

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: 69091

Date of Registration: 16/11/2022

Proposal:

Prior approval for proposed installation of a 20m Monopole with 6no. Antennas; 1no. GPS module, 2no. Transmission Dishes and 3no. Remote Radio Units (RRUs); 1no. meter cabinet, 3no. equipment cabinets at the base and ancillary development including 1.8m high palisade fencing

Location:

Land at Butterstile playing fields (between 47-53 Venwood Road & 206-212 Butterstile Lane), Venwood Road, Prestwich, Manchester, M25 9UF

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 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 Site location plans 100 rev B; Propsoed site plan 201 rev C; Propsoed site elevation 301 rev C (received 17/11/22) 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 monopole hereby approved shall be coloured grey (Ral 7035) and the equipment cabinets shall be coloured green and thereafter maintained as such.
Reason. In the interests of visual amenity pursuant to Policies EN1/2 - Townscape and Built Design and Policy EN1/10 - Telecommunications of the Bury Unitary Development Plan.

- 4 Notwithstanding the approved plans, prior to the installation of the equipment hereby approved, details of the type, colour and height of a fence enclosure shall be submitted to and approved by the Local Planning Authority. The approved fence enclosure only shall be implemented and thereafter retained.
Reason. In the interests of visual amenity pursuant to Bury Unitary Development Plan Policy EN1/2 - Townscape and Built Design.
- 5 The telecommunications equipment hereby approved are required to be respectively removed as soon as reasonably practicable after it is no longer required for electronic communications purposes and the land restored to its condition before the development took place.
Reason. In the interests of visual and residential amenity pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and EN1/2 - Telecommunications.

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
EN1/4 EN1/4 - Street Furniture
EN1/10 EN1/10 - Telecommunications
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict

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 plans 100 rev B; Propsoed site plan 201 rev C; Propsoed site elevation 301 rev C (received 17/11/22)

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'P. H. H.', written in a cursive style.

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On behalf of the Council

Date of Decision: 21/04/2023