

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 23/00357/TELE

Name and address for correspondence:	Applicant name:
Mr Jamaal Hafiz Clarke Telecom Unit E Madison Place Northampton Road MANCHESTER M40 5AG United Kingdom	Cornerstone

Part 1 - Particulars of Application

Date of Application: 6 April 2023

Proposal:	The installation of a 20m high lattice tower supporting 12 antennas on a headframe; 2 GPS modules; 4 300mm transmission dishes; 36 Ericsson radio systems; together with 6 equipment cabinets, 1 meter cabinet and ancillary development thereto including erection of 2.1m high palisade fencing and a 1.6 high metre gate
Location:	Land At Gale Primary Sub-Station , Whitworth Road, Rochdale, OL12 6ER

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 May 2023

Daniela Ripa
Interim Head of Planning Services

REFUSAL OF DETAILS

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Mr Jamaal Hafiz Clarke Telecom Unit E Madison Place Northampton Road MANCHESTER M40 5AG United Kingdom	Cornerstone

Part 1 - Particulars of Application

Date of Application: 6 April 2023

Application No: 23/00357/TELE

Proposal:	The installation of a 20m high lattice tower supporting 12 antennas on a headframe; 2 GPS modules; 4 300mm transmission dishes; 36 Ericsson radio systems; together with 6 equipment cabinets, 1 meter cabinet and ancillary development thereto including erection of 2.1m high palisade fencing and a 1.6 high metre gate
Location:	Land At Gale Primary Sub-Station , Whitworth Road, Rochdale, OL12 6ER

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 20 metre high lattice tower, apparatus and equipment cabinets would constitute a significantly incongruous and visually dominant feature in the street scene. Furthermore, no thorough justified information in relation to alternative 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 and be contrary to Policies P1, P3 and DM1 of the adopted Rochdale Core Strategy, and the National Planning Policy Framework.

Date Decision Issued 26 May 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.

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

- Drawing No: 100 Rev A - Site Location Maps
- Drawing No: 201 Rev A - Proposed Site Plan
- Drawing No: 301 Rev A - Proposed Site Elevation
- Covering letter
- Supplementary Information
- Declaration of conformity with ICNIRP Public Exposure Guidelines
- Developer Notice
- Letters to Councillors and MP
- Letters to owners of the land to which the application relates
- 5G Mast & Health Fact Sheet
- 5G - The Next Mobile Generation (Department for Digital, Culture, Media & Sport)
- 5G, EMF Exposure and Safety Booklet
- 5G Mobile Technology: A Guide (HM Government)
- Collaborating for digital connectivity (Department for Digital, Culture, Media & Sport and Ministry of Housing, Communities & Local Government)
- The importance of local authority collaboration to deliver mobile connectivity by Cornerstone
- Cornerstone Community Information Sheet - Safety Guidelines on electromagnetic fields from antennas
- Cornerstone Community Information Sheet - Planning for a better network
- Cornerstone Community Information Sheet - Health Summary
- Mobile Connectivity and 5G infrastructure - Planning (Department for Digital, Culture Media & Sport)
- General Background Information for Telecommunications Development by Cornerstone
- Cornerstone - Health and Mobile Phone Base Stations
- Local Authority Toolkit 5G & Health by Mobile UK
- The public benefit of mobile connectivity by Cornerstone
- Radio Planning and Propagation (v.4 November 2019) by Cornerstone