

NOTICE OF PRIOR APPROVAL DETERMINATION

Part 16 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

To:

Isabel Daykin
Entrust Professional Services Limited
Unit 4
Century Building
Tower Street
Liverpool
L3 4BJ

On Behalf Of:

Icon Tower
1st Floor Adamson House
Towers Business Park
Manchester
M20 2YY

PART 1 - Particulars of Application

Application Number: 70140

Date of Registration: 03/10/2023

Proposal:

Prior approval for proposed installation of a 25.0m lattice mast with an existing compound approximately 36m to the south of the site. The development will include a base station, 2.4m high palisade fencing, 6no. operator cabinets, 1 no. electrical metre cabinet, no.2 dishes, 6no. antennas and ancillary development thereto

Location:

Unsworth Cricket And Tennis Club Ltd, Pole Lane, Bury, BL9 8QL

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that prior approval of the local planning authority is **REQUIRED** for the development set out in Part 1 of this decision notice.

The Metropolitan Borough of Bury hereby give **APPROVAL** for the development proposed in the above-mentioned application subject to the following conditions.

- 1 The development must be begun not later than five years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This decision relates to drawings numbered ENT001 Rev. A, 201 Rev. A, and 301 Rev.A and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and the National Planning Policy Framework listed.

- 3 Within 3 months of the telecommunications facility hereby approved being erected and brought into use, the existing monopole shall be permanently removed from the application site.

Reason: In the interests of visual amenity and in accordance with Policies EN1/1 - Visual Amenity and EN10

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

ENT001 Rev. A

201 Rev. A

301 Rev.A

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 27/11/2023