

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 23/00137/TELE

Name and address for correspondence:	Applicant name:
Mr Tom Gallivan Dot Surveying Ltd 14 Inverleith Place Edinburgh EH3 5PZ	Cooke

Part 1 - Particulars of Application

Date of Application: 8 February 2023

Proposal:	Prior notification for proposed 20m monopole including associated equipment cabinets,
Location:	Milnrow Road Street Works , Milnrow Road , Rochdale, OL16 1SS

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 28 April 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: mr Tom Gallivan 14 Inverleith Place Edinburgh EH3 5PZ	Applicant name: Cooke
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Part 1 - Particulars of Application

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Application No: 23/00137/TELE

Proposal:	Prior notification for proposed 20m monopole including associated equipment cabinets,
Location:	Milnrow Road Street Works , Milnrow Road , Rochdale, OL16 1SS

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, siting and appearance, would represent an incongruous and dominant feature of the street scene in a prominent town centre 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.
- 2 The height of the mast, combined with its position would result in a dominant and intrusive feature, which would draw attention away from Rochdale Town Centre Conservation Area, adjacent Non-Designated Heritage Assets and Newbold Building (Grade II listed). As such, the proposal would result in substantial harm to the identified designated heritage assets. This harm has not been adequately justified or mitigated. No substantial public benefits have been put forwards to outweigh this harm. The development would therefore be an incongruous and harmful feature which would detract from the setting of the Conservation Area, adjacent heritage Assets and listed building. It would neither preserve the character and appearance of the Conservation Area nor the setting of Newbold Building's and would conflict with the requirements of Policy P2 and DM1 of the Rochdale Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3 The proposed siting and size of the mast with a wraparound cabinet on the footway of Milnrow Road would result in the detrimental impact on the free flow of traffic in this strategic link and therefore does not accord with policies T2 and DM1 of the Core Strategy and the National Planning Policy Framework.

Date Decision Issued 28 April 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:

- 265 PROPOSED SITE ELEVATION - Dwg No
ROD21986_ROD185_89724_OL0439_GA_REV_A
- 215 PROPOSED SITE PLAN - Dwg No ROD21986_ROD185_89724_OL0439_GA_REV_AA
Rev A
- 002 SITE LOCATION PLAN - Dwg No ROD21986_ROD185_89724_OL0439_GA_REV_ARev
A
- 5G SITE SPECIFIC SUPPLEMENTARY INFORMATION AND PLANNING JUSTIFICATION
STATEMENT PREPARED BY DOT SURVEYING
- Copy of the Developers Notice and letter served on the owner(s) of the site
- ICNIRP Compliance Certificate

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.