

Our ref: **CS_306235_00**

7th February 2025

The Chief Planning Officer
Rochdale Metropolitan Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Perry Williams Ltd
Dunkirk Avenue
Desborough
Northants
NN14 6DE

By Email: development.management@rochdale.gov.uk

Dear Sir/Madam,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT CS_306235_00, LAND AT WARDLE FOOTBALL CLUB, WARDLE ROAD, WARDLE, ROCHDALE, OL12 9JA (NGR: E391286, N415925)

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 are in the process of progressing suitable sites in the Wardle area for radio base stations that will improve service provision for VMO2 and Vodafone. We aim to work with you to progress a proposal that is both acceptable to your authority and meets our customer's technical network requirements. This approach accords with Cornerstone's Best Practice Commitments to ensure consultation with Local Planning Authorities and other appropriate key stakeholders.

As part of VMO2 and Vodafone's continued network improvement program, there is a specific requirement for a new telecommunication base station at this location to provide upgraded 4G coverage and capacity as well as 5G coverage in this area of Wardle.

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 letter therefore invites the Local Planning Authority, in accordance with planning policy guidance and Best Practice Commitments, to enter into pre-application discussions with regard to our preferred site option prior to a formal planning submission. Several steps in the site identification process have already been undertaken. The Local Planning Authority must register and our records of other potential sites have been reviewed, the policies in the Development Plan have been taken into account and we have examined the inter-operator site sharing database.

Our technical network requirement is as follows:

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

Cornerstone Planning Consultation Letter to LPA V.2 – 15/04/2021

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

CS_306235_00, LAND AT WARDLE FOOTBALL CLUB, WARDLE ROAD, WARDLE, ROCHDALE, OL12 9JA (NGR: E391286, N415925)

The site is needed to provide enhanced 4G and 5G coverage and capacity for VMO2 and Vodafone, to ensure that their customers have access to the latest technologies currently available. The installation will also meet the extra demands on the network in this area as new technologies improve, increasing the demand for 4G & 5G technologies.

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

CS_306235_00, LAND AT WARDLE FOOTBALL CLUB, WARDLE ROAD, WARDLE, ROCHDALE, OL12 9JA (NGR: E391286, N415925)

The proposed installation of a telecommunications base station comprising a 20m lattice tower supporting 12 no. antennas and 4 no. dishes, together with 6 no. ground based equipment cabinets and 1 no. electric meter cabinet, located within a fenced compound, and ancillary development thereto.

Details enclosed on drawings numbered: 100A, 200A, 201A, 300A & 301A.

Alternative site options considered and rejected are as follows:

Site Type	Site Address	National Grid Reference	Reason for not choosing site
Existing Telecoms Site (D1)	Rooftop of Egerton House, Wardle Road, Wardle, OL12 9EN	E: 391222 N: 415338	The operators currently host a site in this location. The existing installations in this location are replica GRP flagpoles. 5G antennas cannot transmit efficiently through GRP and therefore the existing installation cannot be upgraded to provide the latest high quality 4G and 5G technologies. The rooftop is pitched and is therefore not of a suitable construction to host pole mounted 5G antennas – these generally need to be fixed to flat rooftops which are structurally capable of significant load bearing. The building is also not of a sufficient height and, notwithstanding the construction issues, even if it was possible to install the required equipment on the rooftop, the 5G antennas would not be capable of providing coverage to the whole target coverage area from this height. As such, this option was discounted.
Greenfield (D2)	Meadows School Car Park, Bridge Street, Smallbridge, Rochdale, OL12 9EN	E: 391266 N: 415336	There is insufficient space in the car park for an installation without affecting the operational viability of the car park. In addition, this location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which has sufficient space for an installation and is located

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			a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D3)	Footway at Wardle Edge, Wardle, Rochdale, OL12 9HB	E: 390967 N: 415598	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D4)	Footway at Great Howarth, Wardle, Rochdale, OL12 9HF	E: 390861 N: 415605	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D5)	Footway at Buckley View, Milnrow, Rochdale, OL12 9DZ	E: 390938 N: 415208	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D6)	Footway at Croft Street, Smallbridge, Rochdale, OL12 9AE	E: 391311 N: 415333	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D7)	Footway at Ashbrook Crescent, Wardle, Rochdale, OL12 9AJ	E: 391471 N: 415636	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D8)	Footway at Great Howarth, Wardle, Rochdale, OL12 9FF	E: 391004 N: 415685	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.

