



Reading
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Working better with you

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3 August 2020

Your contact is: **Matt Burns, 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.

Dear Mr Lewis,

Application Reference: 200675

Application Type: Telecommunications Notification - Prior Approval

Address: Highways Land at Whitley Wood Roundabout, Junction of Hartland Rd & Northumberland Avenue Reading RG2 8LS

Proposal: Erection of a 20m column with ground based cabinets and ancillary development.

I refer to your letter received on **15 May 2020** concerning a prior approval determination for the above telecommunications development as shown on submitted drawings and documents:

Drawing no.s

RDG074 - 002 Site Location Plan rev E

RDG074 - 215 Max Configuration Site Plan rev E

RDG074 - 265 Max Configuration Elevation rev E

RDG074 - 275 Existing Tree Setting Out rev E

Received by the Local Planning Authority on 30th July 2020

Site Specific Supplementary Information ref. 10822 / RDG074

Received the Local Planning Authority on 28th May 2020

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 permission to be granted within the prescribed target or agreed extended 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 condition(s) or planning obligation(s) attached to the prior approval may result in the Council taking action to remedy the breach of planning 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.

5. All works should be carried out in accordance with NJUG Volume 4 ‘Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees’.
6. Works affecting the highway
Any works affecting the highway shall be in accordance with Reading Borough’s Council’s document “Guidance Notes for Activities on the Public Highway within the Borough of

Reading". The applicant should be made aware that compliance with this document is mandatory and licences to work on the highway will only be issued if the requirements contained within it are met. A copy can be obtained at <http://www.reading.gov.uk/ltp/General.asp?id= SX9452-A782F664> (within the Transport Strategy area of the Transport Section on the Reading Borough Web Site).

7. Telecom Applications

The Highway Authority will require a fee for carrying out site visits, technical approval of the proposal drawings, liaison with our electrical streetlight provider and site visits during the installation works on this traffic sensitive street.

The Highway Authority will require detailed traffic management plans to be returned to the Streetworks Co-ordinator at Civic Offices, Bridge Street, Reading, RG1 2LU for approval prior to works commencing.

The Highway Authority will require a pre-start site meeting with the telecomm provider, and their installations electrical engineer with our streetlighting electrical provider to agree electrical installation safety and to co-ordinate the works between all parties.

The Highway Authority will require the provision of a site specific method statement and safe working procedure to detail how the Councils streetlighting contractor can safely secure the site to carry out routine maintenance on the streetlight apparatus.

The Highway Authority will require the provision of suitable duct access to the column base for the separate power supply to the streetlighting apparatus.

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

Yours sincerely

Matt Burns

SDV

PP

Matt Burns
Planning Officer