

Our ref: **CTIL 23718720**

26/02/2025

The Chief Planning Officer

Haringey Council London Borough,
Planning,
225 High Road,
Wood Green,
N22 8HQ
development.control@haringey.gov.uk

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

Dear Sir/Madam,

PROPOSED BASE STATION INSTALLATION AT CTIL 23718720 JARROW ROAD, FERRY LANE, TOTTENHAM, LONDON, N17 9PX, NGR E: 534659 N: 189436

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 is in the process of progressing suitable sites in the TOTTENHAM area for radio base stations to maintain and improve existing levels of service provision. We aim to work with you to progress a proposal that is both acceptable to your authority and meets our customer's technical network requirements. This approach accords with Cornerstone's Best Practice Commitments to ensure consultation with Local Planning Authorities and other appropriate key stakeholders.

5G rollout has begun and Cornerstone is in the process of installing new radio base stations in their network. As part of Cornerstone's continued network improvement program, there is a specific technical requirement to provide new coverage in this area of TOTTENHAM.

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.

This proposed new site will enable coverage to be provided to this area of TOTTENHAM. 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. 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

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

Cornerstone Planning Consultation Letter to LPA V.2 – 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

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.

This letter therefore invites the Local Planning Authority, in accordance with planning policy guidance and Best Practice Commitments, to enter into pre-application discussions with regard to our preferred site option prior to a formal planning submission. Several steps in the site identification process have already been undertaken. The Local Planning Authority must register and our records of other potential sites have been reviewed, the policies in the Development Plan have been taken into account and we have examined the inter-operator site sharing database.

Our technical network requirement is as follows:

CTIL 23718720 JARROW ROAD

The site is needed to provide new coverage and capacity to ensure that customers continue to experience access to the latest service provision currently available and have access to a new 5G network. The proposed new installation will also meet the extra demands on the network in this area as new technologies improve.

A number of options have been assessed in respect of the site search process and the preferred Cornerstone option is as follows:

JARROW ROAD, FERRY LANE, TOTTENHAM, LONDON, N17 9PX, NGR E: 534659 N: 189436

The proposed works comprise the: Addition of proposed 20m Orion pole (colour Grey RAL 7038) c/w proposed 6no antennas (height to top: 3no at 18.67m; 3no at 19.77m), proposed 2no 300mmØ dishes (height to C/L 15m), and proposed 3no Remote Radio Units. Addition of proposed York cabinet (colour Grey RAL 7038) (1900 x 600 x 1750mm high) and proposed Shire cabinet (colour Grey RAL 7038) (1050 x 600 x 1750mm high). Ancillary development thereto.

The proposed height at 20m is essential in order to provide the necessary coverage to the target 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.

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The column is a simple, functional, vertical structure necessary to provide replacement and new service provision to TOTTENHAM and the surrounding area. There are other vertical structures in the streetscene which will help it assimilate in to the local environ. The column is proposed to be finished in a grey colour but can be coloured any other colour that the LPA consider appropriate.

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 RRUs are designed to make the antennas more efficient and reduce the need for equipment cabinets at ground level, therefore minimising ground level clutter in this area. They are located underneath the lowest set of antennas, out of the natural eye line of the casual passer-by and therefore will not appear prominent in the streetscene.

Alternative site options considered and rejected are as follows:

Rooftop - Coppermill Heights, Daneland Walk, Ferry Lane, London, N17 9FG (E534664 / N189489) – There have been H&S issues with the cladding on this building which makes it unsuitable for an installation.

Streetworks - SW Ferry Lane, Ferry Lane, London, N17 9BP (E534901 / N189379) - It is not possible to install a street furniture installation at this location due to unresolvable underground services.

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Rooftop – 3-11 Jarrow Road, London, N17 9PP (E534558 / N189405) - Due to the pitched nature of the rooftop there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.

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Rooftop – 13-27 Erskine Crescent, London, N17 9PR (E534607 / N189382) - Due to the pitched nature of the rooftop there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.

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We look forward to receiving your comments on the preferred option identified above and alternatives discounted. We would also like to take this opportunity to extend an invitation to meet with you to discuss the proposal and undertake a tour of the options considered, should you consider this to be beneficial.

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.

We would be grateful if you could advise us of any pending telecommunications applications or recent planning decisions in this particular area so these can be evaluated.

Finally, we would be interested in any local stakeholders or groups that you consider would like to know more about our proposals. For your information pre-consultation letters and a set of plans have been sent to the local ward councillors for South Tottenham Ward and the local MP, AM and Ferry Lane Primary.

We enclose a copy of our Consultation Plan and welcome your suggestions.

We look forward to receiving your response 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 cell number [CTIL 23718720])

Yours faithfully

Lydia Dock

Lydia Dock
Acquisition Project Manager • Acquisition
Clarke Telecom
Tel: +44 1737 859 900
Email: lydia.dock@clarke-telecom.com
(for and on behalf of Cornerstone)

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Theale, Berkshire, RG7 4SA

Josh Fiteni

From: Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>
Sent: 13 July 2026 12:22
To: Josh Fiteni
Subject: Re: PRE/2025/0061 - Jarrow Road, Tottenham, London, N17 9PX (Our ref: CS 23718720)

Good afternoon, Josh

Thank you for your email and the plans. Having reviewed the plans submitted, our preferred option is A. This is set at the edge of the footpath and allows for sufficient space for pedestrian movement along the stretch of the footpath.

