



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00416/FUL

Name and address for correspondence:	Applicant name:
Mr Stephen Herraghty JCDecaux 991 GREAT WEST ROAD BRENTFORD TW8 9DN	Mr Nathan Still

Part I - Particulars of Application

Date of Application: 23 May 2024

Proposal:	Installation of a multifunctional communication Hub including defibrillator and advertisement display
Location:	Pavement O/S Rochdale Interchange , Smith Street, Rochdale, OL16 1TU, ,

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **REFUSED** for the carrying out of the development referred to in Part I hereof for the following reason(s).

Reasons:

- 1 The proposed development, by reason of its siting, design and illumination, would fail to respond positively to the character of the townscape and the setting of former Wellington Hotel and Rochdale Town Conservation Area. This harm would be exacerbated due to the cumulative impact which would occur from the siting of two such prominent features within close proximity to each other. The proposal would fail to safeguard the significance of the Rochdale Town Centre Conservation Area, which partly results from its sense of space and openness, and would cause harm to the setting of several listed buildings and non-designated heritage assets through additional street clutter. The resultant less than substantial harm is not justified, mitigated, or outweighed by public benefit. On this basis, proposed development would fail to comply with adopted Places for Everyone joint development plan policies JP-P1 & JP-P2, policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Procedure Statement:

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Date Decision Issued 18 July 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 plans and supporting documents:

- Hub Detail - New Sites
- Site Plan and Images
- Power of the Public Screen
- Hub Unit Appendix D
- Unit Management Plan
- Community Channel - Examples of Campaigns
- NHS England / OHCA Charities Advisory Committee / Letter of Community Heartbeat Trust Charity Letter of Support
- Defibrillator Product Specification