

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 24/00635/TELE

Name and address for correspondence:	Applicant name:
Mrs Alison Hughes United Living Connected Clearwater Lingley Mere Business Park Warrington WA5 3UZ United Kingdom	.

Part 1 - Particulars of Application

Date of Application: 3 July 2024

Proposal:	Prior notification for a proposed 20m high Orion pole installation ground-based equipment to accommodate 6 no antennas, 3 no RRUs and 2 no 0.3 dishes along with 2 no equipment cabinets ,
Location:	Grass Verge Adj To Access Road , Well l'th Lane, Lower Place, Rochdale, OL11 1BL

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 23 August 2024

Melanie Hale
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:
Mrs Alison Hughes Clearwater Lingley Mere Business Park Warrington WA5 3UZ United Kingdom	.

Part 1 - Particulars of Application

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Application No: 24/00635/TELE

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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 By reason of its significant scale, siting and appearance, the proposed monopole would 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. The visual harm arising from the proposal would also result in less than substantial harm to the significance of The Horse and Jockey Pub and the Rochdale Canal, both of which are recognised as Non-Designated Heritage Assets. Owing to its close proximity to the Iceland site on Well l'th Lane the proposed may give rise to prejudicial impacts to future development and therefore severely undermine the aspirations of the adopted Rochdale Station Area Supplementary Planning Document. 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-P1, JP-P2 and JP-C2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date Decision Issued 23 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
- Proposed site plan: 201
- Proposed site elevation: 301
- Supplementary information (Cornerstone, 03/07/2024)