

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 24/00079/TELE

Name and address for correspondence:	Applicant name:
Rebecca West Dalcour Maclaren Unit 10 - Bignell Park Barns Chesterton Bicester OX26 1TD	Mobile Broadband Network Limited

Part 1 - Particulars of Application

Date of Application: 25 January 2024

Proposal:	Prior notification for a proposed 20m high telecommunications monopole and associated works
Location:	Land Off Syke Road, Rochdale, OL12 9TQ

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 14 March 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

Name and address for correspondence:	Applicant name:
Rebecca West Unit 10 - Bignell Park Barns Chesterton Bicester OX26 1TD	Mobile Broadband Network Limited

Part 1 - Particulars of Application

Date of Application: 25 January 2024

Application No: 24/00079/TELE

Proposal:	Prior notification for a proposed 20m high telecommunications monopole and associated works
Location:	Land Off Syke Road, Rochdale, OL12 9TQ

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 The proposed installation, by virtue of its height, siting and appearance, would represent an incongruous and dominant feature on Cronkeyshaw Common which currently comprises predominantly open land that is devoid of tall structures. The installation would dominate the Common, resulting in a highly visible and intrusive feature in the landscape, detracting from the open setting and dominating key views in and out of the open space and from the adjacent Grade II listed Buildings, 101 and 102 Syke Road. This would significantly detract from the enjoyment of the common, which is designated Open Space, adversely impact on the landscape and appearance of the Protected Open Land and Greenspace Corridor and result in less than significant harm to the setting of nearby Grade II Listed Buildings. Furthermore, insufficient information regarding alternative existing masts or buildings has been provided as part of this proposal. The application therefore fails to comply with policies P1, P2, P3, D10, G3, G8 and DM1 of the Core Strategy and the National Planning Policy Framework.

Date Decision Issued 14 March 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.

INFORMATIVE:

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

002 Site Location Plan - Drawing no ROD154_OL01002_M004 Issue D
100 Existing Site Plan - Drawing no. ROD154_OL01002_M004 Issue D
150 Existing Elevation A - Drawing no. ROD154_OL01002_M004 Issue D
Max Configuration Site Plan - Drawing no. ROD154_OL01002_M004 Issue D
Max Configuration Elevations - Drawing no. ROD154_OL01002_M004 Issue D
Site Specific Supplementary Information
Declaration of Conformity
Developers Notice