

Our ref: **CTIL 24844900**

20/01/2023

Cllr Tricia Ayrton
7 Wood Hey Grove
Syke
Rochdale
OL12 9TY

Clarke Telecom Ltd
Unit E
Madison Place
Northampton Road
Manchester
M40 5AG

Dear Cllr Ayrton,

PROPOSED BASE STATION INSTALLATION AT CTIL 24844900 GALE PRIMARY SUB-STATION, WHITWORTH ROAD, ROCHDALE, MANCHESTER, OL12 6ER, NGR E: 389522 N: 414947

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 progressing suitable sites in the Rochdale area for radio base stations to maintain and improve existing levels of service provision. 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.

5G rollout has begun and Cornerstone is in the process of installing new radio base stations in their network. As part of Cornerstone's continued network improvement program, there is a specific technical requirement to provide new coverage in this area of Manchester.

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 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. 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

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:
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

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 24844900 GALE PRIMARY SUB-STATION

The site is needed to provide new 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. The proposed new installation will also meet the extra demands on the network in this area as new technologies improve.

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

GALE PRIMARY SUB-STATION, WHITWORTH ROAD, ROCHDALE, MANCHESTER, OL12 6ER, NGR E: 389522 N: 414947.

The proposed works comprise the Installation of proposed 20.0m High Swann Lattice Tower with Delta Headframe mounted on concrete foundation. Installation of 6no TEF and 6no VF Antennas, 18no TEF and 18no VF RRUs, 2no TEF Dishes and 2no VF Dishes, 1no TEF GPS and 1no VF GPS. Installation of 4no. ERS Racks, 1no. TEF PSU, 1no. Tyrone CSC Enclosure and 1no. Meter Cabinet. Ancillary Development required thereto.

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.

The column is a simple, functional, vertical structure necessary to provide replacement and new service provision to Rochdale and the surrounding area. There are other vertical structures in the streetscene which will help it assimilate in to the local environ. The column is proposed to be finished in a grey colour but can be coloured any other colour that the LPA consider appropriate.

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:

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 cabinets are designed to appear like other statutory undertakers equipment cabinets. They are small for telecommunications apparatus and are proposed to be coloured green to assimilate with other equipment cabinets commonly found in urban environments. The cabinets can be installed under the operators permitted development rights, but have been included on the plans and in the description in order to remain fully transparent.

The RRUs are designed to make the antennas more efficient and reduce the need for equipment cabinets at ground level, therefore minimising ground level clutter in this area. They are located underneath the lowest set of antennas, out of the natural eye line of the casual passer-by and therefore will not appear prominent in the streetscene.

We have considered alternative site options and discounted as follows:

Site ³	Site Name and address		NGR	Reason for not choosing ⁴
RT - Roof Top	Name	Existing Vodafone Installation		RD - Redevelopment not possible
	Line 1	Bizspace Building	Eastings	Vodafone have an existing rooftop installation at the Bizspace site. The Landlord of the property has served notice on the operator for vacant possession as they are demolishing the entire Industrial Estate and are currently seeking planning approval for 206 residential units across the entire site.
	Line 2	Fieldhouse Road	389813	
	Town	Rochdale	Northings	
	County	Greater Manchester	414716	
	Postcode	OL12 0AA		
GF - Greenfield	Name	Tesco Express Car Park		RD - Redevelopment not possible
	Line 1	Whitworth Road	Eastings	There is insufficient space within the small Convenience Store's Car Park for a new ground based Macro Mast.
	Line 2	Syke	389504	
	Town	Rochdale	Northings	
	County	Greater Manchester	414926	
	Postcode	OL12 6ER		
GF - Greenfield	Name	Hand Car Wash Site		RD - Redevelopment not possible
	Line 1	Whitworth Road	Eastings	There is insufficient space within this small car wash site for a Macro site which the Operator demands for this area as a replacement for the existing RT site. This option was therefore discounted.
	Line 2	Syke	389492	
	Town	Rochdale	Northings	
	County	Greater Manchester	414936	
	Postcode	OL12 6ER		
GF - Greenfield	Name	Vacant / Development Land		RD - Redevelopment not possible
	Line 1	Bentley St / Whitworth Road	Eastings	This land is owned by a residential developer (Berkshire Homes Northern Limited) with a view to build homes on the land. This company is currently in Liquidation and in the hands of Administrators (2020). This location cannot be considered for a site due to these issues relating to ownership. Furthermore, if the land is sold - it still retains development value for residential and should therefore be discounted under the code due to the potential land value.
	Line 2	Syke	389490	
	Town	Rochdale	Northings	
	County	Greater Manchester	414894	
	Postcode	OL12 6EY		
GF - Greenfield	Name	Minky Factory		T - Technical Difficulties
	Line 1	Bentley Street	Eastings	This location is situated too close to an existing cell located to the West (Shawclough) and outside the operators search area. This option was therefore discounted.
	Line 2	Shawclough	389145	
	Town	Rochdale	Northings	
	County	Greater Manchester	414952	
	Postcode	OL12 6EU		

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:

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

RT - Roof Top	Name	H3G wall mounted Rooftop		RD - Redevelopment not possible
	Line 1	Suite Dreams - Whitworth Rd	Eastings	This is an existing H3G/MBNL pole mount on the gable end of a building with a height of no more than 8m. This is located outside of the operators search area and would not provide their coverage requirements. In addition, the height of the building and presence of the MBNL equipment would not permit any CTIL/TEF equipment to be installed on the building.
	Line 2	Healey Stones	389258	
	Town	Rochdale	Northings	
	County	Greater Manchester	415278	
	Postcode	OL12 0SN		
GF - Greenfield	Name	Open Land		T - Technical Difficulties
	Line 1	Newark Road	Eastings	This location is situated outside of the Operators search area provided as part of the KOV Pack. There is a protection order on the land which is allocated to Allotments (see map in front page of SFR).
	Line 2	Syke		
	Town	Rochdale	Northings	
	County	Greater Manchester		
	Postcode	OL12 0AU		

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 Healey Ward (Cllrs S. O'Neill, S. Wazir), the local MP and Planning officers.

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 24844900])

Yours faithfully,

KRiby

Keanan Riby
Graduate Acquisition Surveyor
Acquisition
Clarke Telecom
Tel: +44 161 785 4500
Email: Keanan.Riby@Clarke-Telecom.com

(for and on behalf of Cornerstone)

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:
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

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:

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