SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Bridge Street Car Park	Site Address:	BRIDGE STREET CAR PARK MANCHESTER M3 5AH
National Grid Reference:	E: 383390 N: 398375		
Site Ref Number:	CS30684602	Site Type:	MACRO

2. Pre Application Check List

Site Selection

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	No
If no explain why: Not applicable		
Were industry site databases checked for suitable sites by the operator:	Yes	No
If no explain why: Not applicable		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	No
Date of pre-application contact:	
Name of contact:	
Summary of outcome/Main issues raised:	

Annual area wide information to planning authority

Has annual area wide information been provided?	No
If no explain why:	

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Summary issues raised:
Cornerstones commercial relationship with VodafoneThree has changed, effectively increasing our independence to work with other companies in the deployment of mobile infrastructure. It means we no longer have visibility of the full update plan. However, Cornerstone is fully committed to working closely with Local Planning Authorities and following best practice guidance. We aim to engage and work with the planning department at the earliest opportunity from when we are instructed to deliver new infrastructure within your Local Authority area and often conduct strategic pre-rollout engagement meetings to discuss our wider rollout. If your Local Authority would like a meeting to discuss wider Cornerstone rollout plans then please advise. We recognise the importance of developing long term partnerships and will always work with you to deliver improved mobile connectivity.

Community Consultation

Rating of Site under Traffic Light Model:		**Amber**	
Outline of consultation carried out: Consultation letters and draft planning drawings were sent by email to the following parties on 6 October 2026: • Deansgate Ward Councillors • Local MP Lucy Powell			
Summary of outcome/main issues raised: N/A			

School/College

Location of site in relation to school/college: None
Outline of consultation carried out with school/college:
Summary of outcome/main issues raised:

3. Proposed Development

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The proposed site:

Background

The application relates to the temporary retention of an existing emergency telecommunications installation at Bridge Street Car Park, Manchester, M3 5AH. The installation comprises a 30m high temporary triangular ballast grillage tower accommodating 2no. antenna and 2no. dish, together with ground-based cabinets finished Fir Green RAL6009 and laid on railway sleepers. The applicant is seeking for a temporary retention period of 3 years.

An emergency development notice was issued on 28 January 2025 and the temporary installation was erected on the same date to maintain continuity of service. The original 18-month emergency period has now expired, and temporary planning permission is therefore sought to retain the installation while a permanent replacement network solution is progressed.

The temporary installation was required because the Cornerstone and VodafoneThree installation at Alberton House (30 St Mary's Parsonage, Manchester M3 2WJ) was lost from the network for reasons beyond the operators' control. Redevelopment proposals required the host building to be demolished and a Notice to Quit was served, legally requiring the operator to remove its apparatus from the rooftop. In the interim, to ensure this area of Manchester is not left without mobile network coverage, the temporary installation was erected to maintain continuity of network provision.

The permanent replacement solution being progressed is at Manchester Family Court (1 Bridge Street, Manchester M60 9DJ), but its delivery remains subject to a number of technical, legal and commercial stages and is unlikely to be completed in the short term. A three-year temporary period provides a reasonable contingency for the remaining site acquisition and contractual arrangements, detailed design, any necessary permissions and approvals, construction, power and transmission connections, network integration, testing and commissioning. It has taken approximately 12 months to secure an agreement for the multi-skilled visit needed to undertake site investigations and inform the necessary structural surveys. Given the time already required to reach the survey stage, the remaining legal hurdles and the involvement of third parties, the precise delivery timescale cannot be guaranteed. The temporary installation will be removed sooner if it is no longer required or vacant possession of the site is needed. If the Manchester Family Court solution cannot be delivered, the same period would allow an alternative NTQ replacement solution to be identified and progressed.

At the same time, the temporary site location itself is within land expected to be redeveloped under planning application reference 143164/FO/2025. The applicant acknowledges that the temporary installation will need to be removed when vacant possession of the site is required, whether or not a permanent replacement has been delivered by that date. Accordingly, although a 3-year temporary period is sought, the

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installation may need to be removed earlier depending on the delivery programme for the wider redevelopment.



