

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:

Mr Jack Corcoran
WHP Telecoms
Building 8
Unit 6
Carryduff Business Park
Comber Road, Carryduff
BT8 8AN

On Behalf Of:

Cornerstone Telecommunications
Hive 2
1530 Arlington Business Park
Theale
RG7 4SA

PART 1 - Particulars of Application

Application Number: 71595

Date of Registration: 05/02/2025

Proposal:

Prior approval for proposed telecommunications installation comprising 30M lattice tower, supporting 12 no. antennas, 2 no. 300mm dish antennas within a fenced compound and ancillary apparatus

Location:

Land at rear of Prestwich Heys FC, Sandgate Road, Whitefield, Manchester, M25 5WG

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 Schedule 2, Part 16 of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 This decision relates to drawings numbered 100 B, 200 A, 201 B, 300A, 301B, 102 C 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 Places for Everyone Joint Development Plan listed.
- 3 All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction" and any works to trees shall be carried out in accordance with the approved Arboricultural Impact Assessment Method Statement January 2025. The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to

Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

- 4 No development shall commence unless and until a drainage impact assessment has been submitted to and approved in writing by the Local Planning Authority. The scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to installation of the proposed mast and thereafter maintained.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact on the adjacent playing fields. To promote sustainable development and reduce flood risk pursuant to Development Plan Policies JP-S4 - Flood Risk and the Water Environment, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

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 pre-application discussions 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:

RT1/1	RT1/1 - Protection of Recreation Provision in the Urban Area
EN1/10	EN1/10 - Telecommunications
EN1/2	EN1/2 - Townscape and Built Design
EN1/4	EN1/4 - Street Furniture
JP-P7	Sport and Recreation
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
EN8/2	EN8/2 - Woodland and Tree Planting
JP-G7	Trees and Woodland
JP-S4	Flood Risk and the Water Environment
EN7/3	EN7/3 - Water Pollution
EN7/5	EN7/5 - Waste Water Management
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
NPPF	National Planning Policy Framework

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:

100 B, 200 A, 201 B, 300A, 301B, 102 C

NOTES TO APPLICANT

1. Protected species can turn up in unexpected places and the granting of prior approval does not negate the need to abide by the laws which are in place to safeguard biodiversity. The applicant must seek ecological advice should they find or suspect that the proposals will impact on protected species.

Signed:



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On behalf of the Council

Date of Decision: 28/03/2025