

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Miss Ougradar
Solutions30
Regus
82 King Street
Manchester
M2 4WQ

On Behalf Of:

Mr Browne
BT Telecommunications Plc
pp 8.05
Faraday Building
1 Knightrider Street
London
EC4V 5BT

PART 1 - Particulars of Application

Application Number: 68447

Date of Registration: 12/05/2022

Proposal:

Installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks.

Location:

Pavement adjacent Wilko, 111 The Rock, Bury, BL9 0NB

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 The development must be begun not later than three 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 Site location maps 001 rev A; Proposed site plan 002 rev A; Existing and proposed elevations 003 rev A; Street Hub Anti-Social Behaviour Plan Version 2; Street Hub Noise Management Plan Version 2 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 listed.
- 3 The Communication apparatus hereby approved shall not use voice activated or hands free technology unless and until a Noise Management Plan (NMP) detailing the control measures including volume and sound levels have been submitted and approved by the LPA. The agreed levels set out within the NMP shall thereafter be permanently maintained. A noise assessment and noise management plan shall be submitted to determine the noise level of the speaker associated with the equipment and agreed by the Local Planning Authority. Once the noise levels have been agreed, the levels will be included within the NMP and shall be complied with

thereafter. Once the NMP has been agreed and the unit installed, a verification report will be required to include sound testing to confirm compliance with agreed noise limit.

Reason. In the interests of the occupiers of nearby premises and users of the surrounding area pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EN7/2 - Noise Pollution.

- 4 Within 28 days of the installation of the development hereby approved, the two existing BT telephone boxes shown on proposed site plan 002 Rev A shall be removed in their entirety and the land reinstated to a scope and specification to be agreed with the Local Highway Authority.

Reason. To maintain the integrity of the adopted highway and in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, HT6/1 - Pedestrian and Cyclist Movement and HT5/1 - Access for Those with Special Needs.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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:

NPPF	National Planning Policy Framework
EN1/2	EN1/2 - Townscape and Built Design
EN1/4	EN1/4 - Street Furniture
EN1/5	EN1/5 - Crime Prevention
EN1/9	EN1/9 - Advertisements
EN1/10	EN1/10 - Telecommunications
EN7/2	EN7/2 - Noise Pollution
S1/1	S1/1 - Shopping in Bury Town Centre
S2/3	S2/3 - Secondary Shopping Areas and Frontages
HT5/1	HT5/1 - Access For Those with Special Needs
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
CF1/1	CF1/1 - Location of New Community Facilities

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:

Site location maps 001 rev A; Proposed site plan 002 rev A; Existing and proposed elevations 003 rev A; Street Hub Anti-Social Behaviour Plan Version 2; Street Hub Noise Management Plan Version 2.

NOTES TO APPLICANT

- . It is brought to the attention of the applicant that the proposal affects existing adopted highway and that the necessary permit for the placement of such equipment on the adopted highway is highly likely to be refused by the Highway Authority.

Design for Security Informative

Consideration is to be given to the potential of the unit attracting or increasing incidents of anti-social behaviour and loitering in these high footfall areas. A strategy to disable the units if required in extreme circumstances should also be considered.

Also comment that the security of the proposed unit should be carefully considered. The proposed unit should be constructed to a robust and adequate standard and should also be securely fixed and vandal-resistant.

It is brought to the attention of the applicant that the development hereby approved shall not be commenced unless and until the position of the proposed free-standing unit on the adopted highway shown indicatively on the approved plans has been agreed on site and the scope of and specification for all necessary highway remedial works required as a result of the installation of the replacement unit has been approved by the Local Highway Authority. The highway remedial works subsequently approved shall be implemented to the satisfaction of the Local Highway Authority.

Signed:



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On behalf of the Council

Date of Decision: 11/08/2022