Figure 1: Site Photograph

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Site and Surrounds

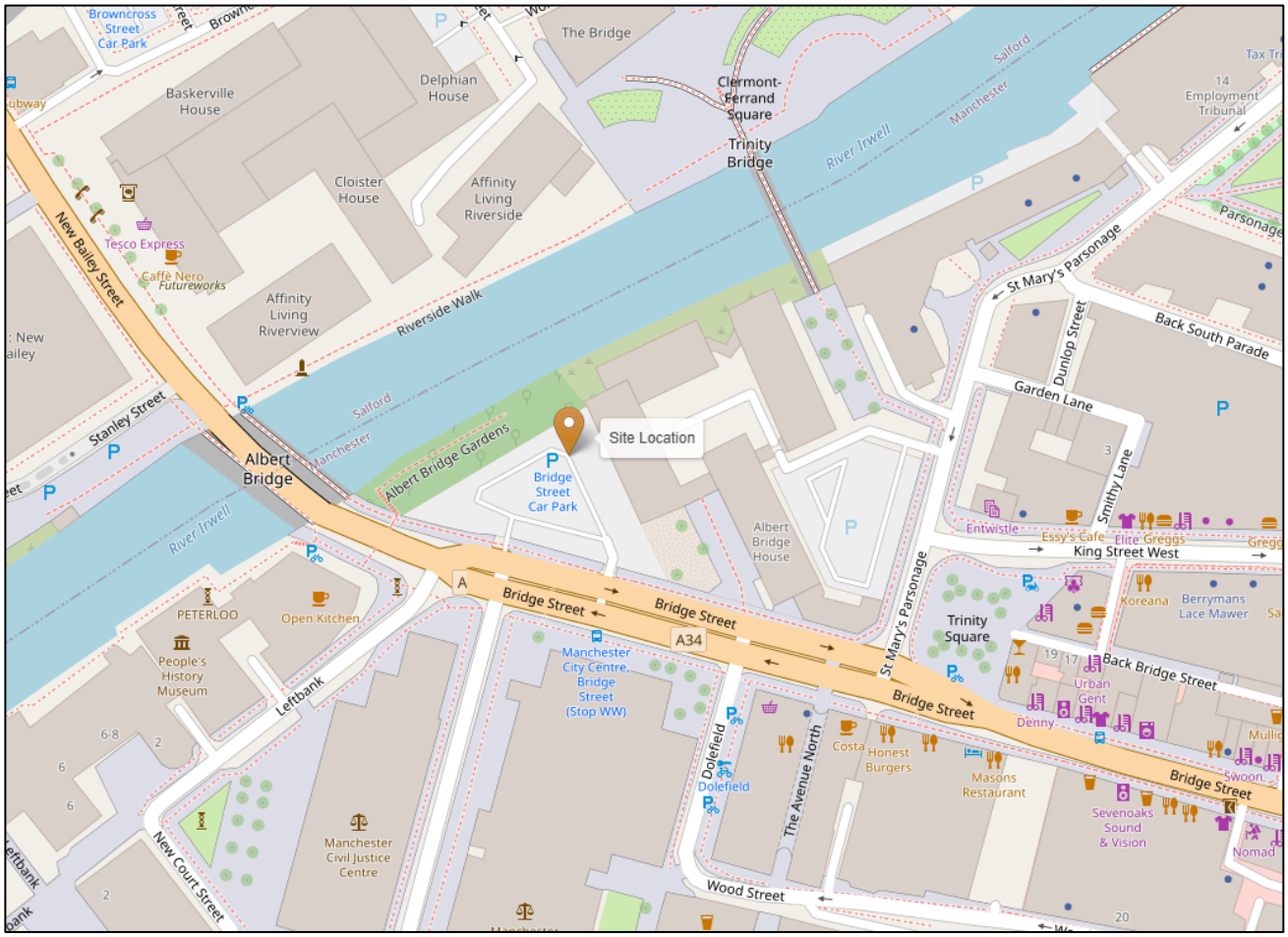


Figure 2: Site and Surrounds (openstreetmap)

