

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 23/00336/TELE

Name and address for correspondence:	Applicant name:
Mr Thomas Clarkson Entrust Professional Services Ltd Tower St Brunswick Business Park, Liverpool L3 4BJ United Kingdom	Icon Tower Infrastructure Limited

Part 1 - Particulars of Application

Date of Application: 4 April 2023

Proposal:	The removal of an existing 12m monopole mast and associated compound and the installation of a replacement base station which includes a 25m monopole sharable mast, a new perimeter fence and the addition of 7no. new cabinets. A single headframe will be mounted to the top of the mast which host 6no. antenna and 2no. 600mm dishes mounted to it with ancillary development thereto.
Location:	Land At Hollands Farm, Rooley Moor Road, Rochdale, OL12 6BN

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 25 May 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:
Mr Thomas Clarkson Entrust Professional Services Ltd Tower St Brunswick Business Park, Liverpool L3 4BJ United Kingdom	Icon Tower Infrastructure Limited

Part 1 - Particulars of Application

Date of Application: 4 April 2023

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Location:	Land At Hollands Farm, Rooley Moor Road, Rochdale, OL12 6BN

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:

Reasons:

- 1 The proposed installation, by virtue of its height, massing, siting and appearance, would represent an incongruous feature of the street scene in an area adjacent to a prominent junction, and residential properties. 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.

Date Decision Issued 25 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.

INFORMATIVE:

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

- PROPOSED SITE ELEVATION - Dwg No 301 A
- PROPOSED SITE LAYOUT - Dwg No 201 A
- SITE LOCATION MAPS - Dwg No 100 A
- SITE SPECIFIC SUPPLEMENTARY INFORMATION PREPARED BY ENTRUST
PROFESSIONAL SERVICES LIMITED
- Copy of the Developers Notice and letter served on the owner(s) of the site
- ICNIRP Compliance Certificate.