



Appendix 1 – Pre-Application Consultation

**Copy of pre-consultation correspondence with Buy
Metropolitan Borough Council for BRY21769 proposed
telecoms installation on the grass verge adjacent to
Woolfold, Bury, Greater Manchester, BL8 3EG**

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:

**WOOLFOLD
BURY
GREATER MANCHESTER
BL8 3EG**

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

BRY21769 – SYCAMORE ROAD

National Grid Reference

E: 378006 N: 412498

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.

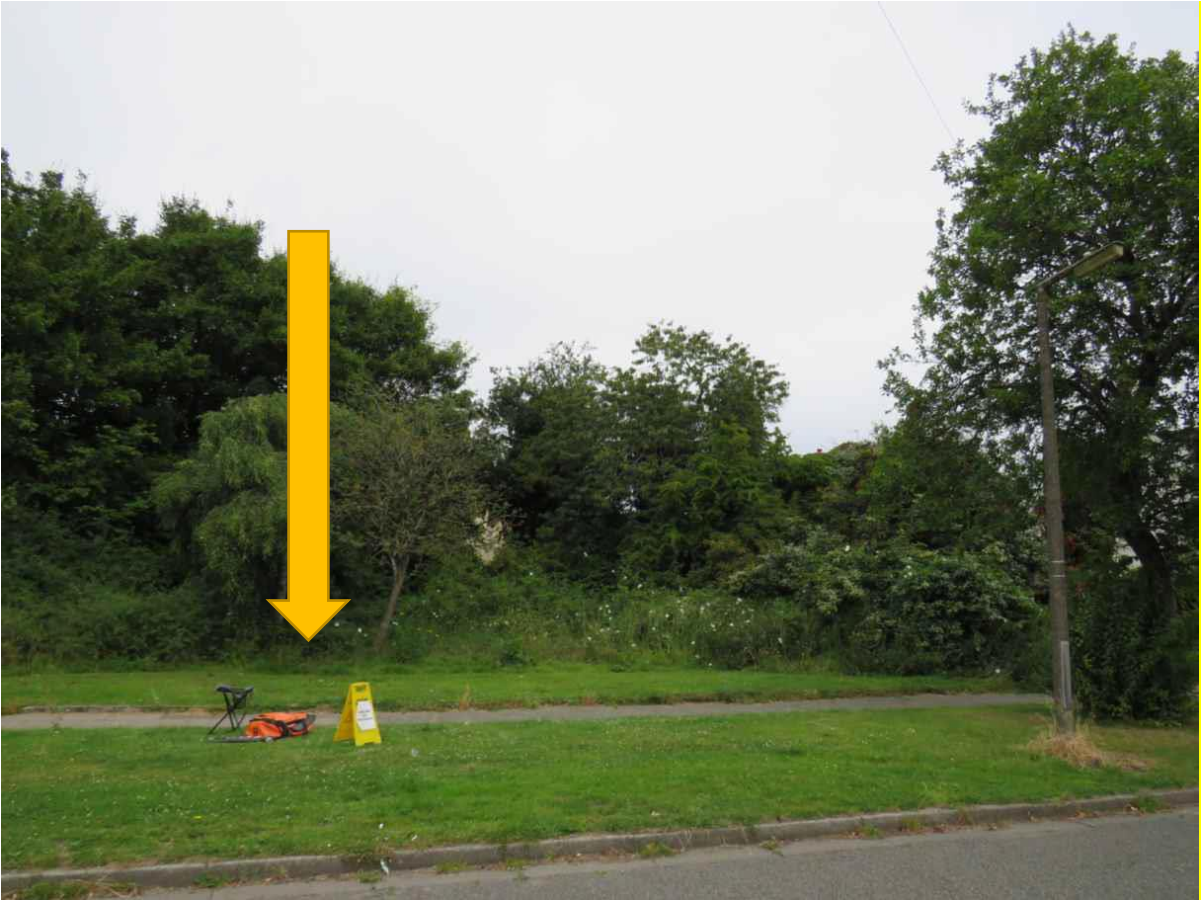
The equipment has been designed to create a minimal, modern telecoms installation, which is required to extend high-speed mobile coverage to the area in and around the area.