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

Streetworks (D9)	Grass Verge outside 47 Wardle Road, Smallbridge, Rochdale, OL12 9AB	E: 391200 N: 415309	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D10)	Grass Verge outside 24 Ashbrook Hey Lane, Wardle, Rochdale, OL12 9AF	E: 391297 N: 415499	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D11)	Grass Verge at Low Hill, Smallbridge, Rochdale, OL12 9EZ	E: 391111 N: 415427	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D12)	Land off Wardle Edge, Great Howarth, Wardle, Rochdale, OL12 9HB	E: 390972 N: 415435	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D13)	Grass Verge at Junction of Wardle Road and Great Howarth, Wardle, Rochdale, OL12 9LG	E: 391164 N: 415637	This location is in a residential area and adjacent to the public highway. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Greenfield (D14)	Land at Haywood Roto Moulding, Dye House Lane, Smallbridge, Rochdale, OL12 9AA	E: 391293 N: 415140	Due to the presence of a large copse of tall, mature trees, the radio planners confirmed an installation in this location would need to be 30 metres in height in order for the antennas to operate effectively over the trees. There are a number of residential properties which overlook this option and a 30 metre tower would be visible from these properties. As such, this option was discounted in favour of the application site, where the radio planners have confirmed a tower of a smaller height would be

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

			sufficient to provide the required coverage, and which is located a considerable distance from residential properties.
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We look forward to receiving your comments on the preferred option identified above and alternatives discounted. We would also like to take this opportunity to extend an invitation to meet with you to discuss the proposal and undertake a tour of the options considered, should you consider this to be beneficial.

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.

We would be grateful if you could advise us of any pending telecommunications applications or recent planning decisions in this particular area so these can be evaluated.

Finally, we would be interested in any local stakeholders or groups that you consider would like to know more about our proposals.

We enclose a copy of our Consultation Plan and welcome your suggestions.

We look forward to receiving your response within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number **CS_30632500**).

Yours faithfully,



Vicky Weston MSc MRTPI

Town Planner : Perry Williams

Tel: +44 (0) 7591 646 221

Email: vweston@perrywilliams.co.uk

(for and on behalf of Cornerstone)

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

Cornerstone Planning Consultation Letter to LPA V.2 – 15/04/2021

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VAT No. GB142 8555 06



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

Vicky Weston

From: postmaster@rochdale.gov.uk
To: 'development.management@rochdale.gov.uk'
Sent: 07 February 2025 18:05
Subject: Delivered: Planning Pre-Application Consultation - Proposed Telecommunications Installation at Wardle Football Club, Rochdale [Our ref: CS_306235_00]

Your message has been delivered to the following recipients:

development.management@rochdale.gov.uk (development.management@rochdale.gov.uk)

Subject: Planning Pre-Application Consultation - Proposed Telecommunications Installation at Wardle Football Club, Rochdale [Our ref: CS_306235_00]



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: joanne.hough@rochdale.gov.uk
Our ref: PREAPP/00017/25
Enquiries to: Joanne Hough
Direct Line: (01706) 924347
Date: 12 February 2025

Vicky Weston
Perry Williams Ltd
Dunkirk Avenue
Desborough
Northants
NN14 6DE

Dear Sir/Madam

INCOMPLETE PLANNING APPLICATION

Application No:	PREAPP/00017/25
Application Type:	Pre-Application
Proposal:	PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION- Constraints- Landfill, Coal Mining Risk, Council Freehold
Location:	Land At Wardle Football Club, Wardle Road, Rochdale, OL12 9JA, ,

I refer to the above planning application, received on 7 February 2025, I regret that your application as it is currently incomplete in respect of the following:-

- 1) Please could you confirm if the fee for the above application has been paid if not this can be paid via our contact centre on 0300 303 8873

In order for us to validate your application, you need to provide the above information (or contact us to confirm the information is being collated) within the next 28 days otherwise we will presume that you do not wish to proceed and the application will be closed on our system.

