PERRY WILLIAMS LTD
Telecoms | Acquisition | Town & Country Planning

Our ref: 326213

21st July 2026

The Chief Planning Officer
Manchester City Council
Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA
By Email: planning@manchester.gov.uk

Dear Sir/Madam,

PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED BASE STATION INSTALLATION AT 326213, CENTURION HOUSE, 129 DEANSGATE, MANCHESTER, LANCASHIRE, M3 3WR (NGR: E383640, N398148)

Arqiva are in the process of identifying a suitable site in the Manchester area for a radio base station that will support Smart Meters.

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, Arqiva are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

Smart Meter is an electronic device that records consumption of electronic energy and communicates the information to the electricity supplier for monitoring and billing. Smart Meters typically record energy hourly or more frequently, and report at least daily.

There is a legal obligation for all energy companies to complete their Smart Meter 'roll out'. This means that energy suppliers need to take reasonable steps to offer Smart Meter installation to their customers by the deadline. Customers are entitled to refuse going forward with the installation if they wish to.

Smart Meters contain a sim card which connect to mobile networks to enable them to operate. Smart Meters cannot be rolled out without first installing the infrastructure necessary to connect the Smart Meters back in to the network and relay their data. The proposed installation at Centurion House will provide coverage for Smart Metering in this busy central Manchester location.

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:

326213, CENTURION HOUSE, 129 DEANSGATE, MANCHESTER, LANCASHIRE, M3 3WR (NGR: E383640, N398148)

A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

326213, CENTURION HOUSE, 129 DEANSGATE, MANCHESTER, LANCASHIRE, M3 3WR (NGR: E383640, N398148)

The proposed installation of a telecommunications base station comprising the addition of 2 no proposed antennas to be mounted on the rooftop, together with the addition of 1 no proposed cabinet and ancillary development thereto on the rooftop of Centurion House.

We have considered alternative site options and discounted as follows:

Discounted Option and Site Type	Address and Site name	NGR	Reason for discounted Option
D1 RT	Sainsbury's Local, Quay Street, Spinningfields, City Centre, Manchester, Greater Manchester, England, M3 3HN, United Kingdom	E383510, N397970	This building is already host to a telecoms installation but is not optimal for radio performance for this network and has been discounted accordingly
D2 RT	Sunlight House, Quay Street, Spinningfields, City Centre, Manchester, Greater Manchester, England, M3 3LU, United Kingdom	E383492, N398025	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 RT	Spinningfields, City Centre, Manchester, Greater Manchester, England, M3 3HH, United Kingdom	E383395, N398060	This is a tall, dominant building but its is on the periphery of the search area and would not provide optimal coverage for the network
D4 RT	3, Hardman Street, Spinningfields, City Centre, Manchester, Greater Manchester,	E383466, N398160	This is a tall, dominant building but its is on the periphery of the search area and would not provide optimal coverage for the network

	England, M3 3AT, United Kingdom		
D5 RT	3, Hardman Street, Spinningfields, City Centre, Manchester, Greater Manchester, England, M3 3AT, United Kingdom	E383500, N398149	This building would have part of its network capability blocked in part by D4 and has been discounted
D6 RT	John Dalton House, Mulberry Square, Civic Quarter, City Centre, Manchester, Greater Manchester, England, M2 6JP, United Kingdom	E383660, N398193	The Landlord at this site has advised that they are looking reconfigure the rooftop plant equipment and that a new radio installation would cause unnecessary disruption to that process. The site has been discounted accordingly.
D7 RT	182, Deansgate, Civic Quarter, City Centre, Manchester, Greater Manchester, England, M3 3LY, United Kingdom	E383578, N398130	In the context of the surrounding buildings, this location is too low to offer a satisfactory radio service.
D8 RT	Manchester Town Hall, Albert Square, Civic Quarter, City Centre, Manchester, Greater Manchester, England, M2 5DB, United Kingdom	E383857, N398088	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.
D9 RT	Dickinson Street, Civic Quarter, City Centre, Manchester, Greater Manchester, England, M2 3EY, United Kingdom	E383981, N397921	This is a tall, dominant building but its is on the periphery of the search area and would not provide optimal coverage for the network
D10 RT	One St Peter's Square, 1, St Peter's Square, Civic Quarter, City Centre, Manchester, Greater Manchester, England, M2 3AE, United Kingdom	E383939, N397893	This is a tall, dominant building but its is on the periphery of the search area and would not provide optimal coverage for the network
D11 RT	George Street, Petersfield, City Centre, Manchester, Greater Manchester, England, M1 4PB, United Kingdom	E383967, N397845	This is a tall, dominant building but its is on the periphery of the search area and would not provide optimal coverage for the network

