

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 Josh Fiteni
Clarke Telecom
Madison Place
Northampton Road
Manchester
M40 5AG

On Behalf Of:

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

PART 1 - Particulars of Application

Application Number: 70927

Date of Registration: 08/07/2024

Proposal:

Prior approval for proposed installation of a 20m radio base station supporting 6 no. antennas, 2 no. transmission dishes, 3 no. RRUs and ancillary development including 2 no. equipment cabinets and GPS module.

Location:

Opposite 15 Albert Road, Whitefield,
Manchester, M45 8NN

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 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 numbered 100 Revision B, 201 Revision C, 301 Revision B, 401 Revision D, 410 Revision B 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 Notwithstanding the details indicated on approved plans referenced 201 Revision C, 410 Revision B and 401 Revision D the development hereby approved shall not be commenced unless and until the specification for and extent of paving around the proposed installation to aid verge maintenance, and the exact position of the proposed cabinets/installation have been agreed on site with the Local Highway Authority. All footway/verge remedial works around the proposed installation shall be implemented to a scope and specification to be agreed prior to the installation being brought into use.
Reason. To ensure good highway design and 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, H6/1 - Pedestrian and Cyclist Movement, JP-C5 - Streets for All and JP-C6 - Walking and Cycling and the National Planning Policy Framework.

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
EN1/11	EN1/11 - Public Utility Infrastructure
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
JP-C5	Streets For All
JP-C6	Walking and Cycling
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 Revision B, 201 Revision C, 301 Revision B, 401 Revision D, 410 Revision B

NOTES TO APPLICANT

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>
2. 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 highway and to the fact that the development should not take place until all statutory requirements have been completed.

Signed:



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On behalf of the Council

Date of Decision: 28/08/2024