

Our ref: CS 30924800

06/07/2026

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

Clarke Telecom Ltd  
2nd Floor  
Building C  
Central Park  
Northampton Road  
Manchester  
M40 5BP

### **BY PLANNING PORTAL**

Dear Sir/Madam,

### **PROPOSED BASE STATION INSTALLATION AT CS 30896700 LAND AT C NORRIS SPRINGS LTD, LADY HOUSE WORKS, NEWHEY ROAD, MILNROW, ROCHDALE, OL16 4JD, NGR E: 392954 N: 412298**

This application is submitted under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is in accordance with the Electronic Communications Code (as amended).

This is an application for a determination as to whether the prior approval of the Authority will be required as to the siting and appearance of the development.

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

This application is submitted for and on behalf of Cornerstone:

- Written description of the proposed development – 20m lattice tower with an open headframe supporting, 12 no. antennas, 4 no. 0.3m transmission dishes, along with 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto including 30 no. Ericsson Radio Systems (ERS's), contained within a 2m high palisade fence.
- At Land at C Norris Springs Ltd, Lady House Works, Newhey Road, Milnrow, Rochdale, OL16 4JD, NGR E: 392954 N: 412298– defined within the plan indicating its location, numbered 100C
- Prescribed fee
- Copy of Developer's Notice, and proof of delivery
- It is confirmed that the site is not within any civil or defence safeguarding area.
- Contact address and email address for developer

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

Cornerstone GPDO Application Letter (England) V.8 25/02/2025

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

For your further assistance, we enclose additional information: -

- 1 APP Prior Approval form
- Supplemental drawings – Site Location Map 100C, Existing Site Plan 200B, Proposed Site Plan 201D, Existing Site Elevation 300A, Proposed Site Elevation 301D
- Site Specific Supplementary Information (including copies of pre-consultation and coverage plots)
- General Background Information for Telecommunications Development
- Health and Mobile Phone Base Stations document
- ICNIRP declaration and clarification statement
- 5G Services;
- Planning for a Better Network;
- Radio Planning and Propagation Information sheet;
- Allaying Health Concerns Regarding 5G;
- 5G services Information Sheet;
- DCMS MHCLG Collaborating for Digital Connectivity;
- HM Government Ofcom 5G Guide;
- Digital Public Benefit Brochure;
- GSMA 5G EMF Exposure & Safety;
- Cornerstone Local Authority Engagement Brochure;
- How it works document;
- Health Summary document;
- EMF Guidelines;
- Health Summary Information Sheet;
- How it works Information Sheet;
- Mobile UK Health Fact Sheet;
- Mobile UK 5G Local Authority Toolkit;
- DSIT Minister of State letter to Leaders - Supporting digital infrastructure deployment in your local area;

This application has been prepared in accordance with the Code of Practice for Wireless Network Development in England (March 2022)

The enclosed application is identified as the most suitable option that balances operational need with local planning policies and national planning policy guidance. It will deliver public benefit in terms of the mobile services it will provide.

Furthermore, we would like to assist the Local Planning Authority and would like to offer to arrange a presentation or meeting with your officers and members to discuss the issues if appropriate.

We are committed to maintaining a positive relationship with all Local Planning Authorities and we would be happy to provide any reasonable additional information in relation to this application.

We look forward to receiving your acknowledgement and decision in due course.

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Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number [CS 30924800])

Yours faithfully

*joshua fiteni*

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Planning Manager for Clarke Telecom Ltd  
Josh.Fiteni@Clarke-Telecom.com  
Tel: +44 (0)161 785 4500  
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(for and on behalf of Cornerstone)

In accordance with Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), all correspondence to the developer, should be sent to:

Cornerstone Community Consultation & EMF Enquiries, Hive 2, 1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA  
Email – [community@cornerstone.network](mailto:community@cornerstone.network)

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