

DELEGATED REPORT

Report by Helen Pressley	Date of report: 28/03/2025	Ref: 71595/TEL
Registration: 05/02/2025	LDFC: 17/03/2025	Expiry Date: 01/04/2025
Site Visit: 24/02/2025	Site Notice: 24/02/2025	Press Date: N/A
Objections: 10	Con Area: N/A	Adv Type: PI
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for proposed telecommunications installation comprising 30M lattice tower, supporting 12 no. antennas, 2 no. 300mm dish antennas within a fenced compound and ancillary apparatus

Location: Land at rear of Prestwich Heys FC, Sandgate Road, Whitefield, Manchester, M25 5WG

Description

The application relates to an area of playing fields located to the east of Prestwich Heys Football Club. The site is bound by residential properties to the south, south west and east. The M60 is located to the north of the site.

Prior approval is sought for proposed telecommunications installation comprising 30M lattice tower, supporting 12 no. antennas, 2 no. 300mm dish antennas within a fenced compound and ancillary apparatus.

For clarity, the application relates to a prior approval development not a planning application. Certain other types of permitted development, including the installation of telecommunications equipment, require prior approval. The matters which must be considered by the local planning authority in each type of development are set out in the relevant Parts of Schedule 2 to the General Permitted Development Order.

The prior approval procedure means that the principle of development has already been established. The LPA can only consider the siting and appearance of the proposal.

Relevant Planning History

46044 - Retrospective application for temporary developments including car park, portable contractors office unit and holding compound - Approve with Conditions 26/07/2006

47075 - Football club cabins, toilets and clubhouse, fencing and lighting pylons and retention of existing fencing - Withdrawn - Invalid 02/01/2007

47511 - Retention of changing rooms, store clubhouse and fencing and installation of six floodlighting units -Refused 31/05/2007

48290 - Retention of changing rooms, store toilets, clubhouse and fencing, installation of six floodlighting units including resurfacing and landscaping of car park - Approve with Conditions 21/11/2007

55178 - Prior notification for installation of 15 metre high streetpole with 6 no. antennas and equipment cabinets to facilitate site sharing. - Prior Approval Required and Granted 20/06/2012

55197 - Variation of Condition 6 on planning permission 48290 to allow the retention of changing rooms, store, toilets and clubhouse until 31st December 2015 - Approve with Conditions 26/06/2012

57726 - Remove existing changing rooms and replace with modular building to form new changing rooms - Withdrawn - Invalid 18/09/2014

66856 - Covered stand of 50 no. seats for spectators - Withdrawn by Applicant 12/08/2021

Publicity

Neighbour letters sent to 70 properties on the 6th February 2025.
Site Notice posted 24th February 2025.

1 comment received in relation to:

9 objections received in relation to:

- Concerns in relation to health risks.
- Loss of property value.
- Introduction of low-level noise or light pollution.
- Insufficient consultation with local residents.
- Alternative locations further away from sensitive habitats and residential areas would be more suitable.
- Located near protected habitats or species.
- Will look ugly. Visual intrusion.
- Damage to tree roots.
- Tower near motorway could distract drivers, causing confusion or accidents.
- Proximity to residential areas and schools.
- Relies on trees for screening but they will not adequately obscure the mast and would be clearly visible by residents.
- Adds to visual clutter with existing pylon.
- Drainage - site is on sloped ground and concrete base required.
- No demonstrated need for the mast.
- Inadequate site selection process.
- SPD 6 guidance misinterpreted. Unlike a blank wall, a lattice tower of this height is visually intrusive from multiple angles and will remain a dominant feature in the landscape.

1 petition with 14 signatures received in relation to:

- Inappropriate Size and Bulk of the Structure.
- Impact on Local Traffic Safety.
- Disruption to Trees and Environmental Impact.
- Safety Concerns for Children.
- Impact on Local Wildlife and Ecosystem.
- Proximity to Residential Homes and Community Spaces.
- Lack of Consideration for Alternative Locations.
- Failure to Consult with Local Residents.

