BT Telecommunication DSLAM[1] Cabinet Installation

(Please note that this is not a mobile phone telecommunications installation)

SUPPORTING STATEMENT



(Picture above of the DSLAM Cabinet is for illustrative purposes only and does not depict the application site)

Date: 01/08/2011

Prepared by WHP (Wilkinson Helsby Projects Ltd)

Agents Ref: Project Beck – Conservation Area

[1] DSLAM is the abbreviation for 'Digital Subscriber Line Access Multiplexer'.

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1. Introduction

BT is in the process of undertaking a project to replace copper and improve broadband speeds within the UK. The cabinets are required for next generation broadband access (NGA) and are 750mm x 1228mm high x 400mm painted green. This infrastructure associated with this improvement will vastly improve the communication network for the residents and other stakeholders located within the authorities where this new technology is being "rolled out".

WHP Projects, an established Acquisition, Design and Construction services company facilitating the integration of wireless cell sites throughout the UK, has been tasked with undertaking the property and planning work with this project. A considerable number of New Generation Access cabinets are to be located within your authority and the vast majority of these have been authorised under Permitted Development rights. A number of these cabinets however, need to be placed within areas of the Authority that are in Article 1 (5) Land and thus require the consideration of the Planning Department. For this reason we have submitted the necessary Prior Approval applications and supporting information.

As stated above NGA stands for Next Generation Access and refers to the next step in the evolution of the first mile of the access network between the exchange and the end user's premises. NGA can take different forms. These can include enhancements to current copper access, and where distance limitations affect broadband service capability and availability, NGA could involve installing optical fibre in the access network either between the exchange and the street cabinet (Fibre to the Cabinet (FTTC)) or all the way from the exchange to the end user's premises (Fibre to the Premises (FTTP)). This project is FTTC. Transmission over fibre alone provides the same speed of broadband whatever the distance from the exchange. This means consistently fast and more powerful Internet connections are possible on fibre networks. Much faster uploads and downloads of data will be experienced – for example, it will be possible to upload pictures to the internet up to 10 times faster than on conventional broadband. As the number of fibred homes increases over the next few years, customers will be able to take advantage of innovative products. Customers can also expect very reliable service as fibre-optic cables are highly resilient and experience very low fault rates. FTTC will initially deliver speeds of up to 40Mb although advances in technology that can increase those speeds to more than 60Mb are imminent.

This Supporting Statement is provided in conjunction with the drawings, location plan of the cabinet and supporting material that has been submitted with this Prior Approval application.

This statement is submitted pursuant to Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended)

2 The Proposal:

In accordance with Government guidance, this proposal was drawn up having regard to the need for good design.

In particular:

- Considerations of design and layout are informed by the context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology all help to determine the character and identity of an area, the addition of

