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27 August 2021

Your contact is: **David Brett, Planning**

DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEM OPERATORS. DETERMINATION BY READING LOCAL PLANNING AUTHORITY THAT THE PRIOR APPROVAL OF THE AUTHORITY IS **GIVEN** FOR THE SITING AND APPEARANCE OF DEVELOPMENT PERMITTED BY PART 16 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED).

Dear Miss Poon,

Application Reference: 211174

Application Type: Telecommunications Notification - Prior Approval

Address: Site at Riversley Court, 205 Wensley Road, Reading

Proposal: Upgrade of existing telecommunications base station. Removal of 9no existing antennas, 1no 600mm dish, 1no 300mm dish and outdoor equipment cabinets to be replaced with 6no new antennas and 3no 600mm dishes internal upgrade of existing equipment cabin and associated ancillary works thereto (Amended Description).

I refer to your letter received on **15th July 2021** concerning a prior approval determination for the above telecommunications development.

I confirm that the proposal has been shown on submitted drawings and documents:

- 002 Site Location Plan - 1107547_RDG038_25639_RG1009_M003 Issue C
- 215 Max Configuration Site Plan - 1107547_RDG038_25639_RG1009_M003 Issue C
- 265 Max Configuration Elevation - 1107547_RDG038_25639_RG1009_M003 Issue C
- Site Specific Supplementary Information - 25639/RDG038
- ICNIRP Certificate

These plans were received on 15th July 2021

I am writing to advise that Reading Borough Council as local planning authority hereby **GIVE** approval for the siting and appearance of the development proposed in the above-mentioned application in accordance with the submitted drawings and documents.

Informatives

1. As per The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 16, Class A you are advised:

The development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—

- where prior approval has been given as mentioned in sub-paragraph in accordance with the details approved;
- in any other case, in accordance with the details submitted with the application.

The development must begin—

- where prior approval has been given, not later than the expiration of 5 years beginning with the date on which the approval was given;
- in any other case, not later than the expiration of 5 years beginning with the date on which the local planning authority received the application

2. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow prior approval to be granted within the prescribed target timescale for the decision to be issued.
3. Your attention is drawn to the terms and conditions of this prior approval. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any of the requirements for a prior approval may result in the Council taking action to remedy the breach of control. If you are in any doubt please contact the Council.
4. Your attention is drawn to Part A.2 (2) of Schedule 2, Part 16, Class A in respect of both the existing and proposed apparatus on the site, which requires that:

Class A development is permitted subject to the condition that—

(a) any electronic communications apparatus provided in accordance with that permission is removed from the land or building on which it is situated—

- (i) if such development was carried out in an emergency, at the expiry of the relevant period; or
- (ii) in any other case, as soon as reasonably practicable after it is no longer required for electronic communications purposes; and

(b) such land or building is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.

If you wish to discuss this matter further, please contact me on the above number.

Yours sincerely

David Brett

David Brett
Planning Officer

J.R.M.