



RIBBLE VALLEY
BOROUGH COUNCIL

19 JUL 2012

For office use only

Application No: 920120633 P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for prior notification of proposed development by
telecommunications code system operators.

Town and Country Planning General Permitted Development Order 1995
Schedule 2, part 24

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:	
Company name:	BT Group PLC				
Street address:	BT Centre			Country Code	National Number
	81 Newgate St			Telephone number:	Extension Number
				Mobile number:	
Town/City:	London			Fax number:	
County:				Email address:	
Country:					
Postcode:	EC1A 7AJ				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Sebastian	Surname:	Bowe
Company name:	Mono Consultants				
Street address:	Steam Packet House			Country Code	National Number
	76 Cross Street			Telephone number:	Extension Number
				Mobile number:	
Town/City:	Manchester			Fax number:	
County:	Greater Manchester (Met County)			Email address:	
Country:	United Kingdom				
Postcode:	M2 4JG				
				dstampplanning@monoconsultants.com	

3. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	S/O
House name:	47-49		
Street address:	Berry Lane		
Town/City:	Longridge		
County:	PRESTON		
Postcode:	PR3 3NH		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	360282		
Northing:	437500		

Towneley Road, S/O 47-49 Berry Lane, Longridge PRESTON

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

5. Telecommunications Apparatus

Please specify the type of apparatus to be installed or altered (e.g. call box, mast):

Please provide further details of the apparatus (e.g. height, size, colour etc):

Are you replacing an existing installation?

☐ Yes ☒ No

Are you submitting a declaration confirming that the apparatus is in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-ionizing Radiation Protection (ICNIRP)?
The emissions from all mobile phone network operators' equipment on the site must be taken into account when determining compliance.

☐ Yes ☒ No

6. Supplementary Information

Are you also providing a completed Supplementary Information Template (as set out in Annex F of the Code of Best Practice on Mobile Phone Network Development)?

☐ Yes ☒ No

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

320120633P

mono#

MONO CONSULTANTS LTD.

Dear Sir / Madam,

BT OPENREACH
APPLICATION FOR PRIOR APPROVAL
PROPOSED INSTALLATION OF DSLAM CABINET

This application is submitted under Part 24 of Schedule 2 to the Town And Country Planning (General Permitted Development) Order 1995, as amended by the Town And Country Planning (General Permitted Development) (Amendment) (England) Order 2001 and in accordance with the electronic communications code under the Telecommunications Act 1984 Schedule 2 as amended by the Communications Act 2003

This is an application for a determination as to whether the prior approval of the Authority will be required for the siting and design of the development

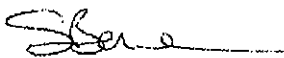
The proposals are for the installation of 1no equipment cabinet for BT Openreach

The application submitted via the planning portal comprises:

- 1APP Prior approval form;
- A copy of the 'Developer's Notice' and covering letter as served on the site owner;
- Line Drawing;
- Location plan & photomontage;
- Cabinet profile document;
- Supporting statement.
- A planning application fee (to follow by cheque);

We trust that the information contained is sufficient for you to determine the application, however should you require any further information please do not hesitate to contact me

