

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 22/01477/TELE

Name and address for correspondence:	Applicant name:
Mr Tom Gallivan Dot Surveying Ltd 14 Inverleith Place Edinburgh EH3 5PZ	CK Hutchison Networks (UK) Ltd

Part 1 - Particulars of Application

Date of Application: 18 November 2022

Proposal:	Prior notification for the installation of a new H3G 20m telecoms street pole with associated equipment cabinets and ancillary works
Location:	Land at Harbour Lane North, Rochdale , OL16 3LQ, ,

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 12 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:
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Part 1 - Particulars of Application

Date of Application: 18 November 2022

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Proposal:	Prior notification for the installation of a new H3G 20m telecoms street pole with associated equipment cabinets and ancillary works
Location:	Land at Harbour Lane North, Rochdale , OL16 3LQ, ,

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 reason of its height, siting and appearance, the proposed 20 metre high telecommunications pole would appear visually dominant within the otherwise low form of the surrounding area, and would be unduly harmful to the character and appearance of the immediate area, appearing as an incongruous addition to the streetscene, in conflict with policies P1, P3 and DM1 of the adopted Core Strategy, and the National Planning Policy Framework.

Date Decision Issued 12 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.

This decision relates to the following list of plans:

002 Site Location Plan. Drawing no: ROD24761_ROD182_88777_OL0537_GA_REV_A. Issue: A
215 Proposed Site Plan. Drawing no: ROD24761_ROD182_88777_OL0537_GA_REV_A. Issue: A
265 Proposed Site Elevation. Drawing no: ROD24761_ROD182_88777_OL0537_GA_REV_A. Issue: A

Article 35 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.