

SUPPLEMENTARY INFORMATION

VMO2 and VodafoneThree currently provide coverage to this part of Middleton from an existing installation located on the side of a building within the Rochdale Road Industrial Estate (NGR E: 387195, N: 406730). The existing installation cannot be upgraded as the building is not capable of supporting the weight and size of the equipment required to enable the operators to provide the latest 4G and new 5G coverage and capacity to the area. As such, a replacement site is required.

An application for prior approval was previously submitted for the installation of a 25 metre high lattice tower on land located at Middleton Cricket Club. This application was refused for the following reason:

"The site is located within Middleton Town Centre Conservation Area and in close proximity to a number of Heritage Assets which contribute group value and are dominant features within the townscape. The proposed 25m high monopole by reason of its significant scale, siting and appearance, would fail to sit sympathetically with, and respond positively to, the conservation area and surrounding heritage assets. The proposal would result in less than substantial harm to its significance. By reason of its siting and scale, the proposed monopole would also give rise to an unacceptable impact to the character and appearance of the area and would comprise a wholly inappropriate addition to the townscape. In addition, the proposals would set a dominant and incongruous feature in a prominent location. In the absence of a comprehensive assessment of alternative sites for the proposed development it is not possible to definitively conclude that there are no more suitable sites reasonably available that would result in a lesser degree of visual harm, and the public benefits of the proposal are not considered to outweigh the less than substantial harm identified. On this basis the application is contrary to Policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S4, JP-P1, JP-P2 and JP-C2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework."

A prior approval application was submitted in June 2025 in order to address the previous reason for refusal (LPA reference 25/00626/TELE). The following feedback was received from the case officer, Nick Brookman, via email on 05/08/2025:

"...the Conservation Officer and myself consider that whilst we acknowledge that the mast would be located within the northern boundary of the Conservation Area and close to a group of mature trees, the proposed mast would be substantially taller than them, and as such the degree of screening offered would be limited. While it is agreed that the late 20th century structures nearby are not of particular interest, the principle issue is the height of the structure and its appearance. It would be substantially taller than any of the structures nearby and as such would be visible in long range views across and into the Cricket Club complex. The open character of this site and vistas is an important feature of the northern section of the Conservation Area and as such, the construction of a 25m high mast is likely to be an intrusive feature within the setting of the Cricket Club and this part of the Conservation Area.

It is also queried whether the mast will actually look like a pine tree, and whether this will actually assist in blending it into the landscape. There are unsuccessful examples, where masts clearly

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are not the trees they are attempting to replicate. The mast will be located in a very prominent position with a bulk of it being left exposed and visible across the area which is predominantly residential.

Given the height and nature of the proposal, it would be an intrusive feature at the edge of the Conservation Area and it would result in less than substantial harm to the significance of this asset. This harm should be weighed against the public benefits of the proposal but those benefits are not considered to outweigh the harm identified to the heritage assets identified.

On this basis the application is contrary to Policies P1, P2, P3, and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1, JP-P2 and JP-C2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officers cannot support this application and it will be recommended for refusal as currently proposed."

In light of the above feedback, the application was withdrawn to allow the operator to explore any other potential design options. In this instance, there are no alternative site locations or designs available that are considered to have less of an impact on the surrounds than the proposed. Photomontages have been obtained to demonstrate that the proposed equipment will not be visible in the majority of views from public vantage points in the surrounding area. Where it will be visible, in views across the cricket club from Towncroft Avenue, it will be viewed in the context of the existing trees and will not be exposed or prominent in the streetscene.

This application seeks to put forward a solution which is acceptable to the Local Planning Authority and that addresses the previous reason for refusal and the concerns raised by the Local Planning Authority to the previous Prior Approval application.

1. Site Details

Site Name:	Middleton Cricket Club	Site Address:	Land at Middleton Cricket Club, Hollin Lane, Middleton, Greater Manchester, M24 5EE
National Grid Reference:	E: 387043 N: 406922		
Site Ref Number:	CS_306012_00	Site Type: ¹	Macro

2. Pre Application Check List

Site Selection (for New Sites only)

¹ Macro or Micro

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(Would not generally apply to upgrades/alterations to existing site including redevelopment or replacement of an existing site to facilitate an upgrade or sharing with another operator)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?		No
If no explain why: Rochdale do not have a publicly accessible mast register.		
Were industry site databases checked for suitable sites by the operator:	Yes	
If no explain why: N/A		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	Yes
Date of pre-application contact:	01/08/2024
Name of contact:	N/A
Summary of outcome/Main issues raised: On the 25/07/2024, a pre-application consultation letter and drawings of the proposal were sent by email to the Local Planning Authority for comment. A follow up email was sent on 01/08/2024. No response was received and the previous application was submitted. This application seeks to address the previous reason for refusal. No further consultation has been carried out.	

Annual area wide information to planning authority

Has annual area wide information been provided?	Yes
If no explain why:	
Summary issues raised: A meeting took place between Cornerstone's regional Planning and Community Specialist, Eamon Hansberry, and Mark Robinson, Director of Place for the Local Planning Authority. Subsequent email conversations have also taken place.	

Community Consultation

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Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline of consultation carried out: Emails and a copy of the proposal drawings were sent to the following parties on 04/06/2025, informing them that an application for prior approval would be submitted in due course: Councillor Atewologun Councillor Bromfield Councillor Emmott Councillor Hodgkinson Councillor O'Mara Councillor Wardle Elsie Blundell MP			
Summary of outcome/main issues raised (include copies of relevant correspondence): Councillor Hodgkinson responded on the same day stating that the site is located in the Middleton North Ward and not the Hopwood Hall Ward. We responded on the same day to confirm that due to the proximity of the ward boundaries, the plans had been sent to the Councillors for both wards. No site specific comments have been received to date. As no adverse comments were received, and the proposal is identical to that submitted in June, no further pre-application consultation was carried out.			

School/College

Location of site in relation to school/college (include name of school/college): N/A
Outline of consultation carried out with school/college (include evidence of consultation): N/A
Summary of outcome/main issues raised (include copies of main correspondence): N/A

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**Civil Aviation Authority/Secretary of State for Defence/Aerodrome
Operator consultation (only required for an application for prior
approval)**

Will the proposed development be on a civil safeguarding area or a defence safeguarding area?		No
Has the Civil Aviation Authority/Secretary of State for Defence/operator of the civil safeguarding area or defence safeguarding area been notified?		No
Details of response: N/A		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	
Date served:	27/10/2025	
A developer's notice and copy of the proposal drawings were emailed to the relevant parties on 27/10/2025. Copy of developer's notice and proof of delivery enclosed.		

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3. Proposed Development

The proposed site:

Cornerstone is the UK's leading mobile infrastructure services company. They 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. They 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

Background

As explained at the start of this statement, as part of VMO2 and VodafoneThree's continued network improvement program, there is an urgent requirement for a radio base station installation at this location to replace coverage that is currently being provided by the equipment located on the side of a building within the Rochdale Road Industrial Estate (NGR E: 387195, N: 406730). The existing installation cannot be upgraded as the building is not capable of supporting the weight and size of the equipment required to enable the operators to provide the latest 4G and new 5G coverage and capacity to the area. As such, a replacement site is required.

Cornerstone is limited in siting options as there is a requirement to provide equivalent replacement coverage and capacity for this area of Middleton. 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 fit in with the surrounding network and to maintain the provision of equivalent coverage and capacity to the surrounding local area.

The proposed site will provide enhanced replacement 2G/4G and new 5G coverage and capacity, ensuring that residents and businesses within the area have access to the most up to date, high quality and reliable technology.

The Site

The application site is located on the northern boundary of Middleton Cricket Club, to the east of the entrance to the club from Hollin Lane. Middleton Cricket Club is located within a principally residential area to the south of Middleton town centre and Rochdale. The proposed site is located next to the batting nets and is at the edge of the club site adjacent to perimeter trees and shrubbery. It is separated from the residential nature of Hollin Lane by large mature trees and a grass verge.

The proposed site will be viewed amongst trees and the choice of design, being a tree mast, will assist in its mitigation in the location. This location represents to most suitable sensitive

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option available for delivering essential infrastructure to the local residential area whilst minimising environmental impact.



Image 1a: View towards the site from Hollin Lane, showing access to the cricket club

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Image 1b: Aerial view of the proposed application site and the existing site at Rochdale Road Industrial Estate (Source: Grid Reference Finder)

Heritage

The site is located within the Middleton Town Centre Conservation Area and is close to a number of heritage assets including listed buildings. With this in mind, and taking into account the previous reason for refusal, an independent expert Heritage Impact Assessment is submitted as part of this application.

The report concludes that the proposed equipment would result in a change to an isolated part of the Middleton Town Centre Conservation Area which would result in a less than substantial harm to the overall heritage asset's significance. When assessed in the context of the Conservation Area as a whole, it is considered that the less than substantial harm identified would be at the lower end of the spectrum.

Paragraph 215 of the National Planning Policy Framework states:

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"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

The proposed installation will provide replacement 2G/4G and new 5G coverage to the Middleton area for VMO2 and VodafoneThree. Following the recent VodafoneThree merger, this means that the site will provide the latest 5G technology for 66% of the main mobile network operators in the UK, and all the MVNOs who share their infrastructure (including GiffGaff, Sky Mobile and Tesco Mobile who share VMO2 infrastructure and VOXI, Asda Mobile, Lebara, Talkmobile, Smarty, iD Mobile, Superdrug Mobile and Honest Mobile who share VodafoneThree infrastructure), representing a large share of customers in this area. The public benefits of providing reliable, high quality coverage are outlined later in this statement. In addition, the lack of suitable alternative sites is a material consideration which should weigh heavily in favour of the application site in line with a number of recent appeal decisions.

In the appeal decision for APP/G5180/W/23/3325138, which was allowed, the Inspector concluded:

"14. I conclude that the siting and appearance of the development would have a moderately harmful visual effect on the street scene and would neither preserve nor enhance the character or appearance of the Chislehurst Conservation Area..."

20. The lack of realistic alternative options to deliver improve coverage and capacity is therefore a consideration which weights significantly in favour of the development.

21. In this case, I conclude that the siting and appearance of the proposed installation would lead to less than substantial harm to the significance of the Chislehurst Conservation Area. However, this harm would be outweighed by the combination of material considerations, the lack of alternative sites and the significant public, economic and social benefits that would stem from the proposal. I conclude that the benefits resulting from the proposed development would outweigh the less than substantial harm to the significance of the CCA as a heritage asset."

Enclose map showing the cell centre and adjoining cells if appropriate:

The operator is seeking to provide replacement and enhanced 2G/4G and new 5G coverage and capacity to the surrounding area for VMO2 and VodafoneThree, to ensure high quality customer experience is obtained as demands on the network increase and technologies change.

The 4G provision allows internet access, video calling, data downstreaming, accessing social media networks and emailing to name just a few of the benefits. Therefore, to maintain high quality indoor 4G services into this area would promote activity in line with the general population demand as the ownership of smart devices increases. 5G service provision brings faster, more responsive and reliable connections than ever before.

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Type of Structure (e.g. tower, mast, etc): FLI Pine Tree	
Description:	
The proposed installation of a telecommunications base station comprising a 25m pine tree monopole supporting 6 no. antennas and 2 no. transmission dishes, together with 6 no. equipment cabinets and 1 no. meter cabinet within a new fenced compound and ancillary development thereto.	
Overall Height:	25.0m Metres
Height of existing building (where applicable):	N/A
Equipment Housing: 1 x EFF1 Cabinet	
Length:	0.85 Metres
Width:	0.725 Metres
Height:	2.1 Metres
Equipment Housing: 2 x EFF2e Cabinet	
Length:	0.6 Metres
Width:	0.65 Metres
Height:	2.0 Metres
Equipment Housing: 1 x GFMC160 Electric Meter Cabinet	
Length:	0.47 Metres
Width:	1.0 Metres
Height:	1.0 Metres
Equipment Housing: 2 x V-Cab2	
Length:	0.6 Metres
Width:	0.62 Metres
Height:	1.77 Metres
Equipment Housing: 1 x V-Cab1 Enclosure	
Length:	0.66 Metres
Width:	0.8 Metres
Height:	1.77 Metres
Materials (as applicable):	
Tower/mast etc – type of material and external colour:	Steel – Green
Equipment housing – type of material and external colour:	Steel – Fir Green RAL 6009
Reasons for choice of design, making reference to pre-application responses:	
The operator has carefully considered the design of the proposed mast and is proposing the most sensitive design currently available to them which will provide the necessary coverage and capacity to the surrounding area. The proposed mast is designed to look like a pine tree, which will aid in assimilating into the streetscene amongst the existing trees on the boundary of the cricket club.	

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The proposed height at 25m is essential to provide equivalent replacement coverage to the target coverage area of Middleton, Rochdale.

The proposed design is more visually sensitive and much easier to assimilate into the surrounds than a lattice tower (as previously proposed) or a pole design with a bulky headframe. These non-stealth designs are preferred by operators as they are structurally capable of hosting more equipment and give greater scope for antenna orientation and are thus more efficient structures. However, a previous lattice tower design was not considered to be acceptable and it was not considered that a pole with a bulky headframe would be any better from a visual impact perspective. Therefore, the operator has compromised on obtaining maximum coverage in order to better assimilate into the street scene.