I trust the above is of assistance

Regards

Kwaku Bossman-Gyamera
Principal Planning Officer - Development Management
Placemaking and Housing | Haringey Council
5th Floor Alexandra House, 10 Station Road, Wood Green, London N22 7TR.

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facebook.com/haringeycouncil

From: Josh Fiteni <Josh.Fiteni@Clarke-Telecom.com>
Sent: 13 July 2026 09:17

To: Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>

Cc: Planning Support <PlanningSupport@haringey.gov.uk>

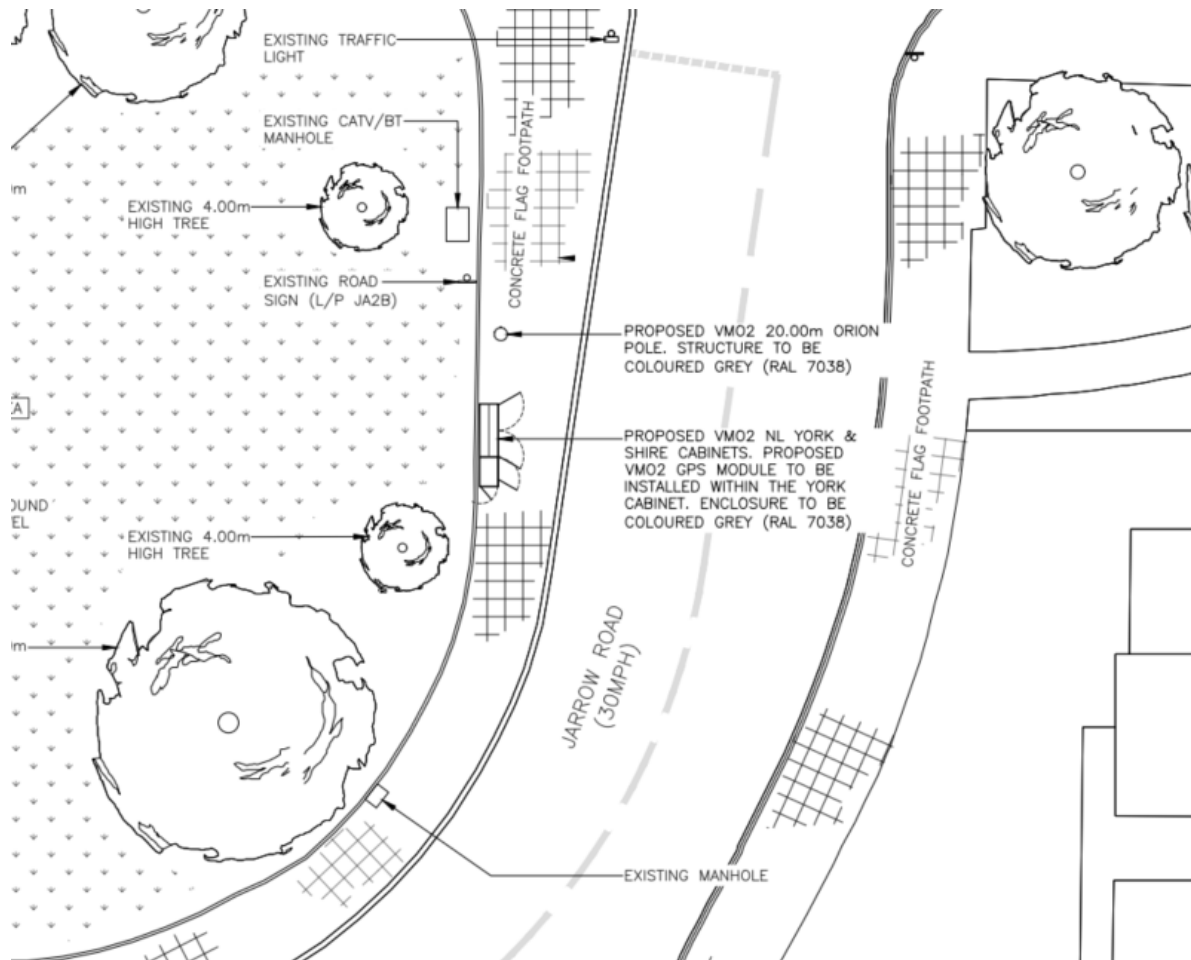
Subject: RE: PRE/2025/0061 - Jarrow Road, Tottenham, London, N17 9PX (Our ref: CS 23718720)