Yours faithfully

Joanne Hough

On behalf of Development Management

Our ref: **CS_306235_00**7th February 2025**Wardle, Shore & West Littleborough Ward Councillors**

Adam.Branton@rochdale.gov.uk
Ashley.dearnley@rochdale.gov.uk
John.taylor@rochdale.gov.uk

Perry Williams Ltd
Dunkirk Avenue
Desborough
Northants
NN14 6DE

Dear Ward Councillors,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT CS_306235_00, LAND AT WARDLE FOOTBALL CLUB, WARDLE ROAD, WARDLE, ROCHDALE, OL12 9JA (NGR: E391286, N415925)

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 are in the process of progressing suitable sites in the Wardle area for radio base stations that will improve service provision for VMO2 and Vodafone.

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 and the operators are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of VMO2 and Vodafone's continued network improvement program, there is a specific requirement for a new telecommunication base station at this location to provide upgraded 4G coverage and capacity as well as 5G coverage in this area of Wardle.

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.

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:

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

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:

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CS_306235_00, LAND AT WARDLE FOOTBALL CLUB, WARDLE ROAD, WARDLE, ROCHDALE, OL12 9JA (NGR: E391286, N415925)

The site is needed to provide enhanced 4G and 5G coverage and capacity for VMO2 and Vodafone, to ensure that their customers have access to the latest technologies currently available. The installation will also meet the extra demands on the network in this area as new technologies improve, increasing the demand for 4G & 5G technologies.

A number of options have been assessed in respect of the site search process and the preferred VMO2 option is as follows:

CS_306235_00, LAND AT WARDLE FOOTBALL CLUB, WARDLE ROAD, WARDLE, ROCHDALE, OL12 9JA (NGR: E391286, N415925)

The proposed installation of a telecommunications base station comprising a 20m lattice tower supporting 12 no. antennas and 4 no. dishes, together with 6 no. ground based equipment cabinets and 1 no. electric meter cabinet, located within a fenced compound, and ancillary development thereto.

Details enclosed on drawings numbered: 100A, 200A, 201A, 300A & 301A.

Alternative site options considered and rejected are as follows:

Site Type	Site Address	National Grid Reference	Reason for not choosing site
Existing Telecoms Site (D1)	Rooftop of Egerton House, Wardle Road, Wardle, OL12 9EN	E: 391222 N: 415338	The operators currently host a site in this location. The existing installations in this location are replica GRP flagpoles. 5G antennas cannot transmit efficiently through GRP and therefore the existing installation cannot be upgraded to provide the latest high quality 4G and 5G technologies. The rooftop is pitched and is therefore not of a suitable construction to host pole mounted 5G antennas – these generally need to be fixed to flat rooftops which are structurally capable of significant load bearing. The building is also not of a sufficient height and, notwithstanding the construction issues, even if it was possible to install the required equipment on the rooftop, the 5G antennas would not be capable of providing coverage to the whole target coverage area from this height. As such, this option was discounted.
Greenfield (D2)	Meadows School Car Park, Bridge Street, Smallbridge, Rochdale, OL12 9EN	E: 391266 N: 415336	There is insufficient space in the car park for an installation without affecting the operational viability of the car park. In addition, this location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which has sufficient space for an installation and is located a considerable distance from residential properties

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Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

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Cornerstone Telecommunications, Infrastructure Limited,
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			with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D3)	Footway at Wardle Edge, Wardle, Rochdale, OL12 9HB	E: 390967 N: 415598	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D4)	Footway at Great Howarth, Wardle, Rochdale, OL12 9HF	E: 390861 N: 415605	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
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Streetworks (D6)	Footway at Croft Street, Smallbridge, Rochdale, OL12 9AE	E: 391311 N: 415333	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D7)	Footway at Ashbrook Crescent, Wardle, Rochdale, OL12 9AJ	E: 391471 N: 415636	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D8)	Footway at Great Howarth, Wardle, Rochdale, OL12 9FF	E: 391004 N: 415685	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.

