

NOTICE OF REFUSAL OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

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82 King Street
Manchester
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On Behalf Of:

Mr Browne
BT Telecommunications Plc
pp 8.05
Faraday Building
1 Knightrider Street
London
EC4V 5BT

PART 1 - Particulars of Application

Application Number: 68443

Date of Registration: 12/05/2022

Proposal:

Installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks.

Location:

Pavement outside 25 The Rock, Bury, BL9 0JP

PART 2 - Particulars of Decision

The Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

- 1 The proposed siting of the BT Hub would be seriously detrimental to the visual amenity of the street scene, nearby occupiers and pedestrians by reason of its siting on the adopted pedestrianised highway and would cause pedestrian movement conflict and conflict with desired sight lines. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: EN1/1 - Visual Amenity, EN1/2 - Townscape and Built Design, EN1/4 - Street Furniture, EN1/10 - Telecommunications, HT5/1 - Access for those with Special needs and HT6/1 - Pedestrian and Cyclist movement.
- 2 The proposal would result in an unnecessary obstruction of the existing emergency access route and adopted highway and the creation of additional street clutter for an installation that primarily consists of an advertisement screen that is not a direct replacement for the adjacent telephone kiosks, and without agreement for the placement of such equipment on the adopted highway with the Highway Authority, which would be detrimental to pedestrian safety, maintaining existing pedestrian desire lines on The Rock and contrary to the active travel aspirations of the Council. The proposal would conflict with the following adopted policies of the Bury Unitary Development Plan: EN1/4 - Street Furniture, EN1/10 - Telecommunications, HT5/1 - Access for those with Special needs and HT6/1 - Pedestrian and Cyclist movement.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

EN1/1 EN1/1 - Visual Amenity
EN1/10 EN1/10 - Telecommunications
EN1/4 EN1/4 - Street Furniture
EN1/5 EN1/5 - Crime Prevention
EN7/2 EN7/2 - Noise Pollution
HT6/1 HT6/1 - Pedestrian and Cyclist Movement
HT5/1 HT5/1 - Access For Those with Special Needs
CF1/1 CF1/1 - Location of New Community Facilities
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:

001 Revision A, 002 Revision A, 003 Revision A, BT Street Hub Proposed Renders 2021, Street Hub Anti-Social Behaviour Plan Version 2 - April 2021, Street Hub Noise Management Plan Version 2 - October 2021

NOTES TO APPLICANT

1. It is brought to the attention of the applicant that the proposal affects existing adopted highway and that the necessary permit for the placement of such equipment on the adopted highway is highly likely to be refused by the Highway Authority.

Signed:



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On behalf of the Council

Date of Decision: 11/08/2022