

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 Michal Laskowski
Clarke Telecom
Unite E
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: 69731

Date of Registration: 06/06/2023

Proposal:

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

Location:

Junction of Cuckoo Lane & Bury Old Road,
Prestwich, Manchester

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 A, 201 B, 301 A 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 development hereby approved shall not be brought into use unless and until a scheme of remedial works around the perimeter of the proposed installation on the existing adopted footway, to a scope and specification to be agreed with the Highway Authority, have been implemented to the satisfaction of the Local Planning Authority.
Reason. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 – Townscape and Built Design, EN1/4 – Street Furniture, EN1/7

Through routes and Gateways, EN8/2 - Woodland and Tree Planting 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:

NPPF National Planning Policy Framework
EN1/2 EN1/2 - Townscape and Built Design
EN1/10 EN1/10 - Telecommunications
EN1/11 EN1/11 - Public Utility Infrastructure
HT6/1 HT6/1 - Pedestrian and Cyclist Movement
EN1/7 EN1/7 - Throughroutes and Gateways
EN8/2 EN8/2 - Woodland and Tree Planting

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 A, 201 B, 301 A

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 01/09/2023