

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/P4225/W/25/3371622

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Company/Group Name

Address

Preferred contact method

Email ☒ Post ☐

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes ☒ No ☐

Name

Company/Group Name

Address

Phone number

Email

Preferred contact method

Email ☒ Post ☐

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application	14/03/2025
Did the LPA validate and register your application?	Yes ☒ No ☐
Did the LPA issue a decision?	Yes ☒ No ☐
Date of LPA's decision	09/05/2025

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes ☐ No ☒
Does the appeal relate to an existing property?	Yes ☐ No ☒
Address	Land at Rochdale RUFC Clubhouse Close Rochdale Grid Ref Easting: 387248 Grid Ref Northing: 413268
Is the appeal site within a Green Belt?	Yes ☐ No ☒
Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?	Yes ☐ No ☒

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes ☐ No ☒
Please enter details of the proposed development. This should normally be taken from the planning application form.	
The proposed works comprise the removal of the existing 15m monopole supporting 3 no. antennas, removal of 4 no. equipment cabinets, 1 no. electric meter cabinets, timber fence and the installation of a new 12m pole with flood lights, new 20m lattice tower supporting 6 no. antennas, 2 no. transmission dishes, 4 no. replacement equipment cabinets, 1 no. replacement electric meter cabinet, 2.4m palisade fence and ancillary development there to including Ericson Radio Systems (ERS's) and 1 no. GPS module.	
Area (in hectares) of the whole appeal site [e.g. 1234.56]	0.1 hectare(s)
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes ☐ No ☒

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.	☒
2. Refused permission to vary or remove a condition(s).	☐
3. Refused prior approval of permitted development rights.	☐
4. Granted planning permission for the development subject to conditions to which you object.	☐
5. Refused approval of the matters reserved under an outline planning permission.	☐

6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object. ☐
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above). ☐
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☐
9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation. ☐

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations ☒

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes ☒ No ☐

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes ☒ No ☐

Please explain.

to check measurements and the visual impact on the surrounding area

2. Hearing ☐

3. Inquiry ☐

H. FULL STATEMENT OF CASE

☒ see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case? Yes ☒ No ☐

☒ see 'Appeal Documents' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes ☐ No ☒

(b) Have you made a costs application with this appeal? Yes ☐ No ☒

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates; ☐

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below: ☒

Owner's Name: PETER CAREY
Address at which notice was served: Trustees of Rochdale Rugby Football Union Club Moorgate Avenue Bury Old Road Rochdale Lancashire OL11 5LU
Date the notice was served: 21/08/2025

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

☐

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

☒

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

☐

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

☐

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.

☒

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).

☐

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

☒

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

☒

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

☒

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

☒

05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.

☒

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.

☐

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

☐

07. A copy of the design and access statement sent to the LPA (if required).

☐

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.

☐

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

☐

09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

☐

10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.

☐

11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline

permission, please enclose:

- (a) the relevant outline application; ☐
 - (b) all plans sent at outline application stage; ☐
 - (c) the original outline planning permission. ☐
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached. ☐
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application. ☐

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes ☐ No ☒

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature	Mr Joshua Fiteni
Date	21/08/2025 15:15:40
Name	Mr Joshua Fiteni
On behalf of	N/A N/A N/A

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:

<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>

- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	CS 30615800 appeal Statement of Case.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A separate list of appendices to accompany your full statement of case
File name:	LIST OF APPENDICES TO APPEAL STATEMENT.docx
File name:	Appendix CTL 23 PINs DN Totley Brook Rd.pdf
File name:	Appendix CTL 24 UK National Infrastructure Strategy.pdf
File name:	Appendix CTL 19 HE The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (GPA3).pdf
File name:	Appendix CTL 22 PINs DN Brewery Road.pdf
File name:	Appendix CTL 16 GM Strategy 2021 - 2031 Extracts.pdf
File name:	Appendix CTL 1 decision notice.pdf
File name:	Appendix CTL 4 Connected Nations 2023 extracts.pdf
File name:	Appendix CTL 8 delegated report.pdf
File name:	Appendix CTL 25 Cluttons connectivity report 2025 relevant extracts.pdf
File name:	Appendix CTL 10 UK Wireless Infrastructure Strategy.pdf
File name:	Appendix CTL 12 Rochdale Core Strategy extracts.pdf
File name:	Appendix CTL 30 DSIT Minister of State letter to Leaders - Supporting digital infrastructure deployment in your local area.pdf
File name:	Appendix CTL 13 PFE Development Plan Relevant Extracts.pdf
File name:	Appendix CTL 11 Rochdale UDP extracts.pdf
File name:	Appendix CTL 20 HE Managing Significance in decision-taking Historic Environment Good Practice Advice in Planning Note 2 (GPA2).pdf
File name:	Appendix CTL 26 MobileUK report Unlocking the Potential of UK's mobile industry.pdf
File name:	Appendix CTL 3 Connected Nations UK report 2024 extracts.pdf
File name:	Appendix CTL 21 Full email chain with CO.pdf
File name:	Appendix CTL 18 GM Infrastructure Framework Extracts.pdf
File name:	Appendix CTL 2 Coverage plots.pdf
File name:	Appendix CTL 15 GM LIS Extracts.pdf
File name:	Appendix CTL 7 PINS decision Fulwood Road and Plans.pdf
File name:	Appendix CTL 5 Online Nation 2024 report extracts.pdf
File name:	Appendix CTL 27 CS LA Engage Brochure.pdf
File name:	Appendix CTL 6 previous design and refusal notice.pdf
File name:	Appendix CTL 29 Nat Needs Assessment.pdf
File name:	Appendix CTL 28 LGA A Cllrs Guide to Connectivity.pdf
File name:	Appendix CTL 17 GM Digital Blueprint Extracts.pdf
File name:	Appendix CTL 9 PINS decision St Mildreds Road and Plans.pdf
File name:	Appendix CTL 14 GM Strategy 2025 - 2035.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	ApplicationForm.pdf
Relates to Section:	SUPPORTING DOCUMENTS

Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	CS 306158000 decision notice.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	Red edge site plan.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	How it works v12.pdf
File name:	CS_30615800_ICNIRP_Declaration_with_Clarification_Letter_V.4.pdf
File name:	MobileUK Health Fact Sheet V1.pdf
File name:	241129 - DSIT Minister of State letter to Leaders - Supporting digital infrastructure deployment in your local area.pdf
File name:	Red edge site plan.pdf
File name:	Upgrades and height increases v11.pdf
File name:	HM Government Ofcom 5G Guide.pdf
File name:	Health summary v20.pdf
File name:	Digital Public Benefit Brochure updated.pdf
File name:	Matt Warman MP Letter to LPA Chiefs 2021.pdf
File name:	Radio Planning and Propagation V6.pdf
File name:	DCMS MHCLG Collaborating for Digital Connectivity Letter.pdf
File name:	Coverage plots.pdf
File name:	Matt Warman MP letter on 5G broadband.pdf
File name:	5G Services v10.pdf
File name:	CS 306158000 Site Specific Supplementary Information.pdf
File name:	gsma 5G EMF briefing web 05 20.pdf
File name:	General Background Information for Telecommunications Development - Digital.pdf
File name:	Cornerstone - Local Authority Engagement Brochure - Sept 2020 (002).pdf
File name:	MobileUK 5G Local Authority Toolkit.pdf
File name:	CS_30615800_Full_Planning_Application_Letter_(England)_V.5.pdf
File name:	Planning for telecommunications v8.pdf
File name:	Coverage and Capacity v13.pdf
File name:	Proposed Plans Rev G.pdf
File name:	Preapp letters sent to local stakeholders and responses.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	Section 5 b List of all Plans etc sent to LPA with app docs.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
File name:	Section 5 c List of all Plans etc LPA made decision on.docx
Completed by	MR JOSHUA FITENI
Date	21/08/2025 15:15:40