Good morning Kwaku,

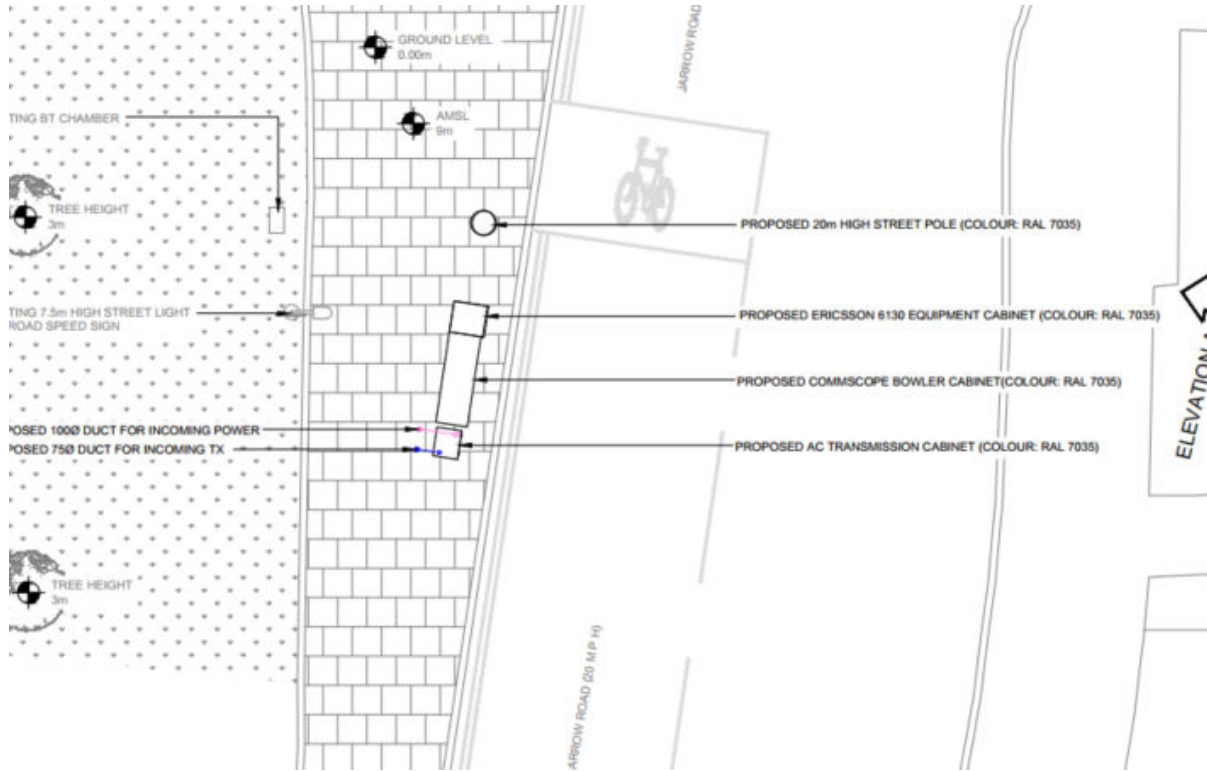
Please could you review and respond on the below?

The applicant is keen to work with yourselves to understand which location you prefer as your previous comments contradict themselves so it is not clear which location is preferable:

Option A - The applicants location: -



Option B – The appellants location: -



I look forward to your response

Kind regards
Josh

Josh Fiteni | MRTPI - Town Planning Manager
Clarke Telecom

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Registered Office: 3125 Century Way, Thorpe Park, Leeds, LS15 8ZB. Registered in England No. 07524755.



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From: Josh Fiteni
Sent: 25 June 2025 08:35
To: Kwaku.Bossman-Gyamera@haringey.gov.uk
Cc: development.control@haringey.gov.uk
Subject: RE: PRE/2025/0061 - Jarrow Road, Tottenham, London, N17 9PX (Our ref: CS 23718720)
Importance: High

Good morning Kwaku,

Further to the below, we have had formal confirmation that the location where 3UK have got planning approval via the appeal will not be built.

Therefore, we wanted to check to see whether you wanted the operator (in this instance VMO2) to be located to the rear or the footway against the grassed verge?
Or in exactly the same location as the 3UK pole?

To confirm, 2 masts can not be located in such close proximity as each other and there will not be a risk of 2 masts being located to each other.

If you are able to answer on the above and below, that would be greatly appreciated as we want to work with yourselves to ensure we are all working on the same page

Kind regards
Josh

From: Josh Fiteni
Sent: 27 March 2025 15:28

To: Kwaku.Bossman-Gyamera@haringey.gov.uk

Subject: RE: PRE/2025/0061 - Jarrow Road, Tottenham, London, N17 9PX (Our ref: CS 23718720)

Good afternoon Kwaku,

Are you able to respond on the below please?

Kind regards,
Josh

From: Josh Fiteni <Josh.Fiteni@Clarke-Telecom.com>

Sent: 19 March 2025 08:21

To: Kwaku.Bossman-Gyamera@haringey.gov.uk

Subject: RE: PRE/2025/0061 - Jarrow Road, Tottenham, London, N17 9PX (Our ref: CS 23718720)