Christian Wakeford MP contacted to raise the following constituent's objections:

1. Inappropriate Size and Bulk of the Structure

The proposed tower, at 30 meters in height, is an excessively large and bulky structure that will be completely out of place within the natural surroundings of the recreational field. The design of a 30-meter lattice tower, with its metal framework and industrial aesthetic, will clash with the tranquil and scenic nature of this green space. This unsightly structure will significantly alter the visual character of the area, turning a beautiful, open green field into an industrialised site. The sheer scale and intrusive presence of the tower will overshadow the surrounding natural landscape and ruin the serene environment that local residents, including families with children and pets currently enjoy.

2. Impact on Local Traffic Safety

The location of this proposed tower near the motorway is another serious concern. The towering structure could create a dangerous distraction for drivers travelling along the nearby motorway. The visibility of such a large structure, particularly in an area where drivers expect green and open land, could lead to confusion, visual distractions, and, in the worst case, accidents. The presence of this massive lattice tower could pose a serious safety risk to motorists who may be distracted by its size, and this potential hazard must be carefully considered.

3. Disruption to Trees and Environmental Impact

The proximity of the proposed installation to mature trees, bushes and green land and the potential damage to their root systems is an additional environmental concern. The construction process could cause irreversible damage to the roots, leading to weakened trees that may become more vulnerable to disease, storms, and long-term degradation. These trees provide vital benefits, including air purification, habitat for wildlife, and aesthetic value, all of which would be severely compromised if the installation were to proceed.

4. Safety Concerns for Children

The recreational field is frequently used by children for sports, play, and community events. The presence of such a large telecommunications tower so close to an area where children are actively engaged in outdoor activities introduces significant safety risks. Children may be drawn to the tower, potentially climbing it or engaging with its equipment, creating the risk of serious injury. In addition, the electromagnetic fields (EMF) emitted by the tower present a possible health risk, particularly to vulnerable children who spend extended periods of time in close proximity to the installation. This risk is unacceptable, and we strongly believe that children's safety must take precedence over any potential benefits derived from the tower's installation.

5. Impact on Local Wildlife and Ecosystem

As previously mentioned, this area is home to various species of wildlife, including birds, small animals, insects and bats, some of which may be protected species. The construction of the tower, as well as the ongoing operation of the antennas, could disrupt local wildlife habitats. The noise and activity surrounding the installation could force wildlife to flee the area, depriving them of a natural environment. Additionally, the electromagnetic emissions from the tower could interfere with the navigation and behavior of birds and other animals that rely on natural signals. This environmental disruption should not be underestimated, as it can have lasting effects on the local ecosystem.

6. Proximity to Residential Homes and Community Spaces

The location of this installation is in direct proximity to residential properties, many of which overlook the recreational field where the tower is proposed. The tower's imposing height and industrial appearance will have a detrimental effect on the quality of life for residents who chose this area for its open, green environment. The installation will disrupt the peaceful nature of this residential neighborhood, creating a permanent visual blight and reducing the enjoyment of the space for all who live nearby. Additionally, this is a highly utilised community space, with families frequently using it for leisure and outdoor activities. Installing such a structure would significantly detract from the community's ability to use the field for recreation and socialising.

7. Lack of Consideration for Alternative Locations

There are many alternative locations for this telecommunications installation that would not have such a severe negative impact on residents, children, wildlife, or the environment. We urge the authorities to consider these other sites, which are further away from residential areas, recreational spaces, and environmentally sensitive locations. There is no need to place this structure in a residential area where it will cause such significant disruption and potential harm.

8. Failure to Consult with Local Residents

It is extremely concerning that the local community has not been adequately consulted on this proposal. This type of development, which directly affects the lives of residents, especially families with children, should be subject to a full consultation process where residents have the opportunity to voice their objections and concerns. This lack of consultation shows a disregard for the community's needs and wellbeing. The residents of this area should have a say in any developments that impact their environment, safety, and quality of life."

Statutory/Non-Statutory Consultations

Traffic Section - Do not wish to restrict the granting of planning permission.

