



Appendix 1 – Pre-Application Consultation

**Copy of pre-consultation correspondence with Bury
Metropolitan Borough Council for BRY21703 proposed
telecoms installation on the grass verge adjacent to
Woodhill Fold, Buckley Wells, Bury, Greater Manchester,
BL9 0AL**

Pre-consultation with Local Planning Authority

- **Site Detail Sheet**
- **Planning Drawings**



5G ROLL OUT PLANNING PRE-APPLICATION ENQUIRY - SITE DETAIL SHEET

Site Requirement

Site Introduction

Telecoms Planning Pre-Application
Enquiry for a proposed
telecommunications installation at:

**WOODHILL FOLD, BUCKLEY WELLS
BURY
GREATER MANCHESTER
BL9 0AL**

Site Objective

To provide the surrounding area with mobile coverage, while linking other sites into the wider Network. The site is part of a project to supply the surrounding area with 5G coverage. At present, there is a gap in network coverage within this particular area.

Preferred Site

Site Name

BRY21703 – JUBILEE WAY

National Grid Reference

E: 379945 N: 410752

Traffic Light Model Rating

Amber

Assessment

In this instance, a new 'slim line' Streetpole with equipment cabinets as shown on the drawings, the existing street furniture within the vicinity which should soften any visual impact.

The equipment has been designed to create a minimal, modern telecoms installation, which is required to extend high-speed mobile coverage to the area in and around the area.

Equipment Details: -

Please refer to the planning drawings (enclosed)
BRY21703_MAN635_88056_BL0387_GA_REV_A

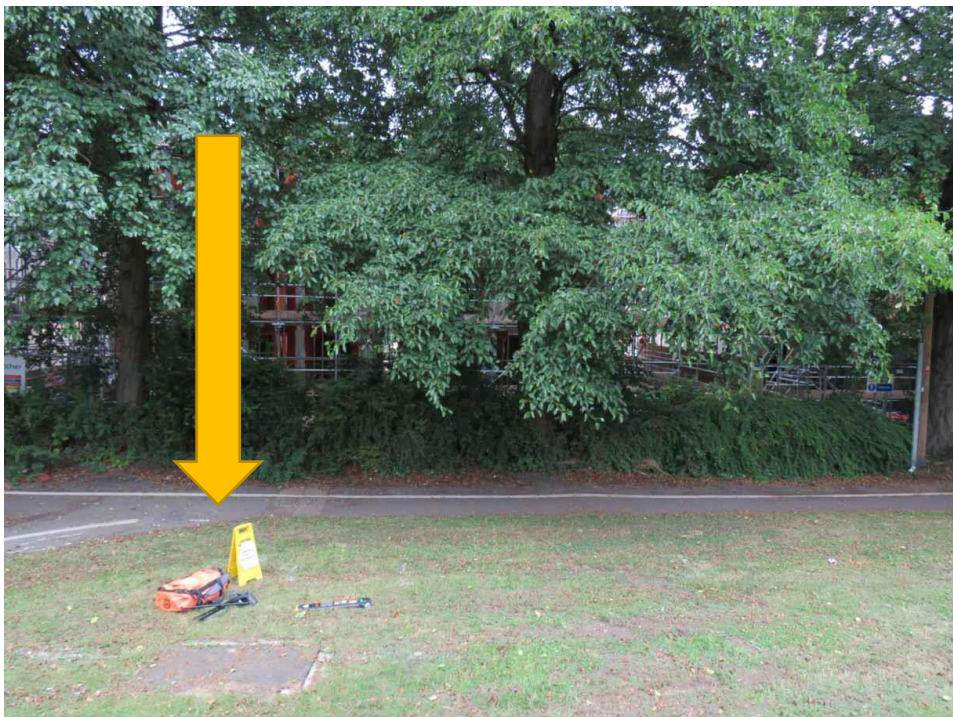
Figure 1 – Plot showing the required area to be covered, with a white tab showing the preferred location from a coverage perspective.



Figure 2 – An illustration of the intended search area, which has a 100-metre radius. The proposed site location is situated outside the 100m search area.



Figure 3 - Site Photograph: (approximate location of site)



Proximity of the site to schools?