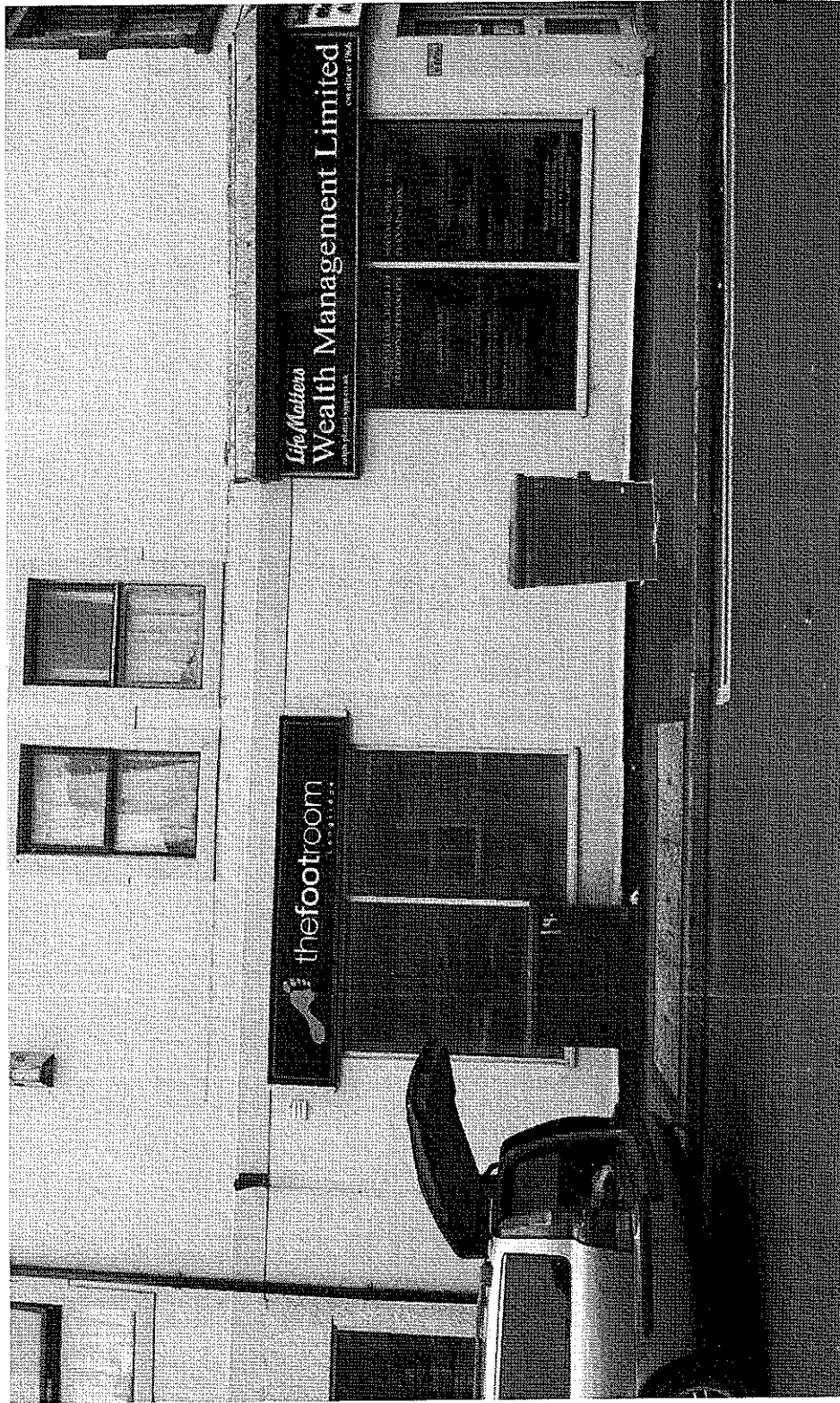
Yours faithfully,



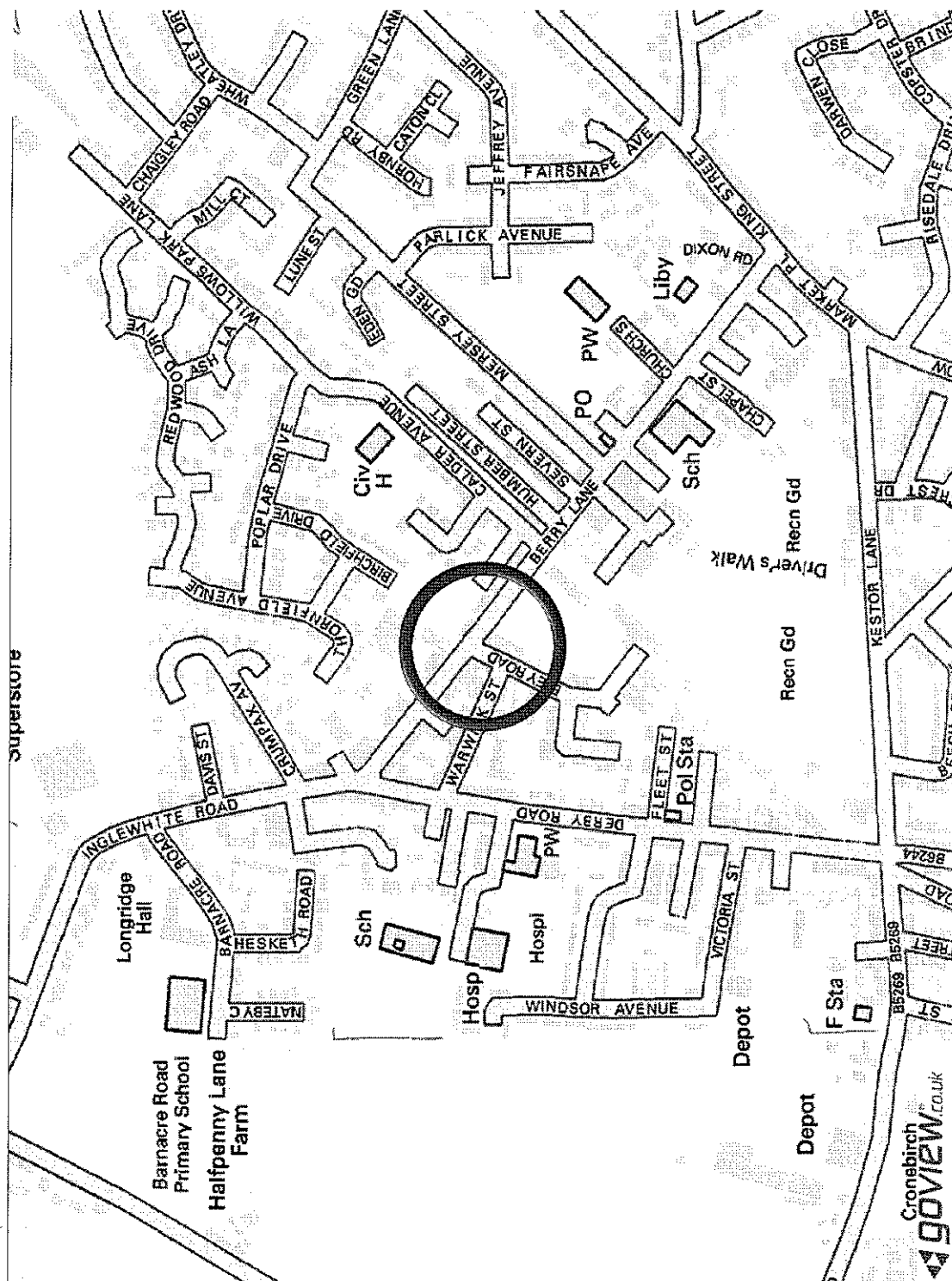
Sebastian Bowe
Mono Consultants Ltd
On behalf of BT Openreach

Direct Dial: 0161 214 1724
Mobile: 07717 631665
E-mail: Sebastian.Bowe@monoconsultants.com

Project:-	BT Openreach	Date:-	01/07/12	CT Order No:-	560805725	PCP No:-	014
Exchange:-	LONGRIDGE	Location:-	PR3 3NH	Carillion/Telnet		DSL/AM NGR:-	360282 437500
			Townley Road, S/O 47-49 Berry Lane, Longridge, PRESTON			PCF NGR:-	360277 437490
 							