The mast is proposed to be coloured Green to appear like a pine tree and assimilate with the surrounding existing trees.

The cabinets are designed to appear like other statutory undertaker's equipment cabinets. The proposed equipment cabinets are small for telecommunications apparatus and proposed to be coloured RAL 6009 Fir Green in order to blend with the existing shrubbery and trees in the immediate surrounds. However, they can also be coloured any other colour the LPA consider appropriate if necessary.

The proposed equipment will be located within a fenced compound for health and safety reasons. The fencing and lower level equipment will be predominantly shielded from view by the existing trees and foliage in the area.

The transmission dishes are required in order to provide a link into the network. A clear line of sight is required in order for the installation to meet its design brief. As such, a centre line height of 23.6m is proposed.

The operator is proposing to install a structure which will be capable of delivering replacement high quality indoor 2G/4G and new 5G services to the surrounding area for VMO2 and VodafoneThree.

It is therefore considered that the proposal before you strikes a good balance between environmental impact and operational considerations. The proposed height and design represents the best compromise between the visual impact of the proposal on the surrounding area and meeting the technical requirements for the site. Taking all matters into account it is considered that this proposal, to provide replacement enhanced 2G/4G and new 5G service provision, delivering the capability required from a single network installation, would not appear out of place within the street scene.

Technical Information

Health and Safety - including ICNIRP compliance

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An ICNIRP certificate is provided as part of this application.

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below) International Commission on Non-Ionizing Radiation Protection public compliance is determined by mathematical calculation and implemented by careful location of antennas, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennas where exposure may exceed the relevant guidelines. When determining compliance, the emissions from all mobile phone network operators on or near to the site are taken into account. In order to minimise interference within its own network and with other radio networks, VMO2 operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision As part of VMO2's network, the radio base station that is the subject of this application will be configured to operate in this way. All operators 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 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 the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable	Yes	
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interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.		
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4. Technical Justification

Enclose predictive coverage plots if appropriate, e.g. to show coverage improvement. Proposals to improve capacity will not generally require coverage plots.

Reason(s) why site required e.g. coverage, upgrade, capacity

A mobile phone transmitter is designed to cover a specific area and links its coverage to the next site in the network, creating a patchwork of overlapping coverage 'cells' across the country. So, if a person is on the move, the network will transfer their calls from one site to the next. However, in certain areas there will be gaps between these cells, resulting in a loss of coverage. This can be for a variety of reasons, the most common being topography or buildings which block the path of the signal. The operators' network rollout programme is designed to identify and address these gaps within their coverage and ensure that people can use their phones whenever and wherever they are.

There is a specific requirement for a replacement radio base station at this location to allow VMO2 and VodafoneThree to provide replacement and enhanced 2G/4G and new 5G services in and around this area of Middleton, to replace coverage that is currently being provided by the equipment on the side of a building within the Rochdale Road Industrial Estate (NGR E: 387195, N: 406730). The existing installation cannot be upgraded as the building is not capable of supporting the weight and size of the equipment required to enable the operators to provide the latest 4G and new 5G coverage and capacity to the area. As such, a replacement site is required.

Mobile connectivity and service is required where customers live, work and play. 5G coverage and superfast mobile broadband data capacity demand will continue to increase exponentially with the introduction of IoT (Internet of Things), machine to machine connectivity, automated transport/industry and other 'smart' applications.

Without this replacement installation, the area would be detrimentally affected as there would be no access to the 5G network for customers on the VMO2 network, or for customers of MVNOs who share VMO2 infrastructure (including GiffGaff, Sky Mobile and Tesco Mobile). There would also be no 5G coverage for customers on the VodafoneThree network, or for customers of MVNOs who share their infrastructure (including VOXI, Asda Mobile, Lebara, Talkmobile, Smarty, iD Mobile, Superdrug Mobile and Honest Mobile). The proposed installation will therefore provide replacement and new coverage to the Middleton area for a very large proportion of the local population, even more so following the recent merger of Vodafone and Three which also allows Three customers and those of their MVNOs to utilise Vodafone infrastructure.

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Further detail regarding the general operation of the network can be found in the accompanying document entitled 'General Background Information for Telecommunications Development'. In addition, fact sheets on Radio Planning and Propagation and 5G services have been attached to this application for reference. This information is provided to assist the local authority in understanding any technical constraints on the location of the proposed development.

5. Site Selection Process

Alternative sites considered and not chosen (not generally required for upgrades/alterations to existing sites including redevelopment of an existing site to facilitate an upgrade or sharing with another operator)

In accordance with the licence obligations and advice in the National Planning Policy Framework and the 'Code of Practice for Wireless Network Development in England' the applicant's network rollout team investigated the following siting and design options using this sequential approach to site selection:

- Upgrading their own existing base stations;
- Using existing telecommunications structures belonging to another communications operator. i.e. Mast and/ or site sharing, co-location;
- Installations on existing high buildings or structures;
- Using small scale equipment; and finally **Erecting a new ground based mast site – (1st) Camouflaging or disguising equipment.** (2nd) A conventional installation e.g. a lattice mast and compound.

The applicant's site selection strategy is to keep the overall environmental impact to a minimum. Utilising existing masts is always progressed where it is technically and legally possible and where it is the local planning authority's preferred environmental solution. New sites are only developed where there are no viable or accessible alternatives or it is the local planning authority's preferred approach. The feasibility of the acquisition, build and maintenance of the site also needs to be taken into account.

In accordance with the above sequential approach, the proposal is to install a replacement radio base station in this location to provide replacement and enhanced 2G/4G and new 5G coverage/capacity.

As the proposal is for a replacement site, which is required to replicate the coverage footprint of the existing installation located within Rochdale Road Industrial Estate, the replacement site must be located as close as possible to the existing site. This significantly reduced the size of the search area.

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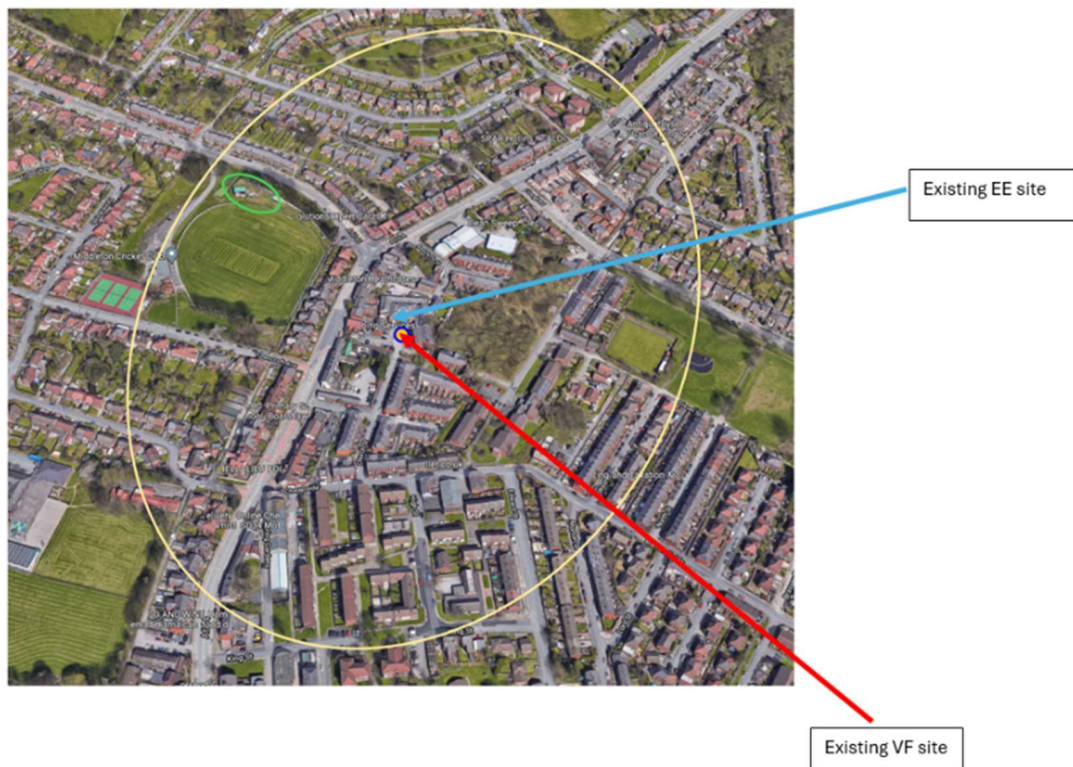


Image 2: Search area for replacement site outlined in yellow circle

Site Type	Site Address	National Grid Reference	Reason for not choosing site
Existing Telecoms Site	Church Street Industrial Estate, Brown Street, Wood Side, Middleton, M24 2PZ	E: 387197 N: 406739	This is the existing site that the operator currently provides their coverage to the area from. However, the building is not capable of supporting the weight and size of the equipment required to enable VMO2 and VodafoneThree to provide the latest 4G and 5G coverage and capacity to the area. As such, a replacement site is required and this option has been discounted.
Existing Telecoms Site	EE 56078, Heywood, Rochdale, M24 2GY	E: 387169 N: 406746	This is an existing streetworks style monopole currently utilised by EE to provide coverage to the area. In order to allow VMO2 and VodafoneThree to share this structure, a significant redevelopment would be required. A monopole with a large headframe or a lattice tower style structure would need to be implemented in order to support the weight of the different operators' equipment. A fenced

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			compound would be required for health and safety as these types of structure are climbable. The height would also need to increase in order to allow for sufficient separation distances between the different operators' antennas, to avoid technical interference. There is not sufficient room in this location to host such an installation. As such, this option was discounted as redevelopment would not be possible in this location.
Streetworks (D1)	Car Park Area off Hollin Lane, Wood Side, Middleton, M24 5DA	E: 387137 N: 406837	An installation at this location is considered to be too prominent in the streetscene. It is in close proximity to and directly overlooked by a number of residential properties, with little to no screening from most public vantage points. This site has therefore been discounted in favour of the application site, which benefits from screening from a number of large mature trees and where a more sensitive design solution can be utilised.
Streetworks (D2)	Footpath off Rochdale Road, Middleton, M24 2GY	E: 387171 N: 406843	An installation at this location is considered to be too prominent in the streetscene. It is in close proximity to and directly overlooked by a number of residential properties, with little to no screening from most public vantage points. This site has therefore been discounted in favour of the application site, which benefits from screening from a number of large mature trees and where a more sensitive design solution can be utilised.
Greenfield (D3)	Parking Area, Radclyffe Street, Middleton, M24 2GB	E: 387211 N: 406837	Locating the new column and cabinets here would reduce the overall parking provision which is in constant demand throughout the day. Any reduction in overall car parking spaces would detrimentally affect the daily operations of the site. As such, this location has been discounted.
Rooftop (D4)	Powerhouse Golf, 96-100 Rochdale Road,	E: 387235 N: 406838	This building has a lightweight roof covering which is not designed to withstand the load that a modern telecoms installation would place on it. As such, an installation would not

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	Middleton, M24 2QA		be possible in this location and this option was therefore discounted.
Greenfield (D5)	Area off Radclyffe Street/Clough Road, Middleton, M24 2GB	E: 387294 N: 406828	This location has recently been redeveloped into housing and therefore not suitable to install telecoms equipment and has therefore been discounted.
Streetworks (D6)	Footway at Hollin Lane, Middleton, M24 5FE	E: 386888 N: 406997	An installation at this location is considered to be too prominent in the streetscene. It is in close proximity to and directly overlooked by a number of residential properties, with little to no screening from most public vantage points. This site has therefore been discounted in favour of the application site, which benefits from screening from a number of large mature trees and where a more sensitive design solution can be utilised.
Greenfield (D7)	Grassed Area off Kinder Way, Middleton, M24 5DE	E: 386844 N: 406894	An installation at this location is considered to be too prominent in the streetscene. It is in close proximity to and directly overlooked by a number of residential properties. This option has therefore been discounted in favour of the application site, which is slightly further from residential properties, viewed in the context of the cricket club rather than a residential street, and where a more sensitive design solution can be utilised.
Greenfield (D8)	Land east of Tennis Courts, off Towncroft Avenue, Middleton, M24 5DA	E: 386975 N: 406759	An installation at this location is considered to be too prominent in the streetscene. It is directly overlooked by a number of residential properties, with little to no screening from most public vantage points. This site has therefore been discounted in favour of the application site, which benefits from screening from a number of large mature trees and where a more sensitive design solution can be utilised.
Streetworks (D9)	Footway at Junction of Springfield Road and Towncroft	E: 386902 N: 406777	There is insufficient space at this location for a mobile telecoms installation. An installation here would be detrimental to the highways safety of pedestrians. It would also be in very close proximity to residential properties with

