Our ref: CS 20768822

30/07/2026

Manchester City Council,
PO Box 532,
Manchester,
M60 2LA

planning@manchester.gov.uk

Causeway Telecoms Planning Ltd
18 Clare Court,
Ballycastle,
Co.Antrim,
BT54 6GY

EMAIL: [redacted]

Dear Sir/Madam,

**PROPOSED BASE STATION INSTALLATION AT CS 20768822, WATER STREET, MANCHESTER, GREATER MANCHESTER, M3 4JW, E 382780 N 397748**

This application is submitted under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is in accordance with the Electronic Communications Code (as amended).

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

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

This application is submitted for and on behalf of Cornerstone:

- Written description of the proposed development – 20m High, Orion Slimline Streetworks Monopole hosting 6 no. antennas, 3 no. ERS, and 2 no. 300mm Dishes, equipment housing and ancillary development.

- At WATER STREET, MANCHESTER, GREATER MANCHESTER, M3 4JW, E 382780 N 397748 – defined within the plan indicating its location, numbered 100, Rev A
- Prescribed fee
- Copy of Developer's Notice, and proof of delivery
- It is confirmed that the site is not within any civil or defence safeguarding area.
- Contact address and email address for developer

For your further assistance, we enclose additional information: -

- 1APP Prior Approval form
- Supplemental drawings – 100 (Rev A), 200 (Rev A), 201 (Rev A), 300 (Rev A) and 301 (Rev A)
- Site Specific Supplementary Information (incl. relevant appeal decisions)
- General Background Information for Telecommunications Development
- Health and Mobile Phone Base Stations document
- ICNIRP declaration and clarification statement
- Additional documents

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.

Furthermore, we would like to assist the Local Planning Authority and would like to offer to arrange a presentation or meeting with your officers and members to discuss the issues if appropriate.

We are committed to maintaining a positive relationship with all Local Planning Authorities and we would be happy to provide any reasonable additional information in relation to this application.

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

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CS 20768822)

Yours faithfully

[redacted]



Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,

Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

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

Sean McHenry MRTPI
Director – Causeway Telecoms Planning
[redacted]
(for and on behalf of Cornerstone)

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:

Cornerstone Community Consultation & EMF Enquiries, Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA
Email – community@cornerstone.network

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



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