D12 RT	Peter House, Oxford Street, Civic Quarter, City Centre, Manchester, Greater Manchester, England, M1 5AN, United Kingdom	E383893, N397838	This is a tall, dominant building but its is on the periphery of the search area and would not provide optimal coverage for the network
D13 RT	Midland Hotel, 16, Peter Street, Civic Quarter, City Centre, Manchester, Greater Manchester, England, M60 2DS, United Kingdom	E383796, N397860	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.
D14 RT	42, Peter Street, Civic Quarter, City Centre, Manchester, Greater Manchester, England, M2 5GP, United Kingdom	E383655, N397940	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.
D15 RT	Radisson, Peter Street, Civic Quarter, City Centre, Manchester, Greater Manchester, England, M2 5GP, United Kingdom	E383672, N397911	This is a tall, dominant building but its is on the periphery of the search area and would not provide optimal coverage for the network
D16 RT	Jackson's Row, Civic Quarter, City Centre, Manchester, Greater Manchester, England, M2 5WD, United Kingdom	E383719, N398015	At the time of the survey, this site was under going renovations and was discounted

The Local Planning Authority mast 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 Arqiva 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 site name 326213)

Yours sincerely

[redacted]

(for and on behalf of Arqiva)

PB

Phoebe Birney

[redacted]

Tue 21/07/2026 16:59

326213 Planning Drawings.pdf
525 KB

326213 Arqiva Planning Cons...
119 KB

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Dear Chief Planning Officer,

PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED BASE STATION INSTALLATION AT 326213, CENTURION HOUSE, 129 DEANSGATE, MANCHESTER, LANCASHIRE, M3 3WR (NGR: E383640, N398148)

Please find attached a consultation letter, proposal drawings, consultation plan and additional information in respect of the proposed installation of telecommunications equipment at the address noted above.

Kind regards,

Phoebe Birney
Planning Assistant

P

postmaster@manchester.gov.uk

To: Phoebe Birney

Tue 21/07/2026 17:00

PRE-PLANNING APPLICATIO...
Outlook Item

Your message has been delivered to the following recipients:

planning@manchester.gov.uk (planning@manchester.gov.uk)

Subject: PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED BASE STATION INSTALLATION AT 326213, CENTURION HOUSE, 129 DEANSGATE, MANCHESTER, LANCASHIRE, M3 3WR (NGR: E383640, N398148)

PERRY WILLIAMS LTD
Telecoms | Acquisition | Town & Country Planning

Our ref: 326213

21st July 2026

Deansgate Ward Councillors
cllr.marcus.johns@manchester.gov.uk
cllr.Anthony.McCaul@manchester.gov.uk
cllr.sarah.wakefield@manchester.gov.uk

Dear Ward Councillors,

PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED BASE STATION INSTALLATION AT 326213, CENTURION HOUSE, 129 DEANSGATE, MACHESTER, LANCASHIRE, M3 3WR (NGR: E383640, N398148)

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There is a legal obligation for all energy companies to complete their Smart Meter 'roll out'. This means that energy suppliers need to take reasonable steps to offer Smart Meter installation to their customers by the deadline. Customers are entitled to refuse going forward with the installation if they wish to.

Smart Meters contain a sim card which connect to mobile networks to enable them to operate. Smart Meters cannot be rolled out without first installing the infrastructure necessary to connect the Smart Meters back in to the network and relay their data. The proposed installation at Centurion House will provide coverage for Smart Metering in this busy central Manchester location.

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:

326213, CENTURION HOUSE, 129 DEANSGATE, MACHESTER, LANCASHIRE, M3 3WR (NGR: E383640, N398148)

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D11 RT	George Street, Petersfield, City Centre, Manchester, Greater Manchester, England, M1 4PB, United Kingdom	E383967, N397845	This is a tall, dominant building but its is on the periphery of the search area and would not provide optimal coverage for the network
D12 RT	Peter House, Oxford Street, Civic Quarter, City Centre, Manchester, Greater Manchester, England, M1 5AN, United Kingdom	E383893, N397838	This is a tall, dominant building but its is on the periphery of the search area and would not provide optimal coverage for the network
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	M60 2DS, United Kingdom		site has therefore been discounted for this reason.
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All Arqiva 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.

We look forward to receiving any comments you may have on the proposal 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 site name Port of Boston).