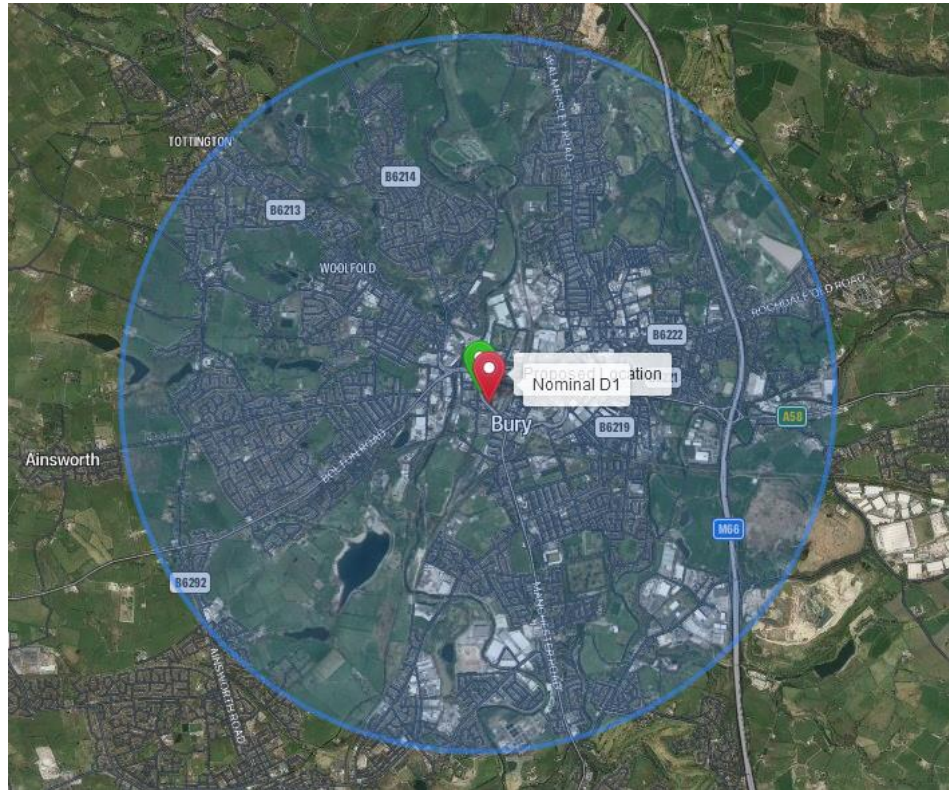
The proposed location does appear to be within 300m of an education centre.

- 1. Foundations For Learning Childrens Nursery
- 2. Bury Grammar Schools
- 3. Bury Grammar School Girls

Proximity to airports?

Proposed location does not appear to be within 3km of an airport or aerodrome.

Airports with scheduled flights sorted by distance.					
Type	Airport Name	City	IATA Code	Connectivity	Distance
✗	Manchester Airport	Manchester	MAN	★★★★★	16.53 mi
✗	Liverpool John Lennon Airport	Liverpool	LPL	★★★★★	28.68 mi
Other airports without scheduled flights sorted by distance.					
Type	Airport Name	City	IATA Code	Connectivity	Distance
✗	Warton Airport	Warton		★★★★★	25.93 mi
✗	Leeds East Airport	Church Fenton		★★★★★	48.33 mi



Site description of Designated Search Area (DSA).

As this mast is a 5G installation, to work it needs to be close to those who will benefit from the technology, therefore a small search area is required. Movements outside this area are likely to require a proliferation of masts to do the same job, and even then, coverage gaps are likely. The search area is residential with unsuitable pavements.

Discounted Sites: List of other sites investigated within a 100m Search Area and why they have been discounted – area in general is a populated area with small streets and residential housing.

Site	NGR	Discounted Reason
D1 – Jubilee Way/Tenterden Street	380034, 410657	Nominal location - very residential with insufficient pavements and rest of the search area is the same.
D2 – Tenterden Street	380029, 410617	This option has been discounted due to unsuitable pavements and visibility splay issues.
D3 – Tenterden Street	379933, 410634	This option has been discounted due to unsuitable pavements and the location is also in a residential area

D4 – Tenterden Street	379936, 410687	This option has been discounted due to unsuitable pavements and visibility splay issues.
D5 – Tenterden Street	379812, 410668	This option has been discounted due to unsuitable pavements and visibility splay issues.
D6 - Clifton Close	379810, 410783	This option has been discounted due to unsuitable pavements and the location is also in a residential area



Legislation

Extracts have been taken from the Bury Metropolitan Borough Council Highlighting the importance of up-to-date telecommunications/Connectivity.