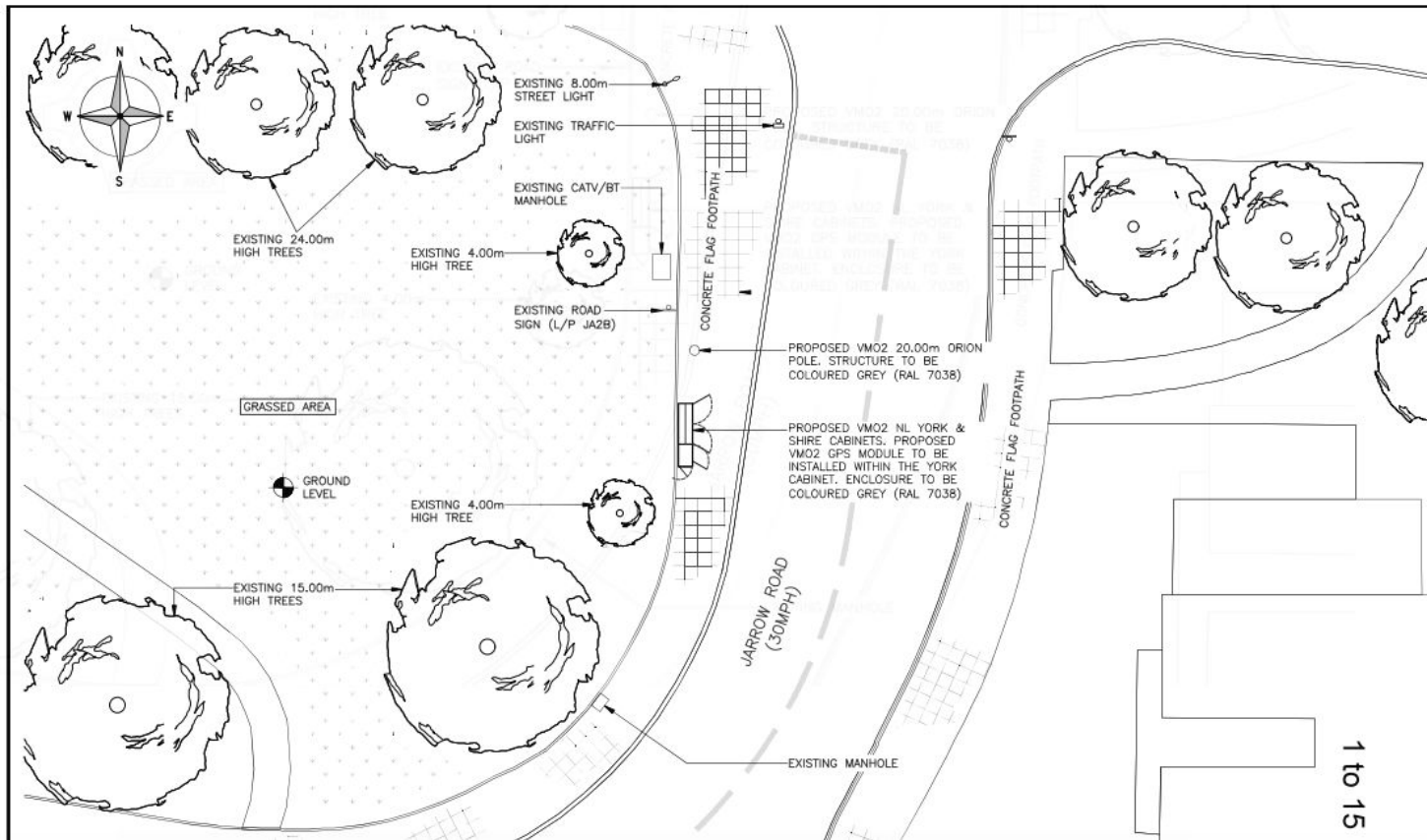
Good morning Kwaku,

Thank you for the below email, I have been passed this on as the Town Planning lead at Clarke Telecom Ltd

First of all, thank you for your comments and response, its very much appreciated. I just wanted to get a couple of bits clarified first

The proposal is for the installation of a 20m monopole supporting 6 no. antennas, 2 no. transmission dishes, 2 no. equipment cabinets and ancillary development thereto. This is not a replacement monopole as noted below, it is a new installation for the operator Virgin Media O2 (VMO2)

The equipment cabinets are situated at the rear of the grassed verge as per the screenshot below and re-attached for ease



The equipment cabinets and monopole can not be located in the same location as the appeal due to highway safety issues. The monopole and equipment cabinets have been located as such to avoid blocking the street furniture and the visibility splay's of the area.

I hope this clears this up? Can confirm, given the information above, the proposal would still be acceptable in this position please?

Kind regards,
Josh

From: Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>

Sent: 18 March 2025 16:26

To: Alex Seremet <alex.seremet@clarke-telecom.com>

Cc: Preapp <Preapp@haringey.gov.uk>

Subject: PRE/2025/0061 - Jarrow Road, Tottenham, London, N17 9PX

Dear, Alex Seremet

Thank you for your invitation for the Local Planning Authority (LPA) to provide comments in relation to the above pre-application discussion. I have had the opportunity to review the submitted documents and plans. The points are outlined below along with feedback from the Planning Service about aspect of the proposal. We hope this summary will provide you with useful guidance about the steps required to take the application forward.

If you have any question about the feedback we have provided, please contact the me, if you require further advice. The council's website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a further pre-application advice discussion.

The comments are outlined below accordingly.

Replacement and relocation of 17.5m pole supporting 6no. Antennas with 20m pole supporting 12no. Antennas, replacement and relocation of 6no. Equipment cabinets and development ancillary thereto.

