

# 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 Jack Corcoran  
WHP Telecoms  
Building8  
Unit 6  
Carryduff Business Park  
Comber Road, Carryduff  
BT88AN

**On Behalf Of:**

Cornerstone Telecommunications  
Hive 2  
1530 Arlington Business Park  
Theale  
RG7 4SA

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### PART 1 - Particulars of Application

**Application Number:** 72102

**Date of Registration:** 24/06/2025

**Proposal:**

Prior approval for proposed  
telecommunications installation comprising of  
30M lattice tower supporting 12 no. antennae  
and 4 no. 300mm dish antennas and 6 no.  
equipment cabinets, enclosed within a fenced  
compound and ancillary apparatus

**Location:**

Land at Castlebrook Farm, Castle Road,  
Bury, BL9 8QR

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### 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 five 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 -

Site location maps 1 of 2 100 B  
Site location maps 2 of 2 100A B  
Existing site plan 200 B  
Proposed site plan 201 B  
Existing site elevation 300 B  
Proposed site elevation 301 B  
Site specific supplementary information  
Search area

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 The telecommunications equipment hereby approved is required to be respectively removed as soon as reasonably practicable after it is no longer required for telecommunications purposes and the land restored to its condition before the development took place.  
Reason: In the interests of the visual amenity pursuant to Policies EN1/2 and JP-G1.

**Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015**

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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:**

|        |                                                    |
|--------|----------------------------------------------------|
| NPPF   | National Planning Policy Framework                 |
| NPPG   | National Planning Policy Guide                     |
| EN1/2  | EN1/2 - Townscape and Built Design                 |
| EN1/10 | EN1/10 - Telecommunications                        |
| GMMW   | GMMWP - Greater Manchester Minerals and Waste Plan |
| P      |                                                    |
| JP-C5  | Streets For All                                    |
| JP-C6  | Walking and Cycling                                |
| JP-C2  | Digital Connectivity                               |
| JP-C8  | Transport Requirements of New Development          |
| JP-G1  | Landscape Character                                |
| JPA1.1 | Heywood/Pilsworth (Northern Gateway)               |

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:**

Site location maps 1 of 2 100 B  
Site location maps 2 of 2 100A B  
Existing site plan 200 B  
Proposed site plan 201 B  
Existing site elevation 300 B  
Proposed site elevation 301 B  
Site specific supplementary information

Search area

## NOTES TO APPLICANT

- . The applicant's attention is drawn to the existence of Public Right of Way No. 185, Bury, that forms part of the access to the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.
- . The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.
- . A technical approval will be required from National Highways if the telecommunications mast proposed in this application is to be located within 'falling distance' of the highway boundary (i.e. its overall height is greater than the distance to the highway boundary) .

Signed:



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On behalf of the Council

**Date of Decision:** 14/08/2025