Digital and Communications Infrastructure	Policy Direction IN3
It is proposed that the Local Plan should include a policy supporting the provision of enhanced electronic communications infrastructure and setting out the factors that will be taken into account in dealing with proposals for communications infrastructure.	

Justification

- 14.14 High quality electronic communications infrastructure, including high speed broadband access, is essential for developing a sustainable local economy and is important for education and enhances the provision of local community facilities and services. It is also vital for home working and helps to reduce the need to travel and to create more resilient rural communities as it enables more efficient working practices and provision of online facilities and services.
- 14.15 In terms of telecommunications infrastructure, it is proposed that the policy should specify that developers should aim to minimise the number of masts and explore the potential for utilising existing structures before considering the erection of a new mast. Where this is not possible and new equipment is required, the Council will expect this to be sympathetically designed and, where possible, camouflaged in order to minimise its visual impact.

Alternative Options

- 14.16 The Council has considered the alternative option to not include a specific policy setting out the approach to digital and communications infrastructure. However, this option was discounted on the basis that the NPPF states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments.
- 14.17 It is considered that the omission of the policy could potentially prevent the necessary expansion of communications networks and lead to examples of unacceptable impacts arising from the unnecessary installation of new or poorly designed telecommunications infrastructure.

[illegible]

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

A	Issued for Planning	SGD	RWB	08.08.22
REV	MODIFICATION	BY	CH	DATE

450 Longwater Avenue,
Green Park,
Reading,
RG2 6GF

Design Consultant & Principal Contractor:



Site Name:

JUBILEE WAY

3UK Nominal ID:

BRY21703

Address:

WOODHILL FOLD, BUCKLEY WELLS
BURY
GREATER MANCHESTER
BL9 0AL

Title:

001 DRAWING REGISTER

Project:

UNILATERAL SW

Purpose of Issue:

PLANNING

MBNL/TM/H3G Cell ID:

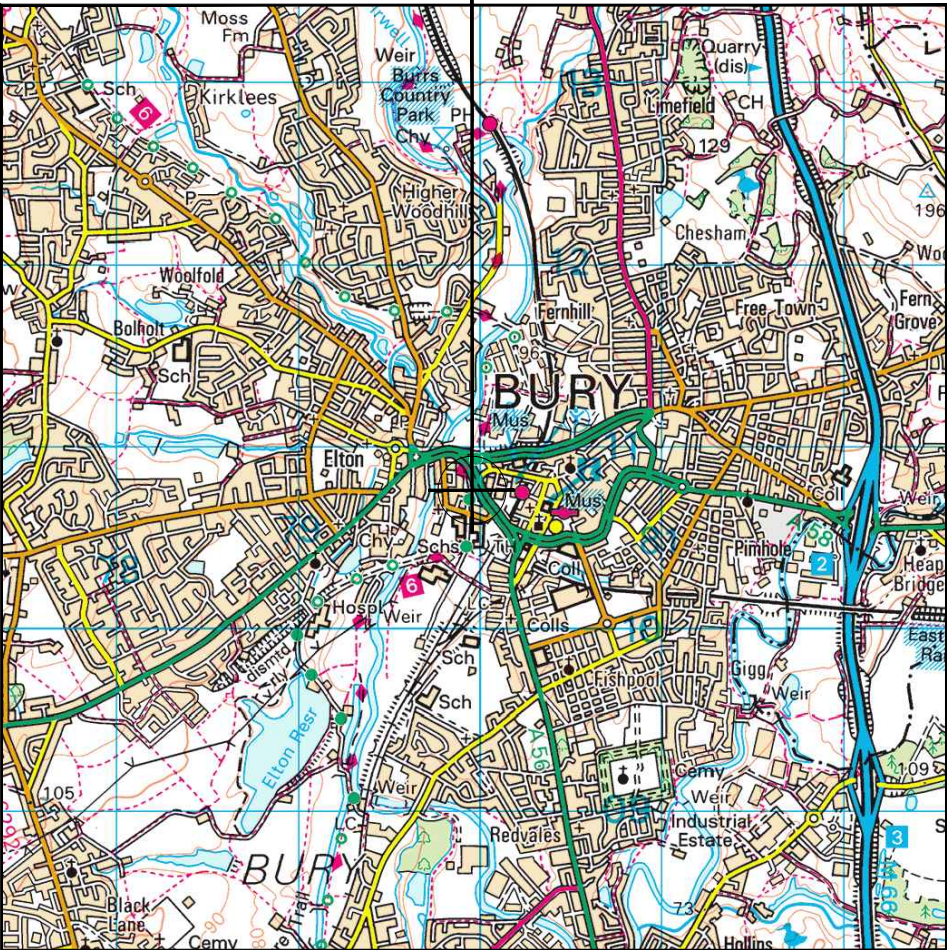
MAN635/88056/BL0387

Drawing No:

BRY21703 MAN635 88056 BL0387 GA REV A

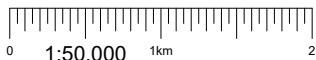