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	Avenue, Middleton, M24 5DD		little to no screening to minimise visual impact. As such, this option was discounted.
Streetworks (D10)	Footway at Junction of Springfield Road and Towncroft Avenue, Middleton, M24 5DD	E: 386896 N: 406764	There is insufficient space at this location for a mobile telecoms installation. An installation here would be detrimental to the highways safety of pedestrians. It would also be in very close proximity to residential properties with little to no screening to minimise visual impact. As such, this option was discounted.
Streetworks (D11)	Footway at Fielding Street, Middleton, M24 6BG	E: 387308 N: 406736	There is insufficient space at this location for a mobile telecoms installation. An installation here would be detrimental to the highways safety of pedestrians. It would also be in very close proximity to residential properties with little to no screening to minimise visual impact. As such, this option was discounted.
Streetworks (D12)	Footway at Fielding Street, Middleton, M24 6BG	E: 387288 N: 406704	There is insufficient space at this location for a mobile telecoms installation. An installation here would be detrimental to the highways safety of pedestrians. It would also be in very close proximity to residential properties with little to no screening to minimise visual impact. As such, this option was discounted.
Rooftop (D13)	Rooftop of Norman Weall Court, Middleton, M24 6BG	E: 387281 N: 406662	The rooftop of this building is too low to host an installation that would be capable of providing the required levels of replacement and new coverage and capacity to the surrounding area. This option was therefore discounted on technical grounds.
Rooftop (D14)	Rooftop at Church Street Industrial Estate, Middleton, M24 2GY	E: 387190 N: 406760	This building is of pitched roof construction which is unsuitable for the siting of telecoms equipment. The applicant is only able to utilise flat concrete roofs that have the capacity to support other plant eg Air Handling Units. The applicants are not able to fix equipment to other types of roofs. The majority of the time the applicants need to fix to a solid support structure that can support the antenna loads in all directions such as a gable wall that has

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			lateral support along the length of the roof. Notably, roof trusses are not considered suitable structures.
Greenfield (D15)	Parking Area off Church Street, Middleton, M24 2PY	E: 387162 N: 406727	Locating the new column and cabinets here would reduce the overall parking provision which is in constant demand throughout the day. Any reduction in overall car parking spaces would detrimentally affect the daily operations of the site. As such, this location has been discounted.
Greenfield (D16)	Parking Area off Church Street, Middleton, M24 2PY	E: 387156 N: 406705	This is the private parking for the local residents and therefore it is not suitable as any equipment in this location would remove the parking provision for someone living locally.
Rooftop (D17)	Rochdale Medical Centre, Brewer Street, Middleton, M24 2PY	E: 387122 N: 406654	The rooftop of this building is too low to host an installation that would be capable of providing the required levels of replacement and new coverage and capacity to the surrounding area. This option was therefore discounted on technical grounds.
Streetworks (D18)	Footway at Rochdale Road, Middleton, M24 6DP	E: 387109 N: 406644	An installation at this location is considered to be too prominent in the streetscene. It is directly overlooked by a number of residential properties, with little to no screening from most public vantage points. This site has therefore been discounted in favour of the application site, which benefits from screening from a number of large mature trees and where a more sensitive design solution can be utilised.
Greenfield (D19)	Car Park at Middleton Cricket Club, Middleton, M24 5DA	E: 386994 N: 406831	This option was discounted in favour of the application site, as the application site is better screened than this location and allows for the use of a more sensitively designed mast.
Streetworks (D20)	Footway outside Middleton Cricket Club, Rochdale	E: 387081 N: 406719	There is insufficient space at this location for a mobile telecoms installation. An installation here would be detrimental to the highways safety of pedestrians. It would also be in very close proximity to residential properties with

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	Road, Middleton, M24 5DA		little to no screening to minimise visual impact. As such, this option was discounted.
Streetworks (D21)	Footway outside Middleton Cricket Club, Hollin Lane, Middleton, M24 5DA	E: 387050 N: 406928	There is insufficient space at this location for a mobile telecoms installation. An installation here would be detrimental to the highways safety of pedestrians. It would also be in very close proximity to residential properties with little to no screening to minimise visual impact. As such, this option was discounted.



Image 3: Map of discounted sites (red pins), discounted existing telecoms sites (blue pins) and application site (green pin) (Source: Grid Reference Finder)

[https://gridreferencefinder.com?gr=SD8704906904|Application s Site|2,SD8713706837|D1|1,SD8717106843|D2|1,SD8721106837|D3|1,SD8723506838|D4|1,SD8729406828|D5|1,SD8688806997|D6|1,SD8684406894|D7|1,SD8697506759|D8|1,SD8690206777|D9|1,SD8689606764|D10|1,SD8730806736|D11|1,SD8728806704|D12|1,SD8728106662|D13|1,SD8719006760|D14|1,SD8716206727|D15|1,SD8715606705](https://gridreferencefinder.com?gr=SD8704906904|Application%20Site|2,SD8713706837|D1|1,SD8717106843|D2|1,SD8721106837|D3|1,SD8723506838|D4|1,SD8729406828|D5|1,SD8688806997|D6|1,SD8684406894|D7|1,SD8697506759|D8|1,SD8690206777|D9|1,SD8689606764|D10|1,SD8730806736|D11|1,SD8728806704|D12|1,SD8728106662|D13|1,SD8719006760|D14|1,SD8716206727|D15|1,SD8715606705)

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[|D16|1,SD8712206654|D17|1,SD8710906644|D18|1,SD8699406831|D19|1,SD8719706739|NTQ s site|0,SD8708106719|D20|1,SD8705006928|D21|1,SD8716906746|Existing s EE s Site|0&v=r&labels=1](#)

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

N/A

Land use planning designations:

The site is located within Middleton Town Conservation Area.

Additional relevant information (include planning policy and material considerations):

National Planning Guidance

Planning policy is provided at the national level by the National Planning Policy Framework (NPPF). It is a material consideration in planning decisions.

It is not necessary to quote extensively from this document, but the following points are highlighted.

National Planning Policy Framework (November 2024) (updated February 2025)

The Government's National Planning Policy Framework (NPPF) was published on 24 July 2018 and updates the 2012 version. In February 2019 the NPPF was revised again, with minor alterations to wording relating to housing supply and not any parts relating to telecommunications. The NPPF was updated in July 2021, in order to strengthen sections including requirements on improved design quality, a new requirement for Councils to produce local design codes or guides, an emphasis on using trees in new developments, revised policies on plan-making, removing statues and opting out of PD rights relating to residential conversions. It was most recently updated again in December 2023, in relation to a number of themes including; flexibility for planning authorities in local housing need, clarification of Green Belt boundary alterations and acceptable brownfield development within the Green Belt. It strengthens the importance of building 'beautifully' and respecting the character of an area. It removes the need for annual five-year land supply updates, and protects neighbourhood plans from speculative development for five years. Also, the update encourages community-led and self-build developments and further protects agricultural land in its availability for food production. In December 2024, a further update took place, reversing a number of the previous revisions from December 2023. The update did not change any parts relating specifically to telecommunications development, other than the paragraph numbers. The amendment in February 2025 related specifically to footnotes 7/8 and paragraph 155 and did not include any changes relevant to telecommunications development.

The Government's latest thinking continues to strongly support communications infrastructure. The NPPF remains very supportive of high quality communications. Indeed, a whole chapter is dedicated to high quality communications, emphasising the importance that the Government attaches to digital connectivity. Paragraph 119 states that advanced, high

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quality and reliable communications infrastructure is essential for economic growth and social well-being. This wording echoes guidance set out in paragraph 42 of the 2012 version of NPPF. However, it also includes the importance of reliable communications infrastructure for both economic growth and social well-being.

The NPPF continues to support the expansion of electronic communications networks at paragraph 119. It notes that policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time. The economic and social benefits of providing high quality and reliable communications infrastructure are well documented and can be found later in this Supporting Information Statement.

The NPPF supports the expansion of telecommunications:

“Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G)...” (para. 119).

Paragraph 120 of the NPPF sets out the requirement to minimise the number of installations consistent with the efficient operation of the network and also includes being consistent with the needs of consumers and providing reasonable capacity for future expansion.

Paragraph 123 of the NPPF retains guidance from a previous NPPF version which relates to local planning authorities determining applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

At the heart of the NPPF is the retained presumption in favour of sustainable development (para 11). For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies within the revised Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised Framework taken as a whole.

The NPPF continues to provide guidance on decision-making. At paragraph 39 it states that:

*“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including...**permission in principle**, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible” (emphasis added).*

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The NPPF builds on the aspiration to build a strong, competitive economy. Paragraph 85 states:

"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking in to account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation"...

Paragraph 86 highlights that Local Development Plans should include policies that facilitate development to meet the needs of a modern economy, including identifying suitable locations for uses such as digital infrastructure. It goes on to confirm that planning policies should:

"Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration."

It also states that they should:

"Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment."

Paragraph 87 states:

"Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for (a) clusters or networks of knowledge and data-driven, creative or high technology industries, and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries." And (c) "the expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience."

Code of Practice for Wireless Network Development in England

The Code of Practice provides guidance to Code Operators (referred to as 'operators' throughout the Code of Practice), including the Mobile Network Operators and wireless infrastructure providers, their agents and contractors, local planning authorities, and all other relevant stakeholders in England on how to carry out their roles and responsibilities when installing wireless network infrastructure. It is also a useful tool for other interested stakeholders such as community groups, amenity bodies and individuals with an interest in mobile connectivity.

The aim of the Code of Practice is to support the government's objective of delivering high quality wireless infrastructure whilst balancing these needs with environmental considerations.

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It also has an important role in making sure that appropriate engagement takes place with local communities and other interested parties.

The Code of Practice covers all forms of wireless infrastructure development, including mobile masts and cabinets. It is recommended that other wireless communications operators follow the principles of this Code of Practice, where appropriate.

Unlike previous iterations this Code of Practice has been led by the Department for Digital, Culture, Media and Sport (DCMS) and developed in collaboration with representatives of the mobile network industry, other government departments and public bodies, local planning authorities, and protected landscapes. This document replaces the previous Code of Best Practice on Mobile Network Development, which was published in 2016 and is now published by DCMS.

The CoP sets out the legal and policy framework for the delivery of wireless infrastructure development.

Paragraph 8 of the revised Code acknowledges that connectivity is vital to enable people to stay connected and that fast, reliable digital connectivity can deliver economic, social and well-being benefits for the whole of the UK. The Code continues to acknowledge that as the demand for mobile data in the United Kingdom is increasing rapidly, and that it is important that everyone has access to dependable and consistent mobile coverage where they live, work and travel.

The Government recognises the role of Planning in delivering the digital infrastructure that we need, in a sustainable and well-designed way, especially as households and businesses become increasingly reliant on mobile connectivity.

Paragraph 13 of the Code continues to echo the NPPF guidance in strongly supporting high quality communications infrastructure, which is seen as essential for sustainable economic growth. More specifically that planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technologies (such as 5G) in order to support economic growth across the country.

The CoP sets out 'How wireless networks function.

Para.16. states *"Cellular wireless networks use base stations to provide an area of radio coverage. Wireless technology uses the radio spectrum to broadcast radio waves between base stations and devices. Different radio frequencies have different characteristics which, along with the density of cell site locations, affect the extent of coverage and how much data can be carried over the network. Depending on the radio frequencies used, base stations can deliver coverage over a wide area or provide extra network capacity in areas where there is a high demand for network bandwidth"*.

Para. 17 sets out that *"Wireless technology continues to evolve rapidly, and mobile devices are now capable of much more. Second generation (2G) technology gave us voice calls*

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and text messages, 3G led to the launch of smartphones, and 4G, which enabled faster browsing, allowed us to do things like watching videos on the move. 5G, the latest generation of wireless technology, is much faster than previous generations of wireless technology and can offer greater capacity and lower latency, allowing thousands of devices in a small area to be connected at the same time. 5G networks, and future mobile generations, will be vital for a range of Internet of Things uses (IoT) and Smart City applications”.

The CoP establishes ‘Principles and commitments’ by which operators should develop their networks and that Local Planning Authorities should demonstrate their support by.

Para. 18 states “Operators should develop their networks and install wireless infrastructure according to the following principles and commitments:

- **Site sharing and use of existing infrastructure:** make use of existing structures, sites and masts wherever possible to reduce the need for new development. The NPPF states that, when installing mobile infrastructure, the number of masts and sites should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion.
- **Consultation with local planning authorities, local communities and other stakeholders:** participate in dialogue with local planning authorities, along with other relevant stakeholders such as the highways authorities, Area of Outstanding Natural Beauty bodies, Historic England, and Natural England, including pre-application discussions, where appropriate. Maintain clear procedures, and high quality communication and consultation with local communities and other interested parties. Operators should agree community engagement with local planning authorities and share information as appropriate (see Pre-application consultation with local communities below).
- **Standardised and high-quality approach to planning applications, and the notification procedure:** provide standardised supporting documentation for planning applications (where appropriate) within the context of national and local requirements. Ensure planning submissions are of high-quality and provide the necessary evidence to support the application (as per the NPPF).
- **Prompt responses to enquiries:** respond to complaints and enquiries within a timely manner (see Review and Enquiries section below).
- **Siting and Design:** wireless infrastructure should be deployed in accordance with the guidance set out within this Code of Practice. Where appropriate, equipment should comply with the principles set out in the NPPF and consider any local planning policies, including any local and national design codes. When located in protected landscapes and other designated land, the sensitive nature of these areas must be considered.
- **Removal of redundant equipment and site restoration:** ensure that when infrastructure is upgraded, any equipment that is made redundant by the upgrade, such as brackets, is removed to benefit the local environment. Where a whole site is no longer in use, the site should be restored to its original state.

