

**TOWN AND COUNTRY PLANNING ACT 1990 & TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
(as amended)**

Prior notification: Development by Telecoms Operators

APPLICATION REFERENCE: NOT/2026/0597

Applicant JET Infrastructure Unit 2 Orford Court Leigh WN7 3XJ	Agent Mr Sean McHenry 18 Clare Court Ballycastle BT54 6GY
---	--

Part I - Particulars of Application

Proposal: The installation of a new 20m high Orion streetpole hosting 6 no. antennas, 3 no. ERS, 2 no. dishes, equipment housing and other ancillary development.

Location: HOWARD STREET SW, HOWARD STREET, Rochdale, OL12 0NF

Valid On: 29 June 2026

**DECISION: PRIOR APPROVAL REQUIRED AND GRANTED SUBJECT TO THE
FOLLOWING CONDITIONS:**

Date of Decision: 10/09/2026

Melanie Hale
Head of Planning

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.

Your attention is drawn to the following (1)

1	For the avoidance of doubt, this decision relates to the following plans: - Site Location Maps 100 - received 29th June 2026 - Existing and Proposed Site Plans and Elevations - received 29th June 2026
---	--

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.