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Streetworks (D9)	Grass Verge outside 47 Wardle Road, Smallbridge, Rochdale, OL12 9AB	E: 391200 N: 415309	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D10)	Grass Verge outside 24 Ashbrook Hey Lane, Wardle, Rochdale, OL12 9AF	E: 391297 N: 415499	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
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Streetworks (D12)	Land off Wardle Edge, Great Howarth, Wardle, Rochdale, OL12 9HB	E: 390972 N: 415435	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
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Greenfield (D14)	Land at Haywood Roto Moulding, Dye House Lane, Smallbridge, Rochdale, OL12 9AA	E: 391293 N: 415140	Due to the presence of a large copse of tall, mature trees, the radio planners confirmed an installation in this location would need to be 30 metres in height in order for the antennas to operate effectively over the trees. There are a number of residential properties which overlook this option and a 30 metre tower would be visible from these properties. As such, this option was discounted in favour of the application site, where the radio planners have confirmed a tower of a smaller height would be

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			sufficient to provide the required coverage, and which is located a considerable distance from residential properties.
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The Local Planning Authority must 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.

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 **CS_306235_00**).

Yours faithfully,



Vicky Weston MSc MRTPI
Town Planner : Perry Williams
Tel: +44 (0) 7591 646 221
Email: vweston@perrywilliams.co.uk

(for and on behalf of Cornerstone)

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1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Vicky Weston

From: postmaster@rochdale.gov.uk
To: 'adam.branton@rochdale.gov.uk'
Sent: 07 February 2025 18:06
Subject: Delivered: Planning Pre-Application Consultation - Proposed Telecommunications Installation at Wardle Football Club, Rochdale [Our ref: CS_306235_00]

Your message has been delivered to the following recipients:

'adam.branton@rochdale.gov.uk' (adam.branton@rochdale.gov.uk)

Subject: Planning Pre-Application Consultation - Proposed Telecommunications Installation at Wardle Football Club, Rochdale [Our ref: CS_306235_00]

Vicky Weston

From: postmaster@rochdale.gov.uk
To: 'ashley.dearnley@rochdale.gov.uk'
Sent: 07 February 2025 18:06
Subject: Delivered: Planning Pre-Application Consultation - Proposed Telecommunications Installation at Wardle Football Club, Rochdale [Our ref: CS_306235_00]

Your message has been delivered to the following recipients:

['ashley.dearnley@rochdale.gov.uk' \(ashley.dearnley@rochdale.gov.uk\)](mailto:ashley.dearnley@rochdale.gov.uk)

Subject: Planning Pre-Application Consultation - Proposed Telecommunications Installation at Wardle Football Club, Rochdale [Our ref: CS_306235_00]

Vicky Weston

From: postmaster@rochdale.gov.uk
To: 'john.taylor@rochdale.gov.uk'
Sent: 07 February 2025 18:06
Subject: Delivered: Planning Pre-Application Consultation - Proposed Telecommunications Installation at Wardle Football Club, Rochdale [Our ref: CS_306235_00]

Your message has been delivered to the following recipients:

john.taylor@rochdale.gov.uk (john.taylor@rochdale.gov.uk)

Subject: Planning Pre-Application Consultation - Proposed Telecommunications Installation at Wardle Football Club, Rochdale [Our ref: CS_306235_00]

Our ref: **CS_306235_00**7th February 2025

Paul Waugh MP
House of Commons
London
SW1A 0AA

Perry Williams Ltd
Dunkirk Avenue
Desborough
Northants
NN14 6DE

By Email: paul.waugh.mp@parliament.uk

Dear Paul Waugh MP,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT CS_306235_00, LAND AT WARDLE FOOTBALL CLUB, WARDLE ROAD, WARDLE, ROCHDALE, OL12 9JA (NGR: E391286, N415925)

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

As a result, we are consulting with communities in line with Best Practice principles where planning applications for new telecommunications installations are required.

This letter is sent to you in the pre-planning application consultation phase of the development for a new mobile phone base station site and is simply intended to keep you informed and advised of the proposed development in your area prior to any planning application being submitted. However, if you do wish to submit comments or have been contacted by your constituents in relation to this matter and wish to send us comments on their behalf, please feel free to do so via the following address:

Community Consultation & EMF Enquiries, Hive 2, 1530 Arlington Business Park, Theale,
Berkshire, RG7 4SA.
Email: community@cornerstone.network

What follows is a summary of the proposal and some further information that might be of use.

Summary of the proposal

As part of VMO2 and Vodafone's continued network improvement program, there is a specific requirement for a new telecommunication base station at this location to provide upgraded 4G coverage and capacity as well as 5G coverage in this area of Wardle.

