

APPLICATION NUMBER: 23/00748/TELE

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00748/TELE	Rosalind Gralton	9 August 2023

Address: Land Opposite To Church Of The Latter Day Saints Manchester Road, Castleton North, Rochdale OL11 4JG

Proposal: Prior notification of proposed telecommunications installation: 15.0m Phase 9 slimline Monopole and associated ancillary works

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N/A
	Neighbour comments received?	N/A

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	PRIOR APPROVAL REQUIRED AND APPROVED
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CHECKED AND SIGNED OFF BY: LA

DATE: 23.08.23

SITE

The site relates to a parcel of land on the western side of Manchester Road, Rochdale. Manchester Road runs north south adjacent to the proposed site. The Latter day saints church is located opposite Manchester Road – on the eastern side of Manchester Road. The site is located within the Defined Urban Area, and is sited adjacent to a greenspace corridor to the west.

PROPOSAL

Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows *'Development by or on behalf of an electronic communications code operator for the purpose of the operator's electronic communications network in, on, over or under land controlled by that operator or in accordance with the electronic communications code, consisting of-*

- a. the installation, alteration or replacement of any electronic communications apparatus;*
- b. the use of land in an emergency for a period not exceeding 6 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for the purposes of that use, or*
- c. development ancillary to radio equipment housing.*

Before beginning the development described in paragraph A.2(3) of the above Order, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development.

Paragraph 8 of A.3 (Prior Approval) states that the development must not begin before the occurrence of one of the following –

- a) the receipt by the applicant from the local planning authority of a written notice of their determination that prior approval is not required;*
- b) where the local planning authority gives the applicant written notice that prior approval is required -*
 - i. the giving of that approval to the applicant, in writing, within a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5);*
 - ii. the expiry of a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5) without the local planning authority notifying the applicant, in writing, that such approval is given or refused; or*
 - iii. the expiry of a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5) without the local planning authority notifying the applicant, in writing, of their determination as to whether such prior approval is required.'*

The submitted application seeks prior approval for the installation of a new 15m high telecommunications street pole together with associated equipment cabinets. The applicant's supporting statement states that street pole and cabinets is required as being necessary for effective service coverage, business needs and to provide 5G coverage to the area.

RELEVANT PLANNING POLICY

The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO3	Improving design, image and quality of place
P3	Improving design of new development
DM1	General development requirements

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
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RELEVANT SITE HISTORY

23/00586/TELE – Withdrawn

CONSULTATION RESPONSES

Highways

The Council's Highways Engineers were consulted regarding the application and their responses are as follows.

First Response:

'As with previous applications for telecoms equipment at this location our main concern regarding this application is the impact on the highway network is the servicing of telecoms equipment in the future

The application site is situated directly adjacent to Manchester Road which is one of the busiest classified roads (A58) in the Borough and close to one of its main junctions. The site is within the verge close to the footway and there is highways fencing along the carriageway so service vehicles cannot directly access the site and would have to park in the carriageway close to the signalised junction which would impact on the safe operation of that junction.

In order to support this application we would require a servicing method statement to be submitted for approval. Information should include the frequency of the servicing and any special arrangements that would be needed to accommodate service vehicles.'

Second response, following submission of requested servicing method statement:

'It would appear that the Servicing Method Statement provided is acceptable.'

REPRESENTATIONS

The application was publicised by way of neighbour notification. No responses were received.

ANALYSIS

Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that development

consisting of the installation, alteration or replacement of electronic communications apparatus (other than on a building) is not permitted by Class A(a) if –

- (a) in the case of the installation of electronic communications apparatus (other than a mast), the apparatus, excluding any antenna, would exceed a height of 15 metres above ground level;
- (b) in the case of the alteration or replacement of electronic communications apparatus (other than a mast) that is already installed, the apparatus, excluding any antenna, would when altered or replaced exceed the height of the existing apparatus or a height of 15 metres above ground level, whichever is the greater;
- (c) in the case of the installation of a mast, the mast, excluding any antenna, would exceed a height of—
 - (i) 30 metres above ground level on unprotected land; or
 - (ii) 25 metres above ground level on article 2(3) land or land which is on a highway;
- (d) in the case of the alteration or replacement of a mast, the height of the mast, excluding any antenna, would when altered or replaced exceed the greater of the height of the existing mast or a height of—
 - (i) 30 metres above ground level on unprotected land; or
 - (ii) 25 metres above ground level on article 2(3) land or land which is on a highway; or
- (e) in the case of the alteration or replacement of a mast—
 - (i) the mast is on any land which is, or is within, a site of special scientific interest; and
 - (ii) the mast would, when altered or replaced, exceed the original width of the mast by more than one third.

