

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 24/00201/TELE

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 1 - Particulars of Application

Date of Application: 29 February 2024

Proposal:	The installation of 25.0m Swann Lattice Tower supporting 6no. antennas, 30no. ericsson radio systems (ERS), 2no. transmission dishes and 2no. GPS modules together with 6no. equipment cabinets on a concrete foundation, 1no. meter cabinet and ancillary development thereto including 1.8m high palisade fencing and a 1 metre high gate (Resubmission of 23/00601/FUL),
Location:	Land Adjacent To Unit 6 Middleton Central Industrial Estate, Oldham Road, Middleton, M24 1QJ

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 19 April 2024

Melanie Hale
Head of Planning Services

REFUSAL OF DETAILS

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

Part 1 - Particulars of Application

Date of Application: 29 February 2024

Application No: 24/00201/TELE

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Location:	Land Adjacent To Unit 6 Middleton Central Industrial Estate, Oldham Road, Middleton, M24 1QJ

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 site sits adjacent to the Grade II listed Warwick Mill, designated for its special architectural and historic interest which forms a dominant feature within the townscape. The proposed 25 metre high lattice tower by reason of its significant scale, siting and appearance, would fail to sit sympathetically with, and respond positively to, Warwick Mill and its setting. The proposal would fail to safeguard the significance of Warwick Mill and would result in less than substantial harm to its significance. By reason of its siting and scale, the proposed lattice tower would also give rise to an unacceptable impact to the character and appearance of the area and would comprise a wholly inappropriate addition to the townscape generally and would undermine the aspirations of the adopted Middleton Town Centre Masterplan at this gateway location. In addition, the proposals would set a dominant and incongruous feature in a prominent location relative to the outlook of dwellings on Mill Fold Road and Silk Mill Road in addition to giving rise to unacceptable impacts on the outlook of future residential development at London House and to the rear of dwellings on Mill Fold Road. 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, and the public benefits of the proposal are not considered to outweigh the less than substantial harm identified. The application also fails to demonstrate that the site would be sequentially preferable in respect of flood risk, and in the absence of an exceptions test or site specific Flood Risk Assessment, that the development is appropriately flood resilient and would not lead to an increased risk of flooding elsewhere. On this basis the application is contrary to Policies P1, P2, P3, G8 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S4, JP-P1, JP-P2 and JP-C2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date Decision Issued 19 April 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.

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

- 100 - Rev A - Location Plan and Existing Site Plan
- 201 - Rev C - Proposed Site Plan
- 301 - Rev C - Proposed Elevations