

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 22/01511/TELE

Name and address for correspondence:	Applicant name:
Miss Vicky Parsons Clarke Telecom Unit E Madison Place Northampton Road Manchester M40 5AG	Cornerstone

Part 1 - Particulars of Application

Date of Application: 1 December 2022

Proposal:	Prior notification of the removal and replacement of existing 17m high column, antennas and equipment cabinets with the installation of a 20m high column, 12 upgraded antennas, 4no transmission dishes and equipment cabinets and ancillary works thereto including 2no GPS modules and compound fencing
Location:	Telecommunications Site At Jape Business Park, Dell Road, Rochdale, OL12 6BZ

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 24 January 2023

Daniela Ripa
Interim 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:
Miss Vicky Parsons Clarke Telecom Unit E Madison Place Northampton Road Manchester M40 5AG	Cornerstone

Part 1 - Particulars of Application

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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 The proposed installation, by virtue of its height, massing, siting and appearance, would represent an incongruous feature of the street scene in an area adjacent to residential properties. 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.

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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.

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

- Proposed Site Elevation Dwg No 301 Rev B
- Proposed Site Plan Dwg No 201 Rev B
- Site Location Plan - Dwg No 100 Rev A Cornerstone Industry Site Specific Supplementary Information (England) V.5 - 21.03.2022
- Copy of the Developers Notice and letter served on the owner(s) of the site
- ICNIRP Compliance Certificate.