

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 Callum McKenna
Galliford Try
401 Faraday Street
Birchwood Park
Warrington
Cheshire
WA3 6GA

On Behalf Of:

Cornerstone Telecommunications
Infrastructure LTD
1530 Arlington Business Park
Reading
RG7 4SA

PART 1 - Particulars of Application

Application Number: 70560

Date of Registration: 28/02/2024

Proposal:

Prior approval for proposal removal and replacement of the existing 15m monopole tower (Antenna top height of 17.8m) with a new 20m tower to host 6no. new antennas, 1no. existing transmission dish alongside ancillary works both to the tower and base.

Location:

26 Whitelegge Street, Bury, BL8 1SW

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 100A, 200A, 201A, 300A, 301A 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 and Places for Everyone Joint 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:

NPPF National Planning Policy Framework
EN1/2 EN1/2 - Townscape and Built Design
EN1/10 EN1/10 - Telecommunications
HT6/1 HT6/1 - Pedestrian and Cyclist Movement
EN1/4 EN1/4 - Street Furniture
JP-P1 Sustainable Places
JP-C1 Our Integrated Network
JP-C2 Digital Connectivity

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:

100A, 200A, 201A, 300A, 301A

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 10/04/2024