Our ref: CTIL_30286800

27 January 2022

Cllr Iftikhar Ahmed
C/o Governance Support
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Clarke Telecom Ltd
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Madison Place
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Dear Cllr Ahmed,

PROPOSED BASE STATION INSTALLATION AT CTIL_30286800, GF AT CONTAINER YARD, CONTAINTER YARD, CHICHESTER STREET, MILNROW, ROCHDALE, OL16 2AU, NGR E: 391008 N: 413349

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

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

Cornerstone is in the process of identifying a suitable site in the Rochdale area for a radio base station to maintain and improve existing levels of service provision. The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone is committed to consultation with communities on their mobile telecommunications proposals and as such would encourage you to respond.

5G rollout has begun and Cornerstone is in the process of upgrading their existing radio base stations in its single grid network wherever possible. As part of Cornerstone's continued network improvement program, there is a specific technical requirement to provide new 5G coverage in this area of Rochdale.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

This proposed new site will enable 5G coverage to be provided to this area of Rochdale. The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. That is why the Government is committed to extending mobile geographical coverage further across the UK, 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.

5G service provision will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, the 'Internet of Things'. This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:

- **CTIL_30286800, CORNERSTONE, GF AT CONTAINER YARD**

The site is needed to maintain and improve 2G, 3G, 4G coverage and capacity to ensure that customers continue to experience access to the latest service provision currently available and have access to a new 5G network. This is because the operator needs to find a replacement for the existing site which is currently providing 2G, 3G and 4G services but cannot be upgraded for all operator technology requirements for technical reasons. The proposed new installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and new 5G technologies.

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

- **GF AT CONTAINER YARD, CONTAINTER YARD, CHICHESTER STREET, MILNROW, ROCHDALE, OL16 2AU, NGR E: 391008 N: 413349**

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

The proposed works comprise the installation of a 20-metre-high Lattice Tower Column supporting 6no Antennas; 1no GPS Modules; 2no 300mm Transmission Dishes; Combiners/RRUs; together with 1no Cabinet and 2no Racks located at ground level with ancillary development.

Cornerstone is limited in siting options as there is a requirement to provide equivalent replacement coverage and capacity for this area of Rochdale. The replacement of an existing site means that it has to be located as close as possible to the existing installation in order to maintain the provision of equivalent coverage and capacity to the surrounding local area. This is the nearest suitable location that Cornerstone is able to position their replacement apparatus.

The proposed height at 20m is essential in order to provide equivalent replacement coverage to the target coverage area. 5G new radio technologies operate in higher frequency bands than older technologies. Since it operates at higher frequencies where attenuation of the radio signal is naturally higher and the effects of clutter are greater it will normally require a higher structure to achieve the same coverage footprint.

We have considered alternative site options and discounted as follows:

- **Greenfield - Milnrow Road SW 2, Milnrow Road, Belfield, Rochdale, OL16 5BU, NGR E: 391326 N: 413265**
  An installation at this location is considered to be surrounded by residential properties and too prominent within the streetscene and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
- **Greenfield – Asda Car Park, Kingsway, Belfield, Rochdale, OL16 5AF, NGR E: 391619 N: 413225**
  An installation at this location is located too far to the East to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
- **Greenfield – SW adj. Nursery, Milnrow Road, Belfield, Rochdale, OL16 5AQ, NGR E: 390986 N: 413157**
  It is not possible to install a street furniture installation at this location due to unresolvable underground services (together with existing overhead BT lines which would inhibit the installation of a large pole) in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
- **Greenfield – Bertha Road SW, Bertha Road, Rochdale, OL16 5BE, NGR E: 391169 N: 413150**
  An installation at this location is considered to be surrounded by residential properties and too prominent within the streetscene and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
- **Greenfield – Land off Newbold Hall Drive, Newbold Hall Drive, Belfield, Rochdale, OL16 3AJ, NGR E: 391276 N: 413315**
  An installation at this location is considered to be surrounded by residential properties,

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being set within a small recreation area/playground, and too prominent within the streetscene and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.

- **Existing Telecoms Site – Existing Vodafone Site (Outside Newbold Tyres), Milnrow Road, Belfield, Rochdale, OL16 5BQ, NGR E: 391172 N: 413237**
  The operator has fully investigated upgrading this site to provide the latest technologies for 4G services as well as new 5G coverage / capacity in to the Telefonica network. However, the slim line street furniture base stations that have been inserted into the local street scene are not capable of accommodating all of the differing equipment that is required to meet the site specific demand of both operators and customers for this area from a single street furniture pole, being mindful of the spectrum variations. To this end, many existing shared street-work installations are being removed from the 'single grid', meaning the existing pole will become operator unilateral for 5G provision. This creates the necessity for an additional new street furniture base station in the cell to accommodate the technological requirements of the other unilateral operator – either Vodafone or Telefonica (O2). To continue to share an existing structure at this location would require significant redevelopment of the existing structure to a much more structurally robust mast capable of hosting all the differing antennas and equipment from both operators to address their spectrum variations. This would move away from the relatively uniform and slimline street furniture poles proposed and therefore it is felt that a secondary, more slimline, street-pole is a more appropriate and sensitive solution to 5G service provision whilst minimising impact for a street furniture setting. This existing telecommunications site has been discounted for Telefonica's new technology requirements for this reason. A new replacement site for Telefonica is therefore needed to provide this operator with the latest 2G, 3G 4G and 5G technologies. The existing site will remain in place for Vodafone technologies.
- **Greenfield - SW outside Wilco Motosave, Milnrow Road, Belfield, OL16 5BQ, NGR E: 390825 N: 413036**
  An installation at this location is located too far to the East to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
- **Greenfield – Land at Sandersons Flooring, off Milnrow Road, Belfield, Rochdale, OL16 5BQ, NGR E: 390962 N: 413154**
  An installation at this location is considered to be too exposed (with limited screening/backdrop) and in direct view of residential properties and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
- **Existing Telecoms Site – Network Rail Mast, off Belfield Lane, Belfield, Rochdale, OL16 5BA, NGR E: 391019 N: 413292**
  Network Rail are unwilling to allow their infrastructure assets to be shared by a telecom operator due to the potential for interference between the frequencies each users equipment utilises and this could have serious H&S issues along the line.

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- **Greenfield – SW on Small Verge, Jct. Milnrow Rd & Newbold St, Belfield, Rochdale, OL16 5AH, NGR E: 391445 N: 413305**
  This location is situated on the very eastern edge of the operators search area an an installation at this location is considered to be in direct view of residential properties and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.

The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments. For your information pre-consultation letters and a set of plans have been sent to the other local ward councillors for Central Rochdale, local MP Tony Lloyd, planning officers at Rochdale Borough Council, and the Manager at Teddy Bear Nursery.

We look forward to receiving any comments you may have on the proposal.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CTIL_30286800)

Yours sincerely,

Simon Batchelor
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(for and on behalf of Cornerstone)