

2011/4763/P

Application for Prior Approval

1. Site Details

PCP :	069 Replan	
Exchange:	Kentish Town	
NGR:	E 529426	N 185162
Site Address:	Bartholomew Road, S/O 112 Leighton Road, London. NW5 2RG	

2. Planning Legislation

a.	This is an application for prior approval made under Part 24 of THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT ORDER) (AS AMENDED) 1995 and also Regulation 5 of THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND REGULATIONS) 2003
b.	Where electronic communications equipment is installed by a Code Systems Operator within Article 1/5 land, that being a conservation area, SSSI, AONB, World Heritage Site, an application for prior approval is required to be made to the Local Planning Authority.
c.	Included in this application are details pursuant to the proposed development, a site layout plan, a location plan, a photomontage and details of the dimensions of the proposed communications equipment.
d.	Consideration has been given to the siting, design and visual impact of the proposed equipment cabinet and prior consultation has been carried out with the appropriate Local Planning Authority.

3. Pre-application consultation with the authority responsible for planning

Date of pre-application contact:	06.10.10
Name of contact:	Gordon Hamilton
Summary outcome of consultation:	

4. Developer's Notice

Copy of Developer's Notice enclosed	<u>Yes</u>	No
Date served	19.09.11	

5. Proposed Development

The proposed site

The site has been chosen so that it presents the least visually obtrusive location as far as is practicable. Every effort has been made to locate the cabinet so as not to impact upon the surrounding environment.

Consideration has been given to sight lines entering and exiting side roads, driveways and junctions. Consideration has been given to the width of the pavement and to provide ease of access for pedestrians. A minimum of 1.2m is allowed but wherever possible the greatest amount of available space is chosen. Where this may impact upon underground cabling, gas mains, additional telecommunications ducting and cabling or footings of adjacent buildings, every effort has been made to ensure that the location of the cabinet does not impact upon the use of the highway.

The cabinet is usually sited at the back of the footpath in order that it is not struck by vehicles. However, in certain circumstances it is unavoidable that the cabinet is located against the kerb; either because of underground services or because of adjacent trees, frontages to residential properties, or requests from the Highways department require it to be so.

The cabinet is usually located so that the ducting to the existing Openreach spine network can be made and that power is more easily connected to. Because of these reasons at times the cabinet may be sited a distance away from the existing green Openreach cabinet (the PCP) or at times on the opposite side of the road from the existing PCP.

The location of the DSLAM cabinet must also take into consideration the safety of neighbouring residents and properties. As such DSLAM cabinets are not located adjacent to low walls or fences where access could more easily be granted to that property. Where there is an existing cabinet or where there is an existing ease of access to that property, then consideration has been made as to the optimum location and the impact upon the security of the adjacent property.

At times it may well require the DSLAM cabinet to be located adjacent to low walls or fences. However, every effort is made so that consideration is given to the visual impact of the surrounding environment and the safety of road users and local residents.

Enclosed is a plan indicating the location of the site and also a line drawing and a photomontage indicating the siting of the proposed cabinet.

6. Equipment Proposed

Equipment Proposed:

Description

The proposed cabinet includes 1x DSLAM green telecommunications cabinet located on a concrete plinth. Ducting is placed within the footpath or verge to an existing Openreach junction box and also ducting to the nearest low voltage power supply. The DSLAM cabinet is connected to both the existing copper telecoms spine and also the new fibre optic cable spine set within the existing Openreach ducting.

Equipment Housing

Length	1.2metres
Width	0.45metres
Height	1.6metres
Materials	Steel

7. Design and Access

Reasons for choice of design

The proposed development is for a 1.6m high green telecommunications cabinet (DSLAM). The cabinet provides a conversion from fibre optic cable to copper cable and then feeds the signal into the wider telephone network through the existing green Openreach cabinets (PCP). The new cabinet (DSLAM) has to be located close to the existing green Openreach cabinet (PCP) in order to reduce the amount of copper cabling within the system. The advantage of this Super Fast Broadband service is that it provides as much fibre optic cabling within the system to attain the speeds required.

Being a single telecommunications cabinet there is no public access to the application site. The installation has been designed and installed so as not to impact upon the use of the footway to either pedestrians or wheelchair users. Inside the cabinet electronic equipment provides the conversion from fibre optic to copper. Included within the cabinet is effectively a mini exchange providing the switching for the equipment and also a small cooling system. The cooling fans are rated at 40dB during daytime and 35dB at night time. The fans will only function during periods of hot weather and it has been assessed that the noise emitted from these fans is equivalent to a standard fridge compressor at 0.5m distance.

8. Additional relevant information

The proposed DSLAM Cabinet installation forms a wider part of the government's Digital Britain project. The cabinet will provide Super Fast Broadband connectivity to the majority of the population boosting not only an individual's use of the internet and thus the wider world but also boost the local economy and benefit a wide range of SMEs.

The proposed cabinet provides the surrounding properties that are currently connected to the telephone system by the existing PCP cabinet with a connection to the fibre optic cable spine and in that process new fibre optic cabling is currently being installed throughout the country. Although the DSLAM cabinet is specific to the location of the existing PCP and thus to the properties in the immediate area it is considered that the new service will benefit the wider community as a whole.

Every effort has been made to accommodate this important piece of telecommunications equipment in order that visual intrusion is minimised and the impact upon road users and pedestrians is reduced. It is considered that the siting of the cabinet has been made using the optimum location taking into consideration both Town Planning and Highways requirements.

Contact Details

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Signed	<i>William Osborne</i>	Date	19.09.11
Position	PP Head of Planning	Company	Harlequin Ltd
		(on behalf of the applicant)	