

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:

S Wismayer
WHP Telecoms Ltd
1a Station Court
Station Road
Guiseley
Leeds
LS20 8EY

On Behalf Of:

CK Hutchinson (Networks) Ltd
Great Brighams Mead
Vastern Road
Reading
RG1 8DJ

PART 1 - Particulars of Application

Application Number: 67681

Date of Registration: 15/10/2021

Proposal:

Prior Approval for proposed 20.0m Phase 8
Monopole C/W wrapround Cabinet at base
and associated ancillary works.

Location:

Land opposite 29 Bury Old Road, Prestwich,
Manchester, M25 0EY

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that prior approval of the local planning authority is **REQUIRED** for the siting and appearance of the development set out in Part 1 of this decision notice.

The Metropolitan Borough of Bury hereby give **APPROVAL** for the siting and appearance of 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 002 E, 100 E, 150 E, 210 E, 260 E, 261 E, 303 E, 305 E 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 The development hereby approved shall not be brought into use unless and until a scheme of remedial works to a scope and specification to be agreed with the Highway Authority around the perimeter of the proposed installation, required to reinstate the existing adopted highway to its former condition, have been implemented to the 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 the following Policies of the Bury Unitary Development Plan:
Policy EN1/2 - Townscape and Built Design

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:

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:

002 E
100 E
150 E
210 E
260 E
261 E
303 E
305 E

NOTES TO APPLICANT

1. This recommendation relates to the revised plans received by this Section on 06 December 2021.
2. The applicant's attention is drawn to the need to consult the Department for Resources and Regulation 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:



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On behalf of the Council

Date of Decision: 09/12/2021