

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 23/00385/TELE

Name and address for correspondence:	Applicant name:
Mr Tom Gallivan Dot Surveying Ltd 14 Inverleith Place Edinburgh EH3 5PZ	Gallivan

Part 1 - Particulars of Application

Date of Application: 14 April 2023

Proposal:	Prior notification for the installation of a 5G 15m high telecommunications street pole together with associated equipment cabinets
Location:	Drake Street, Rochdale, OL16 1PX,

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 5 June 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 Tom Gallivan 14 Inverleith Place Edinburgh EH3 5PZ	Gallivan

Part 1 - Particulars of Application

Date of Application: 14 April 2023

Application No: 23/00385/TELE

Proposal:	Prior notification for the installation of a 5G 15m high telecommunications street pole together with associated equipment cabinets
Location:	Drake Street, Rochdale, OL16 1PX,

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 height of the mast, combined with its position would result in a dominant and intrusive feature, which would draw attention away from Grade II Registered Park and Garden Broadfield Park and the Rochdale Town Centre Conservation Area. As such, the proposal would result in substantial harm to the identified designated heritage assets. This harm has not been adequately justified or mitigated. No public benefits have been put forwards to outweigh this harm. The development would therefore be an incongruous and harmful feature which would detract from the setting of the Listed Park and Conservation Area. It would neither preserve the character and appearance of the Conservation Area nor the setting of the park, and would conflict with the requirements of Policy P2 and DM1 of the Rochdale Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 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 5 June 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 list of submitted plans / documents:

- 265 PROPOSED SITE ELEVATION - Dwg No
ROD25642_ROD190_30446_OL0512_GA_REV_
- 215 PROPOSED SITE PLAN - Dwg No ROD25642_ROD190_30446_OL0512_GA_REV_A
- 002 SITE LOCATION PLAN - Dwg No ROD25642_ROD190_30446_OL0512_GA_REV_A
- 5G SITE SPECIFIC SUPPLEMENTARY INFORMATION AND PLANNING JUSTIFICATION
STATEMENT PREPARED BY DOT SURVEYING
- Copy of the Developers Notice and letter served on the owner(s) of the site
- ICNIRP Compliance Certificate.