Equipment Details: -

Please refer to the planning drawings (enclosed)
BRY21769_MAN638_88062_BL0390_GA_REV_A

This aerial map shows a residential neighborhood. A red pin marks a location labeled 'Nominal D1', which is enclosed in a blue circular area. A green pin marks a 'Proposed Location' on a road. Several streets are labeled, including 'BIRCHWAY DR', 'HUNDA AVE', 'WILLOW DR', 'PINEVIEW DR', and 'CHERRY DR'. A road number '86213' is also visible.

Figure 3 - Site Photograph: (approximate location of site)



Proximity of the site to schools?

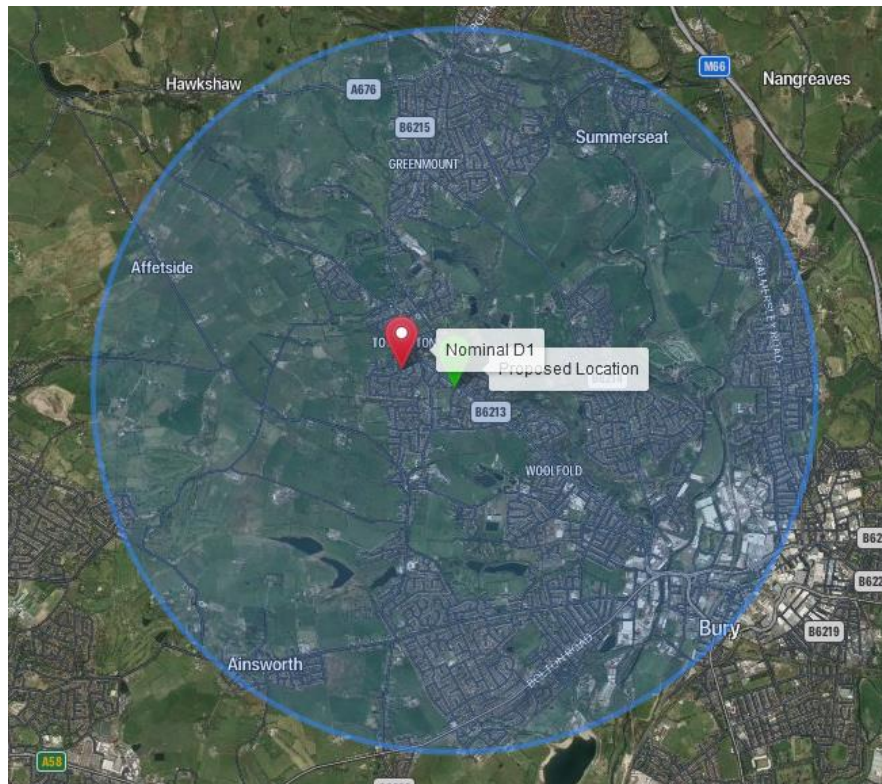
The proposed location does appear to be within 300m of an education centre.

- Tottington Primary School

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	★★★★★	17.64 mi
✗	Liverpool John Lennon Airport	Liverpool	LPL	★★★★★	28.37 mi
Other airports without scheduled flights sorted by distance.					
Type	Airport Name	City	IATA Code	Connectivity	Distance
✗	Warton Airport	Warton		★★★★★	24.41 mi
✗	Leeds East Airport	Church Fenton		★★★★★	49.15 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 densely 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 densely populated area with small streets and residential housing.

