveloped as part of university accommodation - the site is demolished right now
D20 - Rooftop	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385625 N:394096	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.
D21 - Rooftop	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385619 N:394036	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.
D22 - Rooftop	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385713 N:394082	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.
D23 - Rooftop	Manchester Student Homes, 2, Moseley Road, Fallowfield, Manchester, Greater Manchester, M14 6ND	E:385599 N:393979	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.
D24 - Rooftop	42, Moseley Road, Fallowfield, Manchester, Greater Manchester, M14 6NX	E:385725 N:393939	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.

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D25 - Rooftop	18, Carill Drive, Fallowfield, Manchester, Greater Manchester, M14 6WR	E:385659 N:393930	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.
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D27 - Rooftop	Nicholas Humphreys, 323, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6NW	E:385581 N:393894	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.
D28 - Rooftop	Bentley's, 11, Ladybarn Road, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6WN	E:385694 N:393879	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.
D29 - Rooftop	Sainsbury's, 347, Wilmslow Road, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6SS	E:385595 N:393826	This location has been discounted as it is outside the optimal search area for the network
D30 - Rooftop	Wall 2 Wall Carpets & Flooring, 304, Wilmslow Road, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6NS	E:385545 N:393871	This location has been discounted as it is outside the optimal search area for the network
D31 - Rooftop	The Great Central, Wilmslow Road, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6NL	E:385513 N:393832	This location has been discounted as it is outside the optimal search area for the network
D32 - Rooftop	Wynnstay Grove, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6XG	E:385468 N:393842	This location has been discounted as it is outside the optimal search area for the network
D33 - Streetworks	Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6LH	E:385612 N:394301	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.
D34 - Streetworks	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield,	E:385631 N:394327	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

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

Registered Address:

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

	Manchester, Greater Manchester, M14 6HD		target area. This site has therefore been discounted for this reason.
D35 - Streetworks	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385615 N:394361	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.

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.

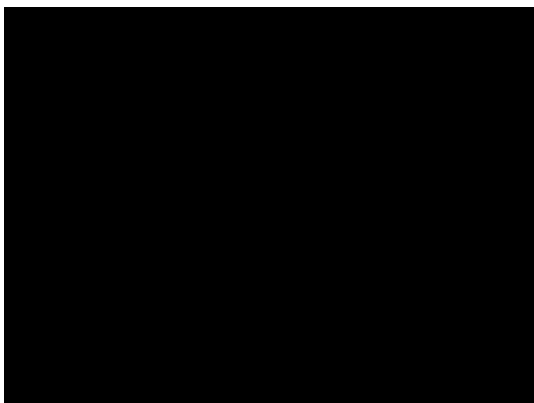
In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

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 **CS_30912100**).

Yours faithfully,



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

Our ref: **CS_30912100**

19th September 2025

Afzal Khan MP
House of Commons
London
SW1A 0AA

By Email: Afzal.khan.mp@parliament.uk

United Living Connected
Building 4
Clearwater
Lingley Mere Business Park
Warrington
WA5 3UZ

Dear Afzal Khan MP,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION AT CS_30912100, LANGLEY ROAD, FALLOWFIELD, MANCHESTER, M14 6LH (NGR E:385599, N394282)

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 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

As part of VMO2's continued network improvement program, there is a specific requirement for a radio base station at this location to ensure that the latest high quality 2G, 3G & 4G coverage is maintained and enhanced, as well as new 5G service provision, in and around Fallowfield.

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Cornerstone Planning Consultation Letter to MPs - single site (England) V.2 – 15/04/2021

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1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

A number of options have been assessed in respect of the site search process, but we consider the best option for the upgraded installation to be at **CS_30912100, LANGLEY ROAD, FALLOWFIELD, MANCHESTER, M14 6LH (NGR E:385599, N394282)**

The preferred option is as follows:

CS_30912100, LANGLEY ROAD, FALLOWFIELD, MANCHESTER, M14 6LH (NGR E:385599, N394282)

The proposed installation of a telecommunications base station comprising a 20m monopole supporting 6 no antennas and 2 no transmission dishes, together with 2 no equipment cabinets, and ancillary development thereto.

