

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 Jamaal Hafiz
Clarke Telecom
Unit E Madison Place
Northampton Road
Manchester
M40 5AG

On Behalf Of:

Cornerstone
c/o agent

PART 1 - Particulars of Application

Application Number: 70344

Date of Registration: 18/12/2023

Proposal:

Prior approval for proposed installation of a 20 metre high slim-line monopole supporting 6 no. antennas, 2no. transmission dishes, 2 no. equipment cabinets, and ancillary development thereto, including 3 no. Remote Radio Units (RRU's).

Location:

Land near junction of Albert Road & Waterdale Drive, Whitefield, M45 8NN

PART 2 - Particulars of Decision

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

Bury Metropolitan Borough Council hereby **REFUSE** approval for the siting and appearance of the development proposed in the above-mentioned application for the following reason(s)

- 1 The proposed installation by virtue of its siting within a visibility splay would reduce visibility at the junction of Waterdale with Albert Road to substandard levels, which would be detrimental to highway safety, contrary to Policies EN1/2 - Townscape and Built Design and Policy EN1/10 – Telecommunications of the Bury Unitary Development Plan.
- 2 The position of the proposed installation within a visibility splay, sited remote from the adjacent footway would have an adverse impact on the adopted highway verge and does not provide adequate accommodation works around the perimeter of the whole installation to ensure that the verge can continue to be properly maintained and kept clear and unobstructed to the detriment of highway safety, contrary to Policy EN1/2 - Townscape and Built Design and Policy EN1/10 - Telecommunications of the Bury Unitary Development Plan.

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

The proposal would not improve the economic, social and environmental conditions of the

area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. 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
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict
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:

100A
201A
301A

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 09/02/2024