EDS Head of Parks and Countryside - Asked for The Marauders to be consulted.

Property & Technical Services - Estates Consultancy - No response

Sport England - Object as it has not been demonstrated that it meets Exception 3 of Sport England's Playing Fields Policy and paragraph 104 of the NPPF.

The Marauders - No response

Pre-start Conditions - Agent has agreed with pre-start conditions

Development Plan and Policies

RT1/1	Protection of Recreation Provision in the Urban Area
EN1/10	Telecommunications
EN1/2	Townscape and Built Design
EN1/4	Street Furniture
JP-P7	Sport and Recreation
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
EN8/2	Woodland and Tree Planting
JP-G7	Trees and Woodland
JP-S4	Flood Risk and the Water Environment
EN7/3	Water Pollution
EN7/5	Waste Water Management
SPD6	Supplementary Planning Document 6: Alterations & Extensions
HT6/1	Pedestrian and Cyclist Movement
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due

regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Policy Considerations

Chapter 10 of the NPPF - Supporting high quality communications of the NPPF at para 119 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 the next generation mobile technology (such as 5G) and full fibre broadband connections.

At paragraph 120, use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

At paragraph 122, applications should be supported by the necessary evidence to justify the proposed development, which should ensure that:

- a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and
- b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.

Chapter 12 of the NPPF Achieving well designed places, states that the creation of high quality places is fundamental to what the planning and development process should achieve.

UDP Policy EN1/10 - Telecommunications states that the Council will give favourable consideration to proposals for new telecommunications developments. In assessing such proposals, the Council will have regard to the following:

- the operating requirements of available and new telecommunications technology, and the national telecommunications network;
- the legal requirements of the telecommunications code systems operators;
- siting and design - including the opportunity for sharing masts or siting on existing buildings, height and ancillary development, landscaping, screening and the type and colour of materials used;
- the visual and physical impact especially on sensitive or special landscapes/buildings.

UDP Policy EN1/2 - Townscape and Built Design considers factors including the external appearance and design of the proposal in relation to height, scale, density and layout, relationship to the surrounding area and access and servicing.

UDP Policy EN1/4 - Street Furniture - Seeks to ensure that amongst other factors, the siting and design meets the needs of all users including the mobility impaired, does not detract from highway safety and does not interrupt main pedestrian flows.

UDP Policy RT1/1 seeks to safeguard the provision of recreation land within the urban area and development will not be allowed where it would result in the loss of recreation facilities unless it meets specific criteria.

Additionally, PfE Policy JP-P7: Sport and Recreation states that high quality and accessible sports and recreation facilities will be protected and enhanced.

UDP Policy H6/1 - Pedestrian and Cyclist Movement - Seeks to ensure that pedestrians and cyclists are able to move safely and conveniently, and includes considerations to provide direct and convenient routes, eliminate points of conflict and ensure proposals recognise the needs of pedestrians.

PfE Policy JP- C5 - Streets for All - Seeks to provide streets that are well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport. This is further supported by PfE Policy JP-C6 - Walking and Cycling - that sets out measures proposed to help deliver a higher proportion of journeys made by walking and cycling.

PfE Policy JP-C1 An Integrated Network confirms support to enable the provision of high quality digital infrastructure. This is further supported by PfE Policy JP-C2 - Digital Connectivity that seeks to support the provision of affordable, high quality digital infrastructure by enabling the roll-out of latest generation mobile technology in a way that maximises coverage whilst protecting townscape quality and ensuring an ability to respond to updated/changing technology.

UDP Policy EN8/2 supports and encourages new woodland and tree planting within the borough. This is further supported by PfE Policy JP-G7 that aims to significantly increase tree cover and requires 2no. replacement trees for each tree lost or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area.

PfE Policy JP-S4 - Flood Risk and the Water Environment, and UDP Policies EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF seek to promote sustainable development and reduce flood risk.