The location of the temporary base station is a small section of the Bridge Street Car Park, currently used for a public car park. The specific location is bounded to the north by a belt of trees. Albert Bridge Gardens, and the River Irwell, to the east by Albert Bridge House, and south and west by the Car Park and beyond Bridge Street. The surrounds are characterised as built-up city centre, mixed land uses, medium to high-rise buildings, main route of Bridge Street,

The car park is apart of wider site known as Albert Bridge House, which is positioned for mixed use redevelopment comprising high rise office building, and two residential buildings with ground floor commercial, leisure, food and drink uses following the demolition of the existing building complex (143164/FO/2025).

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Figure 3: Ground floor plans of 143164/FO/2025 and temporary mast location

Planning constraints in and around the site

Site is not in a conservation area. The closest Conservation Area is Parsonage Gardens approximately 100 metres east. The Grade II Albert Bridge is approximately 70m west. As well as 3 St Mary's Parsonage (Grade II), 31 and 33 King Street West (Grade II), Masonic Temple (Grade II), and Former Hydraulic Power Station in Grounds of City College (grade II) all within 200 metres of the site. Land to the north is flood zone 3.

In terms of development plan designations, the site is within the city centre and regional centre boundary.

Enclose map showing the cell centre and adjoining cells if appropriate:
A coverage plot has not been provided at this stage. The operational need for the installation is explained in the Technical Justification.

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Type of Structure:	
Description: Temporary retention of 30m high temporary triangular ballast grillage tower, accommodating 2no. antenna and 2no. dish, and ground-based cabinets laid on railway sleepers for a time period of 3 years.	
Overall Height: 30 metres	
Equipment Housing – width x depth x height	
Lancaster Mk4 Cabinet	1.898 x 0.798 x 1.645 metres
Sidepod Cabinet	0.750 x 0.798 x 1.645 metres
Meter Cabinet	1.015 x 0.655 x 0.264 metres
Materials:	
Tower/mast etc – type of material and external colour:	Galvanised steel temporary triangular ballast grillage tower
Equipment housing – type of material and external colour:	Ground-based cabinet, colour Fir Green RAL6009

Reasons for choice of design:

The temporary installation is required to maintain critical mobile network coverage and capacity following the loss of the existing rooftop installation at Alberton House. The design was selected to provide an effective interim solution capable of replicating the coverage previously provided by the displaced installation, while remaining temporary, demountable and reversible.

Height and Structure

The 30m height is driven by the operational requirement to provide replacement coverage across the surrounding urban area and maintain continuity of service for VodafoneThree customers. The triangular ballast grillage tower provides a temporary structure capable of accommodating the required antennas and dishes without permanent foundations.

Temporary and Reversible Elements

The tower is ballast-mounted and the associated ground-based cabinet is laid on railway sleepers. The installation is therefore capable of being removed when no longer required, or earlier if vacant possession of the site is required for the wider redevelopment of the temporary site location.

Conclusion

The design represents a proportionate and temporary response to an NTQ-driven loss of network infrastructure. It is necessary to maintain continuity of mobile coverage while the

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permanent replacement at Manchester Family Court is progressed, integrated and brought into operational use.

Health and Safety - including ICNIRP compliance
The proposed installation conforms to current government planning guidelines regarding potential health effects arising from telecommunications development. A declaration is attached that confirms the site conforms to ICNIRP guidance. This is in full accordance with CO2(1)(c) of the NPPF. Recent court cases have confirmed that the public perception of health risks can be a material consideration within the land-use planning system. The weight to be attached to this issue must be determined accordingly in each case by the decision maker. It has been generally held, and widely established at planning appeal, that health concerns are not a sufficient basis for withholding planning permission providing it has been demonstrated that the proposed installation will comply with the ICNIRP guidelines. The NPPF continues to highlight the Government's view that the planning system is not the appropriate mechanism for determining health safeguards. It sends a clear message to local planning authorities in CO1(2) – "In assessing proposals for telecommunications infrastructure, local planning authorities should not (…) use health safeguarding standards different from the International Commission guidelines on nonionising radiation protection." In order to minimise interference within its own network and with other radio networks, VodafoneThree operate their network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision. The radio base station that is the subject of this application will be configured to operate in this way. All MNOs of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation, or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of the national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference. The telecommunications infrastructure subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest in accordance with CO1(1)(d).