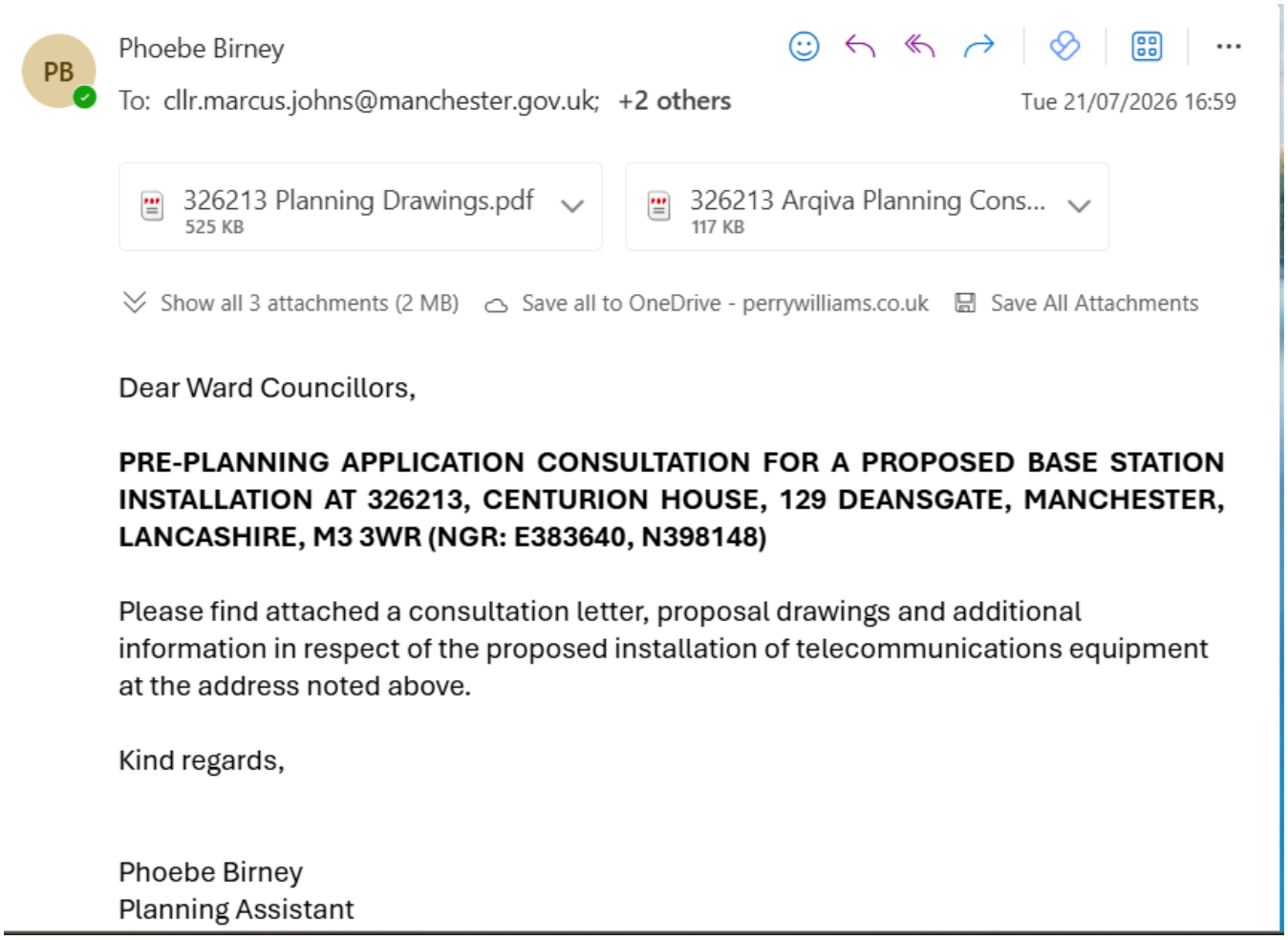
Yours sincerely

[redacted]

PERRY WILLIAMS LTD
Telecoms | Acquisition | Town & Country Planning

[redacted]
(for and on behalf of Arqiva)

Enclosed Drawings



Phoebe Birney

To: cllr.marcus.johns@manchester.gov.uk; +2 others

Tue 21/07/2026 16:59

326213 Planning Drawings.pdf
525 KB

326213 Arqiva Planning Cons...
117 KB

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Dear Ward Councillors,

PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED BASE STATION INSTALLATION AT 326213, CENTURION HOUSE, 129 DEANSGATE, MANCHESTER, LANCASHIRE, M3 3WR (NGR: E383640, N398148)

Please find attached a consultation letter, proposal drawings and additional information in respect of the proposed installation of telecommunications equipment at the address noted above.

