



Our Ref: ROD211

Chief Planning Officer
(FAO Aimee Bovaird)
Rochdale Metropolitan Borough Council
Economy and Environment,
Planning Service,
Rochdale,
OL16 1XU

Monday 13th April 2026

Via Planning Portal Ref: PP-14844373

Dear Aimee Bovaird,

The installation of a 20m monopole, 2 dishes, 12 antenna apertures, 7 cabinets and development ancillary thereto replacing the existing rooftop site on The Phoenix Brewery rooftop.

**Park Street, Rochdale, Greater Manchester, OL10 2EJ
NGR E:386405 N:409935**

Please find included an application for prior approval, on behalf of MBNL, H3G (UK) Ltd and EE (UK) Limited for a replacement telecommunications cell site

We act for MBNL on behalf of EE Limited and Hutchison 3G Limited who have an existing telecommunications mast located on The Phoenix Brewery that currently provides network coverage to the immediate area and to maintain the network, now requires replacing as the existing location is to be redeveloped with planning permission in place, requiring the operators to vacate, therefore the operators are obliged to find an alternative location for the cell site within close proximity to maintain the current networks

In June 2025, as you may recall we worked pro-actively tother to secure planning permission under ref 25/00558/TELE for a replacement site with a similarly design streetworks mast t be located on Phoenix Close green space but after months of trying, we have not been able to engage positively with the tenants and industrial estate management company to secure a lease for the land and so we have had to cancel that proposal and seek an alternative replacement site which brings us to this new proposal.

Base stations use radio signals to connect mobile devices and phones to the network, enabling people to send and receive; calls, texts, emails, pictures, web, TV and downloads. Without base stations, mobiles devices and phones will not work.

Many other everyday items also use radio signals to send and receive information, such as television and radio broadcasting equipment and two-way radio communications. Base stations are connected to each other and telephone exchange buildings by cables or wireless technology such as microwave dishes, to create the network. The area each base station covers is called a "cell". Each cell overlaps with its neighbouring cells to create a continuous network. The size and shape of each cell is determined by the features of the surrounding area, such as buildings, trees and hills which can block signals. When people travel between cells, the signal is transferred between base stations without a break in service. Each base station covers a certain area only and can only handle a limited number



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of calls at once. As mobile phones and devices become more popular, more base stations are needed to ensure continuous coverage.

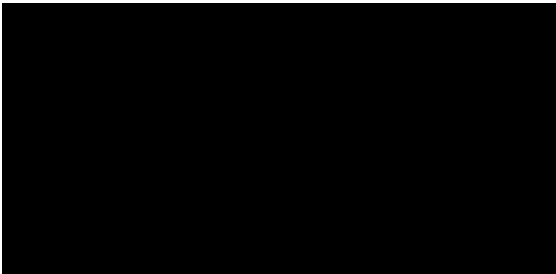
In support of the application the following information is enclosed: -

- Planning Application form and relevant certificates
- Planning drawings
- Prescribed fee
- Supplementary Information Template
- ICNIRP

In selecting the site, the applicant has had regard to national and local planning policies, the site context, potential alternative solutions, visual impact, health and safety considerations as well as operational need. It is considered that the application site and the proposed form of development provide the optimum solution in this instance.

Should you have any queries in respect of the information submitted or indeed require any further information, please do not hesitate to contact me. In the meantime, I await your earliest positive response.

Yours Sincerely,



For and on behalf of MBNL, EE (UK) Limited and H3G (UK) Limited



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