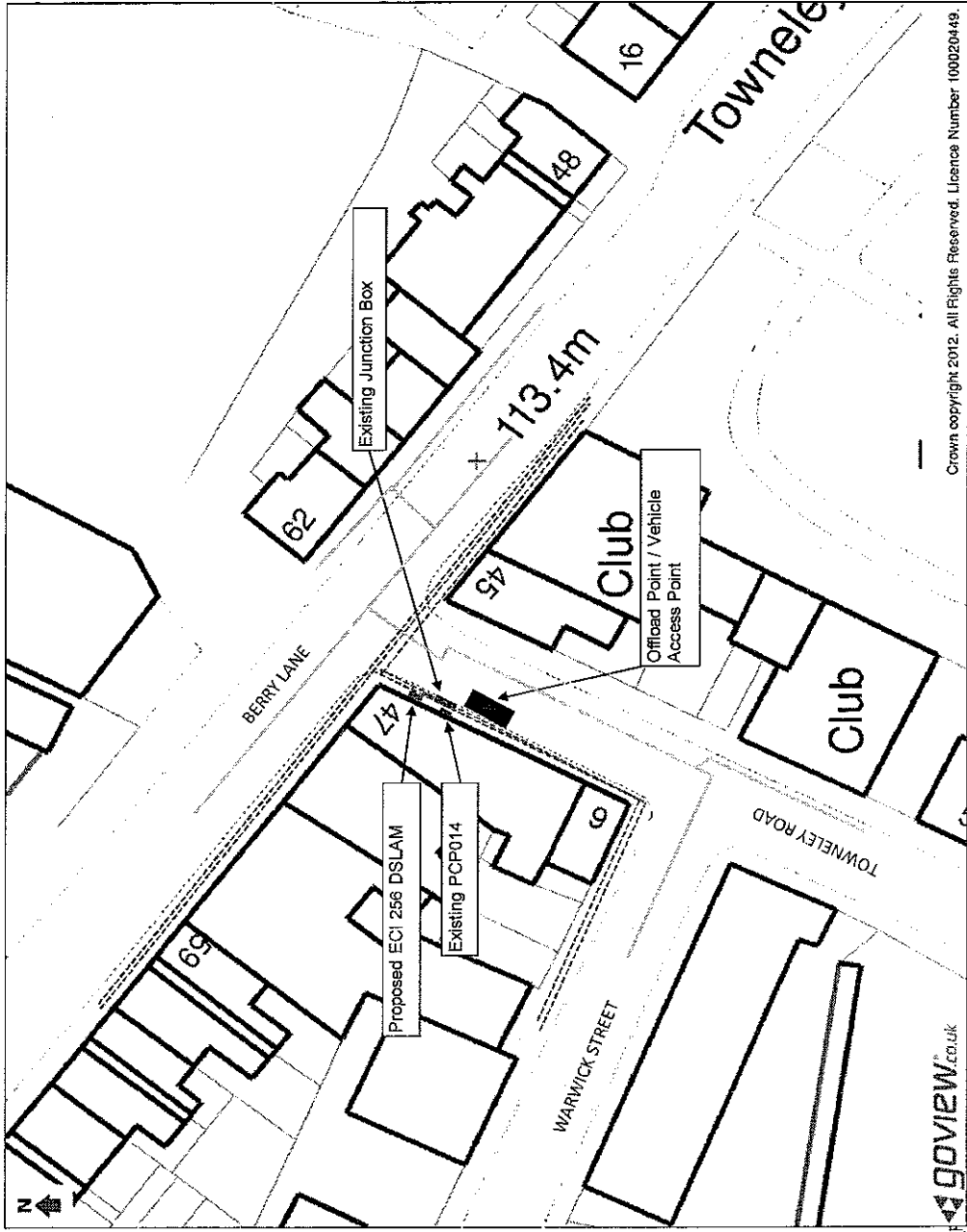
Project:- BT Openreach		Post Code:- PR3 3NH		Date:- 10/07/12		CT Order No:- 6000806732		PCP MGR:- 360277 437490	
Exchange:- LONGRIDGE		Location:- Towneley Road, S/O 47-49 Berry Lane, Longridge, PRESTON		CardiffionTelent 01732 223 700		DSLAM MGR:- 360282 437600		PCP No:-	
telent CARDIFFION								014	