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- **Compliance with guidance laid out in the International Commission on Non-Ionizing Radiation Protection (ICNIRP) public exposure levels guidance:** as required by spectrum licences, comply with international guidelines for limiting exposure to electromagnetic fields (EMF) - including, as set out in the NPPF, providing a statement that self-certifies that ICNIRP guidelines will be met with all applications (see Annex C).

Paragraph 19 states that Local Planning Authorities should demonstrate their support by:

- **"Incentivising connectivity:** support the expansion of telecommunications networks and take a 'joined-up' approach to the wireless infrastructure planning process, including ensuring that Local Plans effectively support the deployment of digital infrastructure.
- **Facilitating sites:** engage with operators when new sites have been proposed and discuss site requirements.
- **Engagement with operators:** respond positively to requests for engagement and make decisions in line with national policy and Local Plans. For planning applications, find solutions to issues and ensure timely decisions are made.
- **Information and communication:** ensure that members of the public can access information about any development proposals within their local area. Send communications promptly to an appropriate operator contact (or their representatives)".

The added emphasis on support from Local Planning Authorities in the deployment in digital infrastructure is even more evident in the revised CoP. The CoP recognises the importance of collaboration and partnership to help drive network coverage across the country. It goes on to state that 'In all instances, it is important for all parties involved in the process to take a positive approach to consultation and engagement'.

Siting and Design Principles

The government's objective is to deliver high quality, reliable wireless infrastructure whilst ensuring the impact of new network development is kept to a minimum. The siting and design of wireless network infrastructure is central to achieving this. The CoP acknowledges that 'good siting and design principles should apply to all wireless network development and take into account any site specific considerations and context. Both can create better places in which to live and work and help make development acceptable to communities'.

The Code provides guidance on siting and appearance principles. It sets out several design principles in respect of telecommunications development and acknowledges that the options for design used by an operator will be affected by site conditions including requirements to link the site to the network, landscape features and coverage and capacity requirements. The guidance includes at Para. 22 'the choice over the site selection and design of equipment is primarily dependent upon the coverage and capacity requirements and technical constraints of a specific location, although operators should make efforts to reduce visual impacts where possible'.

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Para. 23 confirms that there should be a '**presumption in favour of facilitating sustainable network development**' and, as such, operators and local planning authorities, as well as all other bodies involved in the deployment process, should work together to ensure connectivity needs are met and find viable solutions to deployment issues (emphasis added).

Paragraphs 24 - 27 sets out general siting and site selection principles which Operators should consider. The CoP acknowledges at Para. 24 that *'Operators use a range of sophisticated, computer-based planning tools to predict levels of signal strength and coverage from sites for 2G, 3G, 4G and now 5G. Once an operator has identified a requirement for a new cell site, a suitable site needs to be found. Elements that make a site favourable include: having existing or ready access to a power supply, access to fibre optic cables, vehicular access, and, other buildings and development which may provide a level of existing screening. Operators will typically look to upgrade existing infrastructure prior to considering a new deployment, in particular for initial 5G deployment'*.

Para 25 notes that *'When selecting sites for mobile infrastructure, operators should examine local plans and designations for the area, as well as carrying out an in-person site search to identify potential options which meet their requirements. Operators should follow these general siting and site selection principles:*

- *Installation on existing buildings and structures;*
- *Erecting new ground based masts;*
- *Camouflaging or disguising equipment where appropriate;*
- *Using small scale equipment (although small cells themselves are generally used to address capacity issues as opposed to providing coverage); and*
- *Mast and/or site sharing (including redevelopment of a site to enable upgrade or sharing with another operator)'.*

Para. 26 highlights that the installation of all wireless infrastructure requires a balanced approach between the technical needs and constraints of the proposed site and the potential impact of the development. The three key technical and operational considerations for installation sites are:

- **Coverage:** wireless infrastructure needs to provide an appropriate level of coverage over the intended geographical area. This involves ensuring that antennas are elevated sufficiently (often via masts) to provide clear lines of sight for signals.
- **Capacity:** where existing network infrastructure can no longer meet the demand for network capacity in a particular area, additional sites may be required within that coverage area to meet the demand. This is more likely to be required in densely populated areas or areas of high footfall.
- **Backhaul:** the radio access network requires a connection to the core network. Backhaul is sometimes provided by a microwave link, which requires a clear line of sight between the two ends of the link.

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Para 27 requires that Local Planning Authorities consider these issues and consider the need for a site within a limited search area alongside the public benefit of improved connectivity. Para. 27 further considers that in general, it should not, therefore, be appropriate for planning authorities to seek wider evidence of alternative sites (beyond that required by the NPPF), unless they consider the proposed development is unacceptable having regard to the relevant material planning considerations

In respect of 'Design', the CoP at Para 28 acknowledges that the siting of wireless infrastructure will influence which design options are most appropriate for reducing the visual impact including

- Protecting visual amenity
- Mitigating visual impacts

Para. 29 acknowledges that these factors along with location and the coverage and capacity requirements can influence the type of infrastructure structure that is deployed and requires that *'planning authorities should be aware of these constraints when considering proposals. In particular:*

- *In urban areas, where there is a high level of demand for mobile data, mobile base stations are likely to need to be deployed more densely. In these settings you can expect to see more use of streetwork monopoles and rooftop installations and, in future, we are likely to see a larger number of smaller units (so-called "small cells") deployed on buildings and on street furniture.*
- *In rural areas, base stations often need to cover wider geographic areas. Operators may need to use tall masts or lattice towers to provide the required coverage. The location of masts can sometimes be dictated by access to transmission links back to the operator's main network and proximity to a power supply. Coverage in some areas can be limited because of the geography, topography and terrain'.*

The CoP establishes radio equipment housing (cabinets) principles. The CoP at Para. 30 states that *"cabinets protect radio transmitters and receivers, provide the power source for mobile equipment, and are connected to antennas via cables. Equipment cabinets are likely to be needed at most sites. The cabinets must be of sufficient size to facilitate hosting various operating equipment whilst also allowing air circulation to reduce the potential for overheating"*. The CoP establishes the planning and visual considerations for siting radio housing. These include:

- Colouring
- Siting on highways and footways:
- Highway safety:
- Listed buildings/ scheduled monuments and Conservation Areas:
- Access

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- Trees

Local Policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

Rochdale Core Strategy

The Core Strategy is the lead document of the Rochdale Borough Local Plan. It provides an overview of Rochdale's objectives for the whole of the borough. All other plans and policies must fit with the developments laid out in the Core Strategy.

The Spatial Vision for Rochdale Borough in 2028 states:

"To become a prosperous borough: to grow our economy and develop our place through cooperation and partnership, improving the lives of local people. Rochdale borough will be an attractive, vibrant and thriving place where people want to live, work, visit and do business. Its population will be more prosperous, better educated and healthier. It will offer locally distinctive towns and places. It will be celebrated for its greenery, water and natural assets (including biodiversity and geodiversity), its sustainable approach to growth, its Pennine character, its success as a business location, its connectivity with Greater Manchester, Yorkshire and beyond, its cultural heritage and its choice of housing. Its wider range of jobs will retain local talent and reduce dependence on outward commuting even more. The borough will be a more desirable place to live in with attractive housing and strong communities. Its urban green spaces will be much improved and the Roch Valley will form the backbone of a green network of urban corridors and countryside where opportunities for regeneration, leisure, wildlife and addressing climate change will have been taken. The Rochdale Canal and Corridor will be a regenerated asset, and rivers and other water features will be a stronger part of the identity of the borough and a better used asset by the local population and visitors. The urban south of the borough will have thriving towns surrounded by attractive, productive countryside. It will have fully capitalised on the proximity of the M62, Metrolink and railway connections to develop its economy and living opportunities in a sustainable way. Langleigh, Kirkholt, Milkstone and Deeplish, and East Central Rochdale will have been successfully transformed and other communities in Inner Rochdale, Castleton, Central Heywood and East Middleton will be seeing the benefits of regeneration and housing growth. Rochdale town centre will be a regenerated vibrant main centre. Kingsway Business Park will be a nationally acclaimed success. The north of the borough will have attractive housing communities, regenerated urban sites, and a stronger Pennine identity. Its countryside will have a stronger visitor economy and a better managed and more accessible landscape".

Policy SD1 relates to 'Delivering sustainable development' and states "When considering development proposals the Council will take a positive approach that reflects the

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presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- Specific policies in the National Planning Policy Framework indicate that development should be restricted."*

Policy P2 deals with 'Protecting and enhancing character, landscape and heritage'. The policy aims to enhance and protect the borough's unique character which can lead to improvements in quality of life and can also help to boost the visitor economy and inward investment. It states that the Council will protect the borough's heritage by conserving, enhancing and promoting key heritage assets, including Conservation Areas and other designated heritage assets such as listed buildings.

There are no policies directly relevant to telecommunications development.

Places for Everyone Joint Development Plan

The Places for Everyone Plan is a joint development plan document for nine Greater Manchester districts – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. It took effect and became part of the statutory development plan for each of the nine districts on 21st March 2024.

The vision for Greater Manchester is:

"Our vision is to make Greater Manchester one of the best places in the world to grow up, get on and grow old:

- A place where all children are given the best start in life and young people grow up inspired to exceed expectations.*
- A place where people are proud to live, with a decent home, a fulfilling job, and stress-free journeys the norm. But if you need a helping hand, you'll get it.*
- A place of ideas and invention, with a modern and productive economy that draws investment, visitors and talent.*
- A place where people live healthy lives and older people are valued.*

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- *A place at the forefront of action on climate change with clear air and a flourishing natural environment.*
- *A place where all voices are heard and where, working together, we can shape our future."*

The Plan sets out a number of Strategic Objectives to help achieve its vision. Those relevant to the proposal include:

"Objective 3: Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester.

Objective 4: Maximise the potential arising from our national and international assets.

We will:

- *Ensure infrastructure provision supports growth in these locations.*

Objective 6: Promote the sustainable movement of people, goods and information.

We will:

- *Ensure new development provides opportunities for affordable, high quality digital infrastructure.*

Objective 7: Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region.

We will:

- *Promote sustainable patterns of development that minimise the need to travel and contribute to cleaner air.*

Objective 9: Ensure access to physical and social infrastructure.

We will:

- *Ensure that our communities and businesses are supported by infrastructure;*
- *Improve the capacity and network coverage of digital, energy, telecoms, transport and water in key growth locations."*

Policy JP-S1 relates to Sustainable Development. It states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

Policy JP-P1 relates to Sustainable Places. Although this is a general design policy which was not written with telecommunications development specifically in mind, a number of its aims are relevant to all development including the application proposal. It states that development should conserve and enhance the natural environment, landscape features, historic environment, and local history and culture, and respect and acknowledge the character and identity of the locality in terms of design, siting, size, scale and materials used. Development should respond to the needs of all parts of society, enable everyone to participate equally and independently, provide opportunities for social contact and support, and promote a sense of community. Of particular relevance, point 14. states that

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development should be well-connected, particularly by digital infrastructure. It acknowledges that this will enable everyone to take advantage of the employment, cultural and leisure opportunities across Greater Manchester and beyond.

Section 10 of the Plan relates to Connected Places. It acknowledges that one of the Greater Manchester Strategy's ten priorities is to deliver an integrated network with world-class connectivity that keeps Greater Manchester moving and that drives prosperity, whilst protecting the environment, improving air quality and transitioning to a zero carbon future.

Para. 10.3 states:

"10.3 – Historically, connectivity has been primarily about transport, but increasingly digital connectivity is fundamental to our lives, enabling us to connect with people irrespective of location, and to access an unparalleled range of learning, employment and retail opportunities."

Para. 10.21 states:

"10.21 - ... The rapid rise in digital demand seems likely to continue, with more services being delivered digitally and ever-increasing data transfers requiring faster, higher-capacity broadband and mobile connections. As the Plan area becomes 'smarter' – utilising data to deliver services more swiftly and efficiently and adopting innovation such as connected and autonomous vehicles, artificial intelligence and the Internet of Things... travel patterns will change and digital will increase in importance. As stated in Our People, Our Place: The Greater Manchester Strategy, it is ultimately our ambition for the city-region to be the UK's leading digital city and one of Europe's top five."

Policy JP-C1 relates to an Integrated Network and states that, in order to help deliver an accessible, low carbon Greater Manchester with world-class connectivity, the Plan supports a range of measures, including enabling the provision of high quality digital infrastructure.

Policy JP-C2 relates directly to Digital Connectivity. It states:

"We support the provision of affordable, high quality, digital infrastructure. In making decisions we will support a range of measures, including:

1. Enabling the roll-out of latest generation mobile technology and full fibre to the premises connectivity, in a way that maximises coverage whilst protecting townscape quality and ensuring an ability to respond to updated/changing technology..."

