



Appendix 1 – Pre-Application Consultation

Copy of pre-consultation correspondence with Bury Metropolitan Borough Council BRY21699 proposed telecoms installation on the grass verge adjacent To Bury Street, Bank Top, Bury, Greater Manchester, M26 2GB

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:

**BANK TOP
BURY
GREATER MANCHESTER
M26 2GB**

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

BRY21699 – BURY STREET

National Grid Reference

E: 379457 N: 407751

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)
BRY21699_MAN634_88055_M1342_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?

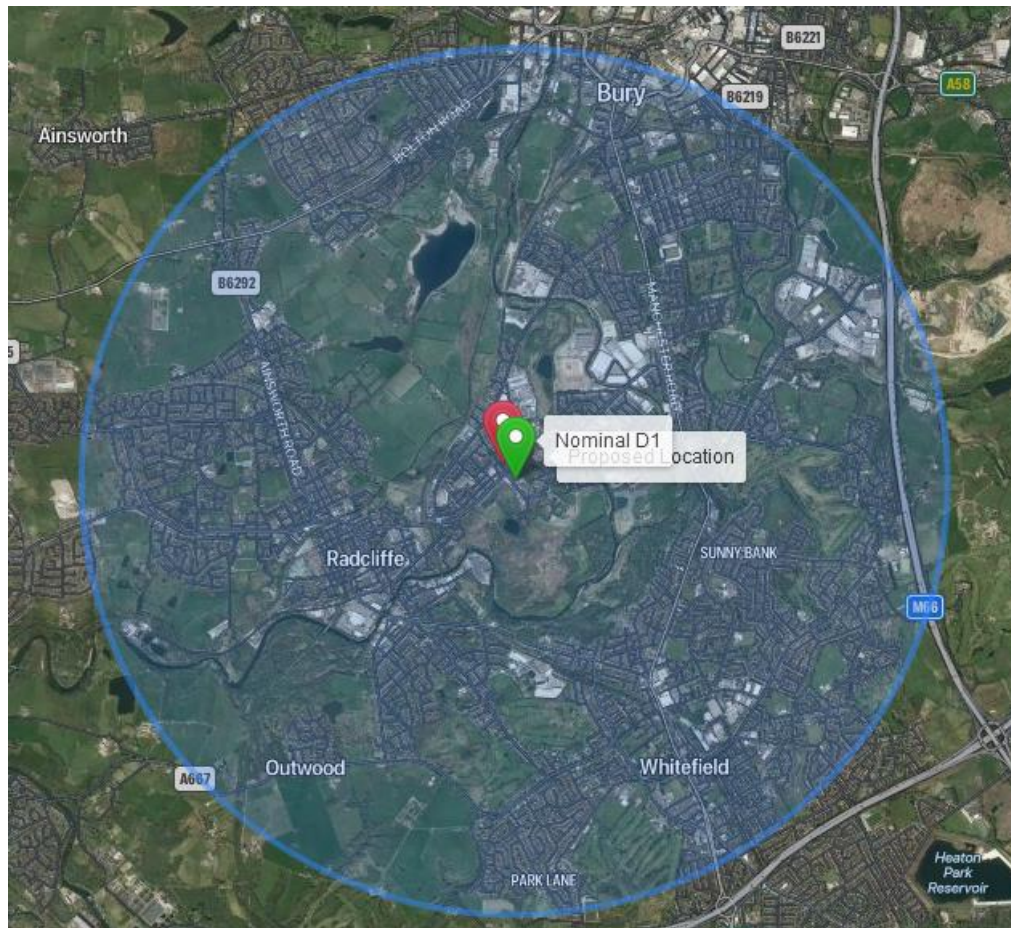
The proposed location does appear to be within 300m of an education centre.