Alternative site options considered and rejected are as follows:

Site Type	Site Address	National Grid Reference	Reason for Discounting
D1 - Existing Site	Wilbraham Road, Fallowfield, Manchester, Greater Manchester, M14 6LB	E:385535 N:393992	There is insufficient space here now to support the necessary upgrades required to the network
D2 - Rooftop	Holy Innocents' Church, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6JZ	E:385502 N:394043	This is a Listed Building therefore development on this heritage asset should be avoided and other locations are considered to be more appropriate. This site has therefore been discounted for this reason.
D3 - Rooftop	256, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6LB	E:385552 N:394043	This is a Listed Building therefore development on this heritage asset should be avoided and other locations are considered to be more appropriate. This site has therefore been discounted for this reason.
D4 - Rooftop	Arabian Nites, Wilbraham Road, Fallowfield, Manchester, Greater Manchester, M14 6LB	E:385563 N:393989	The rooftop site here is of a construction type that renders it unsuitable for consideration as a candidate site.
D5 - Rooftop	Wimmy Foods, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6ND	E:385564 N:393969	The rooftop site here is of a construction type that renders it unsuitable for consideration as a candidate site.
D6 - Rooftop	Nayaab, 5-7, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6FG	E:385513 N:393992	The rooftop site here is of a construction type that renders it unsuitable for consideration as a candidate site.
D7 - Rooftop	9, Wilbraham Road, Fallowfield Triangle, Fallowfield,	E:385483 N:393997	The rooftop site here is of a construction type that renders it unsuitable for consideration as a candidate site.

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	Manchester, Greater Manchester, M14 6FG		
D8 - Rooftop	Manchester South Seventh Day Adventist Church, 13, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6FG	E:385454 N:394000	The rooftop site here is of a construction type that renders it unsuitable for consideration as a candidate site.
D9 - Rooftop	Village Gate, 15, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6FG	E:385412 N:394006	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.
D10 - Rooftop	2, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6FG	E:385436 N:394052	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.
D11 - Rooftop	The Beeches, 6, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6JZ	E:385411 N:394055	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.
D12 - Rooftop	Oaklands House, 8, Wilbraham Road, Fallowfield Triangle, Fallowfield, Manchester, Greater Manchester, M14 6FG	E:385379 N:394056	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.
D13 - Rooftop	248, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6LE	E:385566 N:394098	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.
D14 - Rooftop	Hilltop Court, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6LE	E:385583 N:394252	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.
D15 - Rooftop	Oakley, 188, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6LJ	E:385549 N:394301	A mast at this location would not provide the required level of coverage to the target area due the substantial tree cover 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.
D16 - Rooftop	Oakley, 188, Wilmslow Road, Fallowfield,	E:385508 N:394311	A mast at this location would not provide the required level of coverage to the target area

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	Manchester, Greater Manchester, M14 6LJ		due the substantial tree cover 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.
D17 - Rooftop	293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385674 N:394314	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.
D18 - Greenfield	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385701 N:394229	This location is unavailable as its is presently being redeveloped as part of university accommodation - the site is demolished right now
D19 - Rooftop	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385792 N:394190	This location is unavailable as its is presently being redeveloped as part of university accommodation - the site is demolished right now
D20 - Rooftop	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385625 N:394096	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.
D21 - Rooftop	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385619 N:394036	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.
D22 - Rooftop	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385713 N:394082	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.
D23 - Rooftop	Manchester Student Homes, 2, Moseley Road, Fallowfield, Manchester, Greater Manchester, M14 6ND	E:385599 N:393979	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.
D24 - Rooftop	42, Moseley Road, Fallowfield, Manchester, Greater Manchester, M14 6NX	E:385725 N:393939	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.

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D25 - Rooftop	18, Carill Drive, Fallowfield, Manchester, Greater Manchester, M14 6WR	E:385659 N:393930	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.
D26 - Rooftop	7, Standish Road, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6NP	E:385641 N:393906	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.
D27 - Rooftop	Nicholas Humphreys, 323, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6NW	E:385581 N:393894	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.
D28 - Rooftop	Bentley's, 11, Ladybarn Road, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6WN	E:385694 N:393879	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.
D29 - Rooftop	Sainsbury's, 347, Wilmslow Road, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6SS	E:385595 N:393826	This location has been discounted as it is outside the optimal search area for the network
D30 - Rooftop	Wall 2 Wall Carpets & Flooring, 304, Wilmslow Road, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6NS	E:385545 N:393871	This location has been discounted as it is outside the optimal search area for the network
D31 - Rooftop	The Great Central, Wilmslow Road, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6NL	E:385513 N:393832	This location has been discounted as it is outside the optimal search area for the network
D32 - Rooftop	Wynnstay Grove, Ladybarn, Fallowfield, Manchester, Greater Manchester, M14 6XG	E:385468 N:393842	This location has been discounted as it is outside the optimal search area for the network
D33 - Streetworks	Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6LH	E:385612 N:394301	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.
D34 - Streetworks	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield,	E:385631 N:394327	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