A similar proposal was refused by the Local Planning Authority (LPA) under planning application reference HGY/2022/2401 dated 22 August 2022. Appellant subsequently appealed the council's decision which was then allowed on appeal (APP/Y5420/W/22/3310154). The proposed position of the mast and the cabinets in the middle of the public footway is unacceptable and as such you should consider relocating the mast and cabinets to the edge of the footway adjoining the green verge. (similar to the allowed scheme). Reposition of the mast and cabinets to the same location as the allowed appeal would be supported in this instance.

In allowing the appeal the inspector stated:

"The proposed installation would be taller than the closest dwellings on the Ferry Lane Estate. Whilst it would be taller than many of the trees within the adjacent open space, some nearby trees would be marginally taller. Consequently, views of the installation from properties to the east of Jarrow Road would be set against the backdrop of the mature trees, which would also provide some screening to the installation when viewed from the west and southwest. Whilst it would be more clearly visible from some angles, particularly during months when the trees are not in leaf, the relatively slim profile and neutral colour would assist in integrating the structure into the surroundings".

The inspector further stated that " A range of street furniture exists in the vicinity, including roadside lighting columns in a range of types, sizes and colours. Whilst the proposed installation would be taller than many nearby features, the established and varied presence of vertical structures in the

streetscene provides an environment to which the proposed installation would not appear alien. Furthermore, the nearby presence of significantly taller buildings along Ferry Lane would mean its scale would not appear disproportionate".

Provided that the mast and the cabinets are positioned in the same location as the allowed scheme - the LPA would not object to the proposal. This would be in line with planning inspectorate decision. However, if the location remains as proposed, the LPA would be unable to support the proposal.

I hope the above is helpful to allow you to move the current pre-application forward.

Regards

Kwaku Bossman-Gyamera
Principal Planning Officer - Development Management
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Cllr Mark Grosskopf
River Park House
225 High Road
Wood Green
London
N22 8HQ
mark.grosskopf@haringey.gov.uk

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

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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 identifying a suitable site in the TOTTENHAM area for a radio base station that will improve service provision for Cornerstone.

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

5G rollout has begun and Cornerstone is in the process of installing new radio base stations in their network. As part of Cornerstone's continued network improvement program, there is a specific technical requirement to provide new coverage in this area of TOTTENHAM.

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.

This proposed new site will enable coverage to be provided to this area of TOTTENHAM. 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. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage.

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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 23718720 JARROW ROAD

The site is needed to provide new 2G and 4G coverage and capacity to ensure that customers continue to experience access to the latest service provision currently available and have access to a new 5G network. The proposed new installation will also meet the extra demands on the network in this area as new technologies improve.

A number of options have been assessed in respect of the site search process and the preferred Cornerstone option is as follows:

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We have considered alternative site options and discounted as follows:

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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 23718720])

Yours faithfully,

Lydia Dock

Lydia Dock
Acquisition Project Manager • Acquisition
Clarke Telecom
Tel: +44 1737 859 900
Email: lydia.dock@clarke-telecom.com
(for and on behalf of Cornerstone)

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

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

Our ref: **CTIL 23718720**

26/02/2025

Cllr Makbule Gunes
River Park House
225 High Road
Wood Green
London
N22 8HQ
makbule.gunes@haringey.gov.uk

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

Dear Cllr Gunes,

PROPOSED BASE STATION INSTALLATION AT CTIL 23718720 JARROW ROAD, FERRY LANE, TOTTENHAM, LONDON, N17 9PX, NGR E: 534659 N: 189436

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 TOTTENHAM area for a radio base station that will improve service provision for Cornerstone.

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

5G rollout has begun and Cornerstone is in the process of installing new radio base stations in their network. As part of Cornerstone's continued network improvement program, there is a specific technical requirement to provide new coverage in this area of TOTTENHAM.

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.

This proposed new site will enable coverage to be provided to this area of TOTTENHAM. 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. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage.

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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 23718720 JARROW ROAD

The site is needed to provide new 2G and 4G coverage and capacity to ensure that customers continue to experience access to the latest service provision currently available and have access to a new 5G network. The proposed new installation will also meet the extra demands on the network in this area as new technologies improve.

A number of options have been assessed in respect of the site search process and the preferred Cornerstone option is as follows:

JARROW ROAD, FERRY LANE, TOTTENHAM, LONDON, N17 9PX, NGR E: 534659 N: 189436

The proposed works comprise the: Addition of proposed 20m Orion pole (colour Grey RAL 7038) c/w proposed 6no antennas (height to top: 3no at 18.67m; 3no at 19.77m), proposed 2no 300mmØ dishes (height to C/L 15m), and proposed 3no Remote Radio Units. Addition of proposed York cabinet (colour Grey RAL 7038) (1900 x 600 x 1750mm high) and proposed Shire cabinet (colour Grey RAL 7038) (1050 x 600 x 1750mm high). Ancillary development thereto.

The proposed height at 20m 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.

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The column is a simple, functional, vertical structure necessary to provide replacement and new service provision to TOTTENHAM and the surrounding area. There are other vertical structures in the streetscene which will help it assimilate in to the local environ. The column is proposed to be finished in a grey colour but can be coloured any other colour that the LPA consider appropriate.

