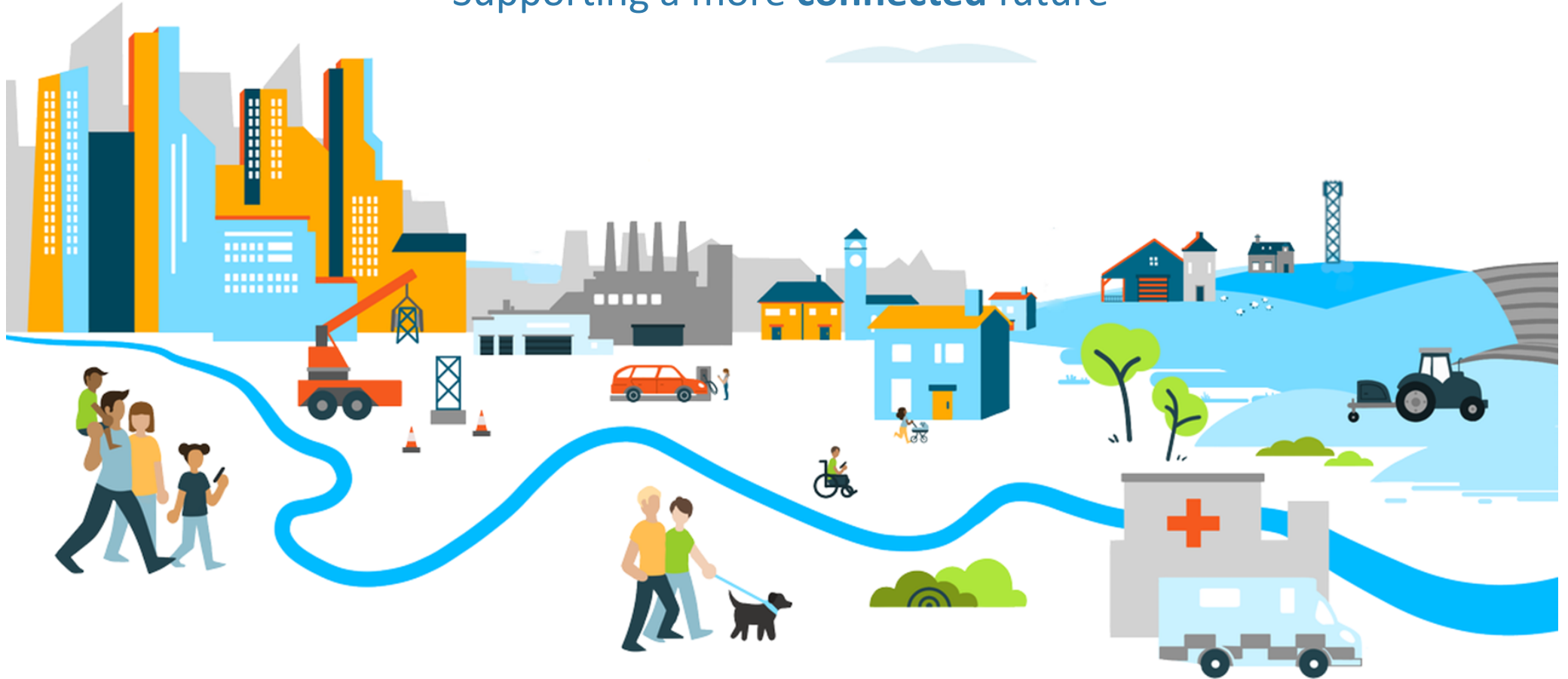Supporting a more **connected** future

New Site Prospectus

WA16-01

The Drying Plant, Winterbottom Lane, Knutsford, WA16 0QQ

ATLAS TOWER GROUP

Overview

The site is located in a rural setting, close to the M6 near Knutsford. It lies within a conservation area and green belt designation.

The area would benefit from a modern tower to provide additional coverage to the M6, whilst introducing new and improved 4G and 5G services. Atlas Tower Group (Atlas) have acquired a site with full legal completion and planning consent for a 25m lattice tower.