Site	NGR	Discounted Reason
D1 – Meadow Way	377562, 412663	Nominal location - very residential with insufficient pavements and visibility splay rest of the search area is the same.
D2 – Market Street	377583, 412926	This option has been discounted as trees are in excess of 18m
D3 – Hilda Avenue	377558, 412535	This option has been discounted due to unsuitable pavements and the location is also in a residential area
D4 – Bury Road	377982, 412581	This option has been discounted due to unsuitable pavements and visibility splay issues.
D5 – Rhode Street	377820, 412522	This option has been discounted due to unsuitable pavements and visibility splay issues.

D6 - China Red	377806, 412705	This option has been discounted due to unsuitable pavements and visibility splay issues.
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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.

100mm

50mm

10mm



Drawing Name:

Drawing No:

08.08.22
A

Drawing Register

001

✓

Site Location Plan

002

✓

Proposed Site Plan

215

✓

Proposed Site Elevation

265

✓

Purpose of Issue:

Planning

✓

Detailed Design

Construction

As Built

Issued by:

Designer

✓

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

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,
Ton House Lane, Widnes, Cheshire, WA8 0SL
t. 44 (0)151 420 4128
www.gbcservices.co.uk

Site Name:

SYCAMORE ROAD

3UK Nominal ID:

BRY21769

Address:

WOOLFOLD
BURY
GREATER MANCHESTER
BL8 3EG

Title:

001 DRAWING REGISTER

Project:

UNILATERAL SW

Purpose of Issue:

PLANNING

MBNL/TM/H3G Cell ID:

MAN638/88062/BL0390

Drawing No:

BRY21769_MAN638_88062_BL0390_GA_REV_A

Issue:

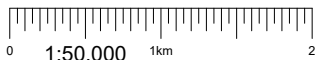
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SITE LOCATION



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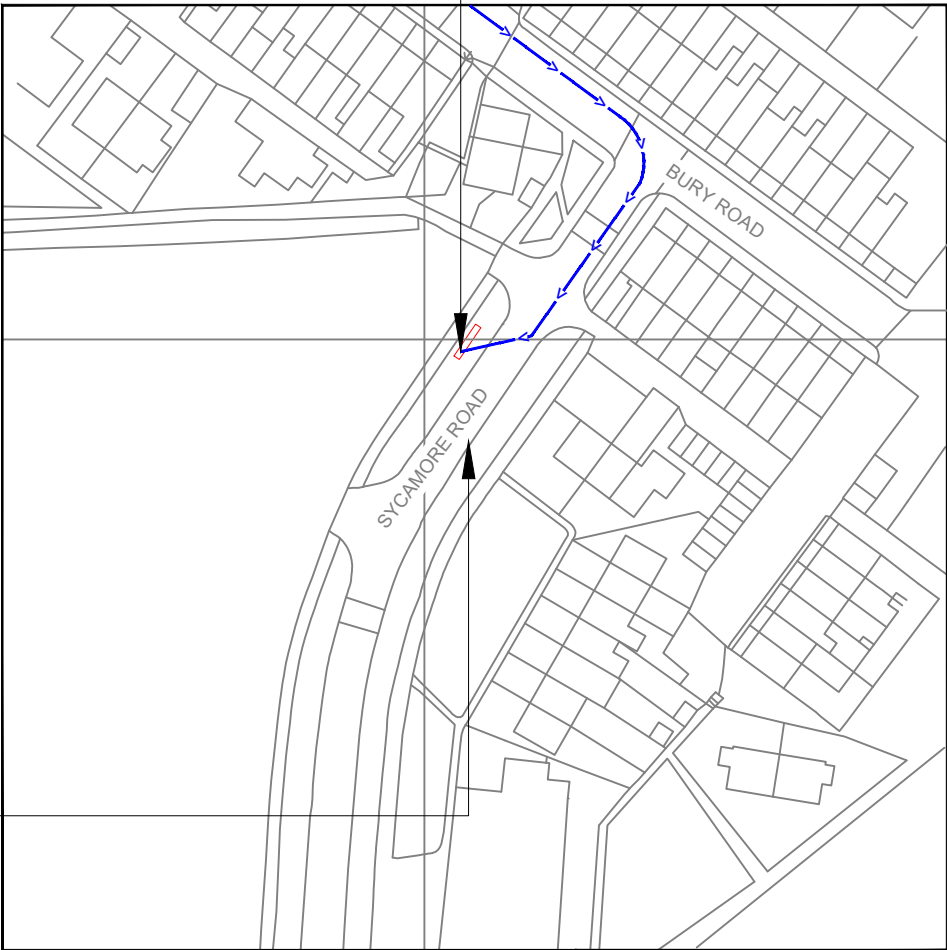
SITE AREA PLAN



