

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 23/01055/TELE

Name and address for correspondence:	Applicant name:
Mr James Dodd Clarke Telecom Madison Place Northampton Road Manchester M40 5AG	Cornerstone

Part 1 - Particulars of Application

Date of Application: 26 September 2023

Proposal:	Prior notification for the removal of existing cabinet (Phase 1) and removal of existing 15.0m high Lattice, installation of proposed 20.0m high Lattice on new foundation, installation of 6no. VMO2 Antennas and 6no. VF Antennas (12no. Total Antennas), 36no. ERS Units, 2no. proposed dishes 0.3mm, 2no. proposed dishes 0.6mm and installation of 2no. ERS Rack and 3no. cabinets with ancillary development required thereto including new 1.8m high chain-link fence (Phase 2)
Location:	Land At Lane End Farm, Lane End, Hopwood, Heywood, OL10 2JE

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 16 November 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:
Mr James Dodd Clarke Telecom Madison Place Northampton Road Manchester M40 5AG	Cornerstone

Part 1 - Particulars of Application

Date of Application: 26 September 2023

Application No: 23/01055/TELE

Proposal:	Prior notification for the removal of existing cabinet (Phase 1) and removal of existing 15.0m high Lattice, installation of proposed 20.0m high Lattice on new foundation, installation of 6no. VMO2 Antennas and 6no. VF Antennas (12no. Total Antennas), 36no. ERS Units, 2no. proposed dishes 0.3mm, 2no. proposed dishes 0.6mm and installation of 2no. ERS Rack and 3no. cabinets with ancillary development required thereto including new 1.8m high chain-link fence (Phase 2)
Location:	Land At Lane End Farm, Lane End, Hopwood, Heywood, OL10 2JE

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 siting and appearance, in particular the increase in height of the tower, the proposed replacement mast would constitute a significantly incongruous and dominant feature within the street scene, amplified by the siting of the headframe and antenna. The development would therefore result in unacceptable harm to character and appearance of the area and be contrary to policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedural 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

16 November 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 plans:

Site Location Maps - 100 B

Lease Drawing - 101 C

Existing Site Plan - 200 A

Proposed Temporary Site Plan - Phase 1 - 200A A

Proposed Site Plan - 201 D

Proposed Temporary North - East Elevation Phase 1 - 300A C

Proposed North East Elevation - Phase 2 - 301 D