4. Technical Justification

Reason(s) why site required

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The temporary retention of the installation for a further 3 years is required to maintain network coverage and capacity following the loss of the Cornerstone and VodafoneThree rooftop installation at Alberton House. The host building is subject to redevelopment plans requiring demolition, and a Notice to Quit was served which legally required the operator to remove its apparatus from the rooftop.

A permanent replacement site at Manchester Family Court is progressing but is experiencing serious delays and will not be completed in the immediate short term. A 3-year temporary period is sought to allow the permanent replacement site to be delivered, integrated into the network and tested. If that site cannot be delivered, the same temporary period will allow time to seek and progress an alternative NTQ replacement solution.

The applicant recognises that the temporary site location is also subject to redevelopment proposals under planning reference 143164/FO/2025. The temporary installation will therefore need to be removed when vacant possession is required, whether or not a replacement site has been completed by that point. As such, the requested 3-year period represents the maximum period sought, but the installation may need to be removed earlier depending on the delivery programme for that development.

Without the temporary installation, the area risks a material loss of mobile network coverage, with consequent impacts on residents, businesses, visitors and emergency access to mobile communications. The proposal is therefore necessary to maintain continuity of service during a transitional period caused by circumstances outside the operators' control.

5. Site Selection Process

If no alternative site options have been investigated, please explain why:

No alternative sites have been investigated as part of this retention application. The installation was erected as an emergency response to the NTQ-driven loss of the Alberton House rooftop base station and has operated from Bridge Street Car Park since 28 January 2025. The purpose of this application is to retain that existing temporary installation in its current position while the permanent replacement solution is progressed, rather than to select a location for a new temporary installation.

The site-selection considerations remain relevant to the acceptability of retaining the installation. A 30m ballast-mounted temporary mast requires sufficient space, safe access, an operationally suitable position and agreement with a willing landowner. Such opportunities are constrained within the densely developed city centre. Bridge Street Car Park provides the necessary space and access, is capable of maintaining the required network service, and accommodates a demountable installation without permanent foundations.

Requiring the temporary installation to be relocated at this stage would involve a further site search, acquisition, design and deployment exercise, with the potential for interruption

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to the service that the emergency installation was erected to protect. It could also result in an additional temporary structure and associated environmental effects for a limited intervening period. Retention in the established position is therefore the most proportionate interim approach while the permanent replacement is pursued.

A permanent replacement at Manchester Family Court is being progressed.

Retaining the existing temporary installation at Bridge Street Car Park avoids unnecessary duplication and provides continuity while that solution is developed. The operator will remove the temporary installation once it is no longer required, or earlier if vacant possession is required for redevelopment of the site.

Land use planning designations:

- City Centre
- Regional Centre
- Manchester City Boundary

Planning policy and material considerations

The application will be assessed against the updated National Planning Policy Framework (August 2026), Manchester City Council planning policy and any other material considerations relevant to the determination of a temporary telecommunications proposal.

