

Our ref: CTIL_30450800

31 August 2021

Cllr Ekua Bayunu
Members' Services Office
Manchester City Council PO Box 532
Town Hall Extension
Manchester
M60 2LA
cldr.ekua.bayunu@manchester.gov.uk

Clarke Telecom Ltd
Unit E
Madison Place
Northampton Road
Manchester
M40 5AG

Dear Cllr Bayunu,

PROPOSED BASE STATION INSTALLATION AT CTIL_30450800, THOMAS COURT, BEATTOCK STREET, MANCHESTER, M15 4JA, NGR E: 382937 N: 2397220

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

Cornerstone are in the process of identifying a suitable site in the Manchester area for a radio base station that will improve service provision for Telefonica. 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, Cornerstone is committed to consultation with communities on their mobile telecommunications proposals and as such would encourage you to respond.

5G rollout has begun and both Telefónica and Vodafone are in the process of upgrading their existing radio base stations in their single grid network wherever possible. As part of Telefonica's continued network improvement program, there is a specific technical requirement to provide new 5G coverage in this area of Manchester. An existing rooftop base station has been identified in the area, however it cannot accommodate for both operators latest requirements. In order to fit in to the operator's single grid network, an additional new rooftop base station is required for Telefónica service in close proximity to the existing rooftop base station that will be retained for Vodafone service provision.

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.

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Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

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,
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This proposed new site will enable 5G coverage to be provided to this area of Manchester. The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage.

As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver prosperity at the local level and enable all places to share in the proceeds of growth.

5G service provision will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, the 'Internet of Things'. This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

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:

- **CTIL_30450800, TELEFONICA, THOMAS COURT**

The site is needed to maintain and improve 2G, 3G, 4G coverage and capacity for Telefónica to ensure that its customers continue to experience access to the latest service provision currently available and have access to a new 5G network. This is because the operator needs to find a replacement for the existing site which is currently providing 2G, 3G and 4G services but cannot be upgraded for Telefonica's technology requirements for technical reasons highlighted above and more fully explained in the discount section below. The proposed new installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and new 5G technologies.

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

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The proposed height is essential in order to provide equivalent replacement coverage to the target coverage area. 5G new radio technologies operate in higher frequency bands than older technologies. Since it operates at higher frequencies where attenuation of the radio signal is naturally higher and the effects of clutter are greater it will normally require a higher structure to achieve the same coverage footprint.

The cabinets are designed to appear like other statutory undertakers equipment cabinets. They are small for telecommunications apparatus and are proposed to be coloured green to assimilate with other equipment cabinets commonly found in urban environments. The cabinets can be installed under the operators permitted development rights, but have been included on the plans and in the description in order to remain fully transparent.

We have considered alternative site options and discounted as follows:

- **Rooftop - St George's Gardens, DeTrafford, Arundel Street, Manchester, M15 4JZ, NGR E: 382826 N: 397249**
This location is in the target area and is just outside conservation area. However due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
- **Rooftop - Citygate Central, Blantyre Street, Manchester, M15 4EG, NGR E: 382952 N: 382952**
The roof is not suitable for telecoms. Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
- **Rooftop - Elizabeth Tower, Crown Street, Manchester, M15 4WG, NGR E: 383097 N: 397298**
This location has 44 storeys and has a rooftop swimming pool. Due to the construction of the building, there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
- **Rooftop - St George's Court, Angela Street, Manchester, M15 4HY, NGR E: 382926 N: 382926**
This location is identical to Option 3, but has a lot of telecoms on the roof. A site in this location would not provide sufficient separation between the two sites. This is an

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- **Rooftop - Talbot Mill, 44 Ellesmere Street, 44 Ellesmere Street, M15 4JY, NGR E: 382650 N: 397240**

This is the existing site, and the building owner has given notice for the removal of the telecoms equipment. The building is being renovated and once complete there will be no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.

The Local Planning Authority must 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.

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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. For your information pre-consultation letters and a set of plans have been sent to the local ward councillors for Hulme, local MP Lucy Powell, planning officers at Manchester City Council, and the Headteacher & Chair of Governors at Endeavour Federation – Castlefield Campus.

We look forward to receiving any comments you may have on the proposal.