Issue:

SITE LOCATION



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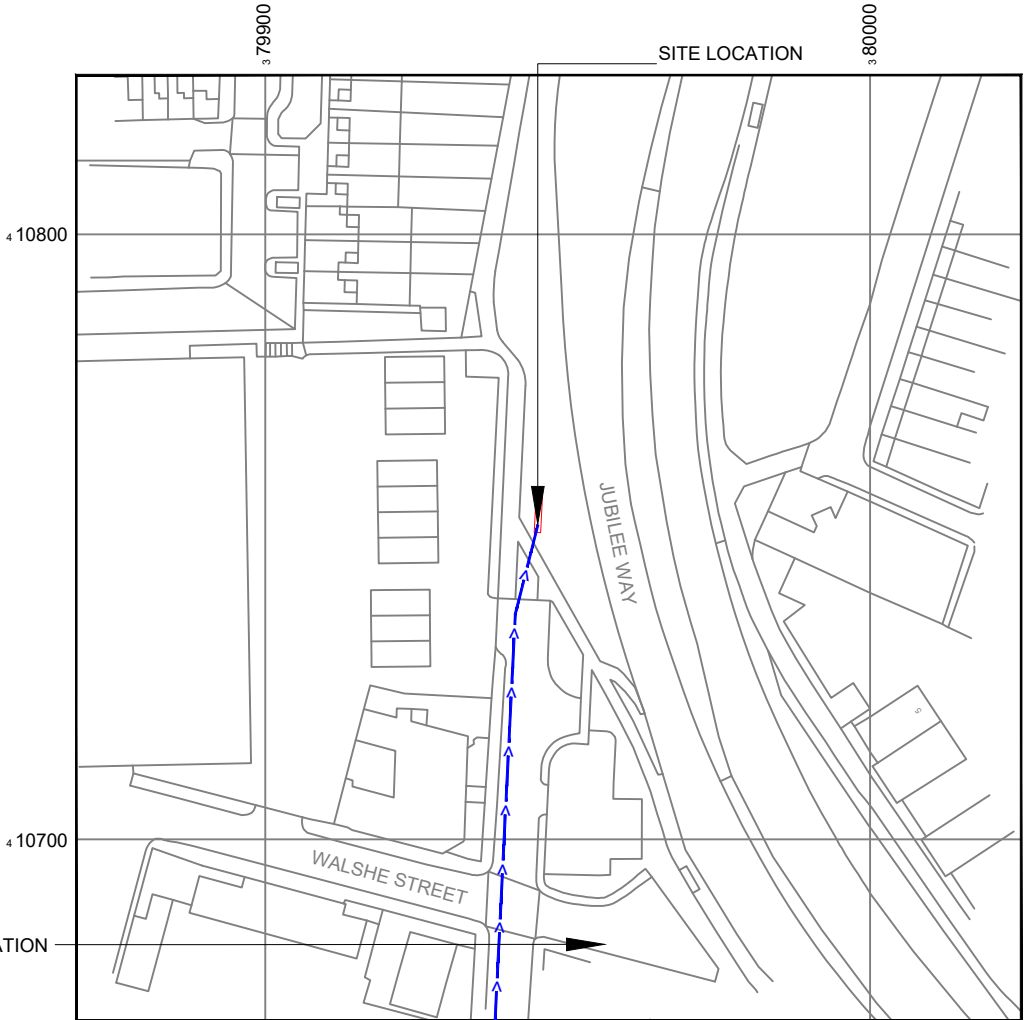
SITE AREA PLAN



