

Our ref: CS_306012_00

29th October 2025

Chief Planning Officer
Rochdale Metropolitan Borough Council
Economy and Environment
Planning Service
Rochdale
OL16 1XU

Perry Williams Ltd
Dunkirk Avenue
Desborough
Northants
NN14 6DE

SUBMITTED VIA PLANNING PORTAL

Dear Sir/Madam,

PROPOSED BASE STATION INSTALLATION AT CS_306012_00, LAND AT MIDDLETON CRICKET CLUB, HOLLIN LANE, MIDDLETON, ROCHDALE, M24 5EE (NGR: E387043, N406922)

This application is submitted under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is in accordance with the Electronic Communications Code (as amended).

This is an application for a determination as to whether the prior approval of the Authority will be required as to the siting and appearance of the development.

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

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

This application is submitted for and on behalf of Cornerstone:

- Written description of the proposed development – **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 new fenced compound and ancillary development thereto.**
- At **Land at Middleton Cricket Club, Hollin Lane, Middleton, Rochdale, M24 5EE (NGR E: 387043, N: 406922)** – defined within the plan indicating its location, numbered No. 100C
- Prescribed fee
- Copy of Developer's Notice, and proof of delivery
- It is confirmed that the site is not within any civil or defence safeguarding area
- Contact address and email address for developer

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

Cornerstone GPDO Application Letter (England) V.8 25/02/2025

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

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

For your further assistance, we enclose additional information: -

- 1 APP Prior Approval form
- Supplemental drawings – 200B, 201D, 300B and 301E, Pack Issue E
- Site Specific Supplementary Information (including copies of pre-application consultation)
- General Background Information for Telecommunications Development
- Health and Mobile Phone Base Stations document
- ICNIRP declaration and clarification statement
- Heritage Impact Assessment
- Photomontages

This application has been prepared in accordance with the Code of Practice for Wireless Network Development in England (March 2022).

The enclosed application is identified as the most suitable option that balances operational need with local planning policies and national planning policy guidance. It will deliver public benefit in terms of the mobile services it will provide.

Furthermore, we would like to assist the Local Planning Authority and would like to offer to arrange a presentation or meeting with your officers and members to discuss the issues if appropriate.

We are committed to maintaining a positive relationship with all Local Planning Authorities and we would be happy to provide any reasonable additional information in relation to this application.

We look forward to receiving your acknowledgement and decision in due course.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CS_306012_00).

Yours faithfully



Vicky Weston MSc MRTPI

Consultant Planner: Perry Williams Ltd

Tel: +44 (0) 7591 646 221

Email: vweston@perrywilliams.co.uk

(for and on behalf of Cornerstone)

In accordance with The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2016, all correspondence to the developer, should be

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

sent to: Cornerstone Community Consultation & EMF Enquiries, Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA

Email – community@cornerstone.network

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