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Yours faithfully,



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The Local Planning Authority must 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 Cornerstone 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. For your information pre-consultation letters and a set of plans have been sent to the local ward councillors for Hulme, local MP Lucy Powell, planning officers at Manchester City Council, and the Headteacher & Chair of Governors at Endeavour Federation – Castlefield Campus.

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 cell number CTIL_30450800)

Yours faithfully,



Matthew Hubbard | Acquisition Surveyor
Clarke Telecom
T: +44 1737 859 900
M: +44 7423 034 476
E: Matthew.Hubbard@clarke-telecom.com

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Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

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

(for and on behalf of Cornerstone)

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Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

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1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Our ref: CTIL_30450800

31 August 2021

Ms Lucy Powell MP
House of Commons
London
SW1A 0AA
contact@lucypowell.org.uk

Clarke Telecom Ltd
Unit E
Madison Place
Northampton Road
Manchester
M40 5AG

Dear Ms Powell,

PROPOSED BASE STATION INSTALLATION AT CTIL_30450800, THOMAS COURT, BEATTOCK STREET, MANCHESTER, M15 4JA, NGR E: 382937 N: 2397220.

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT **CTIL_30450800, THOMAS COURT, BEATTOCK STREET, MANCHESTER, M15 4JA, NGR E: 382937 N: 2397220.**

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

As a result, we are consulting with communities in line with Best Practice principles where planning applications for new telecommunications installations are required.

This letter is sent to you in the pre-planning application consultation phase of the development for a new mobile phone base station site and is simply intended to keep you informed and advised of the proposed development in your area prior to any planning application being submitted. However, if you do wish to submit comments or have been contacted by your constituents in relation to this matter and wish to send us comments on their behalf, please feel free to do so via the following address:

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

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

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Cornerstone Planning Consultation Letter to MPs - single site (England) V.2 – 15/04/2021

Registered Address:
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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 are in the process of progressing suitable sites in the Manchester area for radio base stations that will improve service provision for Telefonica. 5G rollout has begun and both Vodafone and Telefónica are in the process of upgrading their existing radio base stations in their single grid network wherever possible. As part of this continued network improvement program, there is a specific technical requirement to provide new 5G coverage in this area of Manchester. An existing rooftop base station has been identified in the area, however it cannot accommodate for both operators latest requirements. In order to fit in to the operator's single grid network, an additional new rooftop base station is required for Telefónica service in close proximity to the existing rooftop base station that will be retained and in due course upgraded with improved Vodafone service.

A number of options have been assessed in respect of the site search process, but we consider the best option for the new radio base station to be the installation of 12 no antennas mounted on 3 no tripods which will be affixed to lower structural roof level and the lower portion of which will be unseen, with proposed 1 no meter cabinet at ground level at **THOMAS COURT, BEATOCK STREET, MANCHESTER, M15 4JA, NGR E: 382937 N: 2397220**. This is because the operator is limited in siting options as there is a requirement to provide equivalent replacement coverage and capacity for this area of Manchester. The replacement of an existing site means that the operator has to be located as close as possible to the existing installation in order to maintain the provision of equivalent coverage and capacity to the surrounding local area. This is the nearest suitable location that the operator is able to position their replacement apparatus.

The proposed height is essential in order to provide equivalent replacement coverage to the target coverage area. 5G new radio technologies operate in higher frequency bands than older technologies. Since it operates at higher frequencies where attenuation of the radio signal is naturally higher and the effects of clutter are greater it will normally require a higher structure to achieve the same coverage footprint.

The cabinets are designed to appear like other statutory undertakers equipment cabinets. They are small for telecommunications apparatus and are proposed to be coloured green to assimilate with other equipment cabinets commonly found in urban environments. The cabinets can be installed under the operators permitted development rights, but have been included on the plans and in the description in order to remain fully transparent.

The other site options that were considered and then discounted are as follows:

- **Rooftop - St George's Gardens, DeTrafford, Arundel Street, Manchester, M15 4JZ, NGR E: 382826 N: 397249**
This location is in the target area and is just outside conservation area. However due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
- **Rooftop - Citygate Central, Blantyre Street, Manchester, M15 4EG, NGR E: 382952 N: 382952**
The roof is not suitable for telecoms. Due to the construction of the building there is no

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design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.

