CLUTTONS
Head office, Yarnwicke, 119-121 Cannon Street, London, EC4N 5AT, UK
T: +44 (0) 20 7408 1010 | E: info@cluttons.com
Cluttons LLP is a limited liability partnership in England and Wales under the number of OC344742
Registered office and head office: Yarnwicke, 119-121 Cannon Street, London, EC4N 5AT

Development Management
Manchester City Council
P O Box 532
Manchester
M60 2LA

Submitted via the planning portal under reference: PP-15054620

01 July 2026

Dear Sir/Madam,

Proposed base station installation at:

Cell Ref:	**CS-30988000 VF-059378**
Address:	**Footpath on south side of Butler Street / Woodward Street junction, (north of 126 Butler Street), Ancoats, Manchester, M4 7JJ**
NGR:	**385573, 398879**

Prior Approval Application

This is an application for a determination as to whether the prior approval of the Local Planning Authority will be required as to the siting and appearance of the development outlined below.

The proposed temporary development (for a period of 3years) of the following:

- 20m street furniture style mast (Grey RAL7035)
- 6No. antennas (Grey RAL7035)
- 1No. 300mm dish (Grey RAL7035)
- 3No. cabinets (1No. 1900x600x1755mm; 1No. 700x700x1900mm; 1No. 655x264x1015mm) (Grey RAL7035)
- All ancillary development

Cornerstone is the UK's leading mobile infrastructure services company. Acquiring, managing and owning over 20,000 sites they are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. Cornerstone 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

This application is submitted for and on behalf of Cornerstone and includes the following:

- Name, address and email of the developer(s)
- Written description of the proposed development, including the siting, appearance and dimensions (as above)
- Written description of the proposed address (as above)
- Copy of Developer's Notice and proof of delivery
- It is confirmed that the development is not in a civil or defence safeguarding area

For your further assistance, we enclose the following additional information:

- 1APP Prior Approval Form
- ICNIRP declaration and clarification statement

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

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

- General Arrangement (GA) 'Planning' Issue Rev '1A' Plans:
  - 100 Location Plan
  - 200 Existing Site Plan
  - 201 Proposed Site Plan
  - 300 Existing Elevation
  - 301 Proposed Elevation
- Site Specific Supplementary Information and Appendices
  - Appendix A: Design Options
  - Appendix B: Additional supporting information
  - Appendix C: Coverage Plots

The planning fee will be paid electronically.

This application has been prepared in accordance with the Code of Practice for Wireless Network Development in England (March 2022).

The enclosed application is identified as the most suitable option that balances operational need with local planning policies and national planning policy guidance. It will deliver public benefit in terms of the mobile services it will provide.

Cornerstone is committed to maintaining a positive relationship with all Local Planning Authorities and we would be happy to provide your department with any reasonable additional information or assistance in relation to this application on their behalf. Furthermore, we would like to offer to arrange a presentation or meeting with your officers and members to discuss this proposal or any other relevant issues. If either of the above is considered appropriate or necessary, or should you have any queries regarding this application, please do not hesitate to contact the undersigned quoting the abovementioned cell reference.

We look forward to receiving your acknowledgement and decision in due course.

Yours faithfully

[redacted]

Jodie Kane MRTPI
Planning Consultant
[redacted]
For and on behalf of Cornerstone

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

In accordance with Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), all correspondence to the developer, should be sent to:

Name: Cornerstone
Address: Cornerstone Community Consultation & EMF Enquiries, Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA
Email: [redacted]

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

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