

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 22/01522/TELE

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

Part 1 - Particulars of Application

Date of Application: 2 December 2022

Proposal:	Prior notification for the proposed installation of a 16m high street pole including associated equipment cabinets
Location:	Land Opposite 1 Mainway, Middleton, Manchester, M24 1PP

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 26 January 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 Tom Gallivan 14 Inverleith Place Edinburgh EH3 5PZ	Gallivan

Part 1 - Particulars of Application

Date of Application: 2 December 2022

Application No: 22/01522/TELE

Proposal:	Prior notification for the proposed installation of a 16m high street pole including associated equipment cabinets
Location:	Land Opposite 1 Mainway, Middleton, Manchester, M24 1PP

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 16 metre high monopole would constitute a significantly incongruous and dominant feature within the street scene, amplified by the siting of additional unsightly equipment cabins in a prominent, unshielded location. The proposal would result in unacceptable harm to the street scene and visual amenity generally. 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.

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 26 January 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 related to the following list of plans:

Locations Plans, Site Plans and Elevations - MAN21918_MAN651_TBC_M1370_GA_REV_A