- Radcliffe Hall C Of E Methodist Primary

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	★★★★★	14.7 mi
✗	Liverpool John Lennon Airport	Liverpool	LPL	★★★★★	27.38 mi
Other airports without scheduled flights sorted by distance.					
Type	Airport Name	City	IATA Code	Connectivity	Distance
✗	Warton Airport	Warton		★★★★★	26.55 mi
✗	Leeds East Airport	Church Fenton		★★★★★	49.22 mi



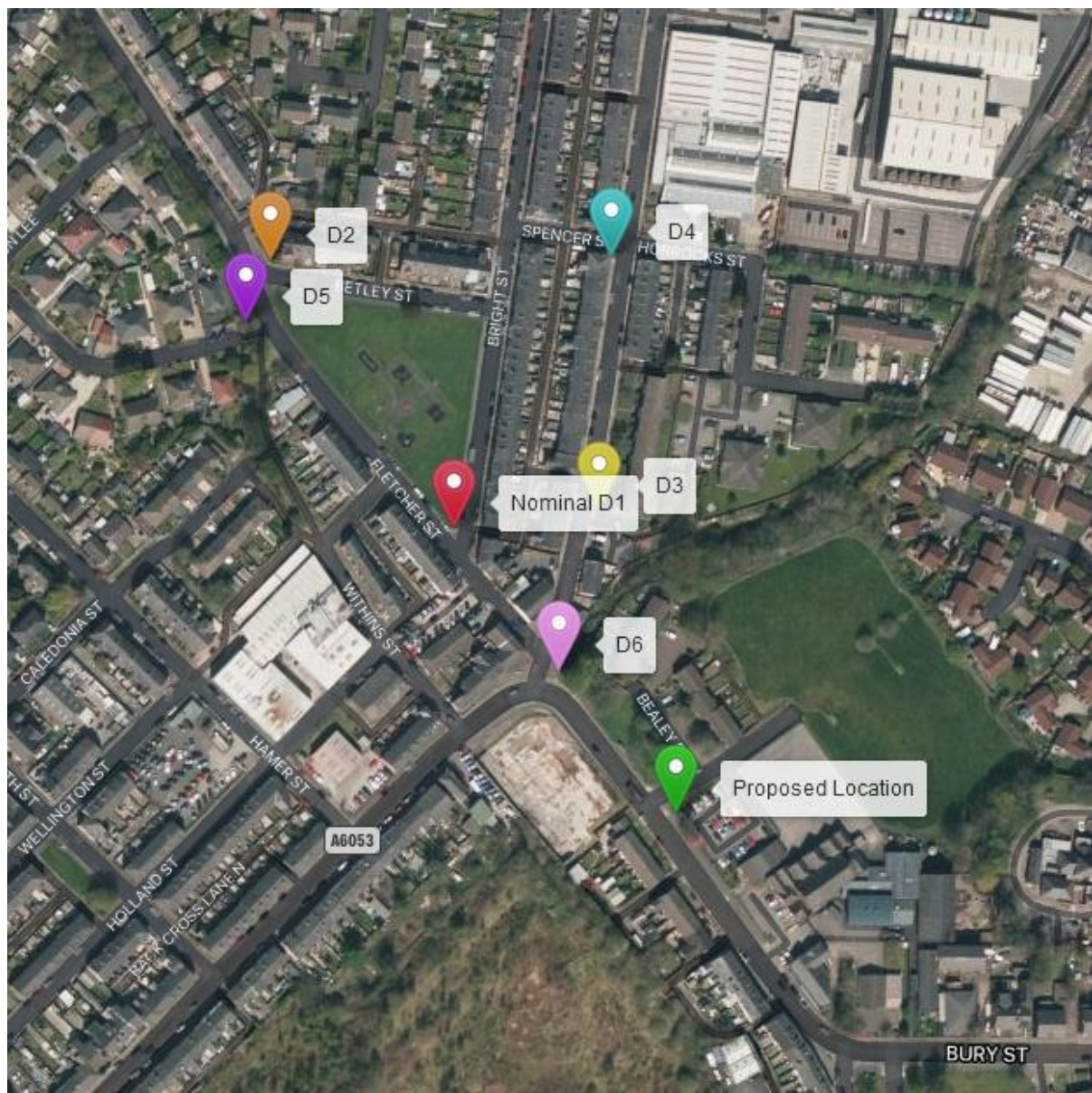
Site description of Designated Search Area (DSA).

