

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 Brown
Telent
Rutland House
5 Allen Road
Livingston
EH54 6TQ

On Behalf Of:

LIMITED
C/O Agent
C/O Agent
C/O Agent
C/O Agent, C/O Agent
EH54 6TQ

PART 1 - Particulars of Application

Application Number: 71356

Date of Registration: 15/11/2024

Proposal:

Prior approval for proposed installation of a 18m high Hutchinson Engineering Phase 8 monopole supporting 6no antennas with wrap around cabinet, 2 x 0.3m transmission dishes fixed under the antenna, installation of 3no. equipment cabinets and other ancillary equipment and underground cabling

Location:

Grass verge between School Street and Pilkington Way, Radcliffe, Manchester, M26

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 002 Issue E1, 100 Issue E1, 150 Issue E1, 200 Issue E1, 250 Issue E1 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 The development hereby approved shall not be brought into use unless and until the footway/verge remedial works around the proposed installation indicated on approved plan reference 1730054_BRY143_33463_N/A_M006 Revision E1 have been implemented.
Reason. To ensure good highway design and to maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Development Plan Policies

EN1/2 - Townscape and Built Design, EN1/4 - Street Furniture, EN1/10 - Telecommunications, JP-C5 - Streets for All and JP-C6 Walking and Cycling.

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:

EN1/2	EN1/2 - Townscape and Built Design
EN1/4	EN1/4 - Street Furniture
EN1/10	EN1/10 - Telecommunications
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
EN2/3	EN2/3 - Listed Buildings
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-P7	Sport and Recreation
JP-C1	Our Integrated Network
JP-P1	Sustainable Places
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
JP-C2	Digital Connectivity
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:

002 Issue E1, 100 Issue E1, 150 Issue E1, 200 Issue E1, 250 Issue E1

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the need to agree the scope and specification of the proposed highway works, the need to obtain any necessary permission for siting and servicing all the proposed equipment on the adopted highway and to the fact that the development should not take place until all statutory requirements have been completed.

Signed:

A handwritten signature in black ink, appearing to read 'P. H. H.', written in a cursive style.

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On behalf of the Council

Date of Decision: 20/02/2025