



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00155/FUL

Name and address for correspondence:	Applicant name:
Mr Joshua Fiteni Clarke Telecom Limited Unit E, Madison Place Northampton Road Manchester Lancashire M40 5AG	Cornerstone

Part I - Particulars of Application

Date of Application: 14 March 2025

Application No: 25/00155/FUL

Proposal:	Removal of existing 15m monopole supporting 3 no. antennas, 4 no. equipment cabinets, 1 no. electric meter cabinets and timber fence, installation of a new 12m pole with flood lights, 20m lattice tower supporting 6 no. antennas, 2 no. transmission dishes, 4 no. replacement equipment cabinets, 1 no. replacement electric meter cabinet, 2.0m palisade fence and ancillary development there to including Ericson Radio Systems (ERSs) and 1 no. GPS module
Location:	Rochdale Rufc , Land At Rochdale Rufc, Clubhouse Close, 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, massing, siting and appearance, would represent an incongruous feature which would fail to sit sympathetically with the residential area and open character and appearance of the site. 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. The development would therefore result in unacceptable harm to character and appearance of the site and its surroundings and be contrary to policies P1, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-C2 of the adopted Places for Everyone Joint Development Plan 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 9 May 2025

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, the decision relates to the following submitted plans and documents:

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