

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 24/00589/TELE

Name and address for correspondence:	Applicant name:
Mr Nick Allan Dalcour Maclaren 30b The Courtyard Galgorm Castle Ballymena BT42 1HL United Kingdom	N/A

Part 1 - Particulars of Application

Date of Application: 21 June 2024

Proposal:	Prior notification for a proposed 20m high telecommunications monopole installatio and ground-based equipment cabinets within a secure, fenced compound; and ancillary development thereto.
Location:	Land North Of Gypsy Lane And Between Tetrosyl Site, Castleton, OL11 3DT

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 August 2024

Melanie Hale
Head of Planning Services

REFUSAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Nick Allan 30b The Courtyard Galgorm Castle Ballymena BT42 1HL United Kingdom	N/A

Part 1 - Particulars of Application

Date of Application: 21 June 2024

Application No: 24/00589/TELE

Proposal:	Prior notification for a proposed 20m high telecommunications monopole installatio and ground-based equipment cabinets within a secure, fenced compound; and ancillary development thereto.
Location:	Land North Of Gypsy Lane And Between Tetrosyl Site, Castleton, OL11 3DT

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):

Reason(s):

1. The site is north of Castleton (South) Conservation Area and in close proximity to a number of Heritage Assets which contribute group vale and are dominant features within the townscape. The proposed 20m high monopole by reason of its significant scale, siting and appearance, would fail to sit sympathetically with, and respond positively to, the conservation area and surrounding heritage assets. The proposal would result in less than substantial harm to its significance. 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. In addition, the proposals would set a dominant and incongruous feature in a prominent location in front of Arrow Mill. In the absence of a comprehensive assessment of alternative sites for the proposed development 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-S4, 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 12 August 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, this decision relates to the following plans:

Location Plan 100 Issue B

Proposed Site Layout 201 Issue B

Proposed Site Elevation 301 Issue B