

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 24/00229/TELE

Name and address for correspondence:	Applicant name:
Mr James Dodd Clarke Telecom Madison Place Northampton Road Manchester M40 5AG United Kingdom	Cornerstone

Part 1 - Particulars of Application

Date of Application: 6 March 2024

Proposal:	The installation of 20m high monopole, supporting 6 no. antennas, 3 no. ERS Units and 2 no. Transmission Dishes. Installation of 2 no. Ground based cabinets (Grey) and 2 no. Concrete Bollards and ancillary development required thereto
Location:	Hollin Lane Bus Stop, Hollin Lane, Top Of Hebers, Middleton, M24 5LE

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 25 April 2024

Melanie Hale
Head of Planning Services

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

REFUSAL OF DETAILS

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Mr James Dodd Clarke Telecom Madison Place Northampton Road Manchester M40 5AG United Kingdom	Cornerstone

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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 **REFUSED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reason(s):

Reasons:

- 1 By virtue of its height, siting and appearance, the proposed development would constitute a significantly incongruous and dominant feature within the street scene, amplified by the siting of additional unsightly equipment cabins in a prominent, unshielded location. Furthermore, no thorough justified information in relation to alternative ground or rooftop based sites has been provided as part of this proposal, required under paragraph 117 of the National Planning Policy Framework. The development would therefore result in unacceptable harm to character of the site and be contrary to policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 25 April 2024

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.

For the avoidance of doubt, this decision relates to the following list of plans:

Site Location Maps - 100 Rev A
Proposed Site Plan - 201
Proposed Site Elevation 301 Rev A