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

Cornerstone Planning Consultation Letter to MPs - single site (England) V.6 – 06.11.2023

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

A number of options have been assessed in respect of the site search process, but we consider the best option for the new installation to be at **CS_306235_00, LAND AT WARDLE FOOTBALL CLUB, WARDLE ROAD, WARDLE, ROCHDALE, OL12 9JA (NGR: E391286, N415925).**

The proposed installation of a telecommunications base station comprising a 20m lattice tower supporting 12 no. antennas and 4 no. dishes, together with 6 no. ground based equipment cabinets and 1 no. electric meter cabinet, located within a fenced compound, and ancillary development thereto.

Details enclosed on drawings numbered: 100A, 200A, 201A, 300A & 301A.

The other site options that were considered and then discounted are as follows:

Site Type	Site Address	National Grid Reference	Reason for not choosing site
Existing Telecoms Site (D1)	Rooftop of Egerton House, Wardle Road, Wardle, OL12 9EN	E: 391222 N: 415338	The operators currently host a site in this location. The existing installations in this location are replica GRP flagpoles. 5G antennas cannot transmit efficiently through GRP and therefore the existing installation cannot be upgraded to provide the latest high quality 4G and 5G technologies. The rooftop is pitched and is therefore not of a suitable construction to host pole mounted 5G antennas – these generally need to be fixed to flat rooftops which are structurally capable of significant load bearing. The building is also not of a sufficient height and, notwithstanding the construction issues, even if it was possible to install the required equipment on the rooftop, the 5G antennas would not be capable of providing coverage to the whole target coverage area from this height. As such, this option was discounted.
Greenfield (D2)	Meadows School Car Park, Bridge Street, Smallbridge, Rochdale, OL12 9EN	E: 391266 N: 415336	There is insufficient space in the car park for an installation without affecting the operational viability of the car park. In addition, this location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which has sufficient space for an installation and is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D3)	Footway at Wardle Edge, Wardle, Rochdale, OL12 9HB	E: 390967 N: 415598	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.

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Streetworks (D4)	Footway at Great Howarth, Wardle, Rochdale, OL12 9HF	E: 390861 N: 415605	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D5)	Footway at Buckley View, Milnrow, Rochdale, OL12 9DZ	E: 390938 N: 415208	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D6)	Footway at Croft Street, Smallbridge, Rochdale, OL12 9AE	E: 391311 N: 415333	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D7)	Footway at Ashbrook Crescent, Wardle, Rochdale, OL12 9AJ	E: 391471 N: 415636	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D8)	Footway at Great Howarth, Wardle, Rochdale, OL12 9FF	E: 391004 N: 415685	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D9)	Grass Verge outside 47 Wardle Road, Smallbridge, Rochdale, OL12 9AB	E: 391200 N: 415309	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D10)	Grass Verge outside 24 Ashbrook Hey	E: 391297 N: 415499	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site,

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	Lane, Wardle, Rochdale, OL12 9AF		which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D11)	Grass Verge at Low Hill, Smallbridge, Rochdale, OL12 9EZ	E: 391111 N: 415427	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D12)	Land off Wardle Edge, Great Howarth, Wardle, Rochdale, OL12 9HB	E: 390972 N: 415435	This location is directly overlooked by a number of residential properties. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Streetworks (D13)	Grass Verge at Junction of Wardle Road and Great Howarth, Wardle, Rochdale, OL12 9LG	E: 391164 N: 415637	This location is in a residential area and adjacent to the public highway. For these reasons, this option was discounted in favour of the application site, which is located a considerable distance from residential properties with trees which will provide screening of the equipment from nearby public vantage points.
Greenfield (D14)	Land at Haywood Roto Moulding, Dye House Lane, Smallbridge, Rochdale, OL12 9AA	E: 391293 N: 415140	Due to the presence of a large copse of tall, mature trees, the radio planners confirmed an installation in this location would need to be 30 metres in height in order for the antennas to operate effectively over the trees. There are a number of residential properties which overlook this option and a 30 metre tower would be visible from these properties. As such, this option was discounted in favour of the application site, where the radio planners have confirmed a tower of a smaller height would be sufficient to provide the required coverage, and which is located a considerable distance from residential properties.

In line with Best Practice principles we have shared these details with local councillors and planning officers.

