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

Estates Department
Manchester City Council
P O Box 532
Manchester
M60 2LA

Sent via email to: contact@manchester.gov.uk

01 July 2026

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**

Developer Notice for Prior Approval Application

Please find attached a notice that is required under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This notice is required by law to notify any person(s) who is an owner of the land to which the development relates that an application for prior approval is to be submitted to the Local Planning Authority for the proposed telecommunications base station as detailed in the notice and shown on the attached drawings.

Should you wish to make representations to the Local Planning Authority regarding the application then the relevant details are contained on the notice. Furthermore, should you have any queries regarding the attached, then please do not hesitate to contact the undersigned quoting the abovementioned cell reference.

Yours faithfully

[redacted]

Jodie Kane MRTPI
Planning Consultant

[redacted]

Enc. 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

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

cornerstone

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NGR: **385573, 398879**

I give notice that:

- Cluttons
  Yarnwicke
  119-121 Cannon Street
  London
  EC4N 5AT

on behalf of:

- Cornerstone Telecommunications Infrastructure Ltd (Cornerstone)
  Hive 2
  1530 Arlington Business Park
  Theale
  RG7 4SA

will be applying to the following Local Planning Authority:

- Manchester City Council
  Town Hall
  Manchester
  M60 2LA

under Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for its determination as to whether the prior approval of the authority will be required as to the siting and appearance 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

The application and accompanying plans are available for public inspection during usual office hours at the abovementioned offices of the above Local Authority. Any individual and organisation wishing to make representations about the siting and appearance of the proposed development may do so in writing to the Local Planning Authority at the address above, (please quote site address given above).

Any representations must be received by the Local Planning Authority no later than: **15 July 2026**

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Registered office and head office: Yarnwicke, 119-121 Cannon Street, London, EC4N 5AT

Name/address: J Kane

Signed: [redacted]

Cluttons for and on behalf of Cornerstone

Date: 01 July 2026

All correspondence to the developers, in the first instance, should be sent to:

Cornerstone Community Consultation & EMF Enquiries
Hive 2
1530 Arlington Business Park
Theale
Berkshire
RG7 4SA

[redacted]

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

From: Jodie Kane <[redacted]>
Date: Wednesday, 1 July 2026 at 21:43
To: contact@manchester.gov.uk <contact@manchester.gov.uk>
Subject: RE: CS-30988000 VF-059378 Butler St - GPDO Developers Notice

Sent for the Estates Department

Please find attached correspondence, information and plans in relation to the above

Regards

Jodie Kane MRTPI
Director
[redacted]

Land Investment and Planning Services Limited
72 Ballyrogan Road
Newtownards
Co. Down
BT23 4ST
www.lipsltd.co.uk

From: Administrator <[redacted]>
Date: Wednesday, 1 July 2026 at 21:43
To: contact@manchester.gov.uk <contact@manchester.gov.uk>
Subject: Relayed: RE: CS-30988000 VF-059378 Butler St - GPDO Developers Notice

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

contact@manchester.gov.uk (contact@manchester.gov.uk)

Subject: RE: CS-30988000 VF-059378 Butler St - GPDO Developers Notice

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Highways Department
Manchester City Council
P O Box 532
Manchester
M60 2LA

Sent via email to: [redacted]

01 July 2026

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Name/address: J Kane

Signed: [redacted]

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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

From: Jodie Kane <[redacted]>
Date: Wednesday, 1 July 2026 at 21:42
To: [redacted] <[redacted]>
Subject: CS-30988000 VF-059378 Butler St - GPDO Developers Notice

Please find attached correspondence, information and plans in relation to the above

Regards

[redacted]

Land Investment and Planning Services Limited
72 Ballyrogan Road
Newtownards
Co. Down
BT23 4ST
www.lipsltd.co.uk

From: Administrator <[redacted]>
Date: Wednesday, 1 July 2026 at 21:42
[redacted]
Subject: Relayed: CS-30988000 VF-059378 Butler St - GPDO Developers Notice

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[redacted]

Subject: CS-30988000 VF-059378 Butler St - GPDO Developers Notice