In the supporting text of the policy, para. 10.29 acknowledges that digital connections are increasingly important to every aspect of our lives, and states that it is important that everyone can access them so that they can fully participate in society and the economy.

Para. 10.30 states:

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"10.30 – Any truly global city will need to have widespread, affordable, reliable, secure and future-proofed digital infrastructure that provides a competitive edge for businesses and support high-levels of social inclusion. This will be essential to capitalise on new innovations... Big data will also enable the city to be managed more effectively. By facilitating home-working, good digital infrastructure can also help reduce the need for travel and therefore help reduce carbon emissions, traffic congestion and air pollution."

Para. 10.31 acknowledges that digital connections will be imperative to the design, development and delivery of future services in the context of an expanding global city.

Para. 10.32 states that it is fundamental that all parts of the city-region have access to world-class digital connections. It recognises that the area suffers from limited access to mobile networks, especially in rural areas.

Para. 10.33 is clear that improving digital infrastructure and ensuring that new development is connected to it is a high priority for the city-region. It states that it will be important that the area is at the forefront of the roll-out of next generation mobile technology and acknowledges that digital infrastructure will need to adapt and evolve throughout the Plan period to keep up with new digital technologies.

Policy JP-P2 relates to Heritage. It states that development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Proposals should be informed by the findings and recommendations of appropriate heritage assessments submitted as part of the planning application process.

Greater Manchester Digital Blueprint

The Greater Manchester Digital Blueprint sets out the ambitions and approach to meeting them for the period 2023-2026, with regards to digital connectivity and growth. It identifies five digital priorities and four key strategic enablers, developed in collaboration with stakeholders from across Greater Manchester's digital sector, sharing strategic commitments. It states *"we remain committed to being a digital city-region with a difference. By putting people, the environment and place at the heart of our plans, we aim for a more inclusive and sustainable approach that builds on our greatest assets."*

The main aims of the Blueprint are to better the lives of people living and working in the Greater Manchester region, making them empowered by the opportunities a *"digitally fuelled city-region brings"*, and to use technology and data better to make the city region a greener, fairer and more prosperous place.

The foreword, by Councillor Eamonn O'Brien, states:

"Our 2023-26 Digital Blueprint sets out our priorities for a more digitally resilient and rapidly growing Greater Manchester, so that everyone regardless of age, location or situation can benefit from the opportunities that digital can bring."

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The Blueprint targets include having 200,000 people engaged, helping them benefit from the digital world in 2023-24, and achieving a minimum 90% gigabit coverage across Greater Manchester by 2024. In areas where fibre connectivity is difficult, existing mobile networks can be utilised to ensure gigabit connectivity is provided.

One of the priorities identified is *"Creating connected, inclusive, sustainable places"*, and a strategic enabler for this to be met is to extend digital infrastructure. The Blueprint states that the city-region will *"ensure we have world class digital infrastructure that stimulates economic growth and enables the development of our growth zones, across sectors and localities"*.

Greater Manchester Strategy 2021 – 2031

The Greater Manchester Strategy 2021 – 2031 sets out a plan to ensure *"Good Lives for All"* within Greater Manchester, making it *"a great place to grow up, get on and grow old; a great place to invest, do business, visit and study"*. It is accompanied by a three-year delivery plan which will be monitored, revised and reviewed on a regular basis.

The Strategy states:

"We were already on a digital journey, which has been accelerated by the pandemic. As part of our recovery and the progression of Greater Manchester, we will continue to embrace digital technologies and deliver ambitious digital infrastructure plans for our city-region, ensuring our people and places can make the digital shifts required to enable the attainment of our collective ambitions."

The Strategy acknowledges that at the moment, it is not a level playing field for many in the city-region, and it seeks to redress that imbalance head on. One of the main aims of the strategy is to drive out digital exclusion, ensuring all sectors of society have digital access and can benefit from the realisation of opportunities. Part of this involves:

"...it will be important to build on the rapid acceleration in digital communication and access to services which has enabled more people to work from home and access a wide range of opportunities without the need to travel."

It is also stated:

"The development of all our places will be underpinned by the extension of our world class digital infrastructure, ensuring businesses and homes are digitally enabled and equipped. We will... strive to address digital exclusion and accessibility in an increasingly digitised society."

Greater Manchester Local Industrial Strategy (June 2019)

The Local Industrial Strategy sets out how Greater Manchester (GM) will forge its future. It states that it will build on GM's position as a *"leading European digital city-region; enable the digitalisation of all sectors; and capitalise on the links between digital and creative industries"*

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that feed internationally significant clusters in broadcasting, content creation and media, and maximise growing assets in cyber security".

It aims to put in place the integrated 21st century infrastructure needed for digital driven, clean and inclusive growth, retaining its place as a top 5 city-region for the digital economy in Europe, with full fibre broadband and 5G coverage.

The Strategy states that GM will take a 'Made Smarter' approach to all industries, supporting firms to adopt new digital and creative techniques and enabling the digitisation of all sectors.

The strategy has a specific section relating to infrastructure and acknowledges its importance:

"...the city-region now aims to upgrade, integrate and future-proof its infrastructure, to create a 21st century city-region with extreme digital connectivity, clean and inclusive growth and – through work with others – improved access to national and global markets... Existing partnerships are working to improve digital infrastructure in the city-region to meet national targets of roll of 5G technologies for most people by 2027".

The Local Industrial Strategy sets out an objective to ensure the vision for infrastructure is met:

"World-class connectivity – digitally and through an integrated transport network within all parts of GM."

To achieve the ambitions of the GM Local Industrial Strategy it identifies actions around 5 foundations of productivity: Infrastructure, Ideas, People, Business Environment and Places. These are noted as being essential attributes of every successful economy. It also identifies opportunities grouped under 4 Grand Challenges – Artificial Intelligence and Data, the Ageing Society, Future Mobility and Clean Growth.

The Vision for the Digital, Creative and Media is set out in the Local Industrial Strategy and reproduced below:

"GM will be a leading European digital City-Region, with the infrastructure, skills and networks needed to digitise all sectors, and internationally significant clusters in broadcasting, content creation and media and cyber security."

To help meet the vision, the strategy states that GM will continue to transform the digital connectivity of the city-region to drive economic growth and innovation, working with Government to meet national targets of full roll-out of 5G technologies for most people by 2027.

The Local Industrial Strategy acknowledges that GM will aim to become one of the best digitally connected city-regions in the UK. It fully supports the maintenance and development of networks, including 4G and 5G.

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Greater Manchester Infrastructure Framework 2040

This is a pre-cursor to the GM Infrastructure Strategy. The aim is to focus on developing infrastructure which ultimately improves the lives of all those living and working within Greater Manchester.

The Infrastructure Framework acknowledges a number of key challenges, one of which is digital and the need to provide pervasive, affordable, resilient digital connectivity. The Framework notes that *"Digital technology is increasingly the backbone of the major industries and our daily lives"*.

The Framework goes on to state that approaching 2040, GM will need to be a Smart and digitally ready City Region. To achieve this, and support on-going digitalisation, the region will require resilient fixed connectivity (through fixed fibre) supported by 5G (and subsequent technologies). It will also need to streamline the process for installation of new infrastructure within the street space.

The Framework notes the vision for the GM Infrastructure Strategy:

"Develop and maintain a holistic infrastructure system that is robust, accommodates sustainable growth and supports the ambitions of the Greater Manchester Strategy to make "Greater Manchester one of the best places in the world to grow up, get on and grow old."

" The Greater Manchester Infrastructure Strategy should seek to:

- o Support the lives and well-being of people, communities and the environment within Greater Manchester.*
- o Be age-friendly and support the economic and social participation of both young and old.*
- o Support strategically identified growth for parts and communities within Greater Manchester.*
- o Be flexible, robust and met the existing and future needs of the communities and technological change.*
- o Provide world-class connections and access to opportunity for all.*
- o Provide world-class digital infrastructure which provides a platform for GM to embrace emerging technological and societal changes.*
- o Support a carbon-neutral GM and be economically, environmentally and socially sustainable."*

The Framework identifies a key infrastructure trend to 2040 as Digital (Telecommunications Operators) including mobile infrastructure:

"As the population and employment is due to rise:

- o more people will mean more homes and businesses, and more consumers of digital services.*

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o There will be a growing demand for high-speed, resilient data connectivity to facilitate changing patterns such as shopping patterns moving online, whilst flexible working becomes more prevalent.

Changing workforce:

o More productive, higher skilled, higher paid jobs more specialised and skill activities needs digital infrastructure to support higher skilled industries – which may require increased digital infrastructure.

Environmental Change:

o Improving efficiencies of buildings and appliances. The use of smarter technologies within each infrastructure sector will look to improve efficiencies further."

The Framework comments on digitalisation noting the importance of it and how it has transformed the way in which we go about our everyday lives:

"We live in an increasingly digital world. Technologies that are visionary today rapidly become part of everyday life tomorrow. In turn, people's expectations are rising constantly. "Digital" now encompasses an increasing array of technologies, from sensors, smartphones and robots, to augmented reality, cloud computing and data analytics. These technologies are changing the way in which we live and places we live in. Digital technologies are being used to make cities more smooth running, more productive, and more democratic. The pervasiveness of digital technology in our lives represents a major change. For these technologies to function effectively, it is fundamental that a robust and diverse underpinning infrastructure is installed that ensures a future-proofed platform for the development of these and many new technologies for years to come.

As our homes, businesses and cities become more reliant on digital technology to function the robustness of these systems becomes even more critical".

The Framework states that "anyone in GM should be able to access resilient, seamless connectivity at a speed they need anywhere and anytime":

"New technologies, artificial intelligence and atomisation:

o Improvements in artificial intelligence and atomisation technologies will transform infrastructure sectors and business markets.

o Digital infrastructure will be crucial to supporting future technology and a Smart City Region.

o Embracing digital technology throughout all sectors, geographies and occupations is fundamental to GM's current and future international competitiveness."

The Framework acknowledges that the vision of moving to a smart and digitally-ready city region requires future digital infrastructure to be strong fixed resilient connectivity, supported by 5G (and beyond), big data systems and other nascent technologies such as Artificial Intelligence and machine learning. Without connectivity it is acknowledged that processing the sheer volumes of data necessary to create a network of communicating devices will be impossible. As such, the Framework states that big improvements are required to increase the provision of wired and wireless (through 5G or subsequent technologies and Wi-Fi provision) across GM. Without the more basic technology solutions (such as passive fibre connectivity

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and 5G) the smart-region solutions and value-added outcomes will struggle to be brought to fruition.

The Framework notes that 5G roll out is expected from 2020. However, the timing and costs of roll out is uncertain and international standards have yet to be agreed. It is possible that there will only be one network upon which providers deliver their services or that each provider might need to invest.

With regards to the Regional Centre if Challenge 8 is to be met to provide pervasive, affordable, resilient digital connectivity the challenge is early roll out of 5G especially in areas where mobile data use is congested such as the Regional Centre.

The Framework also states that GMCA and the Districts together with digital and telecommunication providers need to drive forward opportunities to promote connectivity and uptake in the Regional Centre.

Relevant Government Reports relating to Telecommunications Development

Levelling Up the United Kingdom White Paper 2022

The Department for Levelling Up, Housing and Communities (DLUHC) published the 'Levelling Up the United Kingdom White Paper' on 02 February 2022. Levelling up is a moral, social and economic programme for the whole of government. The Levelling Up White Paper sets out how the Government spread opportunity more equally across the UK.

The 'Levelling Up the United Kingdom White Paper' champions that

'the United Kingdom is an unparalleled success story – a multi-cultural, multi-national, multi-ethnic state with the world's best broadcaster; a vibrantly creative arts sector; a National Health Service which guarantees care for every citizen; charities and voluntary groups which perform a million acts of kindness daily; globally renowned scientists extending the boundaries of knowledge every year; entrepreneurs developing the products and services which bring joy and jobs to so many; and millions of citizens whose kindness and compassion has been so powerfully displayed during the COVID-19 pandemic.'

But not everyone shares equally in the UK's success. While talent is spread equally across our country, opportunity is not. Levelling up is a mission to challenge, and change, that unfairness. Levelling up means giving everyone the opportunity to flourish. It means people everywhere living longer and more fulfilling lives, and benefitting from sustained rises in living standards and well-being.

This requires us to end the geographical inequality which is such a striking feature of the UK. It needs to begin by improving economic dynamism and innovation to drive growth across the whole country, unleashing the power of

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the private sector to unlock jobs and opportunity for all. While there are world-leading and enterprising businesses and innovators right across the UK, economic growth and the higher productivity which drives it has been over-concentrated in specific areas, particularly the South East of England. A long tail of low-productivity businesses and places explain why UK productivity growth is too low compared to competitors. It is vital that we preserve and enhance the economic, academic and cultural success stories of the UK's most productive counties, towns and cities. But it is equally critical that we improve productivity, boost economic growth, encourage innovation, create good jobs, enhance educational attainment and renovate the social and cultural fabric of those parts of the UK that have stalled and not – so far – shared equally in our nation's success'.