SITE PHOTOGRAPH



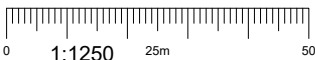
PARKING LOCATION



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NGR E: 378006 N: 412498

SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://tinyurl.com/2yvzjvvu>

STREETVIEW - <https://tinyurl.com/v2wntv5u>

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Access Route To Site:

Directions To Site: - Take M66, A56, B6214 and Holcombe Rd to Sycamore Rd in Tottington 20 min (11.2 mi). Head north-west on M66 2.2 mi. Continue onto A56 1.5 mi. Keep left to continue on Haslingden Byp/A56 0.2 mi. Take the A680 exit towards Haslingden 0.3 mi. At the roundabout, take the 2nd exit 0.1 mi. Slight left onto Broadway 0.7 mi. At the roundabout, take the 1st exit onto Helmshore Rd/B6214. Continue to follow B6214 0.6 mi. Turn left onto Holcombe Rd/B6214. Continue to follow B6214 3.5 mi. Turn right onto Bolton Rd W/A676 0.3 mi. Turn left onto Holcombe Rd/B6215. Continue to follow Holcombe Rd 1.1 mi. Continue onto Chapel St 0.1 mi. Continue onto Market St 0.3 mi. At the roundabout, continue straight onto Bury Rd/B6213 0.3 mi. Turn right onto Sycamore Rd. Destination will be on the right (131 ft).

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

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, WAB 0SL
t. 44 (0)151 420 4128
www.gbcservices.co.uk