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	Manchester, Greater Manchester, M14 6HD		target area. This site has therefore been discounted for this reason.
D35 - Streetworks	University of Manchester Fallowfield Campus, 293, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6HD	E:385615 N:394361	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.

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 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 VMO2 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 **CS_30912100**).

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

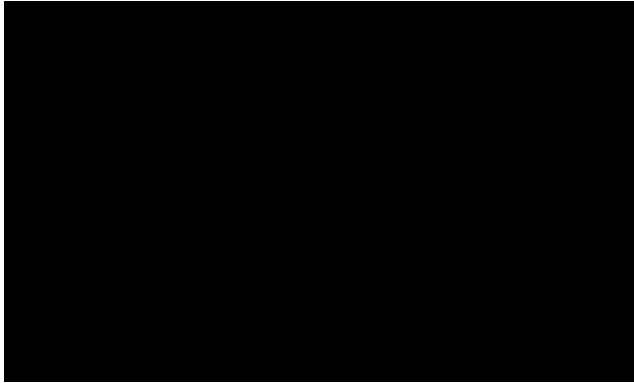
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Yours sincerely,



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

Our ref: **CS_30912100**

19th September 2025

Ms Jeys and Ms Earnshaw
Manchester High School for Girls
Grangethorpe Road
Manchester
M14 6HS

United Living Connected
Building 4
Clearwater
Lingley Mere Business Park
Warrington
WA5 3UZ

Via Email: administration@mhsg.manchester.sch.uk

Dear Ms Jeys and Ms Earnshaw,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION AT CS_30912100, LANGLEY ROAD, FALLOWFIELD, MANCHESTER, M14 6LH (NGR E:385599, N394282)

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 are in the process of identifying a suitable site in the Fallowfield area for a radio base station that will improve service provision for VMO2.

The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone and VMO2 are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of VMO2's continued network improvement program, there is a specific requirement for a radio base station at this location to ensure that the latest high quality 2G, 3G & 4G coverage is maintained and enhanced, as well as new 5G service provision, in and around Fallowfield.

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.

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:

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

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Theale, Berkshire, RG7 4SA

CS_30912100, LANGLEY ROAD, FALLOWFIELD, MANCHESTER, M14 6LH (NGR E:385599, N394282)

The site is needed to provide enhanced 2G, 3G and 4G coverage and capacity for VMO2 as well as new 5G service provision, to ensure that its customers experience access to the latest technologies currently available. The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G & 5G technologies.

A number of options have been assessed in respect of the site search process and the preferred VMO2 option is as follows:

CS_30912100, LANGLEY ROAD, FALLOWFIELD, MANCHESTER, M14 6LH (NGR E:385599, N394282)

The proposed installation of a telecommunications base station comprising a 20m monopole supporting 6 no antennas and 2 no transmission dishes, together with 2 no equipment cabinets, and ancillary development thereto.

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.

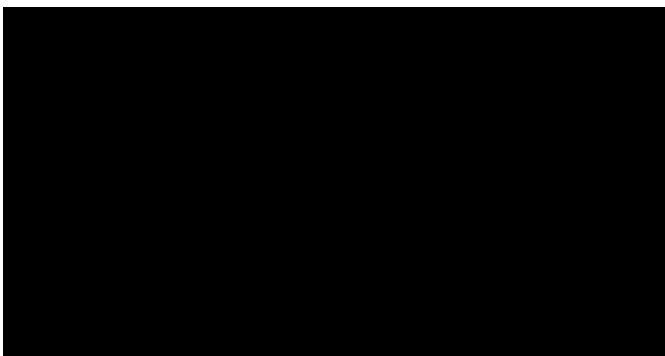
In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

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 **CS_30912100**).

Yours faithfully,



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