Need for Infrastructure

Paragraph 123 of the NPPF clearly states that the LPA should not "*should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.*"

Notwithstanding this fact, the Applicant has sought to explain the technical justification for the site and how the facility fits into the overall network within their site specific supplementary information.

The applicant has confirmed that the proposal is part of Telefonica and Vodafone's continued network improvement program and that there is a specific requirement for an upgrade at this location to provide improved technical provisions, greater capacity, and coverage in the area as well as the introduction of 5G technology. This ensures that coverage and capacity requirements are maintained and enhanced in line with the operator's license.

This application is part of an upgrade from an existing telecommunications installation on the nearby electricity pylon which is no longer a viable site location for new and improved services in the area.

Health and Technical Issue

The NPPF states that applications for telecommunications development should include a statement that self certifies that the cumulative exposure, when operational, will not exceed the International Commission on non-ionising radiation protection guidelines. Local Planning Authorities must determine applications on planning grounds. They should not seek to determine health safeguards if the proposal meets International Commission guidelines for public exposure. In this case, the applicant has confirmed that the proposal would meet the ICNIRP guidelines through the submission of a certificate.

Site Selection Process

Paragraph 119 of the NPPF states that LPA's should aim to keep the number of radio and telecommunications masts sites to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Mast or site sharing is encouraged.

In accordance with the NPPF and Code of Best Practice in England, an application should demonstrate that a sequential approach to site selection has been investigated and include the reasons why alternatives are not suitable.

The applicant has submitted 17 alternative sites that have been reviewed and discounted as part of the site selection process. The existing telecommunications site located on the pylon (E 382090 N 405450) is not capable of being upgraded or providing sufficient coverage for Telefonica and Vodafone

Other sites were reviewed, and discounted for various reasons including:

- Proximity to residential properties.
- Lack of screening.
- Incapable of carrying apparatus (floodlights).
- The need to introduce 2 separate masts in close proximity to residential properties to provide coverage.
- Loss of trees.
- Location of overhead cables.
- Lack of pavement width.
- Proximity to existing pylon.

Design and Layout

There are a number of tall structures within the vicinity of the site including an electricity pylon (49metres) and associated overhead cables, and floodlights associated with the football pitch adjacent to Sandgate Road. The motorway is located to the north of the site with open playing fields to the east. A copse of trees is located to the west of the proposed site reaching a height of between 16 - 19 metres. Trees and vegetation also bound the playing fields football pitch.

Two storey residential properties are located to the east, south and south east of the proposed site with the nearest properties on St Josephs Avenue located approximately 53 metres from the equipment space (measured to the boundary of No. 38). The properties along Parrenthorn Road are located at a lower level than the proposed site due to the topography of the site, but are not a storey lower.

The proposed mast would be sited to the rear of an existing grouping of trees visible from within the playing fields and at a distance from the residential properties that bound the site. The applicant has reviewed moving the mast more centrally to the rear of this group of trees but this was discounted due to the proximity to the existing pylon and associated cables.

5g Monopole style masts, typically found within urban and residential areas, are of various different styles however they typically around 18 - 20 metres tall and include antennas and dishes. Whilst the proposed lattice style mast is approximately 10 metres taller than the monopole style masts usually found in urban areas given the close proximity of an electricity pylon to the proposed site, and the partial screening provided by the adjacent copse of trees and boundary trees it is considered that the proposed mast would not be unduly prominent within the streetscene.

It is acknowledged that views of the mast would be available from residential properties and Sandgate Road across the existing football pitch at a distance, however these view would be in association with the existing electricity pylon that is approximately 18 metres taller than the proposed lattice style installation. The trees referenced, whilst at a lower height would also provide some level of screening.

In relation to the trees an Arboricultural Impact Assessment has been submitted in support of the application, that the proposal would not require the removal of any trees but the servicing would enter the Root Protection Area (RPA) of two trees however this would not impact on the integrity of the trees. Pruning works will be required to facilitate the installation of the equipment and a method statement has been submitted to ensure that these works are undertaken in an appropriate manner. These works can be secured by condition.