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 – Bright Street	379367, 407867	Nominal location - very residential with insufficient pavements and visibility splay rest of the search area is the same.
D2 – Betley Street	379293, 407976	This option has been discounted due to unsuitable pavements and visibility splay issues.
D3 – Eton Hill Road	379426, 407873	This option has been discounted due to unsuitable pavements and the location is also in a residential area

D4 – Spencer Street	379432, 407977	This option has been discounted due to unsuitable pavements and visibility splay issues.
D5 – Lynmouth Close	379283, 407951	This option has been discounted due to unsuitable pavements and visibility splay issues.
D6 - Bury Street/Cross Lane	379410, 407809	This option has been discounted due to unsuitable pavements and visibility splay issues.



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.

Drawing No:

- Issue:

C	Pole Amended to 15m and Phase 9	JS	GBC	03.02.23	
B	Proposed Plan Revised	ADK	GBC	05.09.22	
A	Issued for Planning	JWO	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,
Tan House Lane, Widnes, Cheshire, WA8 0SL
t. 44 (0)151 420 4128
www.gbcservices.co.uk

Title Name:

BURY STREET

3UK Nominal ID:

BRY21699

Address:

**BURY STREET
BANK TOP
BURY
GREATER MANCHESTER
M26 2GB**

Title:

001 DRAWING REGISTER

Project:

UNILATERAL SW

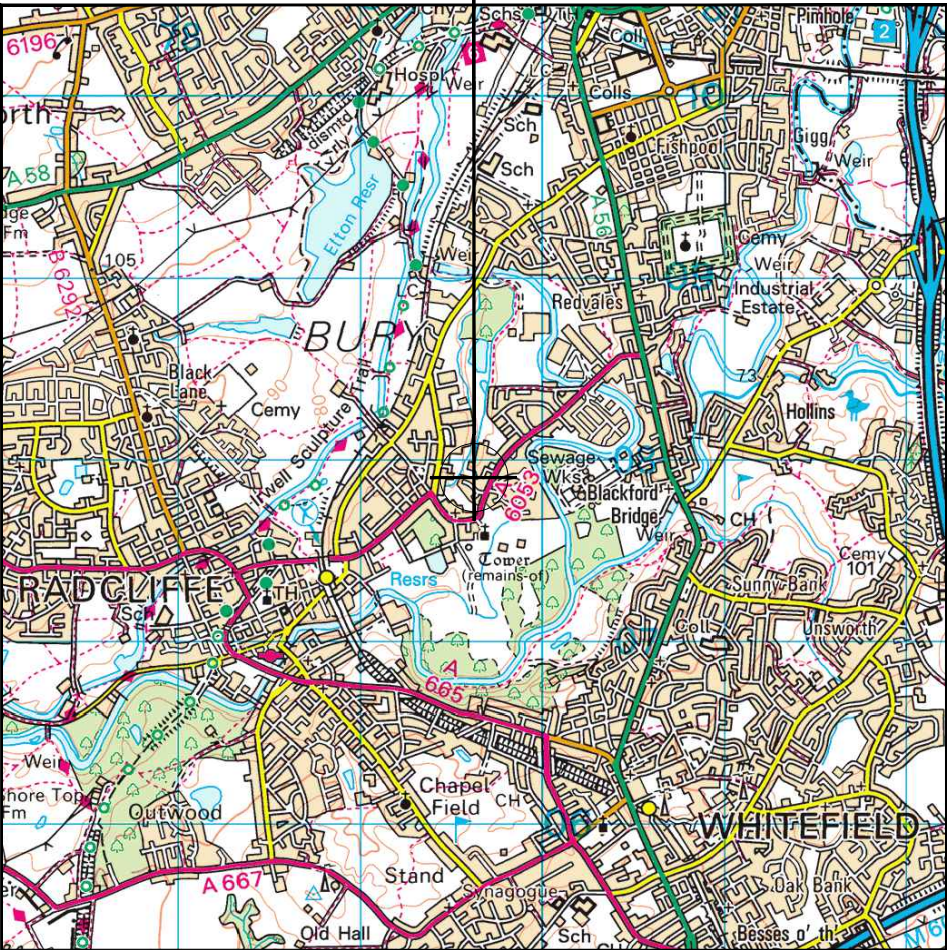
Purpose of Issue:

PLANNING

MBNL/TM/H3G Cell ID:
MAN634/88055/M1342

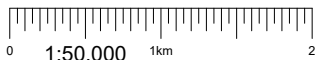
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SITE LOCATION



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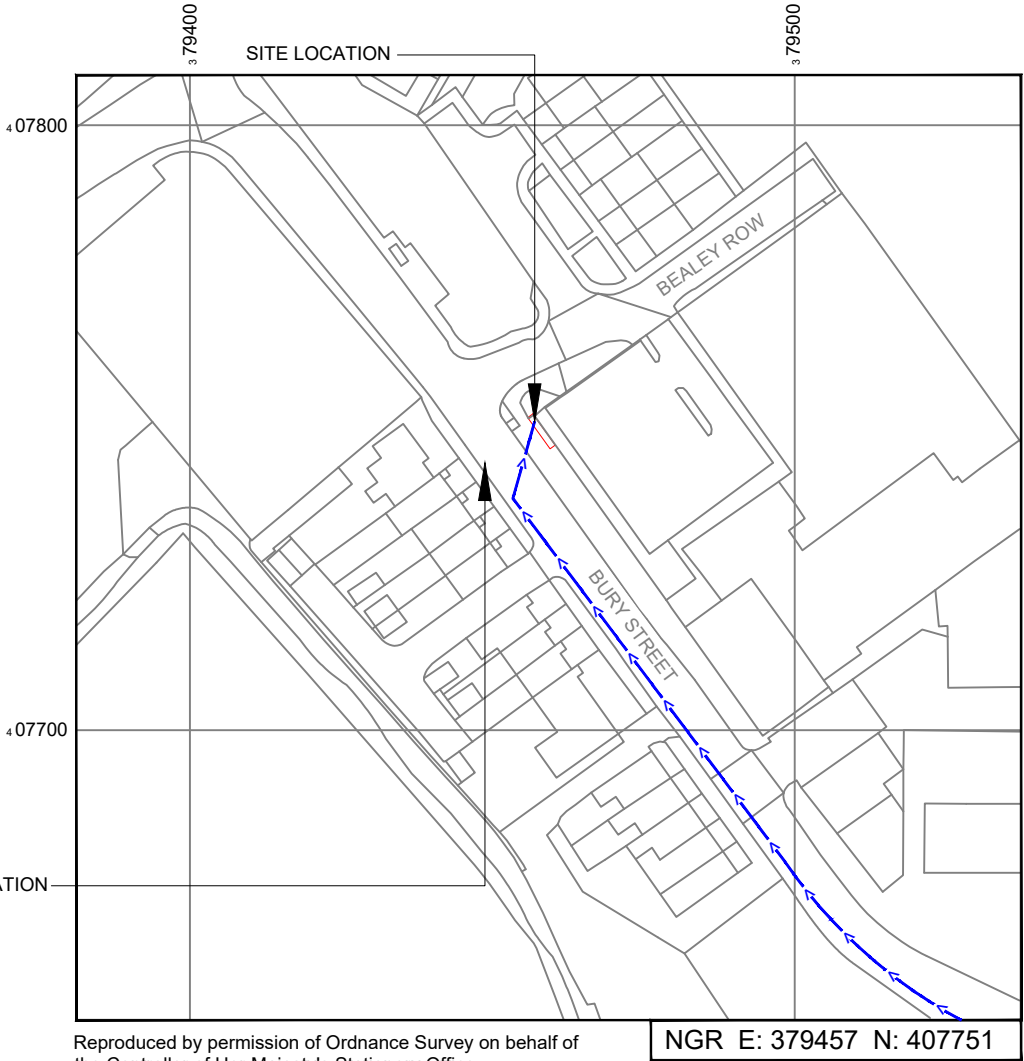
SITE AREA PLAN