The 'Levelling Up the United Kingdom White Paper' states that:

'The UK Government has made progress towards spreading opportunity around the country since 2019, alongside mitigating the worst effects of the pandemic, with: • £5bn for Project Gigabit to bring gigabit-capable broadband to 85% of the UK by 2025, and the £1bn Shared Rural Network deal with mobile operators delivering 4G coverage to 95% of the UK by the end of 2025; • five-year consolidated transport settlements amounting to £5.7bn in eight city regions outside London, £5bn of funding for buses and active travel over this Parliament; and £96bn for the Integrated Rail Plan delivering faster, more frequent and more reliable journeys across the North of England and the Midlands;

Levelling up is not about making every part of the UK the same or pitting one part of the country against another. Nor does it mean dampening down the success of more prosperous areas. Indeed, by extending opportunity across the UK we can relieve pressures on public services, housing and green fields in the South East. And levelling up can improve well-being in the South East by improving productivity in the North and Midlands. So, it is about the success of the whole country: realising the potential of every place and every person across the UK, building on their unique strengths, spreading opportunities for individuals and businesses, and celebrating every single city, town and village's culture. This will make the economy stronger, more equal and more resilient, and lengthen and improve people's lives. The economic prize from levelling up is potentially enormous. If underperforming places were levelled up towards the UK average, unlocking their potential, this could boost aggregate UK GDP by tens of billions of pounds each year. Levelling up skills, health, education and wellbeing would deliver similarly-sized benefits. Accumulated over time, those gains could easily surpass annual UK GDP. Success in levelling up is about growing the economic pie, everywhere and for everyone, not re-slicing it.

The United Kingdom's Geographical Disparities: Drivers and Potential Policy Approaches What does the economic and social geography of the United Kingdom look like? The UK has larger geographical differences than many other

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developed countries on multiple measures, including productivity, pay, educational attainment and health. Urban areas and coastal towns suffer disproportionately from crime, while places with particularly high levels of deprivation, such as former mining communities, outlying urban estates and seaside towns have the highest levels of community need and poor opportunities for the people who grow up there. These disparities are often larger within towns, counties or regions than between them. They are hyper-local and pockets of affluence and deprivation may exist in the same district. Indeed, many of the worst areas of deprivation are found in the UK's most successful cities. While change is possible, in some cases, these differences have persisted for much of the last century. And some of the UK's most successful cities – such as Birmingham, Manchester, Leeds, Glasgow and Cardiff – lag behind their international comparators when it comes to productivity and incomes. What are the current and future drivers of geographical disparities? Over the past century, many trends have combined to create the spatial patterns seen across the UK today. Globalisation, technological progress, advances in transport, logistics and power, and the shift from heavy industry to knowledge-intensive sectors, as well as the rise of foreign holidays and shift from technical training to university education, have had a large and lasting impact on the economic geography of the UK. These dynamics of the global economy have benefited the UK overall, improving productivity, increasing wealth and driving up living standards through more innovation and competition. These dynamics, however, have not had the same positive economic and social impacts across the UK. While London and much of the South East have benefited economically, former industrial centres and many coastal communities have suffered. This has left deep and lasting scars in many of these places, damaging skills, jobs, innovation, pride in place, health and wellbeing. What are the factors that will help drive levelling up? Levelling up requires a focused, long-term plan of action and a clear framework to identify and act upon the drivers of spatial disparity. Evidence from a range of disciplines tells us these drivers can be encapsulated in six “capitals”.

- Physical capital – infrastructure, machines and housing.
- Human capital – the skills, health and experience of the workforce.
- Intangible capital – innovation, ideas and patents.
- Financial capital – resources supporting the financing of companies.
- Social capital – the strength of communities, relationships and trust.
- Institutional capital – local leadership, capacity and capability

This White Paper sets out that the new policy regime is based on five mutually reinforcing pillars. Firstly, the UK Government is setting clear and ambitious medium-term missions to provide consistency and clarity over levelling up policy objectives. These missions will serve as an anchor for policy across government, as well as catalysing innovation and action by the private and civil society sectors. These missions are ambitions that the UK Government has for all parts of the UK. Delivering on them, while being fully respectful of the devolution settlements, will require close and collaborative work with the devolved administrations. The

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missions are rolling decade-long endeavours and will be reviewed periodically by the UK Government. One mission relates to:

“Digital Connectivity

Mission: By 2030, the UK will have nationwide gigabit-capable broadband and 4G coverage, with 5G coverage for the majority of the population” (my emphasis.

The White Paper notes the pivotal role that ‘Digital Connectivity’ has in boosting productivity, pay, jobs, and living standards by ‘Growing the Private Sector’.

To help drive these improvements, the UK Government is setting four core missions, spanning living standards; research and development (R&D); transport infrastructure; and digital connectivity.

Para. 3.2.4 of the White Paper states ‘By 2030, the UK will have nationwide gigabit-capable broadband and 4G coverage, with 5G coverage for the majority of the population. This mission is focused on improving digital connectivity’.

The case for ‘Digital Connectivity’ action states:

‘The COVID-19 pandemic demonstrated the importance of digital infrastructure right across society, from ensuring business continuity to reducing isolation. Improved digital connectivity has the potential to drive growth and productivity across the UK and widen job opportunities through remote working. However, there are significant spatial disparities in the quality of broadband and mobile networks, with rural areas likely to experience worse digital connectivity than urban areas. Infrastructure is only part of the picture: economic benefits will only materialise if businesses and workers have the skills to take advantage of improved infrastructure.

More broadly, high quality digital infrastructure can deepen local labour markets through remote working, making it more attractive for both workers and companies to locate regionally. It also allows for the development of high-value sectoral clusters, which can drive growth and jobs in new areas. Existing specialisms in the UK regions have the potential to generate strong tech clusters, such as fintech in Scotland and Wales, e-Commerce in the North West and Northern Ireland, and Agri-Tech in Yorkshire and the Humber. The sector also provides opportunities for raising living standards – median earnings for the sector are 50% higher than the UK average.

The policy programme for ‘Digital Connectivity’ states:

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'In 2020, the UK Government published the National Infrastructure Strategy, committing to providing £5bn in public funding to roll out gigabit broadband to at least 85% of the country by 2025, and subsequently to as close to 100% as possible, working with the private sector. Public investment will target premises that are hardest to reach and which would otherwise not be provided for by the private sector, ensuring no areas are left behind. Gigabit coverage has increased from 10% to over 60% in less than two years. Since 2019, coverage has improved across the UK, and the UK Government anticipates the following additional improvements to be delivered as a minimum by 2025.

The UK Government has also agreed a £1bn deal with mobile operators to deliver the Shared Rural Network programme. This will see operators collectively increase 4G coverage to 95% by 2025. As a result of this collaboration, the vast majority of the UK will soon benefit from improvements to digital connectivity.

5G has the potential to radically change the way people live and make businesses more productive and competitive. The UK Government's ambition is for the majority of the population to have access to a 5G signal by 2027. Since 2017, the UK Government has provided £200m in funding for 5G Testbeds and Trials, supporting over 200 startups and SMEs across a range of sectors – including healthcare, manufacturing, Agri-Tech and creative industries – to better understand how to use the technology to develop new solutions and services (emphasis added).

In 2022, the UK Government will publish the Wireless Infrastructure Strategy. This will review how far the private sector will go to deliver wireless infrastructure – including 5G – across the country, and determine whether there are any market failures in places that need to be addressed, and how the UK Government could tackle these.

The West Midlands 5G (WM5G) Testbed started in 2018 with the mission of testing and proving the benefits of 5G to public and private sector productivity, creating jobs and boosting growth. The UK Government has invested £21m over three years, alongside investment from local government and the private sector. By working with local authorities and Mobile Network Operators (MNOs), WM5G has accelerated 5G deployment by over six months, resulting in the West Midlands being amongst the best connected places for 5G in the UK. In addition, WM5G has delivered a number of UK firsts, including a 5G road sensor network, 5G connected ambulance and capsule endoscopy trials, and a 5G application accelerator programme called 5prinG, which has already upskilled over 400 organisations on the benefits of 5G and allowed over 60 startups to develop new 5G products and services. We must ensure

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that people have sufficient digital skills to reap the benefits and prosperity arising from the digital economy. In 2020, the UK Government introduced a new digital skills entitlement, giving adults with low or no digital skills in England free access to new digital skills qualifications based on employer-supported national standards. The UK Government continues to work with local leaders to develop Local Digital Skills Partnerships. These collaborative partnerships are now operating in seven regions across England, with an eighth formally launching in Hull and East Yorkshire in early March. The UK Government will work with devolved administrations to consider how best to share the insights and evaluation of the programme to help build digital skills capability across the UK'.

UK Wireless Infrastructure Strategy, April 2023

In April 2023, the UK Government published the 'UK Wireless Infrastructure Strategy'¹, a plan for delivering world-class digital infrastructure which the government identifies as an essential enabler for its 5 priorities of building a better, more secure, more prosperous future for the UK, including growing the economy, and creating better-paid jobs and opportunity right across the country. In her foreword, the Rt Hon Michelle Donelan MP, Secretary of State for Department for Science, Innovation and Technology, provides context for the strategy:

"5G will be the cornerstone of our digital economy. With higher capacity and lower latency, standalone 5G will drive growth in the industries of today and tomorrow, including in emerging sectors like artificial intelligence where Britain leads the world. Just take smart ports, where 5G-enabled remote operation can help us to move containers more quickly, efficiently, and safely, boosting our international competitiveness. 5G can improve our public services, too, in everything from education to social care. In transport, for example, we can use 5G to power forward progress in everything from real time travel information to augmented reality navigation and self-driving buses and taxis.... This is an incredible opportunity; widespread adoption of 5G could see £159 billion in productivity benefits by 2035".

The Future Telecoms Infrastructure Review, 2018 sets out the ambition of the Government for the UK to become a world leader in 5G technology and ensuring world class connectivity for all. This ambition was reaffirmed in the 'UK Wireless Infrastructure Strategy', published in April 2023 which states in the Executive Summary:

"The next decade will see seismic changes both in terms of what wireless connectivity can deliver and how we can use it. The economic and social benefits from these changes promise to be vast, from supercharging growth to accelerating our transition to net zero. But these benefits can only be achieved with concerted action from government, industry, and others".

The Foreword of the 'UK Wireless Infrastructure Strategy' by Julia Lopez MP 'Minister of State for Department for Science, Innovation and Technology' states inter-alia:

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"The more our lives are conducted online, the more access to the internet becomes critical for social and economic opportunity.

This is why delivering world-class digital infrastructure to all Britons is a fundamental mission of this government - and our efforts to build it the modern equivalent in scale and ambition to the Victorians' construction of the railways. Our plan is for every corner of our country to get lightning fast connectivity, not only to give people real choices about where to live and work today but so they will not be left out of future technological revolutions because of poor infrastructure.

It is this sense of purpose that underpins Project Gigabit, our flagship £5 billion programme to reach hard-to-reach communities across the UK with gigabit-capable broadband. It is complemented by a staggering competition now underway between commercial suppliers to supply Britons with great connectivity.

Extraordinary progress is being made on coverage. When I began my role in September 2021, gigabit coverage was just over 50%. Now, it stands at almost 75%. With £1bn of Project Gigabit's funding now available to suppliers, our contracts are not just delivering better internet but skilled jobs everywhere from Blandford to Berwick. By the end of next year, we hope to have every part of our country under contract.

Which is why the time is right to turn our sights to mobile connectivity, where the same sense of mission is needed to deliver the kind of wireless infrastructure that will transform how we live our lives and run our economy. This is not simply a matter of improving download speeds as people browse the internet on their phones or dial into work calls. It is far more transformative than that'.

The UK Wireless Strategy states that '4G technology revolutionised the way people use their mobile phones. What today is considered normal, a decade ago was ground-breaking. We have seen the growth of streaming services, like Netflix and Spotify, and gained constant access to high-quality, user-produced content for free on platforms like YouTube, transformed the way we shop online, travel around cities through access to apps like Uber and Bolt and use public services, such as booking NHS appointments through apps'.

The UK Government in the UK Wireless Infrastructure Strategy' recognises that 'growth in the digital sector is nearly 6 times faster than across the economy as a whole.

Connected Nations UK Report 2024

The Connected Nations UK Report 2024 was published on 5th December 2024. It provides updated data on the coverage and usage of fixed broadband and mobile networks within the UK, reporting on the further development of 4G networks and progress on the rollout of 5G networks.

The report states that "the availability of mobile 5G continues to expand, with mobile network operators (MNOs) coverage ranging between 61% to 79% outside premises. However, 5G

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coverage where all MNOs are present outside premises remains low, at 38% for our High Confidence level. We continue to see significant differences across the UK, with 5G deployed in 42% of sites in urban areas, compared with 16% of sites in rural areas."

In relation to 4G technology, the report states:

"4G remains the primary technology for mobile users, reaching outside more than 99% of UK premises and carries 78% of total mobile traffic data. 4G coverage where it is available from at least one MNO has now reached 95% of the UK landmass (delivering early on one of the key targets for the Shared Rural Network programme), with 4G geographic coverage across individual MNOs in the UK rising from a range of 80-87% last year to 88-89% this year. We note the 4G geographic improvements because of the Shared Rural Network programme."