As such it is considered that the proposed mast would not be so significantly intrusive as to warrant refusal of the scheme.

Recreation

Paragraph 103 of the NPPF states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

The site is designated as protected recreation in the urban area under UDP Policy RT1/1. This policy has been set out above.

Whilst similar, the approach in Policy RT1/1 has now been superseded by Paragraph 104

of the NPPF which states that "existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

The playing field has been assessed within the Bury Council Playing Pitch and Outdoor Sports Strategy (PPOSS) and the pitches are considered to be standard quality, with poorly draining pitches.

Sport England

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more office specific exceptions.'

Sport England highlight exception 3 in particular which states that:

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any remaining areas of playing field on the site.

The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 16 A.3 (6) (ii) states the LPA should consult in accordance with Schedule 4 of the Procedure Order which has been undertaken and an objection from Sport England has been raised. It then goes on to say:

(7) When determining the application made under sub-paragraph (4), the local planning authority must-

(a) take into account any representations made to them as a result of consultations or notices given under paragraph A.3; and

(b) not grant prior approval contrary to the advice of any person consulted in accordance with sub-paragraph (6)(ab)

Paragraph (6)(ab) Consultees are Civil Aviation, Secretary for Defence, operator of civil safeguarding area. The LPA therefore need to take into account the objection raised by Sport England however an objection from Sport England may not lead to the LPA refusing consent.

As set out above the applicant has provided a review of a selection of alternative locations in and around the site, which have been discounted for a variety of reasons.

Sport England consider that the playing field has suffered in a size reduction over time with extensive tree growth and Sport England would encourage use of some of these areas and

removal of trees before using natural turf areas of the site for the development.

The LPA however would note when reviewing aerial photography, that the tree copse adjacent to the proposed site has been in situ for approximately 15 years. The trees that Sport England seek to be removed are established, and the existing loss of this area of playing field is not directly related to the proposal. The area of land adjacent to these trees, that the applicant seeks to utilise is also unmowed and sloping (as set out within the Football Foundation's response) and is also not currently in use as a pitch. The LPA would not advocate for significant tree removal to facilitate a development if there is an alternative site that can be utilised.

Sport England have also consulted with the Football Foundation who understand Prestwich Mauraders use Sandgate Playing Fields as a base for affiliated match play from 2023/24 season data. There are 4 pitches marked on the latest iterations of PitchPower (Dec 2023), with 1 9v9, 2 x 7v7s and 1 x 5v5 pitch. These pitches have been marked out by the Football Foundation on an aerial photograph of the site.

The Football Foundation have stated that the mast and gated compound suggest they would be sited on sloped ground level which overlayed against imagery against the latest PitchPower report would not be impact directly on the marked pitches, however a pitch plan would demonstrate certainty that it would not impact them. The Football Foundation have confirmed they would not want the development to be to the detriment of the pitches or the flexibility of use of the playing field.

Following this the applicant submitted drawing 102 Rev C to Sport England indicating the existing layout of pitches provided by the Football Foundation in relation to the proposed mast. Following this submission Sport England have requested additional drawing details showing existing pitch layouts or future flexibility of layouts across the playing field to show which offer the area spare capacity if improvements were made. The plan submitted by the applicant however indicates the extent of the existing playing fields, and there appears to be suitable capacity to extend pitch size if required.

Sport England have also requested Agronomy information to determine the impact of drainage from the proposed telecommunications facility on the grass pitches. It is considered that a drainage scheme condition could adequately address this concern.

The issues raised by Sport England have been considered by the LPA however, the LPA is also mindful that the GPDO is clear in what can be considered for Prior Approval applications and that the principle of development has already been established. Given the location of the proposed mast, in an area of playing field that is not currently utilised as a football pitch and the plan submitted that indicates the existing layouts of pitches utilised by the football club can be accommodated and not prejudiced by the siting of the proposed equipment it is considered that the proposal is acceptable and that it complies with the relevant Development Plan Policies set out above.