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 RRUs are designed to make the antennas more efficient and reduce the need for equipment cabinets at ground level, therefore minimising ground level clutter in this area. They are located underneath the lowest set of antennas, out of the natural eye line of the casual passer-by and therefore will not appear prominent in the streetscene.

We have considered alternative site options and discounted as follows:

Rooftop - Coppermill Heights, Daneland Walk, Ferry Lane, London, N17 9FG (E534664 / N189489) – There have been H&S issues with the cladding on this building which makes it unsuitable for an installation.

Streetworks - SW Ferry Lane, Ferry Lane, London, N17 9BP (E534901 / N189379) - It is not possible to install a street furniture installation at this location due to unresolvable underground services.

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Rooftop – 14-15 Jarrow Road, London, N17 9PP (E534536 / N189392) - Due to the pitched nature of the rooftop there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.

Rooftop – 1-7 Erskine Crescent, London, N17 9PR (E534575 / N189387) - Due to the pitched nature of the rooftop there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.

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26/02/2025

Cllr Sheila Peacock
River Park House
225 High Road
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London
N22 8HQ
sheila.peacock@haringey.gov.uk

Clarke Telecom Ltd
Unit E
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We look forward to receiving any comments you may have on the proposal.

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Yours faithfully,

Lydia Dock

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Acquisition Project Manager • Acquisition
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 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Our ref: **CTIL 23718720**

26/02/2025

MP David Lammy
House of Commons
London
SW1A 0AA
david.lammy.mp@parliament.uk

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

Dear Mr David Lammy,

**PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED MOBILE PHONE BASE STATION
INSTALLATION AT CTIL 23718720 JARROW ROAD, FERRY LANE, TOTTENHAM, LONDON, N17 9PX, NGR E:
534659 N: 189436**

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- 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

Cornerstone is in the process of progressing suitable sites in the TOTTENHAM area for radio base stations to maintain and improve existing levels of service provision.

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

Cornerstone Planning Consultation Letter to MPs - single site (England) V.6 06.11.2023

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
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5G rollout has begun and Cornerstone is in the process of installing new radio base stations in their network. As part of Cornerstone's continued network improvement program, there is a specific technical requirement to provide new coverage in this area of TOTTENHAM.

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: Addition of proposed 20m Orion pole (colour Grey RAL 7038) c/w proposed 6no antennas (height to top: 3no at 18.67m; 3no at 19.77m), proposed 2no 300mmØ dishes (height to C/L 15m), and proposed 3no Remote Radio Units. Addition of proposed York cabinet (colour Grey RAL 7038) (1900 x 600 x 1750mm high) and proposed Shire cabinet (colour Grey RAL 7038) (1050 x 600 x 1750mm high). Ancillary development thereto at the JARROW ROAD, FERRY LANE, TOTTENHAM, LONDON, N17 9PX, NGR E: 534659 N: 189436. This is because Cornerstone is limited in siting options as there is a requirement to provide equivalent replacement coverage and capacity for this area of TOTTENHAM.

The proposed height at 20m 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.

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

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In line with Best Practice principles we have shared these details with local ward councillors for South Tottenham Ward and the local AM, Planning officers and Ferry Lane Primary School.

ICNIRP Compliance

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Radio Technology and Health

Useful information sources on this include:

Code of Practice for Wireless Network Development in England (March 2022)

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National Planning Policy Framework

[National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/617622/National_Planning_Policy_Framework.pdf)

www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government

World Health Organisation Electromagnetic Fields

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International Commission on Non-Ionising Radiation Protection

www.icnirp.de

Mobile UK FAQ

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Cornerstone Planning Consultation Letter to MPs - single site (England) V.6 06.11.2023

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

<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 Cornerstone, 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 23718720])

Yours sincerely

Lydia Dock

Lydia Dock
Acquisition Project Manager • Acquisition
Clarke Telecom
Tel: +44 1737 859 900
Email: lydia.dock@clarke-telecom.com
(for and on behalf of Cornerstone)

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

Our ref: **CTIL 23718720**

26/02/2025

AM Joanne McCartney
joanne.mccartney@london.gov.uk

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

Dear Ms Joanne McCartney,

**PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED MOBILE PHONE BASE STATION
INSTALLATION AT CTIL 23718720 JARROW ROAD, FERRY LANE, TOTTENHAM, LONDON, N17 9PX, NGR E:
534659 N: 189436**

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

Cornerstone is in the process of progressing suitable sites in the TOTTENHAM area for radio base stations to maintain and improve existing levels of service provision.

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Cornerstone Planning Consultation Letter to MPs - single site (England) V.6 06.11.2023

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

5G rollout has begun and Cornerstone is in the process of installing new radio base stations in their network. As part of Cornerstone's continued network improvement program, there is a specific technical requirement to provide new coverage in this area of TOTTENHAM.