SITE PHOTOGRAPH



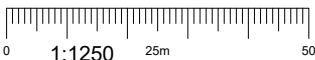
SITE LOCATION



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NGR E: 379945 N: 410752

SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://tinyurl.com/y4mwdb3v>

STREETVIEW - <https://tinyurl.com/yjr9pjrs>

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Access Route To Site:



Directions To Site: -

Leave M60 at junction 18 heading north onto M66. Continue on M66 for approx 5km until junction/exit 2. Exit M66 onto A58 (Rochdale Road) heading west. Continue on A58 (passing Angoulene Way retail park on left) until large crossroads junction. Continue straight over junction bearing right onto Jubilee Way (A58). Take the first left turn onto Tenerden Street, then first right turning onto Tenter's Street. Continue to end of road, site can be found on verge/bank to right at end of Tenter's Road.

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REV	MODIFICATION	BY	CH	DATE

CK Hutchison
Networks (UK)
Limited

450 Longwater Avenue,
Green Park,
Reading,
RG2 6GF

Design Consultant & Principal Contractor:



Great British Communications
Lapwing House, Block 3 Forward Point,
Tan House Lane, Widnes, Cheshire, WAB 0SL
t. 44 (0)151 420 4128
www.gbcservices.co.uk

Site Name: JUBILEE WAY

3UK Nominal ID: BRY21703

Address:
WOODHILL FOLD, BUCKLEY WELLS
BURY
GREATER MANCHESTER
BL9 0AL

Title: 002 SITE LOCATION PLAN

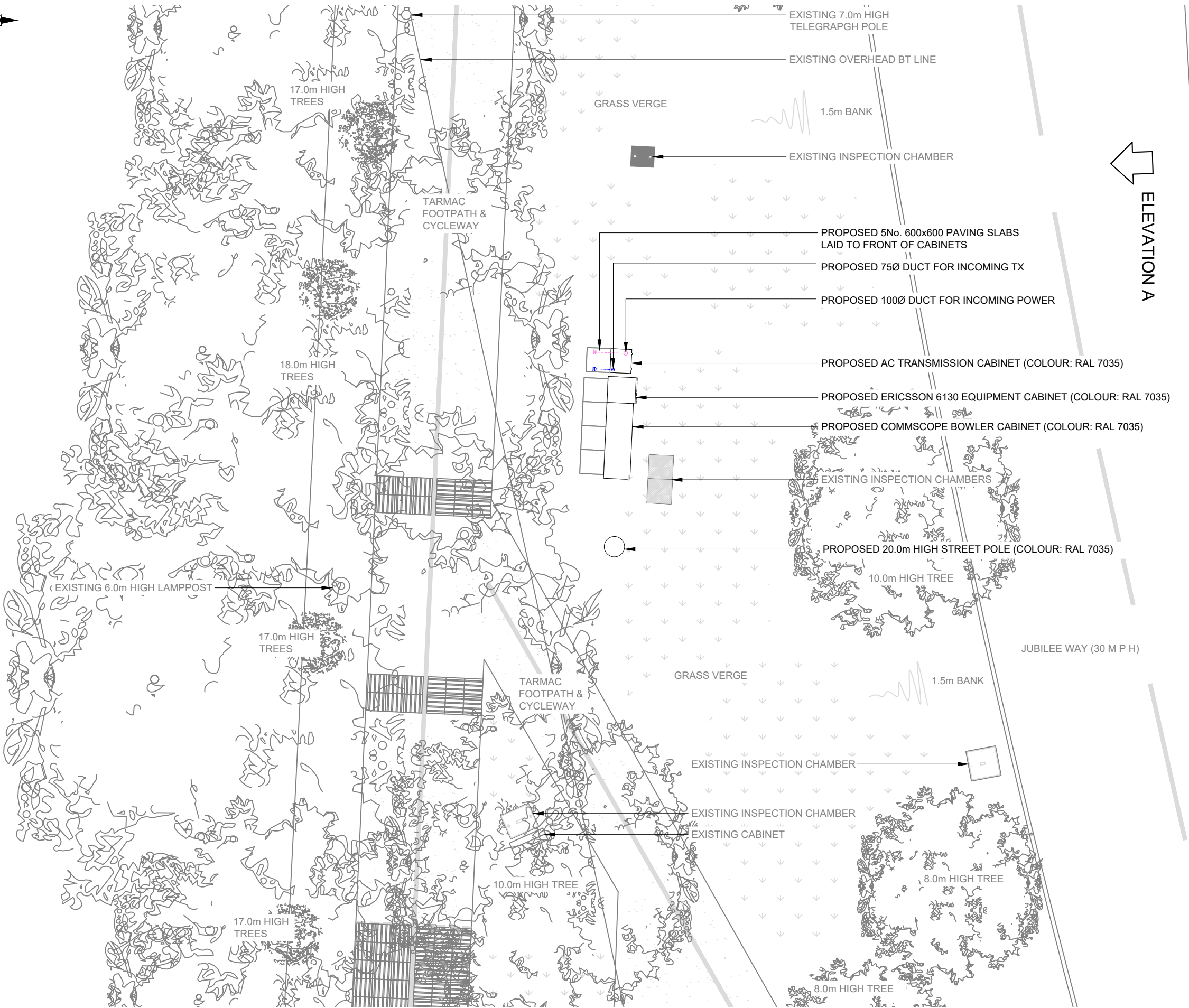
Project: UNILATERAL SW

Purpose of Issue: PLANNING

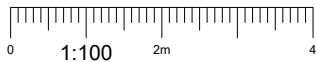
MBNL/TM/H3G Cell ID:
MAN635/88056/BL0387

Drawing No: BRY21703_MAN635_88056_BL0387_GA_REV_A

Issue: A



PROPOSED SITE PLAN



- NOTES:
- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

REV	MODIFICATION	BY	CH	DATE
A	Issued for Planning	SGD	RWB	08.08.22

**CK Hutchison
Networks (UK)
Limited**

450 Longwater Avenue,
Green Park,
Reading,
RG2 6GF

Design Consultant & Principal Contractor:



Great British Communications
Lapwing House, Block 3 Forward Point,
Tan House Lane, Widnes, Cheshire, WAB 0SL
t. 44 (0)151 420 4128
www.gbcservices.co.uk

