

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:

Susannah Help
WHP Telecoms Limited
1a Station Court
Station Road
Guiseley
Leeds
LS20 8EY

On Behalf Of:

Cornerstone
Hive 2
1530 Arlington Business Park
Theale
RG7 4SA

PART 1 - Particulars of Application

Application Number: 69721

Date of Registration: 02/06/2023

Proposal:

Prior approval for proposed telecommunications installation comprising of a 25.0m High Swann CS55 Lattice tower on proposed 6.0mx 6.0m concrete base, together with 6No. Antennas, 1No. GPS Module, 1No. 300mm Dish, 1No. 600mm Dish, 3No. Cabinets, 1No. Meter Cabinet and associated ancillary works.

Location:

Land within Fragrance Oils site, off Eton Way South, Radcliffe, Manchester, M26 2FR

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, 101 A, 200 A, 201 A, 300 A, 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.

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:

EC2/1 EC2/1 - Employment Generating Areas
EN1/2 EN1/2 - Townscape and Built Design
EN1/3 EN1/3 - Landscaping Provision
EN1/4 EN1/4 - Street Furniture
EN1/10 EN1/10 - Telecommunications
EN7 EN7 - Pollution Control
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 A
101 A
200 A
201 A
300 A
301 A

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 25/07/2023