

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 22/01490/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: 23 November 2022

Proposal:	Prior notification of the installation of a new H3G 20m telecoms street pole with additional equipment cabinets and ancillary works
Location:	Land At The Junction Of Hogarth Road And Daventry Road, Rochdale, ,

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: 23 November 2022

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Proposal:	Prior notification of the installation of a new H3G 20m telecoms street pole with additional equipment cabinets and ancillary works
Location:	Land At The Junction Of Hogarth Road And Daventry Road, Rochdale, ,

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 feature of the street scene in an area of high visibility and long range views 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 character of the site and be contrary to policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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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.

For the avoidance of doubt, this decision relates to the following list of submitted plans / documents:

- Proposed Site Elevation ROD21985_ROD181_88769_OL0438_GA_REV_A
- Proposed Site Plan ROD21985_ROD181_88769_OL0438_GA_REV_A
- Site Location Plan - ROD21985_ROD181_88769_OL0438_GA_REV_A
- 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.

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.