Site Name: SYCAMORE ROAD

3UK Nominal ID: BRY21769

Address:
WOOLFOLD
BURY
GREATER MANCHESTER
BL8 3EG

Title: 002 SITE LOCATION PLAN

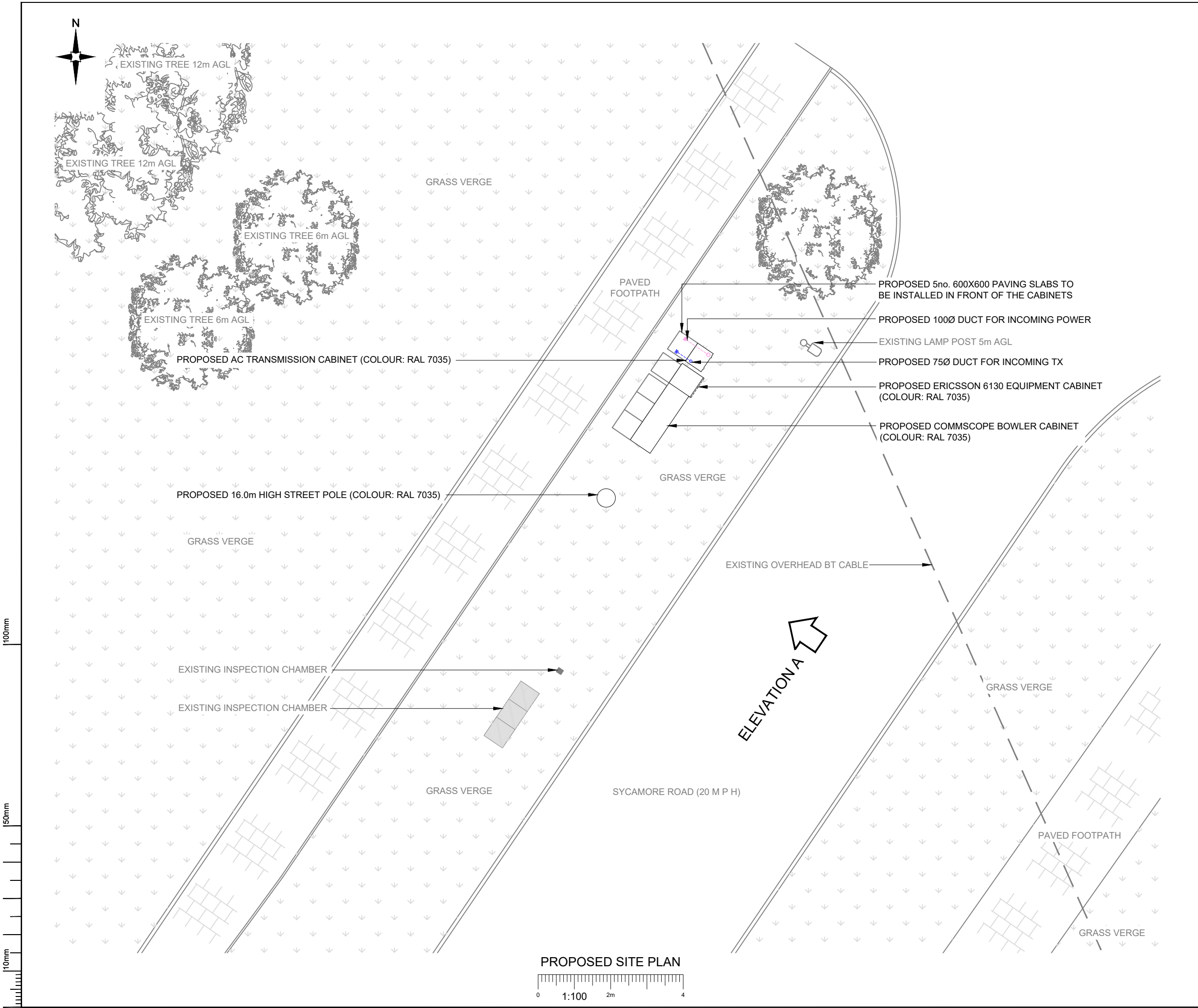
Project: UNILATERAL SW

Purpose of Issue: PLANNING

MBNL/TM/H3G Cell ID:
MAN638/88062/BL0390

Drawing No: BRY21769_MAN638_88062_BL0390_GA_REV_A

Issue: A



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

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:

GBC

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

Site Name:
SYCAMORE ROAD

3UK Nominal ID:
BRY21769

Address:
WOOLFOLD
BURY
GREATER MANCHESTER
BL8 3EG

Title:
215 PROPOSED SITE PLAN

Project:
UNILATERAL SW

Purpose of Issue:
PLANNING

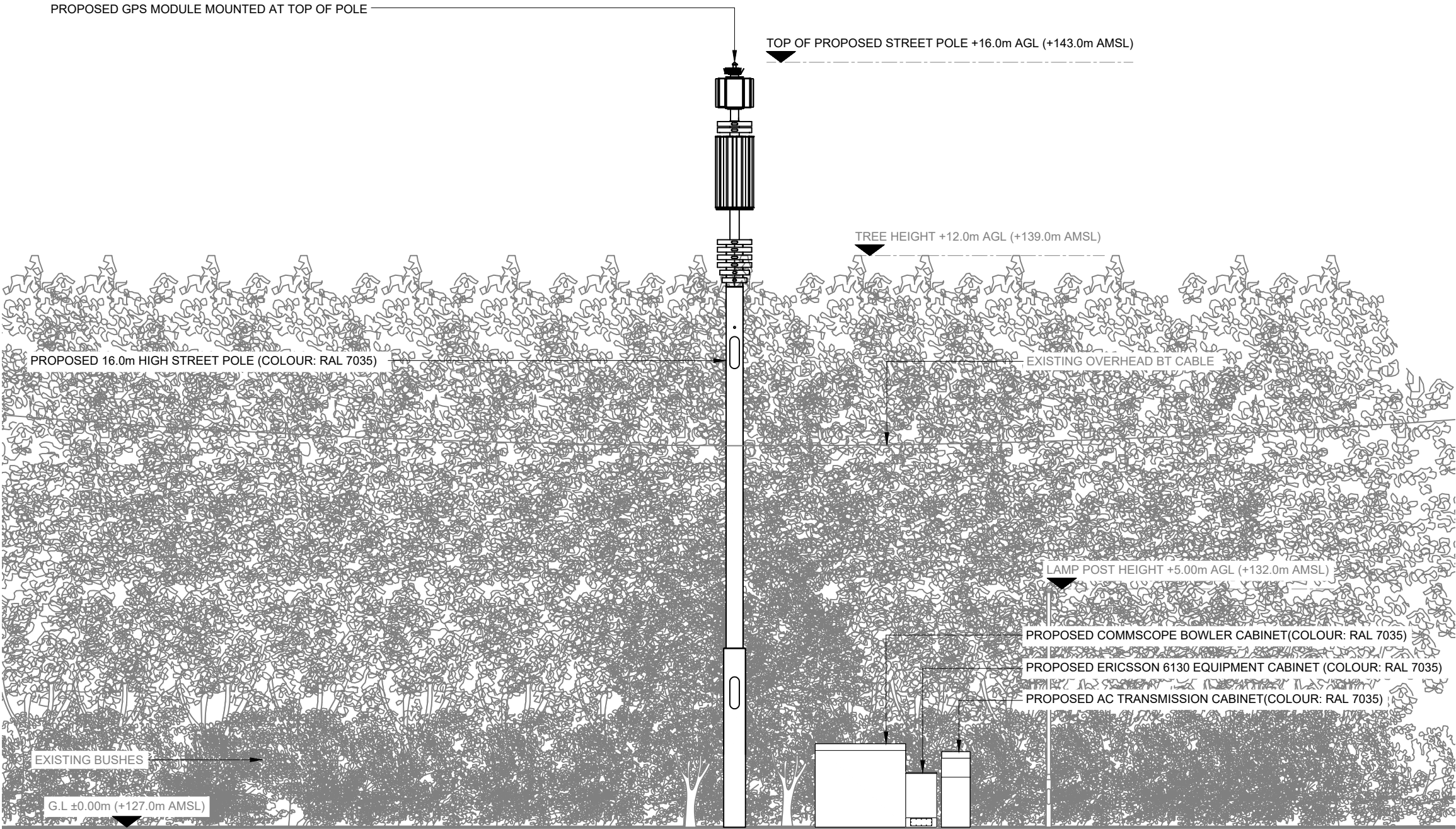
MBNL/TM/H3G Cell ID:
MAN638/88062/BL0390

Drawing No:
BRY21769_MAN638_88062_BL0390_GA_REV_A

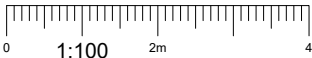
Issue:
A

Antenna Aperture ID	Proposed 4G/5G Bearing
A1	330°
A2	330°
B1	90°
B2	90°
C1	210°
C2	210°

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



PROPOSED SITE ELEVATION A



**CK Hutchison
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Limited**

450 Longwater Avenue,
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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:

SYCAMORE ROAD

3UK Nominal ID:

BRY21769

Address:

WOOLFOLD
BURY
GREATER MANCHESTER
BL8 3EG

Title:

265 PROPOSED SITE ELEVATION

Project:

UNILATERAL SW

Purpose of Issue:

PLANNING

MBNL/TM/H3G Cell ID:

MAN638/88062/BL0390

Drawing No:

BRY21769_MAN638_88062_BL0390_GA_REV_A

Issue:

A