- **Rooftop - Elizabeth Tower, Crown Street, Manchester, M15 4WG, NGR E: 383097 N: 397298**

This location has 44 storeys and has a rooftop swimming pool. Due to the construction of the building, there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.

- **Rooftop - St George's Court, Angela Street, Manchester, M15 4HY, NGR E: 382926 N: 382926**

This location is identical to Option 3, but has a lot of telecoms on the roof. A site in this location would not provide sufficient separation between the two sites. This is an operational requirement to ensure there is no interference between the two operators. This site has therefore been discounted for this reason.

- **Rooftop - Talbot Mill, 44 Ellesmere Street, 44 Ellesmere Street, M15 4JY, NGR E: 382650 N: 397240**

This is the existing site, and the building owner has given notice for the removal of the telecoms equipment. The building is being renovated and once complete there will be no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.

In line with Best Practice principles we have shared these details with the local ward councillors for Hulme, planning officers at Manchester City Council, and the Headteacher & Chair of Governors at Endeavour Federation – Castlefield Campus.

ICNIRP Compliance

All Cornerstone 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 Best Practice on Mobile Network Development

<http://www.mobileuk.org/cms-assets/documents/259876-147086.code-of-best-practice-2016-edition-pub>

National Planning Policy Framework

www.communities.gov.uk

World Health Organisation Electromagnetic Fields

www.who.int/peh-emf/en

International Commission on Non-Ionising Radiation Protection

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www.icnirp.de

I trust all is clear from the enclosed but if you have further questions on this or any other matter concerning Telefonica please do not hesitate to contact us through Community Consultation & EMF Enquiries within 14 days from the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CTIL_30450800)

Yours faithfully,



Matthew Hubbard | Acquisition Surveyor
Clarke Telecom
T: +44 1737 859 900
M: +44 7423 034 476
E: Matthew.Hubbard@clarke-telecom.com

(for and on behalf of Cornerstone)

Enc. - Community/school/groups letters as applicable

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Our ref: CTIL_30450800

31 August 2021

The Headteacher
Endeavour Federation
Castlefield Campus
Jackson Crescent
Hulme
Manchester
M15 5AL
admin@castlefieldcampus.com

Clarke Telecom Ltd
Unit E
Madison Place
Northampton Road
Manchester
M40 5AG

BY EMAIL

Dear Ms Hudson,

PROPOSED BASE STATION INSTALLATION AT CTIL_30450800, THOMAS COURT, BEATTOCK STREET, MANCHESTER, M15 4JA, NGR E: 382937 N: 2397220

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- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of progressing suitable sites in the Manchester area for radio base stations that will improve service provision for Telefonica UK Limited. The purpose of this letter is to provide you with information on the proposal and the opportunity for you to seek further information should you wish to do so.

Cornerstone are in the process of progressing suitable sites in the Manchester area for radio base stations that will improve service provision for Telefonica. 5G rollout has begun and both Vodafone and Telefónica are in the process of upgrading their existing radio base stations in their single grid network wherever possible. As part of this continued network improvement program, there is a specific technical requirement to provide new 5G coverage in this area of Manchester. An existing rooftop base station has been identified in the area, however it cannot accommodate for both operators latest requirements. In order to fit in to the operator's single

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grid network, an additional new rooftop base station is required for Telefónica service in close proximity to the existing rooftop base station that will be retained for Vodafone service.

The proposal, which we feel is the best solution to serve our customers in the local community, will include: the installation of 12 no antennas mounted on 3 no tripods which will be affixed to lower structural roof level and the lower portion of which will be unseen, with proposed 1 no meter cabinet at ground level at **THOMAS COURT, BEATTOCK STREET, MANCHESTER, M15 4JA, NGR E: 382937 N: 2397220**. This is because the operator is limited in siting options as there is a requirement to provide equivalent replacement coverage and capacity for this area of Manchester. The replacement of an existing site means that the operator has to be located as close as possible to the existing installation in order to maintain the provision of equivalent coverage and capacity to the surrounding local area. This is the nearest suitable location that the operator is able to position their replacement apparatus.

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We would welcome your views (within 14 days of the date of this letter) before we finalise the proposal and submit the planning application to the Local Planning Authority.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CTIL_30450800)

Yours faithfully,

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(for and on behalf of Cornerstone)

CC Chair of Governors.

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