



## FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment  
Planning Service  
Number One Riverside  
Smith St  
Rochdale  
OL16 1XU

**Phone :** 01706 924305

**EMAIL :** development.control@rochdale.gov.uk

**WEB :** www.rochdale.gov.uk

Application to determine if prior approval is required for a proposed: Development by or on behalf of an electronic communications code operator for the purpose of the operator's Electronic Communications Network in, on, over or under land controlled by that operator or in accordance with the electronic communications code

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 16, Class A

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

391514

Northing (y)

413108

Description

Wallhead Road, Newbold, Milnrow, Rochdale, OL16 5DB, NGR E: 391514 N: 413108

## Applicant Details

Name/Company

Title

First name

Surname

Comerstone

Company Name

Comerstone

## Address

Address line 1

Hive 2

Address line 2

1530

Address line 3

Arlington Business Park

Town/City

Theale

County

United Kingdom

Country

Postcode

RG7 4SA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Agent Details

Name/Company

Title

Miss

First name

Caitlyn

Surname

Richmond

Company Name

WHP Telecoms Ltd

Address

Address line 1

Building 8 Unit 6

Address line 2

Carryduff Business Park

Address line 3

Comber Road

Town/City

Carryduff

County

Country

United Kingdom

Postcode

BT8 8AN

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Electronic communications apparatus

Please specify the type of apparatus to be installed or altered (e.g. call box, mast)

Telecoms mast.

Please provide further details of the apparatus (e.g. height, size, colour etc)

- Proposed 20m street pole
- Allocated 6no. antennas
- Allocated 3no. RRU's
- Allocated 2no. 300 dishes
- Allocated 1no. GPS module
- Allocated equipment cabinets

Are you replacing an existing installation?

- ☐ Yes  
☒ No

### Additional information

Are you submitting a declaration confirming that the apparatus is in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP)? The emissions from all mobile phone network operators' equipment on the site must be taken into account when determining compliance.

- ☒ Yes  
☐ No

Are you also providing a completed Supplementary Information Template (as set out in Appendix D of the [Code of Best Practice on Mobile Phone Network Development in England](#))?

- ☒ Yes  
☐ No

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes  
☐ No

If Yes, please provide details

- Kingsway Ward
- InXpress Head Office
- Rentruck

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes  
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Date (must be pre-application submission)

15/07/2025

Details of the pre-application advice received

The site is within the defined urban area and designated Primary Employment Zone according to the UDP proposals map. The site benefits from having no immediate neighbouring residential properties.

The existing grass area adjacent to the roundabout provides a pleasing sense of openness at the entrance to the retail park. This undeveloped area of soft landscaping is also an appreciable relief from the large expanse of hard standing and buildings in the vicinity. The loss of part of this space for the proposed 20m street pole and ancillary equipment would negatively detract from this. At 20m in height the street pole would also be highly prominent and dominant, impacting on the visual quality of the immediate locality.

I cannot advise at this stage whether the development would require the submission of a full planning permission and this could only be determined through a certificate of lawful development application.

In any case, detailed plans should be submitted alongside any application to the Council (prior approval/ Planning permission), as well as a planning statement. The ICNIRP compliance certificate should also be submitted and information relation to the site selection process and why a shared mast/base station is not possible. Detailed plans include the following:

Location Plan

Existing and proposed site layout/block plan

Existing and Proposed Elevations including street scene elevations

In the attached documents, it is not clear where the proposed 'alternative sites' are located. Based on their description, they do not seem comparable situations in order to make a fair assessment. A map showing these locations would assist at application stage.

The installation of a street pole and ancillary equipment is likely acceptable in principle at this retail park however I would encourage you to explore alternative options where the street pole would be less prominently sited.

## Declaration

I/We hereby apply for Prior Approval: Development for electronic communications network as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Caitlyn Richmond

Date

22/08/2025