Project:-	BT Openreach		Date:-	10/07/12	Ct Order No:-	5000805732	PCP NGR:-	360277 437490
Exchange:-	LONGRIDGE	Location:-	PR3 3NH				DSLAM NGR:-	360282 437500
carillion		telent		Carillion/Telent			PCP No:-	014
Towneley Road, S/O 47-49 Berry Lane, Longridge, PRESTON								

Exchange	LONGRIDGE
PCP	014
DSLAM Address	Towneley Road, S/O 47-49 Berry Lane, Longridge, PRESTON
Post Code	PR3 3NH
NGR	360282 437500
DSLAM to POWER	
Existing BT Duct	
Existing LV	
Gas Route	
Power Route	1m
DSLAM to JB	2m
Remaining Footpath width 1.47m	

As Laid	
Date:	
Drawn By:	
Comments:	



Note regarding application registration

We have, upon the submission of previous planning applications had requests from LPA's requesting scale drawings and/or scaled elevations showing the proposed cabinets in situ. In the event that this information is not provided, this has incorrectly delayed the validation of such applications. The information necessary for validation is written in Part 24 of the GPDO (please see below).

Part 24 of the GPDO (as amended) is clear in this regard. The information which should accompany an application such as this is set out in Part 24 Condition A.3 (4) of the GPDO.

For the avoidance of doubt this condition states:

(4) The application shall be accompanied –

- a) by a written description of the proposed development and a plan indicating its proposed location together with any fee required to be paid;*
- b) where paragraph (1) applies, by evidence that the requirements of paragraph (1) have been satisfied; and*
- c) where paragraph 2.....etc “*

The information submitted to the Council included a written description of the development, a plan indicating its location and the proscribed fee. Additionally, further information has been provided which gives a detailed drawing of the proposed cabinet, with dimensions, and also in situ. This level of information surpasses the requirements of Condition A.3 already, especially bearing in mind the small scale nature of the proposed development. We are not therefore sure how any further plans might illuminate a determination in any event.

What constitutes, a valid application, and hence the beginning of the 56 day period, has been reinforced by both appeal and Court decisions. On the basis that the current application is valid, we would however look at any request for further information, and should it require additional resources to provide, we would need some qualitative explanation as to why it was required.

We therefore look forward to receiving your Council's validation letter for the proposed development and a subsequent determination. Should you still wish additional information in this instance, then an explanation as to why these are required over and above the details already submitted, would mean we could look at his request more fully. It should be noted however that any non-provision does not invalidate this current application.

Regards,

Sebastian Bowe | Mono Consultants Ltd

Steam Packet House, 76 Cross Street, Manchester, M2 4JG
t: +44 (0) 161 214 1724, f: +44 (0) 161 839 8840 , m: +44 (0) 77 1763 1665

E: sebastian.bowe@monoconsultants.com

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E: sebastian.bowe@monoconsultants.com



MONO CONSULTANTS LTD

Stearn Packet House
76 Cross Street
Manchester
M2 4JG

The Environment Director,
Lancashire County Council,
Guild House,
Cross Street,
Preston, PR1 8RD

19/07/2012
Our Ref: - KJ/CT/LONGRIDGE 14

Dear Sir / Madam,

APPLICATION FOR PRIOR APPROVAL

PROPOSED INSTALLATION OF DSLAM CABINET AT: Towneley Road, S/O 47-49 Berry Lane, Longridge,
PRESTON
PR3 3NH

Please find attached a notice that is required under Paragraph A 3 (1) of Part 24 of Schedule 2 to the Town And Country Planning (General Permitted Development) (Amendment) (England) Order 2001.

We have today submitted an application for prior approval for 1no equipment cabinet for BT PLC at the above site.

The notice is required by law to inform you as the owner of the land that an application for prior approval is to be submitted. Should you wish to make representations to the local planning authority on the application then the relevant details are contained in the attached Notice

Should you have any further queries regarding the proposal please do not hesitate to contact the undersigned.