ICNIRP Compliance

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

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Theale, Berkshire, RG7 4SA

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.

Radio Technology and Health

Useful information sources on this include:

Code of Practice for Wireless Network Development in England (March 2022)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1057999/Code_of_practice_for_wireless_network_development_in_England.pdf

National Planning Policy Framework

https://assets.publishing.service.gov.uk/media/67a610df6006e4154dc498a0/NPPF_December_2024.pdf

World Health Organisation Electromagnetic Fields

www.who.int/peh-emf/en

International Commission on Non-Ionising Radiation Protection

www.icnirp.de

Mobile UK FAQ

<https://www.mobileuk.org/5g-and-health-faqs>

I trust all is clear from the enclosed but if you have further questions on this or any other matter concerning VMO2 please do not hesitate to contact us through Community Consultation & EMF Enquiries within 14 days from the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number **CS_306235_00**).

Yours sincerely,



Vicky Weston MSc MRTPI

Town Planner : Perry Williams

Tel: +44 (0) 7591 646 221

Email: vweston@perrywilliams.co.uk

(for and on behalf of Cornerstone)

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www.cornerstone.network

Vicky Weston

From: Microsoft Outlook
To: 'paul.waugh.mp@parliament.uk'
Sent: 07 February 2025 18:07
Subject: Relayed: Planning Pre-Application Consultation - Proposed Telecommunications Installation at Wardle Football Club, Rochdale [Our ref: CS_306235_00]

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

paul.waugh.mp@parliament.uk (paul.waugh.mp@parliament.uk)

Subject: Planning Pre-Application Consultation - Proposed Telecommunications Installation at Wardle Football Club, Rochdale [Our ref: CS_306235_00]

Our ref: **CS_307587_01**7th February 2025

The Old Library Nursery
106 Wardle Road
Rochdale
OL12 9ER

Perry Williams Ltd
Dunkirk Avenue
Desborough
Northants
NN14 6DE

FAO: Ms Kathryn Kirtley

BY EMAIL: service@theoldlibrarynursery.com

Dear Ms Kirtley,

**PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION
AT CS_306235_00, LAND AT WARDLE FOOTBALL CLUB, WARDLE ROAD, WARDLE, ROCHDALE, OL12
9JA (NGR: E391286, N415925)**

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 are in the process of progressing suitable sites in the Wardle area for radio base stations that will improve service provision for VMO2 and Vodafone. The purpose of this letter is to provide you with information on the proposal and the opportunity for you to seek further information should you wish to do so.

As part of VMO2 and Vodafone's continued network improvement program, there is a specific requirement for a new telecommunication base station at this location to provide upgraded 4G coverage and capacity as well as 5G coverage in this area of Wardle.

The proposal, which we feel is the best solution to serve our customers in the local community, will include:

The proposed installation of a telecommunications base station comprising a 20m lattice tower supporting 12 no. antennas and 4 no. dishes, together with 6 no. ground based equipment cabinets and 1 no. electric meter cabinet, located within a fenced compound, and ancillary development thereto.

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Cornerstone Planning Consultation Letter to Schools V.2 – 15/04/2021

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Details enclosed on drawings numbered: 100A, 200A, 201A, 300A & 301A.

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 fact, because of the very low power utilised by telecommunications sites the emissions will be many times lower than the ICNIRP threshold.

We would welcome your views (within 14 days of the date of this letter) before we finalise the proposal and submit the planning application to the Local Planning Authority.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CS_306235_00).

Yours faithfully,



Vicky Weston MSc MRTPI

Town Planner : Perry Williams

Tel: +44 (0) 7591 646 221

Email: vweston@perrywilliams.co.uk

(for and on behalf of Cornerstone)

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1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Vicky Weston

From: Microsoft Outlook
To: 'service@theoldlibrarynursery.com'
Sent: 07 February 2025 18:08
Subject: Relayed: Planning Pre-Application Consultation - Proposed Telecommunications Installation at Wardle Football Club, Rochdale [Our ref: CS_306235_00]

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['service@theoldlibrarynursery.com' \(service@theoldlibrarynursery.com\)](mailto:service@theoldlibrarynursery.com)

Subject: Planning Pre-Application Consultation - Proposed Telecommunications Installation at Wardle Football Club, Rochdale [Our ref: CS_306235_00]