Atlas's tower is able to host four operators, offering a *future-proof* structure to support any later upgrades to the network.

The site can be built and made ready for integration within 3 months from date of instruction.
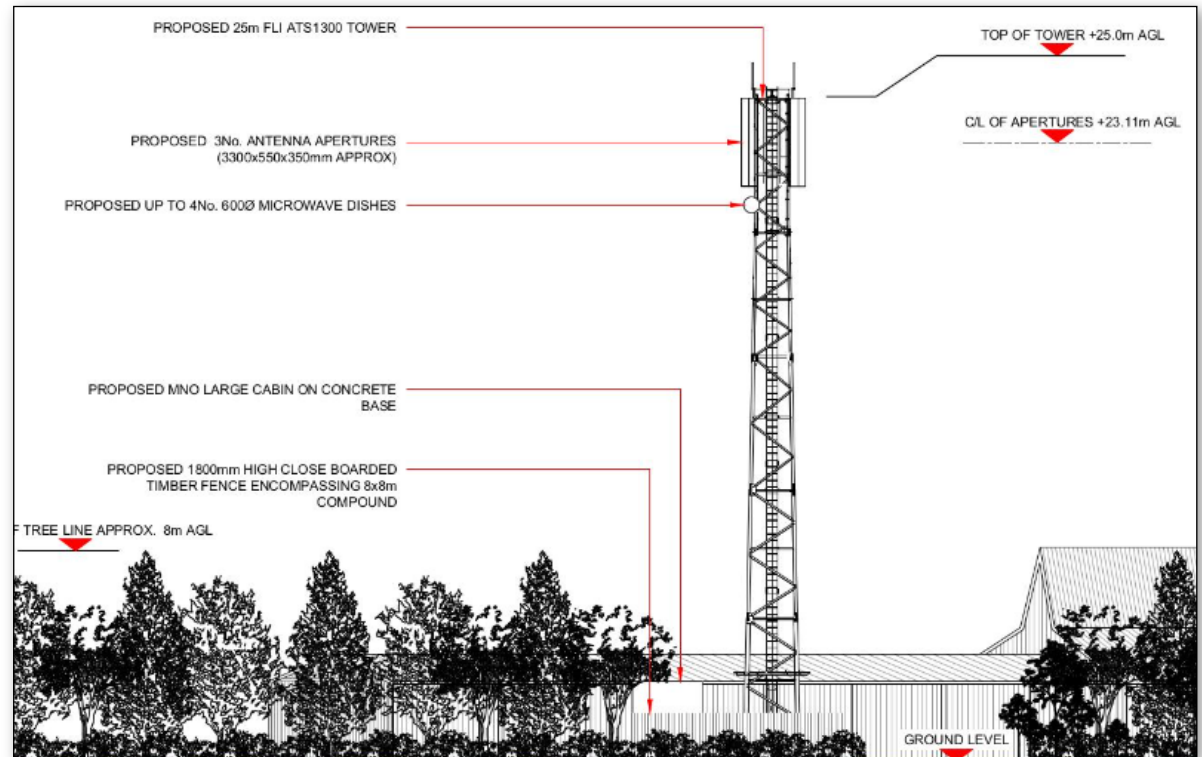

Site Location

Link to Google map location

The Drying Plant, Winterbottom Lane, Knutsford, WA16 0QQ

ATLAS
TOWER GROUP

Key particulars

STATUS	**READY TO BUILD**
Planning Consent	Granted 14-08-2023. No conditions. Planning Ref: 23/2518M
Lease	Lease agreed, engrossments issued April 2024
Term	20 years
Time to build	Three months from accepted instruction
Tower	25.0m lattice tower
Capacity	One passive and one active antenna per operator (stacked)
Sharable	Yes, up to four operators
Address	The Drying Plant, Winterbottom Lane, Knutsford, WA16 0QQ
Lat/Long	53.326879, -2.4518390
Easting, Northing	370003, 381202
Access	48 hours prior notice, except for emergencies