SITE PHOTOGRAPH

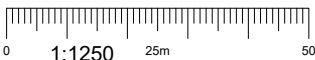


SITE LOCATION



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SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://tinyurl.com/3juxbw9m>

STREETVIEW - <https://tinyurl.com/2p94hfwf>

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Access Route To Site:

Directions To Site: - Follow Exit 2 and Rochdale Rd/A58 to Heywood St/B6219 2 min (0.9 mi). Head north on M66 433 ft. At junction 2, exit towards A58/Bury/Heywood 0.2 mi. At the roundabout, take the 2nd exit onto Rochdale Rd/A58 0.1 mi. Continue straight to stay on Rochdale Rd/A58 0.4 mi. Take Parkhills Rd to Manchester Rd/A56 3 min (1.0 mi). Turn left onto Heywood St/B6219. Go through 1 roundabout 0.4 mi. At the roundabout, continue straight onto Parkhills Rd. Go through 1 roundabout 0.5 mi. Turn left onto Manchester Rd/A56 2 min (0.7 mi). Turn right onto Dumers Ln/A6053. Continue to follow A6053 3 min (1.0 mi).

REV	MODIFICATION	BY	CH	DATE
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CK Hutchison
Networks (UK)
Limited

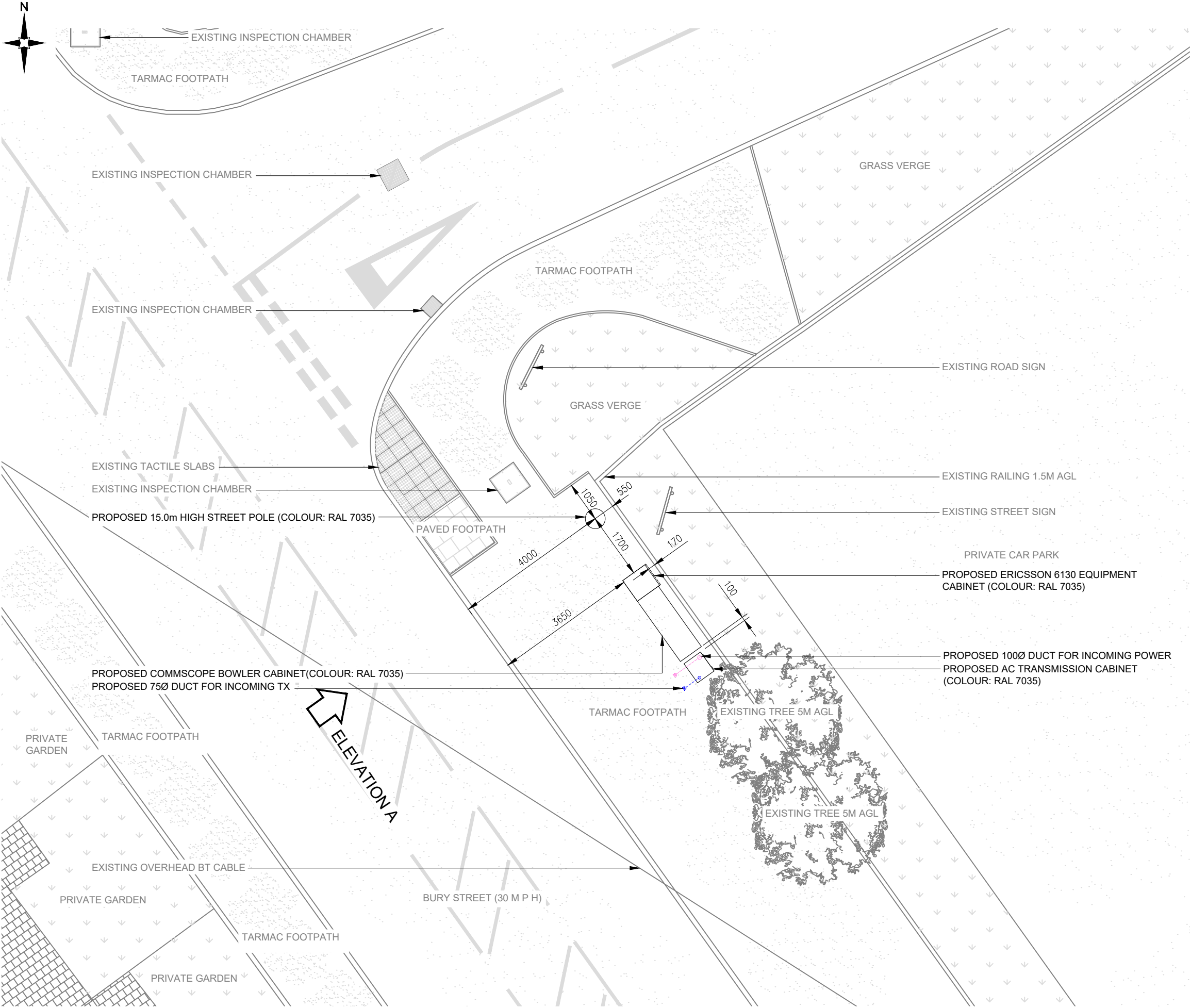
450 Longwater Avenue,
Green Park,
Reading,
RG2 6GF

