

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 G Oliver
Beacon Comms Group
131 Trinity Street
Huddersfield
HD1 4DZ

On Behalf Of:

MBNL (EE (UK) Ltd and H3G (UK) Ltd
Thames Tower
Sixth Floor
Station Road
Reading
RG1 1LX

PART 1 - Particulars of Application

Application Number: 68646

Date of Registration: 06/07/2022

Proposal:

Prior approval for proposed telecommunications installation of a 25m 'Cypress tree' mast with 6 antennas, 5 cabinets, associated ancillary equipment secured within a 2.1m Cochrane Clearvu fencing with a 3m wide access gate and associated landscaping

Location:

Stand Golf Club, Ashbourne Grove, Radcliffe, Manchester, M45 7NL

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that 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.

The Metropolitan Borough of Bury hereby give **APPROVAL** for the siting and appearance of the development proposed in the above-mentioned application subject to the following conditions.

- 1 This decision relates to drawings:
Site Location Plan (Dwg no. 164009_BRY103_92795_M001 A)
215 Max Configuration Site Plan (Dwg no. 164009_BRY103_92795_M004 A3)
216 Max Configuration Site Plan (Dwg no. 164009_BRY103_92795_M004 A3)
265 Max Configuration Elevation (Dwg no. 164009_BRY103_92795_M004 A3)
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.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

EN1/10 EN1/10 - Telecommunications
EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design

EN1/3 EN1/3 - Landscaping Provision
EN8/2 EN8/2 - Woodland and Tree Planting
OL1/5 OL1/5 - Mineral Extraction and Other Development in the Green Belt
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:

Site Location Plan (Dwg no. 164009_BRY103_92795_M001 A)
215 Max Configuration Site Plan (Dwg no. 164009_BRY103_92795_M004 A3)
216 Max Configuration Site Plan (Dwg no. 164009_BRY103_92795_M004 A3)
265 Max Configuration Elevation (Dwg no. 164009_BRY103_92795_M004 A3)

NOTES TO APPLICANT

1. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) at Schedule 2, Part 16, Paragraph A.3 (11) states that the development must begin—
 - (a) where prior approval has been given as mentioned in sub-paragraph (8)(b)(i), not later than the expiration of 5 years beginning with the date on which the approval was given;
 - (b) in any other case, not later than the expiration of 5 years beginning with the date on which the local planning authority received the application in accordance with subparagraph (5).

Furthermore, Class A development is permitted subject to the condition that—

- (a) any electronic communications apparatus provided in accordance with that permission is removed from the land or building on which it is situated as soon as reasonably practicable after it is no longer required for electronic communications purposes; and
- (b) such land or building is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.

Signed:



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On behalf of the Council

Date of Decision: 26/09/2022