PROPOSED 25m FLI ATS1300 TOWER

TOP OF TOWER +25.0m AGL

PROPOSED 3No. ANTENNA APERTURES (3300x550x350mm APPROX)

C/L OF APERTURES +23.11m AGL

PROPOSED UP TO 4No. 600Ø MICROWAVE DISHES

PROPOSED MNO LARGE CABIN ON CONCRETE BASE

PROPOSED 1800mm HIGH CLOSE BOARDED TIMBER FENCE ENCOMPASSING 8x8m COMPOUND

F TREE LINE APPROX. 8m AGL

GROUND LEVEL

The Drying Plant, Winterbottom Lane, Knutsford, WA16 0QQ

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Modelling

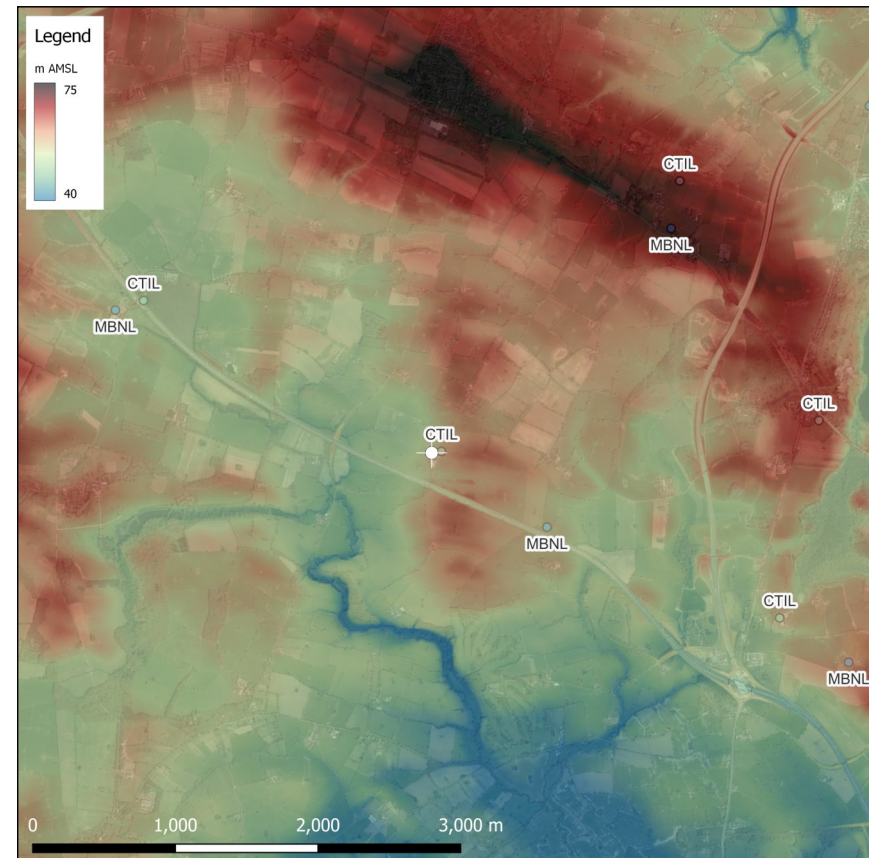## Line of Sight (LOS) Predicted Coverage from new site

Detailed modelling using 2.0m resolution LIDAR data predicts very good LOS to the area and its surroundings. Atlas predicts that the site would offer excellent coverage in the area. including the M6.

LOS modelling at 23m AGL to a target height of 1.8m above surface level

Terrain Modelling Data

Terrain modelling shows that the area is relatively flat, raising considerably to the north and northeast of the proposed site.

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The Drying Plant, Winterbottom Lane, Knutsford, WA16 0QQ

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Panoramic
Taken from 22m AGL (November 2022)

WA16-01 Drymatter Ltd
M6 Motorway viewed from near to site location

Link to high quality jpeg file

The Drying Plant, Winterbottom Lane, Knutsford, WA16 0QQ

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