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: Addition of proposed 20m Orion pole (colour Grey RAL 7038) c/w proposed 6no antennas (height to top: 3no at 18.67m; 3no at 19.77m), proposed 2no 300mmØ dishes (height to C/L 15m), and proposed 3no Remote Radio Units. Addition of proposed York cabinet (colour Grey RAL 7038) (1900 x 600 x 1750mm high) and proposed Shire cabinet (colour Grey RAL 7038) (1050 x 600 x 1750mm high). Ancillary development thereto at the JARROW ROAD, FERRY LANE, TOTTENHAM, LONDON, N17 9PX, NGR E: 534659 N: 189436. This is because Cornerstone is limited in siting options as there is a requirement to provide equivalent replacement coverage and capacity for this area of TOTTENHAM.

The proposed height at 20m 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 column is a simple, functional, vertical structure necessary to provide a new service provision to TOTTENHAM and the surrounding area. There are other vertical structures in the streetscene which will help it assimilate in to the local environ. The column is proposed to be finished in a grey colour but can be coloured any other colour that the LPA consider appropriate.

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 RRUs are designed to make the antennas more efficient and reduce the need for equipment cabinets at ground level, therefore minimising ground level clutter in this area. They are located underneath the lowest set of antennas, out of the natural eye line of the casual passer-by and therefore will not appear prominent in the streetscene.

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

Rooftop - Coppermill Heights, Daneland Walk, Ferry Lane, London, N17 9FG (E534664 / N189489) – There have been H&S issues with the cladding on this building which makes it unsuitable for an installation.

Streetworks - SW Ferry Lane, Ferry Lane, London, N17 9BP (E534901 / N189379) - It is not possible to install a street furniture installation at this location due to unresolvable underground services.

Streetworks – SW Jarrow Road, Jarrow Road, London, N17 9QB (E534503 / N189089) – This location would not provide the coverage to the target area due to it being too close to an existing cell site.

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Theale, Berkshire, RG7 4SA

Rooftop – Currys, Tottenham Hale Retail Park, Broad Lane, London, N15 4QD (E534417 / N189427) - The rooftop is too low in order to deliver the required level of coverage to the target coverage area.

Rooftop – B&Q Tottenham, Unit 7, Tottenham Hale Retail Park, Broad Lane, London, N15 4QD (E534294 / N189322) - The rooftop is too low in order to deliver the required level of coverage to the target coverage area.

Rooftop – 3-11 Jarrow Road, London, N17 9PP (E534558 / N189405) - Due to the pitched nature of the rooftop there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.

Rooftop – 14-15 Jarrow Road, London, N17 9PP (E534536 / N189392) - Due to the pitched nature of the rooftop there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.

Rooftop – 1-7 Erskine Crescent, London, N17 9PR (E534575 / N189387) - Due to the pitched nature of the rooftop there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.

Rooftop – 13-27 Erskine Crescent, London, N17 9PR (E534607 / N189382) - Due to the pitched nature of the rooftop there is 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 local ward councillors for South Tottenham Ward and the local AM, Planning officers and Ferry Lane Primary School.

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

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Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number [CTIL 23718720])

Yours sincerely

Lydia Dock

Lydia Dock
Acquisition Project Manager • Acquisition
Clarke Telecom
Tel: +44 1737 859 900
Email: lydia.dock@clarke-telecom.com
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Theale, Berkshire, RG7 4SA

Our ref: **CTIL 23718720**

26/02/2025

Head Teacher
Ferry Lane Primary School,
Jarrow Road,
Tottenham,
London,
N17 9PP
admin@ferrylane.haringey.sch.uk

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

Dear Sir/Madam,

PROPOSED BASE STATION INSTALLATION AT CTIL 23718720 JARROW ROAD, FERRY LANE, TOTTENHAM, LONDON, N17 9PX, NGR E: 534659 N: 189436

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
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Cornerstone is in the process of progressing suitable sites in the TOTTENHAM area for radio base stations to maintain and improve existing levels of service provision. 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.

5G rollout has begun and Cornerstone is in the process of installing new radio base stations in their network. As part of Cornerstone's continued network improvement program, there is a specific technical requirement to provide new coverage in this area of TOTTENHAM.

The proposal, which we feel is the best solution to serve our customers in the local community, will include: Addition of proposed 20m Orion pole (colour Grey RAL 7038) c/w proposed 6no antennas (height to top: 3no at 18.67m; 3no at 19.77m), proposed 2no 300mmØ dishes (height to C/L 15m), and proposed 3no Remote Radio Units. Addition of proposed York cabinet (colour Grey RAL 7038) (1900 x 600 x 1750mm high) and proposed Shire cabinet (colour Grey RAL 7038) (1050 x 600 x 1750mm high). Ancillary development thereto at the JARROW ROAD, FERRY LANE, TOTTENHAM, LONDON, N17 9PX, NGR E: 534659 N: 189436. The site is needed to provide new 2G, 3G, 4G coverage and capacity to ensure that customers continue to experience access to the

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Cornerstone Planning Consultation Letter to Schools V.2 – 15/04/2021

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

 Cornerstone, Hive 2,
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latest service provision currently available and have access to a new 5G network. The proposed new installation will also meet the extra demands on the network in this area as new technologies improve.