Yours faithfully

Sebastian Bowe
Mono Consultants Ltd
On behalf of BT PLC

Direct Dial: 0161 214 1724
Mobile: 07717 631665
E-mail: dslamplanning@monoconsultants.com

Developer's Notice as required under the Town and Country Planning (General Permitted Development) Amendment (England) Order 2001

Proposed Development at: **Towneley Road, S/O 47-49 Berry Lane, Longridge, PRESTON
PR3 3NH**

National Grid Reference: **360282 437500**

Ref no: LONGRIDGE 14

I give notice that Mono Consultants Ltd, on behalf of BT Openreach, will be applying to **Ribble Valley Borough Council** under paragraph (4) (b) of Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Amendment (England) Order 2001 for its determination as to whether the prior approval of the authority will be required to the siting and appearance of :

The installation of 1no. equipment cabinet

The application and accompanying plans may be available for public inspection at the offices of the above Authority at

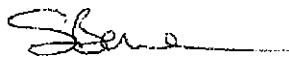
**Ribble Valley Borough Council
FAO Planning Dept
Council Offices,
Church Walk,
CLITHEROE,
Lancashire,
BB7 2RA**

during usual office hours

Any individual and organisation wishing to make representation about the siting and appearance of the proposed development may do so in writing to the Local Planning Authority at the address above (please quote site address given above). Any representations must be received by the Local Planning Authority no later than 02/08/2012.

Name: **Sebastian Bowe**

Signed:



For and on behalf of BT PLC

Date: **19/07/2012**

All correspondence to be sent to : dslamplanning@monoconsultants.com

Supporting Statement

General Introduction & Background

This statement forms part of an application for prior approval on behalf of BT Openreach. The application relates to the installation of 1no. equipment cabinet. As you will be aware our client's, BT Openreach, are currently rolling out a series of new cabinets within each of their telephone exchange areas that will be used to provide high-speed broadband services to residents and businesses in the exchange area. This service is known as 'Super Fast Fibre Access' (SFFA) which will provide up to 40Mb per second download speeds and up to 10Mb upload speeds.

BT believe that SFFA and the services that can be delivered from it are an exciting and important contribution to the development of broadband services in the UK and following the installation of the required cabinets local residents and businesses within the exchange area will benefit significantly from these services.

Further information regarding SFFA is available at:

http://www.openreach.co.uk/orpg/products/nga/downloads/Super_fast_Fibre_Access_brochure.pdf

Should you feel it would be worthwhile meeting with yourselves to outline the background to this rollout in more detail or discuss the location for the proposed cabinet then please contact me and we can arrange a suitable time and date

Compliance with Other Regulations

Please accept this letter and its enclosures as a notification in accordance with regulation 5 of The Electronic Communications Code (Conditions and Restrictions) Regulations 2003 as required by the Communications Act 2003. No fee is required for this notification. British Telecom (BT) is obliged, under regulation 6(2) to give one calendar month's notice, in writing, to the planning authority of its intention to install electronic communications apparatus. The apparatus to be installed consists of 1no. equipment cabinet.

Proposed Development

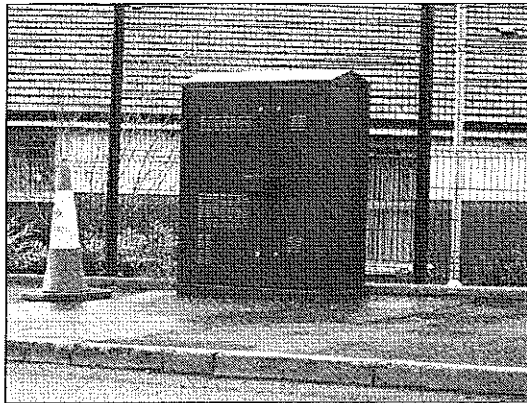
It is proposed to install 1no. equipment cabinet, known as a DSLAM cabinet, at the aforementioned site for BT Openreach. The cabinet will be finished with a dark green colour, as standard. However it is possible to apply a different colour finish to the cabinet should it be desired.

