ROCHDALE BOROUGH COUNCIL

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 22/00392/TELE

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

Part 1 - Particulars of Application

Date of Application: 28 March 2022

Proposal:	**Prior notification for the installation of a new 20m high lattice tower to support antenna, associated radio-equipment housing and ancillary development thereto.**
Location:	**Land On North East Of The Klondike, Chichester Street, Milnrow, OL16 2AU,**

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 17 May 2022

Daniela Ripa
Interim Head of Planning Services

ROCHDALE BOROUGH COUNCIL

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:
Mr Jamaal Hafiz Unit E Madison Place Northampton Road MANCHESTER M40 5AG United Kingdom	N/A Cornerstone

Part 1 - Particulars of Application

Date of Application: 28 March 2022 Application No: 22/00392/TELE

Proposal:	**Prior notification for the installation of a new 20m high lattice tower to support antenna, associated radio-equipment housing and ancillary development thereto.**
Location:	**Land On North East Of The Klondike, Chichester Street, Milnrow, OL16 2AU,**

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 20 metre high mast would constitute a significantly incongruous and dominant feature within the street scene, in a prominent, unshielded location. The proposal would result in unacceptable harm to the street scene and visual amenity generally. In the absence of a comprehensive assessment of alternative sites for the proposed development it is not possible to definitively conclude that there are no more suitable sites reasonably available that would result in a lesser degree of visual harm. On this basis the application is contrary to Policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 17 May 2022

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.

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

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