The proposed height at 20m 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 column is a simple, functional, vertical structure necessary to provide replacement and new service provision to TOTTENHAM and the surrounding area. There are other vertical structures in the streetscene which will help it assimilate in to the local environ. The column is proposed to be finished in a grey colour but can be coloured any other colour that the LPA consider appropriate.

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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 23718720])

Yours sincerely

Lydia Dock

Lydia Dock
Acquisition Project Manager • Acquisition
Clarke Telecom
Tel: +44 1737 859 900
Email: lydia.dock@clarke-telecom.com

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

Our ref: **CTIL 23718720**

26/02/2025

Chair of the School Governors
Ferry Lane Primary School,
Jarrow Road,
Tottenham,
London,
N17 9PP
admin@ferrylane.haringey.sch.uk

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

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Yours sincerely

Lydia Dock

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 Cornerstone, Hive 2,
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Theale, Berkshire, RG7 4SA

Josh Fiteni

From: Josh Fiteni
Sent: 19 March 2025 14:10
To: Flag Ferry-Lane
Cc: Vicky Ladizhinskaya; melissa carames asorey; Sylvia Morgan
Subject: RE: CTIL 23718720 JARROW ROAD, N17 9PX

Hi Lorna,

The previous application you mention below is for a different operator (namely CK Hutchinson UK Ltd, more commonly known as Three). We have been instructed by Virgin Media O2 (VMO2) to submit a planning application in this location

Be rest assured that given one operator has already had planning approval here, this will not result in two monopolies being located side by side as its not possible.

Noted on your concerns over the parking arrangements, if our application is successful I will ensure this is raised and followed through. It more than likely would be the case that one section is closed with appropriate traffic management controls to maintain highway safety.

Thank you for spotting the error, I will ask for this to be amended

Kind regards,
Josh

From: Flag Ferry-Lane <ferry.lane.flag@gmail.com>
Sent: 19 March 2025 09:39
To: Josh Fiteni <Josh.Fiteni@clarke-telecom.com>
Cc: Vicky Ladizhinskaya <vladizh.jr@gmail.com>; melissa carames asorey <melissondria@googlemail.com>; Sylvia Morgan <smorgan_28@hotmail.com>
Subject: Re: CTIL 23718720 JARROW ROAD, N17 9PX

Hi Josh

Thanks for getting back to us. Will you need to apply again for planning permission given that the location has changed from the permission granted in the past? We have concerns about where your vehicles will park during the construction of the mast - we do not want vehicles on the grassed area so will you need to temporarily close one side of Jarrow Road? I did notice that the driving instructions from the M1 on the map are wrong - once you get to Jarrow Road the site is on the right hand side not the left.

I look forward to hearing from you

Kind regards

Lorna

Lorna Reith

FLAG Chair

www.ferrylaneactiongroup.org.uk



if you do not wish to receive these emails please let me know by replying with Unsubscribe in the subject heading

On Wed, 19 Mar 2025 at 08:26, Josh Fiteni <Josh.Fiteni@clarke-telecom.com> wrote:

Dear Ms Reith,

I have been passed on your email as the Town Planning Lead for Clarke Telecom Ltd

First of all, please accept my apologies for the delay in response to yourself. However, please see attached the proposed drawings which identify the location of the monopole and equipment cabinets

Any questions, please let me know and I will answer promptly

Kind regards,

Josh

Josh Fiteni | MRTPI Planning Lead
Clarke Telecom

T: +44 161 785 4500
M: +44 7920 482 985
E: josh.fiteni@clarke-telecom.com
www.clarke-telecom.com

Head Office: Clarke Telecom Ltd, Unit E, Madison Place, Northampton Road, Manchester, M40 5AG. Tel. +44 (0)161 785 4500.
Registered Office: 3125 Century Way, Thorpe Park, Leeds, LS15 8ZB. Registered in England No. 07524755.



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From: Flag Ferry-Lane <ferry.lane.flag@gmail.com>
Sent: 10 March 2025 16:31
To: Alex Seremet <Alex.Seremet@clarke-telecom.com>
Subject: Fwd: CTIL 23718720 JARROW ROAD, N17 9PX

Hi

We would welcome a response to our email.

Thanks

Lorna Reith

FLAG Chair

www.ferrylaneactiongroup.org.uk



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----- Forwarded message -----

From: **Flag Ferry-Lane** <ferry.lane.flag@gmail.com>

Date: Sun, 2 Mar 2025 at 11:22

Subject: CTIL 23718720 JARROW ROAD, N17 9PX

To: <Alex.Seremet@clarke-telecom.com>

Cc: Vicky Ladizhinskaya <vladizh.jr@gmail.com>, melissa carames asorey <melissondria@googlemail.com>, Sylvia Morgan <smorgan_28@hotmail.com>, Quentin Given <quentin.given@btinternet.com>

Dear Mr Seremet

FLAG is the recognised residents association for the Ferry Lane estate, N17. We have been informed by our local Councillor that you have plans for a telecommunications installation at the front of our estate. We would like to see your proposals and learn more about what your plans are. Can you contact us please?

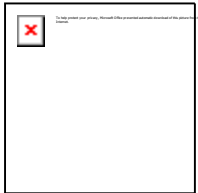
many thanks

Lorna

Lorna Reith

FLAG Chair

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