Kind regards,

Phoebe Birney
Planning Assistant



P

postmaster@manchester.gov.uk

To: Phoebe Birney

Tue 21/07/2026 17:00

PRE-PLANNING APPLICATIO...
Outlook Item

Your message has been delivered to the following recipients:

cllr.Anthony.McCaul@manchester.gov.uk (cllr.Anthony.McCaul@manchester.gov.uk)

Subject: PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED BASE STATION INSTALLATION AT 326213, CENTURION HOUSE, 129 DEANSGATE, MANCHESTER, LANCASHIRE, M3 3WR (NGR: E383640, N398148)

P

postmaster@manchester.gov.uk

To: Phoebe Birney

Tue 21/07/2026 17:00

PRE-PLANNING APPLICATIO...
Outlook Item

Your message has been delivered to the following recipients:

cllr.marcus.johns@manchester.gov.uk (cllr.marcus.johns@manchester.gov.uk)

Subject: PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED BASE STATION INSTALLATION AT 326213, CENTURION HOUSE, 129 DEANSGATE, MANCHESTER, LANCASHIRE, M3 3WR (NGR: E383640, N398148)



P

postmaster@manchester.gov.uk

To: Phoebe Birney

Tue 21/07/2026 17:00

PRE-PLANNING APPLICATIO...
Outlook Item

Your message has been delivered to the following recipients:

cllr.sarah.wakefield@manchester.gov.uk (cllr.sarah.wakefield@manchester.gov.uk)

Subject: PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED BASE STATION INSTALLATION AT 326213, CENTURION HOUSE, 129 DEANSGATE, MANCHESTER, LANCASHIRE, M3 3WR (NGR: E383640, N398148)

PERRY WILLIAMS LTD
Telecoms | Acquisition | Town & Country Planning

Our ref: 326213

21st July 2026

[redacted]

Dear Lucy Powell MP,

PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED MOBILE PHONE BASE STATION INSTALLATION AT 326213, CENTURION HOUSE, 129 DEANSGATE, MACHESTER, LANCASHIRE, M3 3WR (NGR: E383640, N398148)

Arqiva are in the process of identifying a suitable site in the Manchester area for a radio base station that will support Smart Meters.

What follows is a summary of the proposal and some further information that might be of use.

Smart Meter is an electronic device that records consumption of electronic energy and communicates the information to the electricity supplier for monitoring and billing. Smart Meters typically record energy hourly or more frequently, and report at least daily.

There is a legal obligation for all energy companies to complete their Smart Meter 'roll out'. This means that energy suppliers need to take reasonable steps to offer Smart Meter installation to their customers by the deadline. Customers are entitled to refuse going forward with the installation if they wish to.

Smart Meters contain a sim card which connect to mobile networks to enable them to operate. Smart Meters cannot be rolled out without first installing the infrastructure necessary to connect the Smart Meters back in to the network and relay their data. The proposed installation at Centurion House will provide coverage for Smart Metering in this busy central Manchester location.

A number of options have been assessed in respect of the site search process, but we consider the best option for the new installation to be at **326213, CENTURION HOUSE, 129 DEANSGATE, MACHESTER, LANCASHIRE, M3 3WR (NGR: E383640, N398148)**

The preferred option is as follows:

The proposed installation of a telecommunications base station comprising the addition of 2 no proposed antennas to be mounted to building wall, together with the addition of 1 no proposed cabinet and ancillary development thereto on the rooftop of Centurion House.

We have considered alternative site options and discounted as follows:

Discounted Option and Site Type	**Address and Site name**	**NGR**	**Reason for discounted Option**
D1 RT	Sainsbury's Local, Quay Street, Spinningfields, City Centre, Manchester, Greater Manchester, England, M3 3HN, United Kingdom	E383510, N397970	This building is already host to a telecoms installation but is not optimal for radio performance for this network and has been discounted accordingly
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D16 RT	Jackson's Row, Civic Quarter, City Centre, Manchester, Greater Manchester, England, M2 5WD, United Kingdom	E383719, N398015	At the time of the survey, this site was under going renovations and was discounted

In line with Best Practice principles we have shared these details with local councillors and planning officers.