National Planning Policy Framework (August 2026)

- 9 - Supporting high-quality communications infrastructure
- 4 - Achieving sustainable development
- 7 - Supporting economic growth and social well-being
- 14 - Achieving well-designed places
- 20 - Conserving and enhancing the historic environment

National Planning Practice Guidance

National Design Guide 2021

Places for Everyone Joint Development Plan 2024 (PfE)

- Policy JP-Strat12: Main Town Centres
- Policy JP-S1: Sustainable Development
- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage
- Policy JP-C2: Digital Connectivity

Core Strategy DPD 2012 (Core Strategy)

- CC 9: Design and Heritage

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- CC 10: Places for Everyone
- EC 8: Central Manchester
- EN 1: Design Principles and Strategic Character Areas
- EN 3: Heritage

Extant Unitary Development Plan policies (UDP)

- DC17.1: Telecommunications
- DC19.1: Listed Buildings

Supplementary Planning Documents

Best practice guidance

- Code of Practice for Wireless Network Development in England ("COP") 2022

Material Considerations

Loss of Network Coverage and Service Continuity

A key material consideration is the need to avoid a loss of mobile network coverage as a result of the NTQ-driven removal of the Alberton House rooftop installation. The temporary installation maintains continuity of service across this part of Manchester while the permanent replacement at Manchester Family Court progresses.

Permanent Replacement Site and Delivery Delays

The preferred permanent replacement site is progressing but is subject to serious delays. The requested 3-year period is intended to provide sufficient time for the permanent site to be delivered and integrated into the network, or for an alternative NTQ replacement solution to be secured if the preferred site cannot be delivered.

Temporary Site Redevelopment Constraint

The temporary site location is expected to be redeveloped under planning application reference 143164/FO/2025. The applicant will be required to remove the temporary installation when vacant possession is required for that redevelopment, even if the permanent replacement has not yet been fully delivered. This may require removal before the end of the requested 3-year period.

Planning Assessment

The proposal benefits from strong national support for high-quality communications infrastructure. Policy CO1 of the National Planning Policy Framework requires substantial weight to be given to the benefits of maintaining or improving network coverage, capacity, reliability and resilience, while requiring proposals to use existing structures where reasonably possible and otherwise to be sited and designed to minimise visual effects so far as practicable having regard to operational requirements. Policy JP-C2 of Places for Everyone

similarly supports improved digital connectivity. The installation replaces coverage lost through the Notice to Quit and removal of the Alberton House rooftop site; without it, a material gap in service would arise in this part of Manchester. Substantial weight is therefore attached to the continuity-of-service, economic and social benefits of the proposal.

Siting, design and visual impact

The 30m lattice tower is a substantial and readily visible item of infrastructure. Its visual effect cannot be eliminated, particularly in closer views from Bridge Street, the car park, Albert Bridge Gardens and routes beside the River Irwell. However, the site lies within a dense city-centre townscape containing medium- and high-rise buildings, transport infrastructure and varied commercial development. Against that context, the open lattice form is less visually solid than a monopole of equivalent scale, while the ballast-mounted structure avoids permanent foundations and the associated cabinets are grouped at ground level and finished Fir Green. The height and equipment configuration are necessary to replicate the coverage and capacity of the decommissioned rooftop site. The siting and design minimise visual impact so far as practicable having regard to those operational requirements and accord with NPPF policy CO1, PfE policies JP-S1, JP-P1 and JP-C2, Core Strategy policies CC9 and EN1, and UDP policy DC17.1.

Character and appearance

The proposal introduces a utilitarian structure into an exposed area of surface car parking. Although it causes some localised visual harm, the surrounding townscape is large-scale, mixed in character and undergoing change. The installation occupies only a limited part of the wider site, does not prevent continued use of the remainder of the car park, and is fully reversable. Its effects are time-limited and must also be considered alongside the applicant's commitment to surrender the land when vacant possession is required for the proposed Albert Bridge House redevelopment under reference 143164/FO/2025 or any subsequent redevelopment permission. In this urban context, the temporary and reversible character of the works limits the duration and permanence of the townscape impact. The residual harm to character and appearance is therefore moderate at close range and limited in wider views and is outweighed by the public benefits of maintaining network service during the temporary period.

