



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01192/FUL

Name and address for correspondence:	Applicant name:
Mr Jamaal Hafiz Clarke Telecom Unit E Madison Place Northampton Road MANCHESTER M40 5AG United Kingdom	Cornerstone

Part I - Particulars of Application

Date of Application: 11 January 2023

Application No: 22/01192/FUL

Proposal:	Removal of the existing 15m pole supporting 6no. antennas and installation of a replacement 20m lattice tower supporting 12no. new antennas on a headframe, 4no. transmission dishes and 36no. ERS units behind the antennas. Removal of 5no. equipment cabinets and installation of 4no. replacement cabinets, together with additional ancillary development thereto, including 2no. GPS modules, 2.1m high palisade fencing, relocation of floodlight meter cabinet and floodlights to proposed replacement lattice tower
Location:	Rochdale Rugby Union Club, Moorgate Avenue, Rochdale, OL11 5LU

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 installation, by virtue of its height, siting and appearance, would represent an incongruous and dominant feature of the street scene in a prominent residential 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 the street scene and visual amenity generally and be contrary to policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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 23 March 2023

Daniela Ripa
Interim 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:

- o Supplementary Information form including technical justification
- o Site Location Maps - 100 Rev B
- o Existing Site Plan - 200 Rev A
- o Proposed Site Plan - 201 Rev B
- o Existing Site Elevation - 300 Rev A
- o Proposed Site Elevation - 301 Rev B
- o Copy of the Developers Notice and letter served on the owner(s) of the site
- o ICNIRP Compliance Certificate.