Design Consultant & Principal Contractor:



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

Site Name:	BURY STREET
3UK Nominal ID:	BRY21699
Address:	BURY STREET BANK TOP BURY GREATER MANCHESTER M26 2GB
Title:	002 SITE LOCATION PLAN
Project:	UNILATERAL SW
Purpose of Issue:	PLANNING
MBNL/TM/H3G Cell ID:	MAN634/88055/M1342
Drawing No:	BRY21699_MAN634_88055_M1342_GA_REV_C
Issue:	C



NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

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

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Networks (UK)
Limited

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RG2 6GF

Design Consultant & Principal Contractor:

GBC

Great British Communications
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t. 44 (0)151 420 4128
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Site Name:

BURY STREET

3UK Nominal ID:

BRY21699

Address:

BURY STREET
BANK TOP
BURY
GREATER MANCHESTER
M26 2GB

Title:

215 PROPOSED SITE PLAN

Project:

UNILATERAL SW

Purpose of Issue:

PLANNING

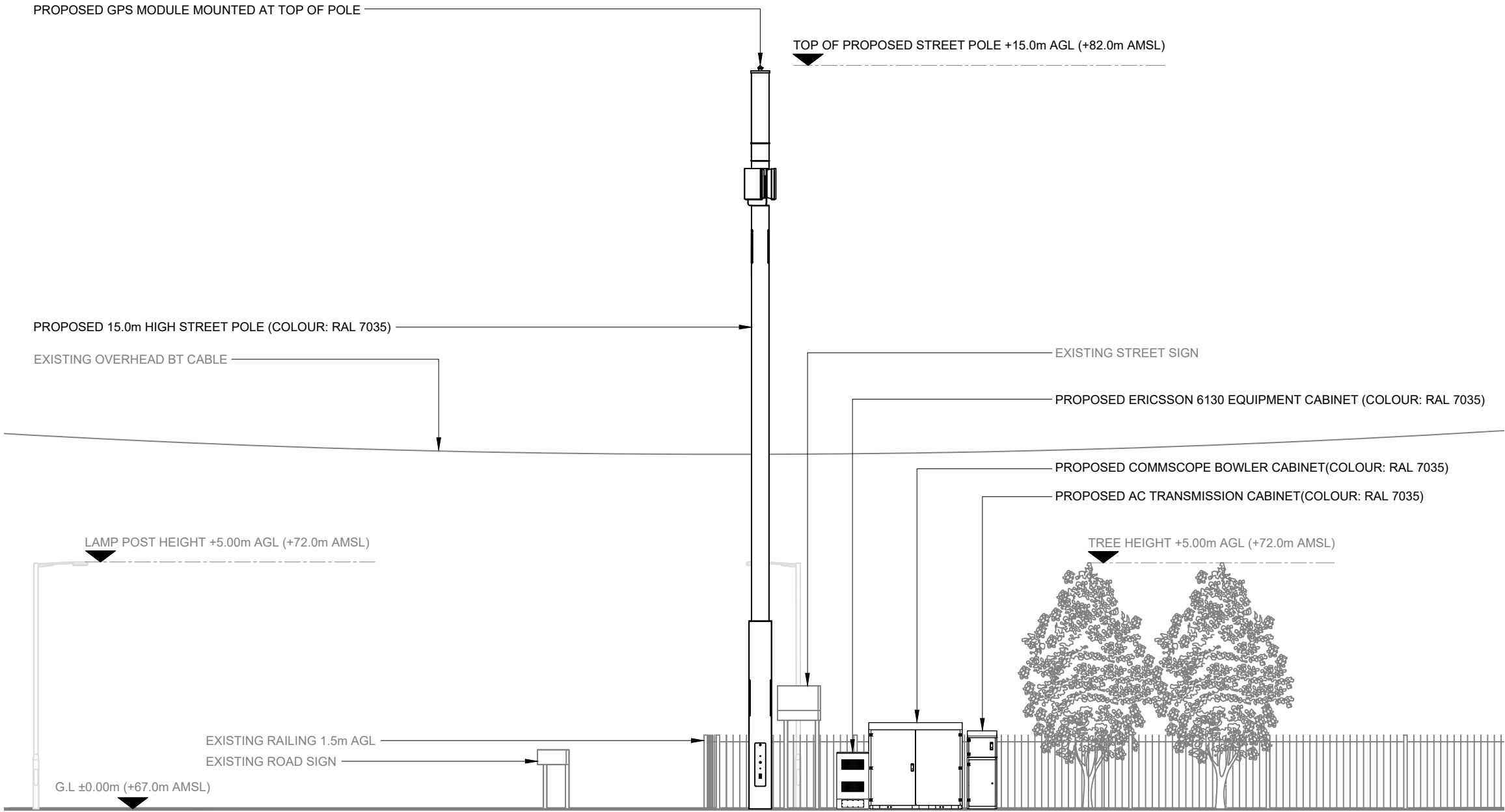
MBNL/TM/H3G Cell ID:
MAN634/88055/M1342

Drawing No:
BRY21699_MAN634_88055_M1342_GA_REV_C

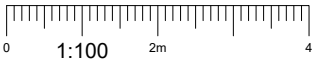
Issue:
C

Antenna Aperture ID	Proposed 4G/5G Bearing
A1	0°
A2	0°
B1	120°
B2	120°
C1	240°
C2	240°

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



PROPOSED SITE ELEVATION A



**CK Hutchison
Networks (UK)
Limited**

450 Longwater Avenue,
Green Park,
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RG2 6GF

Design Consultant & Principal Contractor:



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

Site Name: **BURY STREET**

3UK Nominal ID: **BRY21699**

Address: **BURY STREET
BANK TOP
BURY
GREATER MANCHESTER
M26 2GB**

Title: **265 PROPOSED SITE ELEVATION**

Project: **UNILATERAL SW**

Purpose of Issue: **PLANNING**

MBNL/TM/H3G Cell ID: **MAN634/88055/M1342**

Drawing No: **BRY21699_MAN634_88055_M1342_GA_REV_C** Issue: **C**