Historic environment

The site is outside a conservation area. The closest identified heritage assets are the Grade II listed Albert Bridge, approximately 70m to the west, and Parsonage Gardens Conservation Area, approximately 100m to the east, with other listed buildings within about 200m. The significance of Albert Bridge principally derives from its architectural and historic interest as a bridge over the River Irwell and from the ability to appreciate its form and function in the riverside townscape. Trees between the bridge and the application site provide substantial screening. Where the two may be seen together, only the upper part of the mast is visible. Its slim, open lattice form does not obscure the bridge or compete with its principal features and is read in the context of tall city-centre buildings and a development site. The proposal

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therefore does not adversely affect the significance of Albert Bridge through change within its setting.

Parsonage Gardens Conservation Area is separated from the site by approximately 100m and by the intervening mass of Albert Bridge House. The mast is not visible beyond Albert Bridge House from the conservation area and does not affect its character, appearance or significance, including any contribution made by its setting. The greater separation distances, intervening built form and established city-centre context similarly ensure that the proposal does not adversely affect the significance of the other listed buildings identified within approximately 200m. The development is temporary and reversible in any event. On this proportionate assessment, no harm to the significance of the identified heritage assets arises, and the proposal accords with PfE policy JP-P2, Core Strategy policies CC9 and EN3, UDP policy DC19.1 and the historic-environment policies of the NPPF.

Amenity, safety and other environmental matters

The installation is within a commercial city-centre environment. Its continued operation would not generate material noise, traffic, overlooking or loss of light. Maintenance visits would be infrequent and would not materially affect highway operation or the continued functioning of the car park. The apparatus is confined to an existing hard-surfaced site, and no material effect on trees, biodiversity or flood storage is identified; land to the north within Flood Zone 3 is noted, but the ballast-mounted and removable nature of the works limits flood-risk implications. The submitted ICNIRP declaration confirms compliance with exposure guidelines, and under policy CO1 the planning system should not impose different health safeguards. Licensing and potential radio interference remain regulated by Ofcom. These matters do not weigh against the proposal.

Conclusion

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. Taken as a whole, the proposal accords with the relevant development plan policies and with the NPPF. It would maintain essential mobile coverage and capacity following the involuntary loss of the former Alberton House rooftop site, and substantial weight is attached to those connectivity, economic and social benefits in accordance with policy CO1. The 30m tower has a noticeable but localised visual effect; however, its slim open lattice form, the large-scale city-centre context, its position within a development site and its temporary, demountable construction limit that effect. Trees largely separate the site from Albert Bridge, with only the upper part of the mast visible in combined views, while Albert Bridge House prevents visibility from Parsonage Gardens Conservation Area. The proposal does not obscure, dominate or otherwise adversely affect the significance of the identified heritage assets. Retaining the operational installation in its current position also avoids the duplication, service risk and additional temporary effects associated with relocating it while a permanent replacement is progressed. The proposal therefore complies with NPPF policy CO1; PfE policies JP-Strat12, JP-S1, JP-P1, JP-P2 and JP-C2; Core Strategy policies CC9, CC10, EC8, EN1 and

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EN3; and UDP policies DC17.1 and DC19.1. No material consideration has been identified which justifies a decision contrary to the development plan.

Suggested Condition

The temporary telecommunications tower, antennas, dishes, ground-based cabinets and all ancillary apparatus hereby permitted shall be permanently removed from the land, and the land restored to its condition before the development was carried out, no later than three years from the date of this permission or, if sooner, within three months of the apparatus becoming redundant or ceasing to be required for telecommunications purposes, or before vacant possession of the site is required to implement the redevelopment proposed under planning reference 143164/FO/2025 or any subsequent permission for redevelopment of the site, unless otherwise agreed in writing by the Local Planning Authority.

Any other appropriate conditions can be discussed with the agent on behalf of the applicant.

Confirmation that submitted drawings have been checked for accuracy

Name: (Agent)	Catherine Morris	Telephone:	[redacted]
Company:	WHP Telecoms Ltd		
Company Address:	401 Faraday Street Birchwood Park Warrington Cheshire WA3 6GA	Email Address:	[redacted]
Signed:	[redacted]	Date:	7th October 2026
Position:	Town Planner	(on behalf of Cornerstone)	

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