The report also touches upon the phasing out of legacy mobile networks. MNOs have begun phasing out their 3G networks, with two operators having completed the process, and have committed to shutting down their 2G networks by 2033. Over 2 million devices remain reliant on 2G/3G networks, which highlights the need for mobile providers to ensure that their sites are ready for the increased traffic to the more recent 4G/5G technologies.

The report also has an interactive version with a dataset showing geographical mobile coverage by Local Authority area. For Rochdale, the data shows that as of September 2024, 2% of the geographical area still had no 5G coverage from any operator. Whilst 98% of the area has 5G from one operator, only 43% has 5G coverage from all the main operators. This demonstrates the need for the proposed upgrade of the existing site, to continue the operators' roll-out of 5G, ensuring that 5G coverage is provided to more of Rochdale so it does not continue to fall behind the rest of the UK in terms of digital connectivity.

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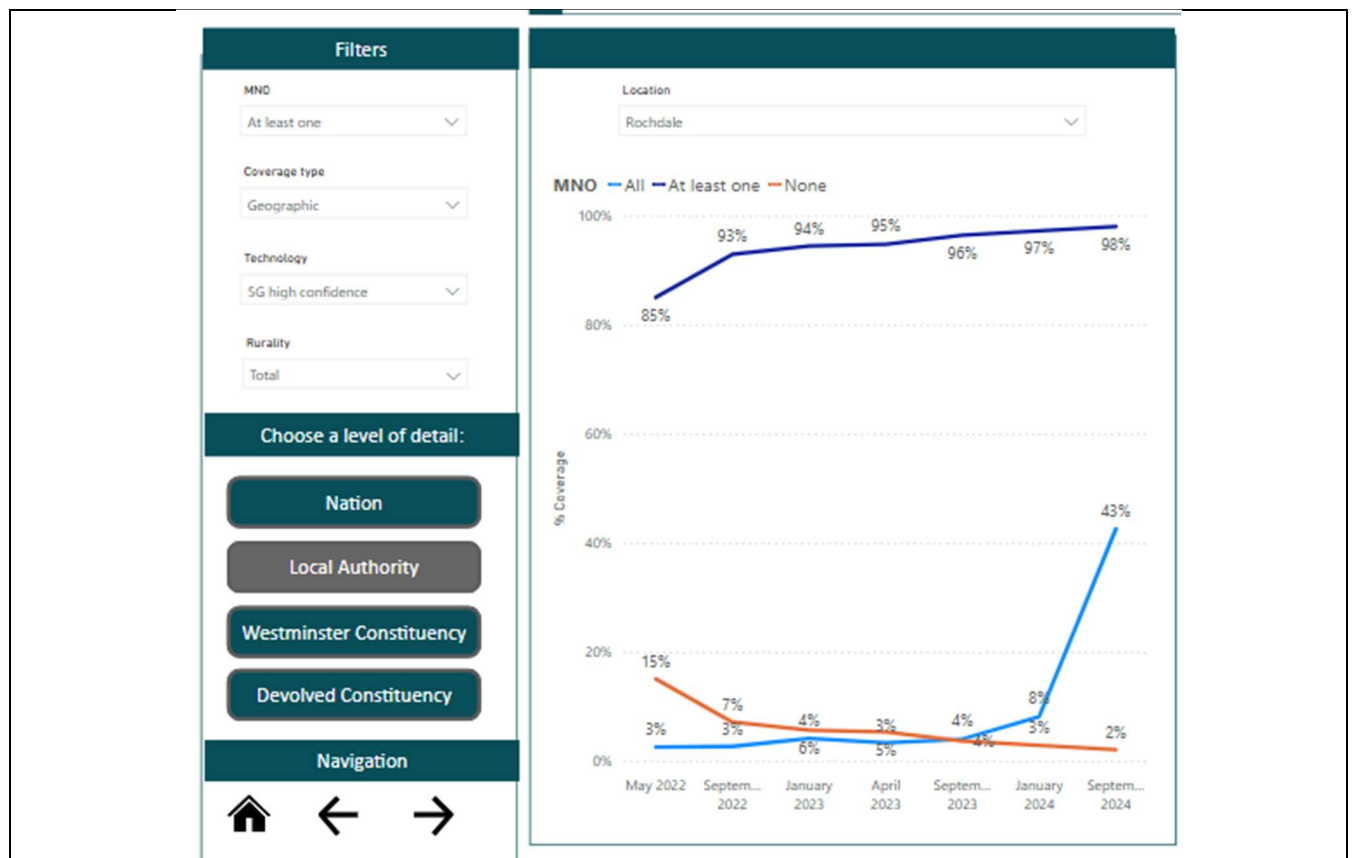


Image 4: 5G coverage statistics in Rochdale (Source: Connected Nations UK Report 2024)

Planning Issues

The main issues arising from this prior approval notification are whether the proposed replacement mast and cabinets due to their siting and appearance would result in harm and if so whether any perceived harm would be outweighed by the significant social and economic benefits associated with the continuation of existing service provision attributed to the proposal to enable sustainable development and growth across the borough and meeting the needs of its communities.

The provisions of the GPDO require the local planning authority to assess the proposed development solely on its **siting and appearance**.

The principle of development has been established by the Government when the new permitted development rights came into force in November 2016 and again in April 2022, which enables sites such as this one to be built, with prior approval for siting and appearance being the only matters that the local planning authority can take into consideration.

Planning Practice Guidance explains how a prior approval application differs from a planning application at paragraph 28. It states that:

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'The statutory requirements relating to prior approval are much less prescriptive than those relating to planning applications. This is deliberate, as prior approval is a light-touch process which applies where the principle of the development has already been established (emphasis added). Where no specific procedure is provided in the General Permitted Development Order, local planning authorities have discretion on what processes they put in place. It is important that a local planning authority does not impose unnecessarily onerous requirements on developers, and does not seek to replicate the planning application system' (emphasis added).

The Planning Portal also provides Application Type Guidance. This guidance states that:

'Certain forms of telecommunication development, for example, mobile telephone masts, are known as 'permitted development' and subject to prior approval from the local planning authority. The prior approval procedure means that the principle of development is not an issue. The LPA can only consider the siting and appearance of the proposal'.

Siting

The siting of the proposed radio base station has been carefully considered. To this end, the equipment has been located within the cricket club, amongst a copse of mature trees on the club boundary. Locating infrastructure close to existing trees is advocated within the Code of Practice and the siting is in line with this guidance.

The existing nearby mature trees will help the tower and associated cabinets from appearing overly prominent in the surrounding area. Consequently, the visual impact of the proposed radio base station will be minimised within the area and views predominantly restricted to its locality. This is in line with the NPPF, and in accordance with Policy JP-P1 and the design aspirations of Policy JP-C2 of the Places for Everyone Joint Development Plan.

The operator's equipment cabinets are similar to those of other statutory undertakers which are commonplace in urban areas. Their limited height and scale will ensure that these cabinets will not be detrimental to the visual amenity of the area. They will be located behind the compound fencing. Both the equipment cabinets and the compound fencing will only likely be visible from close proximity within the cricket club itself and not from the wider surrounds, including nearby residential properties and roads, due to the presence of existing trees, foliage and boundary fencing.

Much of the western side of the search area is located within the Middleton Town Centre Conservation Area. There were no feasible, suitable options identified outside of the Conservation Area, so options within the Conservation Area were then investigated. It is considered that, although the application site is located within the Conservation Area, its siting within an existing copse of trees on the cricket club boundary, on the northern boundary of the Conservation Area, seeks to minimise the impact of the proposal on the heritage asset. The heritage impact assessment submitted as part of this application concludes that the

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proposal will result in less than substantial harm to the heritage asset, at the lower end of the spectrum.

In line with the requirements of NPPF, there are no existing telecommunications installations for the operator to share, that would provide the necessary coverage to the target coverage area. Similarly, there are no buildings which are suitable and available that the operator could utilise to operate their equipment. The discounted options are set out in Section 5 above and their reasons for being discounted are fully explained. The application site remains the best available solution for an replacement installation to ensure enhanced 2G/4G and new 5G coverage provision in this area for both VMO2 and VodafoneThree. The comprehensive efforts undertaken during site selection and lack of any more suitable, feasible options is considered material to the assessment of the application proposal.

Appearance

Cornerstone has carefully considered the design of the new proposed structure and are proposing the most sensitive design currently available to provide the necessary coverage, enhanced capacity and new 5G services to the surrounding area. The proposed mast is designed to replicate a pine tree, which will sit within the existing copse of trees on the cricket club boundary. Although the top of the column will be taller than the existing trees, rather than the top of a typically designed lattice tower/headframe sitting above the tree line, in this instance the top of the mast will simply look like the top of a pine tree. If the column were to be any lower, the antennas and transmission dishes would not be able to operate effectively and provide the level of replacement and enhanced coverage required. As such, this would fail the operators design brief and an additional installation would have to be found, leading to the proliferation of masts contrary to national planning guidance contained in the NPPF.

As the installation will host the equipment of two mobile network operators, VMO2 and VodafoneThree, it needs be structurally robust enough to hold the weight of both the operators' equipment at the required heights. It also needs to be able to achieve a line of sight above existing trees and buildings in the surrounding area, in order for the transmission dishes to link back into the existing network. For this reason, a 25m high pine tree mast is proposed.

The proposed height at 25 metres is essential in order to provide improved 4G coverage and capacity, and new 5G services, to the target coverage area. As acknowledged in the Code of Practice, locating sites close to existing trees is favourable, but the antennas need to be able to 'see' over existing vegetation. The screening afforded by the trees will aid in minimising the visual impact of the proposed installation. This is in full accordance with Policy JP-P1 and the design aspirations of Policy JP-C2 of the Places for Everyone Joint Development Plan.

The setting of the proposed equipment within a designated Conservation Area and within proximity of a number of listed buildings and any perceived harm arising from it is assessed within the Heritage Impact Assessment which will be provided in due course.

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The proposed mast and equipment cabinets are all proposed to be coloured Green to blend with the existing trees and foliage. However, the equipment can be painted any colour, should the Local Planning Authority consider that this would aid in mitigating the visual impact of the proposal.

This is a prior approval application where the principle of this type of development is already established by the Government under the Town and Country Planning (GPD) Order 2015 (as amended) which states that this type of development is permitted subject to the prior approval of the siting and appearance of the installation. This is therefore akin to an outline planning permission. There is nothing in the legislation which limits the number of installations that can be erected in a certain locality, nor that they cannot be located in residential areas. Given the nature of the area and the positioning of the proposed equipment, which will be viewed in the context of the existing infrastructure at the cricket club and mature trees, the proposed radio base station would not appear prominent nor out of place. This is demonstrated in the submitted photomontages.

The proposed shared infrastructure will allow two mobile network operators to share the site for their 5G networks, in full accordance with the aims and aspirations of the Greater Manchester Digital Strategy, the Greater Manchester Infrastructure Framework and the Greater Manchester Local Industrial Strategy, as well as the clear aims to improve digital connectivity set out in the Places for Everyone Joint Development Plan.

Lack of Coverage – Material Consideration

The proposed installation is significant to enable continuous coverage of the telecommunication network, ensuring that Middleton and the wider area continues to get the mobile coverage it needs. The current proposals will facilitate the development of an advanced broadband telecommunications infrastructure in line with National Government guidance contained within the NPPF which supports infrastructure especially where growth takes place.

The proposed new radio base station is in full conformity with the policies of the Greater Manchester regional guidance set out in the above policy section. The proposals will ensure the improvement of high-quality communications infrastructure for the community, investing in improved community facilities which meet essential everyday needs, as important as gas and electricity. Indeed, high quality telecommunications is often seen as the fourth utility service.

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.

Without this replacement radio base station, the operator's customers would not have access to the latest 4G and 5G technologies, causing buffering and leaving them unable to access high speed internet on their handheld devices. This would be contrary to the aspirations of

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Central Government which aspires to everyone having access to the superfast highway network wherever they are and being a world leader in 5G.

The proposed replacement installation will help improve the area's economic prosperity, strengthen the urban economy by supporting local businesses to start, grow, adapt and diversify. It will support a better environment for today and tomorrow by reducing the need to travel and in turn minimise carbon emissions. The radio base station will support the delivery of healthcare provision and accessibility by enabling people greater access to online services, NHS appointment reminders, reminders to take medicines, make appointments etc.

Economic and Social Benefits

The NPPF strongly supports sustainable development, as does the Rochdale Core Strategy and the Places for Everyone Joint Development Plan. Mobile communications play a significant role in sustainable development. Being able to access the internet via a mobile device allows people to access a wide range of central and local government services buy groceries, manage finances, apply for jobs/university, and carry out school projects, send emails, download applications, send and receive instant messages, participate in social media, streaming and downloading data to name just a few of the benefits of being able to use an internet enabled handheld device. It also allows people to work from home or on the move without needing to return to the office. Residents and businesses will enjoy better accessibility, assisting home-base working by improving the electronic means of communication and the roll-out of high-speed broadband helping to promote live-work development. This reduces travel time, carbon emissions and increases the speed in which information is processed/shared. The proposals therefore fully comply with NPPF, the Rochdale Core Strategy and the Places for Everyone Joint Development Plan, to minimise the effects of climate change reducing the need to travel and therefore the carbon footprint.