Site Name: JUBILEE WAY

3UK Nominal ID: BRY21703

Address: WOODHILL FOLD, BUCKLEY WELLS
BURY
GREATER MANCHESTER
BL9 0AL

Title: 215 PROPOSED SITE PLAN

Project: UNILATERAL SW

Purpose of Issue: PLANNING

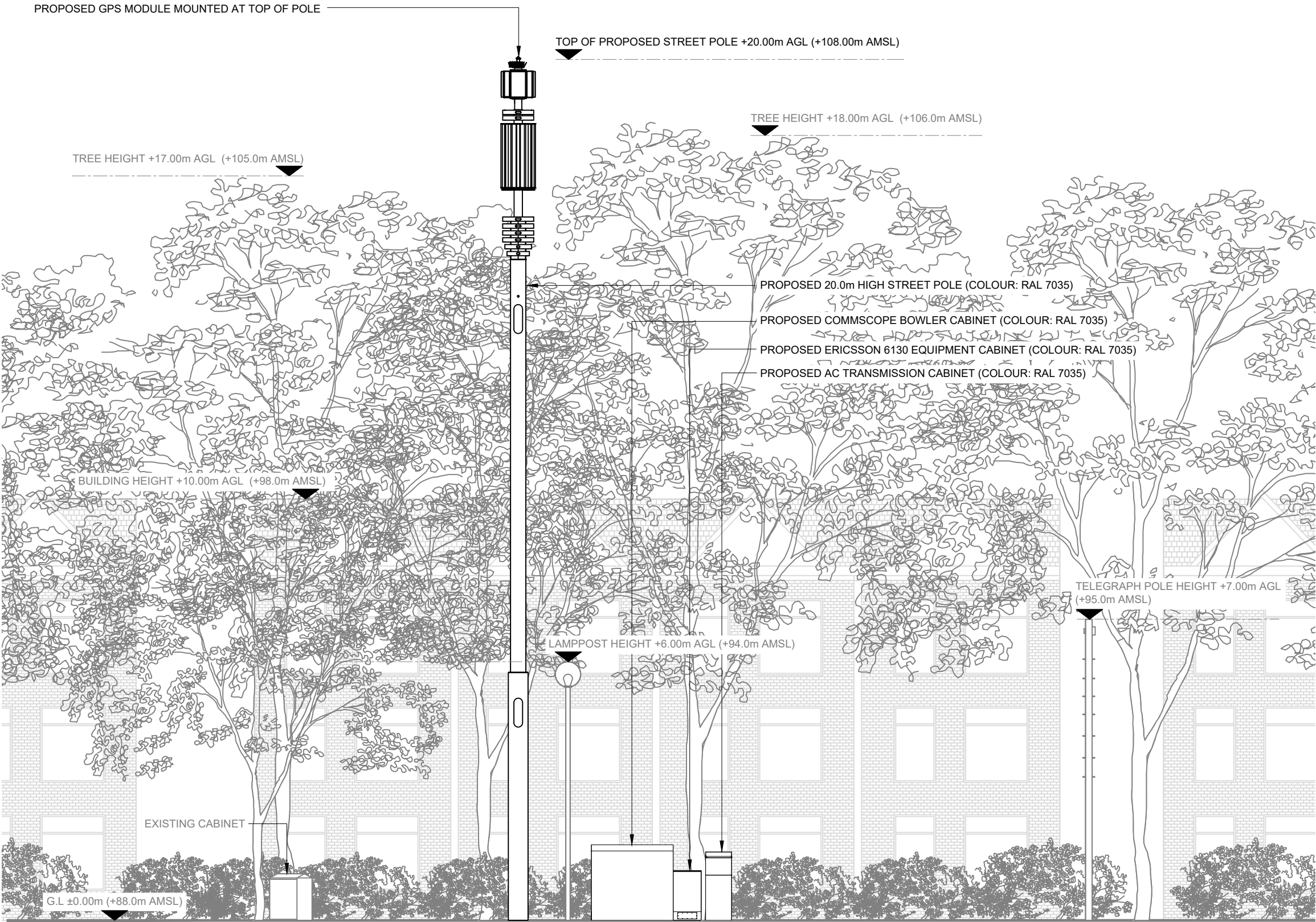
MBNL/TM/H3G Cell ID:
MAN635/88056/BL0387

Drawing No: BRY21703_MAN635_88056_BL0387_GA_REV_A

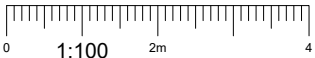
Issue: A

Antenna Aperture ID	Proposed 4G/5G Bearing
A1	330°
A2	330°
B1	90°
B2	90°
C1	210°
C2	210°

- NOTES:
- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.



PROPOSED SITE ELEVATION A



A	Issued for Planning	SGD	RWB	08.08.22
REV	MODIFICATION	BY	CH	DATE

**CK Hutchison
Networks (UK)
Limited**

450 Longwater Avenue,
Green Park,
Reading,
RG2 6GF

Design Consultant & Principal Contractor:



Great British Communications
Lapwing House, Block 3 Forward Point,
Ton House Lane, Widnes, Cheshire, WA8 0SL
t. 44 (0)151 420 4128
www.gbcservices.co.uk

Site Name: JUBILEE WAY

3UK Nominal ID: BRY21703

Address:
WOODHILL FOLD, BUCKLEY WELLS
BURY
GREATER MANCHESTER
BL9 0AL

Title: 265 PROPOSED SITE ELEVATION

Project: UNILATERAL SW

Purpose of Issue: PLANNING

MBNL/TM/H3G Cell ID:
MAN635/88056/BL0387

Drawing No: BRY21703_MAN635_88056_BL0387_GA_REV_A

Issue: A