ICNIRP Compliance
All Arqiva 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 Practice for Wireless Network Development in England (March 2022)
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1057999/Code_of_practice_for_wireless_network_development_in_England.pdf

National Planning Policy Framework
www.communities.gov.uk
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

World Health Organisation Electromagnetic Fields
https://www.who.int/health-topics/electromagnetic-fields#tab=tab_1

International Commission on Non-Ionising Radiation Protection
www.icnirp.de

Mobile UK FAQ
https://www.mobileuk.org/5g-and-health-faqs

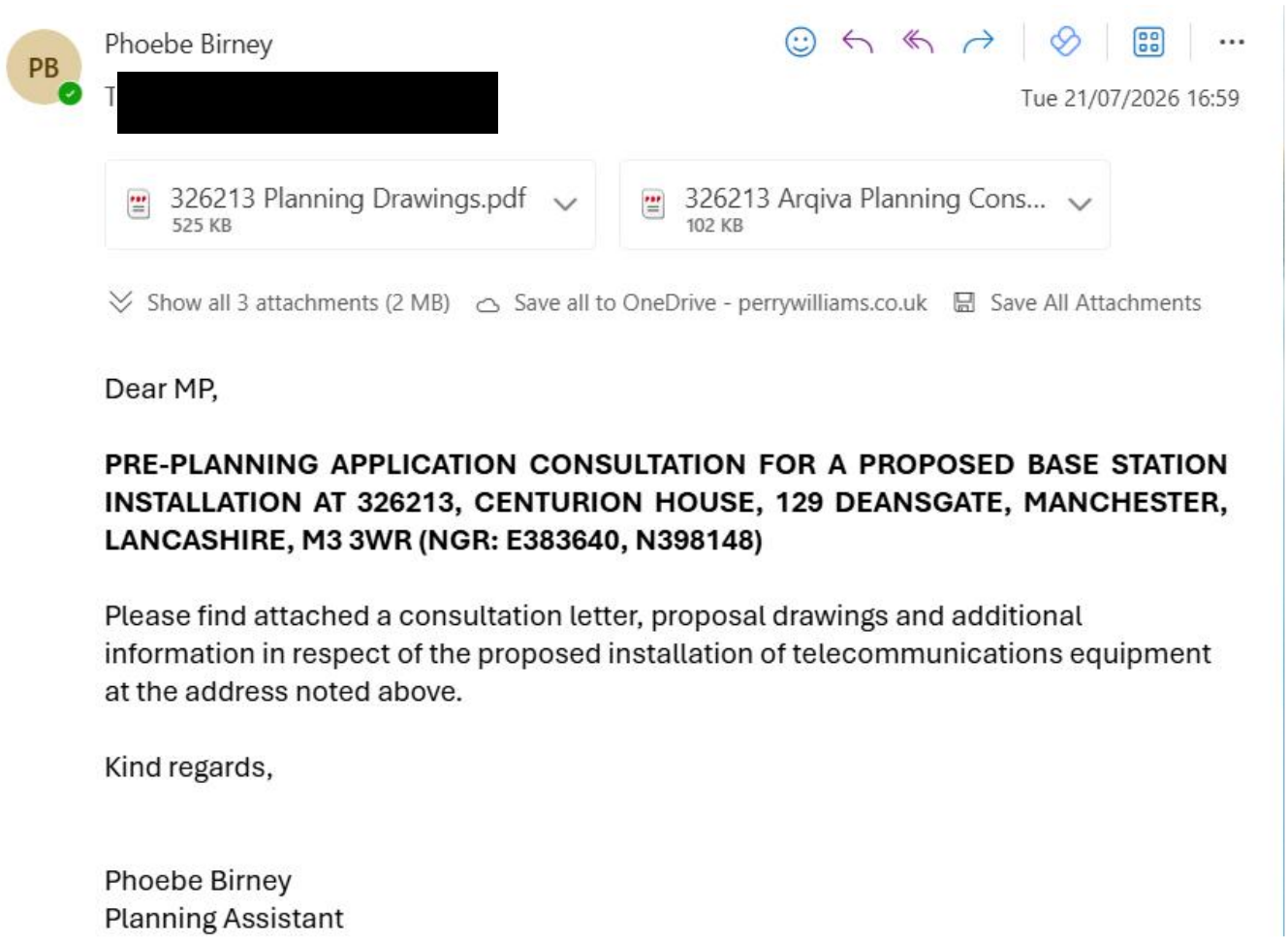
I trust all is clear from the enclosed but if you have further questions on this or any other matter concerning Arqiva, please do not hesitate to contact us within 14 days from the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me.

Yours sincerely

[redacted]

(for and on behalf of Arqiva)



PB

Phoebe Birney

T [redacted]

Tue 21/07/2026 16:59

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Planning Assistant

MO

Microsoft Outlook

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

[redacted]