A basic photomontage of the proposed cabinet in situ is enclosed with this application to help you visualise the appearance of the cabinet and how it will fit in with its surroundings.

The specific dimensions of the proposed cabinet are: -

- 750mm (W) x 407mm (D) x 1308mm (H);

This is shown on the enclosed cabinet profile drawing. The footprint of the proposed cabinet is very similar to that of the existing BT cabinets (PCP's) present in the surrounding area. The photograph below provides an indication of the design and appearance of the proposal -



Siting Restrictions

There are a number of criteria that must be taken into consideration when identifying a suitable location for the proposed DSLAM cabinet. This includes the feasibility of building and maintaining the cabinet, land ownership issues and the ability to connect to low voltage power.

In addition, it is important to remember that the proposed cabinet will be linked to an existing BT cabinet (PCP). For this link to work the proposed and existing cabinets cannot be located more than 50 metres apart.

In addition, the following factors are also taken into consideration when identifying suitable locations for the proposals:-

Impact on visibility splays; Impact on footpath widths and pedestrian movements; Impact on visual and residential amenity; Impact on listed buildings, and Impact on the character and appearance of Conservation Areas.

Pre-application Consultation Feedback

Your department will already be aware of this project from previous correspondence / meetings with ourselves and / or BT Openreach.

Site Selection Justification

It is proposed to locate the DSLAM equipment cabinet at the application site for the following reasons:

Highways

- " The proposed location ensures that sufficient footpath width will remain after the installation of the cabinet so as not to impact on pedestrian movements.
- " The proposed location will not hinder visibility splays.

Visual Impact

- It is proposed to site the cabinet wherever possible against an existing hedge / wall / fence which will provide a suitable backdrop to the proposal and minimise any visual impact.
- The cabinet has been specifically sited away from direct views from adjacent residential properties. This is considered to help maintain amenity levels in this area.
- The proposals are minor in nature and similar in appearance to the existing BT cabinets already present in the surrounding area.

Summary

We look forward to receiving your comments on the siting and design proposed. It is considered that a suitable location has been identified for the proposed cabinet and which respects the character and appearance of the surrounding Conservation Area. National planning guidance and local planning policy has also been taken into consideration.

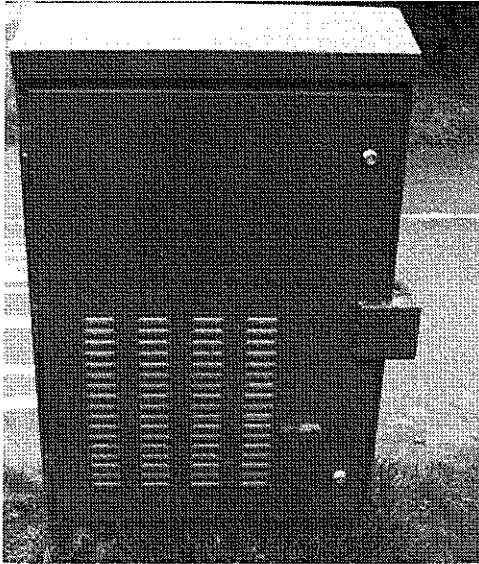
We would like to take this opportunity to extend an invitation to have a meeting to discuss the proposal, possibly on site, so that the area surrounding the proposal can be viewed. In some circumstances it may be appropriate or desirable to conduct an on site visual demonstration of the proposed cabinet or a tour of the siting options that have been considered. If this is of interest please contact us to discuss arrangements.

My client is eager to initiate early development in order to allow residents and businesses to start benefiting from 'Super Fast Broadband' as soon as possible. In this regard we would be grateful if you could provide confirmation that the proposed equipment cabinet is acceptable at your earliest convenience.

We trust the above and enclosed information is to your satisfaction, however should you have any queries or wish to discuss this further please do not hesitate to contact me.

ECI DSLAM Dimensions

ECI DSLAM Dimensions



ECI 128 / 256

**Dimensions 1308H x 750W x
407D (mm)**