In such instances, as described above, the NPPF supports development that improves the economic, social and environmental conditions in the area. Replacing and enhancing the 2G/4G coverage and capacity and introducing new 5G services in this area will fully meet this national policy objective.

Mobile connectivity is essential to the future success of the economy. Mobile connectivity is essential to creating a better society. Digital inclusion can help people gain employment, become more financially secure and improve health and well-being. Mobile connectivity is essential to fulfilling the potential of new technologies. Innovations such as artificial intelligence and connected cars will change how we work, spend our leisure time and run our public services.

The enclosed Cornerstone Local Authority Engagement Brochure September 2020, emphasises further the benefits of high quality mobile connectivity including: promoting economic growth by attracting investment from business, which creates jobs and regional prosperity in line with national and local economic strategies; helps local businesses to offer a broader range of services, boosting the local economy; helps local Councils to offer online

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services such as school admissions and local information for residents supports local companies by facilitating working from home, offers social benefits such as being able to connect with vulnerable family and friends (a life line during COVID 19 lockdown) or contact the emergency services 24/7, and helps local councils to offer online services such as paying council tax bills which provides a more efficient service to name but a few benefits.

There is a demand for mobile connectivity in areas where geography, logistics or economics – or a combination of all 3, make it difficult. Mobile network capacity needs to grow to meet the demand of mobile users, who are consuming ever increasing amounts of data.

Paragraph 38 of the NPPF states that:

'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including...permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'.

Providing replacement/enhanced 2G/4G and new 5G coverage and capacity in this area will fully meet paragraph 38 of the NPPF.

The social and economic benefits are a significant material consideration which should be weighed against the minor amendments of the existing radio base station in this location. HM Treasury outlined such benefits in its report *'Fixing the Foundations: Creating a More Prosperous Nation'* – July 2015. Paragraph 7.1 of the plan stated that reliable and high quality fixed and mobile broadband connections support growth in productivity, efficiency and labour force participation across the whole economy. They enable new and more efficient business processes, access to new markets and support flexible working and working from home.

Paragraph 7.2 goes on to highlight strong support for high quality communications infrastructure. It states

'by reducing red tape and barriers to investment, the Government will support the market to deliver the internationally competitive fixed and mobile digital communications infrastructure the UK's businesses need to thrive and grow, and which will enable the UK to remain at the forefront of the digital economy. The Government is working with business so that the market can play the lead role in delivering against the ambitions set out in the Digital Communications Infrastructure Strategy, published March, of near universal 4G and ultrafast broadband coverage.'

Indeed, MPs have noted in parliament that the UK's Superfast Broadband connectivity was 'relatively poor' and businesses were losing out from patchy coverage.

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The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. People expect to be connected where they live, work, visit and travel. 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.

The Government is determined to ensure the UK receives the coverage and connectivity it needs. To this end, the Government wants to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new technology.

The case for 5G is compelling as it brings faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, 5G 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, creating the so-called "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 Local Government Association (LGA) has produced a Councillor's Guide to Digital Connectivity and sets out some of the benefits of 5G technology:

- Faster mobile broadband and a more consistent experience in congested areas with a very high number of devices.
- Industrial applications, enabling businesses to improve their productivity, for example through predictive maintenance and real-time analytics.
- Internet of Things (IoT) services, many of which will help council's and businesses deliver services more efficiently including:
 - Transport and logistics: connected parcels and fleet tracking.
 - Health and social care.
 - Environmental monitoring: sensors monitoring air quality and water pollution in real-time.
 - Smart agriculture and smart animal farming, smart retailing.
 - Connected and autonomous cars: allowing cars to communicate with each other, other road users and even the road infrastructure.

On the 29th November 2024, Sir Chris Bryant MP wrote a letter to Council Leaders and Council Chief Executives across the UK in support of digital infrastructure deployment. This letter demonstrates that the Government still consider digital infrastructure to be a high priority.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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The letter, entitled 'Supporting digital infrastructure deployment in your local area' confirms the importance of fast and reliable connectivity to our everyday life, as people increasingly rely on their devices to work, learn and stay connected with each other, demand for greater speeds and more reliable connectivity is growing. Better digital connectivity is also key to delivering faster economic growth and increasing social inclusion. The Government is committed to supporting the delivery of next-generation connectivity across the UK by driving towards nationwide 5G coverage by 2030. The letter requests help from Councils across the UK to achieve these goals by prioritising digital infrastructure and focussing on a number of areas that remain a challenge to telecoms investment.

The letter points out that 'early participation from local planning authorities can speed up telecoms deployment' and urges Councils to have early and strategic discussions with mobile operators to move applications more quickly through the planning system and help improve mobile coverage and capacity. There is a specific ask in the MP's letter that Councils 'support the deployment of communications infrastructure wherever possible' .

The manufacturing, construction and agricultural sectors were hit particularly hard by the pandemic, and these would benefit significantly from improved connectivity. However, onerous planning rules and loopholes in existing legislation are slowing down the infrastructure upgrades needed to make the most of this mobile revolution in these much-needed industries.

The delay in gaining planning approvals for digital infrastructure is such that the Prime Minister, Sir Keir Starmer, wrote in The Times on 5th December 2024:

*"Good homes need to be supported by good infrastructure... Every road, pylon **and mast** – which connect people to opportunity – must jump through endless hoops, only to be opposed, dragged out, before eventually, if lucky, approved." [emphasis added]*

The Government published the UK Infrastructure: A 10 Year Strategy in June 2025, and it was presented in Parliament by the Chief Secretary to the Treasury by Command of His Majesty. The Strategy highlights the benefits of effective digital technologies in 'Chapter 3: Unlocking growth across regions' under the subheading 'Digital Infrastructure for growth and innovation':

"Digital infrastructure supports productivity growth through lowering costs for firms, underpinning technological change, widening access to labour markets across the country and enabling new and innovative services to be provided.

Digital infrastructure also increasingly underpins the provision of services critical for the functioning of society, business, and government – including the operation of other infrastructure sectors. In particular, demand for data centre services is projected to surge over the next decade including for AI development and deployment. The government is committed to facilitating the development and expansion of cutting-edge, secure, and sustainable digital infrastructure that meets the needs of both the private and public sectors."

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The proposed installation in this location will allow the operator to provide replacement and improved high quality 2G/4G and new 5G coverage and capacity to the Middleton area, supporting the Government's aim of '*focusing on ensuring that everyone is connected to the information superhighway*' and '*for the majority of the population to have access to a 5G signal by 2027*'. This fully meets the aspirations of the NPPF.

A replacement installation in this location will ensure that the expansion of the electronic communications network is facilitated and that high quality communications infrastructure is provided to the immediate area.

Good connectivity allows people to access a wide range of essential services and a further explanation on some of these key benefits is provided below:

Economic benefits

- Creating more productive and cost efficiencies for businesses
- Businesses offering online services can extend their products to a broader audience
- Local areas and businesses can benefit from tourists and visitors as hotels, attractions, and restaurants can be booked online from anywhere in the world
- Business owners and services like doctors can provide a faster and more cost-effective service by offering both online appointments and ordering
- Digital connectivity facilitates economic growth, something which the Government is keen to progress and promote
- 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high-definition images and video), increased capacity and heightened security will also facilitate learning on the job procedures, thanks to technologies such as Augmented Reality (AR) goggles, which, for example, can give the likes of engineers real-time instructions on how to fix a machine on a production line.

Social benefit

- Mobile communications can help people to stay in touch wherever and whenever, which can help improve social wellbeing
- Convenient access to online commerce or businesses
- Contacting emergency services is easier, especially in remote areas
- Giving the ability to manage our personal finances and information 24/7
- Using a mobile wherever you go can provide better personal security
- Having access to social networking sites and applications can keep people entertained with their lifestyles and interests
- Access to real-time transport information or timetables
- Smart meter reads for utilities such as gas or electric
- Contacting local authorities

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- Promotion of smarter and productive ways of working. For example, working from home can help minimise commuting which can provide better work and home life balance

Sustainability and Environmental benefits

- Facilitating remote access to services, education, and commerce, reducing the need to travel and in turn minimising carbon emissions.
- Better monitoring and control of energy consumption through climate change technology, smart metering and smart energy grids.
- 5G infrastructure requires fewer heat generating electronic components.
- 5G enabling of the Internet of Things (IOT) sensor deployment can manage and alert us to pollution risks, health hazards and flood risk.
- Provision of smart technologies within the agricultural sector will facilitate more efficient and less wasteful practices helping to limit negative impacts.
- 5G networks allow monitoring of traffic flow resulting in less congestion and better air quality. They also make driverless cars possible; a means of transport that offers better fuel efficiency.
- Smart cities and buildings can rely upon 5G networks to enable buildings and infrastructure to use automated energy saving through better and more efficient lighting, heating, cooling and other operations.

Health benefits

- Support the delivery of healthcare provision and accessibility by enabling people greater access to online services, NHS appointment reminders, reminders to take medicines, make appointments etc.
- Patients across the country are now becoming accustomed to using remote healthcare services such as NHS 111, virtual GP appointments, and ordering online deliveries of essential medical supplies.
- 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high-definition images and video), increased capacity and heightened security are going to be fundamental in scaling the patient benefits of remote healthcare and keeping medical records secure and private. For instance, trials have shown that connecting ambulance crews to expert resources using 5G allows paramedics to work with doctors and conduct specialist procedures in real time whilst on the road.

Education benefits

- Facilitates access to educational establishment databases or booking systems for securing places for the likes of school dinners, field trips, extra-curricular activities, student/teacher reviews, etc.
- Provides access to school/college/university apps for setting and submitting homework/coursework, ensuring news and notifications are delivered efficiently, and for parent/student/teacher interactions.

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Practical Applications of 5G Connectivity as Example of Material Socio-Economic Benefit:-**Education**

The relationship between 5G and education is evolving at a massive rate with educators exploring the relevance of Virtual Reality (VR) technologies for education and training. Crucially, VR can support remote learning, allowing students a presence in the classroom even when working elsewhere.

5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security will also allow learning on the job, thanks to technologies such as Augmented Reality (AR) goggles, which can give engineers real-time instructions on how to fix a machine on a production line, for example.

Health

Patients across the country are now becoming accustomed to relying on remote healthcare services such as NHS 111, virtual GP appointments, and ordering online deliveries of essential medical supplies.

5G will prove critical in providing the infrastructure required to deliver remote health services over the next decade. By design, 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security are going to be fundamental in scaling the patient benefits of remote healthcare and keeping medical records secure and private. For instance, trials have shown that connecting ambulance crews to expert resources using 5G allows paramedics to work with doctors and conduct specialist procedures in real time whilst on the road.

Summary

Cornerstone is in the process of progressing a suitable replacement site in the Middleton area of Rochdale for a radio base station to ensure the latest, high quality, reliable mobile digital connectivity is provided for residents, businesses and visitors. As part of VMO2 and VodafoneThree's continued network improvement program, there is a specific requirement for a replacement installation at this location to provide equivalent and improved 2G/4G and new 5G coverage and capacity, ensuring that this area of Middleton has access to the latest technologies. This follows the operator's inability to upgrade their existing site located on the side of a building within the Rochdale Road Industrial Estate (NGR E: 387195, N: 406730). The existing installation cannot be upgraded as the building is not capable of supporting the weight and size of the equipment required to enable the operators to provide the latest 4G and new 5G coverage and capacity to the area. As such, a replacement site is required.

The proposed height at 25m is essential in order for the antennas to clear the surrounding trees/buildings and be able to reach the target coverage area, to maintain and provide

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replacement high quality 2G/4G and new 5G service provision to Middleton and the wider surrounding area. This will fully meet the national Government's aim of '*ensuring that everyone is connected to the information superhighway*' and the national policies set out in the NPPF, as well as the local policies set out in the Places for Everyone Joint Development Plan, the Greater Manchester Digital Strategy, the Greater Manchester Infrastructure Framework and the Greater Manchester Local Industrial Strategy in relation to improving digital connectivity. If the height of the tower were to be reduced then the antennas would not be able to operate effectively, leading to a degraded service for the operators' customers especially for the higher frequency technologies including the latest 5G technology.

Site selection was progressed in accordance with the applicant's licence obligation, advice in the NPPF and the Code of Practice and represents the least environmentally intrusive, technically suitable, available option.

The social and economic benefits of providing continued reliable and high quality mobile broadband connections including sustainable growth meeting the needs of the population and strengthening global competitiveness. This is fully supported by the NPPF, the Rochdale Core Strategy, the Places for Everyone Joint Development Plan, the Greater Manchester Digital Strategy, the Greater Manchester Infrastructure Framework and the Greater Manchester Local Industrial Strategy. These benefits are strong material considerations which outweigh any perceived loss of visual amenity to the surrounding area.

We confirm that submitted drawings have been checked for accuracy.

Contact Details

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Position:	Consultant Town Planner	(on behalf of Cornerstone)	

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