

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 24/00062/TELE

Name and address for correspondence:	Applicant name:
Ryan Marshall WHP Telecoms Limited 1a Station Court Station Road Guiseley Leeds LS20 8EY United Kingdom	EE UK Ltd & Hutchison UK Ltd

Part 1 - Particulars of Application

Date of Application: 19 January 2024

Proposal:	Prior notification for a proposed 20m high telecommunications installation and associated works
Location:	Sheriff Street, Rochdale, OL12 6QR

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 24 May 2024

Melanie Hale
Head of Planning Services

REFUSAL OF DETAILS

Name and address for correspondence:	Applicant name:
Ryan Marshall 1a Station Court Station Road Guiseley Leeds LS20 8EY United Kingdom	EE UK Ltd & Hutchison UK Ltd

Part 1 - Particulars of Application

Date of Application: 19 January 2024

Application No: 24/00062/TELE

Proposal:	Prior notification for a proposed 20m high telecommunications installation and associated works
Location:	Sheriff Street, Rochdale, OL12 6QR

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 site sits adjacent to the Grade I listed St Edmunds Church, the St Edmunds Church Conservation Area, Falinge Park (Registered Park and Garden, Grade II listed) and the separately Grade II listed gates into Falinge Park. The proposed 20 metre high monopole by reason of its significant scale, siting and appearance, would fail to sit sympathetically with, and respond positively to, the Grade I listed St Edmunds Church and its setting. The proposal would fail to safeguard the significance of the Church and would result in less than substantial harm to its significance, and the significance of the surrounding Grade II listed heritage assets. By reason of its siting and scale, the proposed monopole would also give rise to an unacceptable impact to the character and appearance of the area and would comprise a wholly inappropriate addition to the townscape generally and would undermine the aspirations of the adopted Lower Falinge SPD and the Masterplan area at this gateway location. In addition, the proposals would set a dominant and incongruous feature in a prominent location relative to the outlook of dwellings on Sheriff Street, in addition to giving rise to unacceptable impacts on the outlook of future residential development on land to the east of Sheriff Street. The assessment of alternative sites for the proposed development does not provide a defined area of search and therefore it is not possible to definitively conclude that there are no more suitable sites reasonably available that would result in a lesser degree of visual harm, and the public benefits of the proposal are not considered to outweigh the less than substantial harm identified. On this basis the application is contrary to Policies P1, P2, P3, and DM1 of the adopted Rochdale Core Strategy, Policies JP-S2, JP-P1, JP-P2 and JP-C2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date Decision Issued 24 May 2024

Melanie Hale
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, the application relates to the following plans and documents:

- Heritage Statement, commissioned by CEP Telecoms Ltd, April 2024
- Photomontage, received by the Council 16/02/2024
- ICNIRP Certificate
- Site Specific Supplementary Information
- 002 SITE LOCATION PLAN - 1708862_ROD165_95986_OL0519_M001 Rev A
- 003 ACCESS PLAN - 1708862_ROD165_95986_OL0519_M001 - Rev A
- 004 LEASE DEMISE & SITE LOCATION PLAN - 1708862_ROD165_95986_OL0519_M001 Rev A
- 005 CHERRY PICKER & CRANE LOCATION PLAN - 1708862_ROD165_95986_OL0519_M001 - Rev A
- 006 SERVICES PLAN - 1708862_ROD165_95986_OL0519_M001 Rev A
- 100 EXISTING SITE PLAN - 1708862_ROD165_95986_OL0519_M001 - Rev A
- 150 EXISTING ELEVATION - 1708862_ROD165_95986_OL0519_M001 - Rev A
- 215 MAX CONFIGURATION SITE PLAN - 1708862_ROD165_95986_OL0519_M001 - Rev A
- 265 MAX CONFIGURATION ELEVATION - 1708862_ROD165_95986_OL0519_M001 - Rev A