

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 25/00223/TELE

Name and address for correspondence:	Applicant name:
Mrs Vicky Weston Perry Williams Ltd 112 Dunkirk Avenue Desborough Northamptonshire NN14 6PN United Kingdom	Cornerstone

Part 1 - Particulars of Application

Date of Application: 7 March 2025

Proposal:	The installation of a telecommunications base station consisting of 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
Location:	Land At Wardle Football Club, Wardle Road, Wardle, Rochdale, OL12 9JA, ,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that prior approval **IS REQUIRED** for the development referred to in Part 1 hereof.

Date Decision Issued 14 August 2025

Melanie Hale
Head of Planning Services

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) (England) Order 2015

APPROVAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mrs Vicky Weston 112 Dunkirk Avenue Desborough Northamptonshire NN14 6PN United Kingdom	Cornerstone

Part 1 - Particulars of Application

Date of Application: 7 March 2025

Application No: 25/00223/TELE

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Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been given for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following condition(s):

Conditions and Reasons:

- 1 The development shall be carried out in accordance with the following plans:

Site Location Maps. Drawing number: 100. Revision: B
Existing Site Plan. Drawing number: 200. Revision: B
Proposed Site Plan. Drawing number: 201. Revision: B
Existing Elevation. Drawing number: 300. Revision: B
Proposed Elevation. Drawing number: 301. Revision: B

Reason: In the interest of visual amenity and in compliance with Policies P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 2 Unless first agreed in writing by the Local Planning Authority, the telecommunications base station including the lattice tower, dishes, antennas (excluding RRUs), cabinets and boundary fencing hereby permitted shall be colour treated RAL6009 (Fir Green) prior to installation and retained as such thereafter.

Reason: In the interest of visual amenity and in compliance with Policies P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 No development (including any demolition, site clearance or preparation works) shall take place until the temporary protective fencing has been fully installed in accordance with Arboricultural Layout Plan and the Method Statement in the Arboricultural Impact Assessment (by ACS Consulting and dated July 2025).

The Method Statement in the Arboricultural Impact Assessment (by ACS Consulting and dated July 2025) shall be adhered to throughout the construction period.

Reason: In order to protect the existing trees on the site in the interest of visual amenity and in accordance with Policies P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 14 August 2025

Melanie Hale
Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

1. If at any time any protected species are found or are suspected of being present on the site and adversely affected by the development, work must cease immediately and a suitably qualified ecologist/LPA should be contacted.
2. The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird nest is suspected work should cease immediately and a suitably qualified ecologist employed to assess how best to safeguard the nest(s).
3. Work that will impact on habitats where nesting birds may be present (for example works to/or removal of grassland), should not be undertaken in main bird nesting season (March - August) unless suitable checks for active bird nests have been undertaken by a suitably qualified ecologist.