The submitted application seeks prior approval for the installation of a new 15m streetpole including associated equipment cabinets, would be development permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 16, Class A.

The application is therefore for a determination whether the prior approval of the Council will be required as to the siting and appearance of the installation, as required under paragraph A.3 of the Order.

Visual Amenity

Paragraph 115 of the NPPF requires installations to be kept to a minimum and encourages the reuse of existing electronic communications infrastructure such as existing masts, buildings and other structures. Where new sites are required such as for new 5G networks, equipment should be sympathetically designed and camouflaged where appropriate.

The adopted Rochdale Core Strategy does not contain any policies specific to telecommunications application given that the NPPF contains a clear expression of Government policy that advanced, high quality communications infrastructure is essential for sustainable economic growth and in this respect there is encouragement to local planning authorities to support the expansion of electronic communication networks, including telecommunications. However Policy DM1 states that proposals should be compatible with surrounding land uses and not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

Policy P1 of the adopted Core Strategy will require high quality design in all new developments and Policy P3 requires all new developments, regardless of location in the borough, to adhere to high standards of design, and enhance the boroughs identity and sense of place by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. The contents of these policies aligns with the contents of Paragraph 130 of the NPPF which states that planning decision should ensure that new development is visually attractive as a result of good architecture, layout and appropriate and effective landscaping and is sympathetic to local character and history, including the surrounding built environment and landscape setting.

The proposed streetpole would introduce a 15m structure located on the footway of the western side of Manchester Road opposite the Church for the Latter Day Saints. The proposal would be highly visible given the greenspace further west of the site, which provides a visual break from built form, and the busy footway and highway of Manchester Road located directly adjacent to the application site. It is noted the juxtaposition of the landscape to the east and the proposed height of the monopole, however, only the upper section of the proposed monopole would protrude above the trees and surrounding buildings and would be seen against the sky. However, from the majority of views the lower section would be obscured by, or seen against the backdrop of, the trees, and surrounding street furniture. Coupled with the slimline design of the proposal, it would not appear overly alien or unexpected from views within the greenspace, nor would it appear overbearing upon pedestrians travelling along Manchester Road. Given the cabinets are to be set back from the monopole, it is not considered this would result in an overproliferation of street furniture in this instance.

On a site within the Rochdale borough with comparable characteristics, (reference: APP/P4225/W/22/3310956), which related to a similar site on the edge of a greenspace corridor, the Inspector concluded given the adjacent trees and landscape, the proposed monopole would not result in an unacceptable impact within the streetscene, and would not be harmful to the appearance of the area. While the area considered within this proposal is not residential, this proposal considers a monopole which is 5m shorter, and of a preferable appearance and design, which cumulatively together with its siting, would not be considered harmful to the appearance of the area as a whole.

Given the above, it is considered the proposal is in compliance with Policies P1 and, P3, of the adopted Core Strategy and the National Planning Policy Framework.

Highways

In other matters it is noted that it is appropriate to assess the proposed siting in respect of highway safety. The Council's Highway Service has been consulted, and raised concerns regarding the siting adjacent to the A58 – one of the busiest roads within the Borough – and the proposals associated servicing. A servicing method statement was submitted, including details of how the monopole would be serviced in the sensitive location. Following submission of this, highways considered this acceptable. Details of compliance with the submitted information is to be secured by condition. As such, subject to conditions, the proposal would accord with policies T2 and DM1 of the Core Strategy and the National Planning Policy Framework.

RECOMMENDATION: PRIOR APPROVAL REQUIRED AND APPROVED

1. The development shall be carried out in accordance with the following:

002 SITE LOCATION PLAN ROD18035_M004 Rev D
210 PROPOSED SITE PLAN ROD18035_M004 Rev D
260 PROPOSED ELEVATION ROD18035_M004 Rev D

Reason: In the interest of visual amenity and in compliance with Policy P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2. The monopole, antennae and equipment cabinet hereby permitted shall be colour treated Black RAL(9005)) prior to installation.

Reason: In the interest of visual amenity and in compliance with Policy P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The servicing method statement as submitted to the Council via email dated 04/08/2023 10:01 by Hannah Robinson of WHP Telecoms Ltd, shall be adhered to throughout the duration of the development and retained in compliance with for the lifetime of the development.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Report Author Rosalind Gralton