

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 Rory Hollings
Dalcour Maclaren
4 Bredon Court
Brockridge Road
Twyning
GL20 6FF

On Behalf Of:

Hutchison 3G UK Limited
Great Brighams Mead
Vastern Road
Reading
RG1 8DJ

PART 1 - Particulars of Application

Application Number: 67851

Date of Registration: 30/11/2021

Proposal:

Prior approval for proposed telecommunications installation comprising of a 17 metre high, monopole tower, associated radio-equipment cabinets and ancillary development hitherto

Location:

Island at junction of Pilkington Way/Mill Street/Outwood Road, Radcliffe, Manchester, M26 1LD

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 BRY19828/BRY119/85046/M1248/GA/REV/C 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 Notwithstanding the details indicated on approved plan reference BRY119/85046/M1248 Revision C, the development hereby approved shall not be brought into use unless and until a scheme of remedial works around the perimeter of the proposed installation on the existing adopted highway verge, to a scope and specification to be agreed with the Highway Authority in order to ensure the continued maintenance of the verge, have been implemented to the written satisfaction of the Local Planning Authority.
Reason. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to UDP Policy EN1/10 Telecommunications.

- 4 The mast, equipment and all associated works hereby approved shall be removed from site within 6 months of it ceasing operation and the site returned to its former condition to the written satisfaction of the Local Planning Authority.

Reason: In the interests of the visual amenity pursuant to Policy EN1/10 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:

Area Area RD3 - South of Pilkington Way
RD3
EN1/10 EN1/10 - Telecommunications
EN1/2 EN1/2 - Townscape and Built Design
EN1/4 EN1/4 - Street Furniture

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:

Drawings numbered BRY19828/BRY119/85046/M1248/GA/REV/C

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the need to agree the scope and specification of the proposed highway works, the need to obtain any necessary permission for siting and servicing all the proposed equipment on the highway and to the fact that the development should not take place until all statutory requirements have been completed.

Signed:

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

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On behalf of the Council

Date of Decision: 17/02/2022