Residential Amenity

There are no adopted aspect standards for telecommunications however, Supplementary Planning Document 6 provides guidance on aspect standards between residential properties and as such, would be a reasonable guide in this case.

For clarity the following aspect standards would be applicable:

- 20 metres between directly facing habitable room windows;
- 13 metres between an existing habitable room window and a proposed two storey blank wall
- 6.5 metres between an existing habitable room window and a proposed single storey blank wall
- 7 metres between a proposed first floor habitable room window and a directly facing boundary with a neighbouring property.

Any assessment will take into account significant change in levels or new accommodation to be provided at a higher storey. In this regard, there should be an extra 3 metres of separation for each 2.5m or one storey of height or level difference in each of the above cases.

The overall height of the proposed equipment would be 30 metres. An extra 30 metres would be required for the aspect standards set out above to prevent overbearing relationships, equating to 43 metres. It is acknowledged that some of the properties are lower than the proposed site, however there would not be a difference in levels of one storey.

The gardens of the nearest residential properties to the south would be located on Peveril Close would be located approximately 86 metres from the proposed mast, with the dwellings located approximately 100 metres away.

The nearest residential properties to the south west on St Joseph's Avenue would be located approximately 53 metres from the proposed mast with No. 38 having a side elevation facing the site and No. 36 having an oblique view.

The nearest garden associated with the properties on Parrenthorn Road to the east of the proposed mast would be located approximately 130 metres from the proposed mast, with the original rear elevations of the dwellings located approximately 145 metres from the proposed mast.

Aspect standards can therefore be met.

Highways

Due to the siting of the proposed mast no highways objections have been raised.

Response to objections

Applications for prior approval must be determined in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 16.

Ensuring the wide availability of high-speed broadband is a central part of the Government's National Infrastructure Strategy. To assist this, the Government has introduced legislation that enables the fast and cost-effective roll-out of digital technology. Part of the legislation limits the role of local authorities to the siting and appearance of telecommunication infrastructure only.

Telecommunication installations are provided by private operators. The Government encourages competition in the market to give consumers a greater choice of service and different costs. Just because there is already telecommunication infrastructure in a location does not prevent companies from installing above surface infrastructure, and vice versa.

The impact of the proposal of the proposal in terms of siting and appearance have been assessed within the main body of the report in accordance with the GPDO. The impact of the proposal in terms of it's impact on the playing fields and residential properties has also been considered and addressed.

The application site is located approximately 95 metres from the motorway to the north, and further away from the motorway than the existing electricity pylon. There is no evidence to suggest that the siting of the mast would have an impact on traffic safety. Indeed there is an existing mast located 25 metres away from the motorway to the north of the sit.

The applicant has supported there application through the submission of an arboricultural method statement, ICNIRP, and a list of alternative sites. It is acknowledged that protected

species can turn up in unexpected places and the granting of prior approval does not negate the need to abide by the laws which are in place to safeguard biodiversity. The applicant must seek ecological advice should they find or suspect that the proposals will impact on protected species and an informative will be added in relation to this.

The impact of the proposal in terms of property prices is non-material.

As set out above, letters were sent to neighbouring properties and a site notice was posted.

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 pre-application discussions 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.

Recommendation: Prior Approval Required and Granted

Conditions and Reasons:

- 1 The development must be begun not later than five years beginning with the date of this permission.
Reason. Required to be imposed by Schedule 2, Part 16 of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 This decision relates to drawings numbered 100 B, 200 A, 201 B, 300A, 301B, 102 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 and Places for Everyone Joint Development Plan listed.
- 3 All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction" and any works to trees shall be carried out in accordance with the approved Arboricultural Impact Assessment Method Statement January 2025. The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
- 4 No development shall commence unless and until a drainage impact assessment has been submitted to and approved in writing by the Local Planning Authority. The scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to installation of the proposed mast and thereafter maintained.

DELEGATED REPORT

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact on the adjacent playing fields. To promote sustainable development and reduce flood risk pursuant to Development Plan Policies JP-S4 - Flood Risk and the Water Environment, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	28/03/2025		