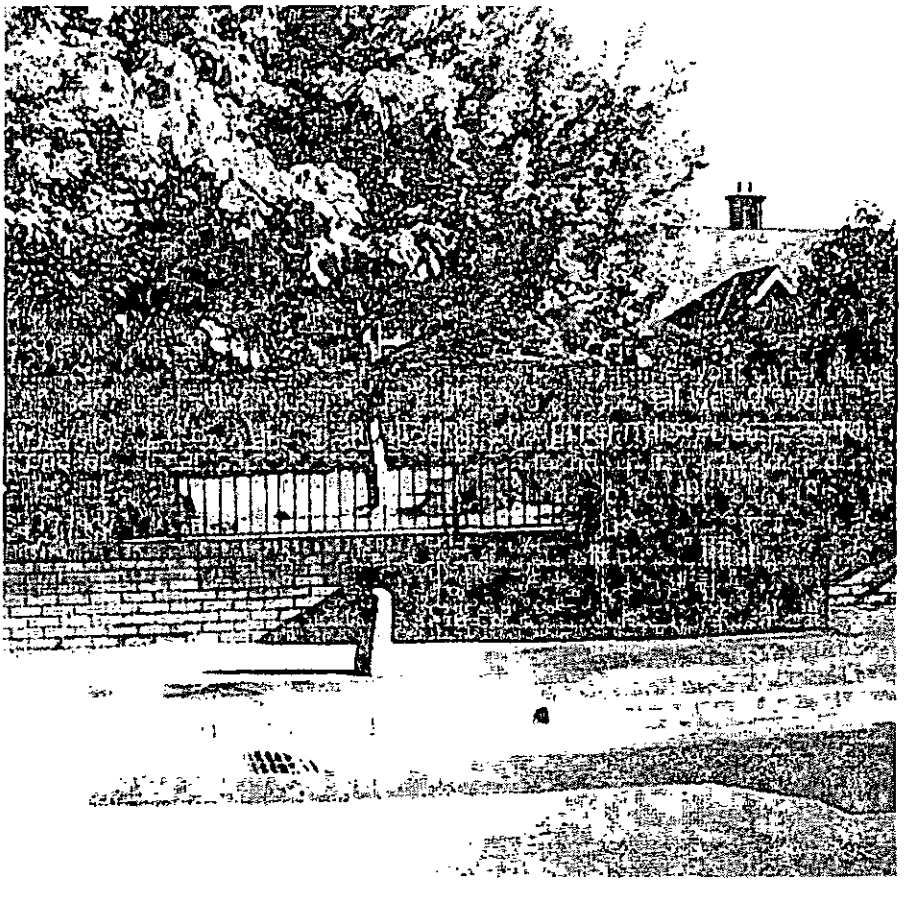
this small DSLAM cabinet; dimensions 750mm x 1228mm high x 400mm painted green will have no affect on the Conservation Area and thus the key component of PPG15 / PPS5 (enhancing or preserving the Conservation area) will be maintained. The Conservation area will be fully preserved by this vital piece of BT street furniture.

- The scale, massing and height of proposed development have been considered in relation to that of adjoining buildings; the topography, the general pattern of heights in the area; and views, vistas and landmarks.

The following general design principles have been taken into account in respect of this proposed telecommunications development:

- A proper assessment of the character of the area concerned.
- That the design shows an appreciation of context;

The photo below fully illustrates how the cabinet looks and how it sits on the pavement of the highway. *Please note that the photo below is not of the application site and is for illustrative* purposes only.



It needs to be borne in mind that the proposed development is only for ONE minor street located telecommunications cabinet. The cabinet's dimensions are 750mm x 1228mm high x 400mm and are proposed to be painted green. The colour can however, be tailored to the requirements of the Planning Department or Conservation Officer. This is not a mobile phone installation thus there is no associated monopole or antennas with this facility and no need for an ICNIRP Certificate. The proposed telecommunication cabinet is an essential piece of equipment for BT to bring optimum broadband services to the Authority. Further details of the need are outlined in this report. The cabinet is street based and there are no access issues in

that it is free standing on the pavement the cabinet has been located so that it does not affect pedestrians, wheel chair users or visibility lines for motorists pulling out of adjoining roads. Access inside the cabinet is however, deliberately restricted for the security of the installation. Access to the development is by definition limited to the operator and its authorised agents.

3. The Application Site.

All the DSLAM Cabinets are located on the pavement of the adopted highway. WHP understand that this cabinet is located within the Conservation Area and thus a formal Prior Approval Application is required. The local pattern of streets and spaces, building traditions, materials and ecology all help to determine the character and identity of an area, the addition of this small DSLAM cabinet; Dimensions 750mm x 1228mm high x 400mm painted green will have minimal affect on the Conservation Area and thus the key component of PPG15 / PPS5 (enhancing or preserving the Conservation area) will be maintained. The Conservation area will be fully preserved by this vital piece of BT street furniture. Following a design survey by WHP's engineers, the specific location of the cabinets have been decided upon taking into account BT's requirements, the need to preserve the Conservation Area and avoiding any Highways Department site line issues.

4. Pre Application Discussions and Negotiations

A roll out pre-consultation letter was conducted by WHP for all the sites within the authority. There were no further requests from the LPA for further information and for this reason WHP has progressed onto the formal process of submitting the formal GPDO applications to the LPA.

5 The Need for the Proposal – Technical Justification

Telephone services have traditionally been supplied via a pair of copper wires from the telephone exchange to the subscriber's premises. Above a certain distance from the telephone exchange, the individual wires are replaced by a single high capacity copper multicore cable which terminates in a street mounted cabinet and from which run individual pairs of copper wires to customers' premises. Demand for high speed internet and data services, known as broadband, has caused this traditional technology to become obsolete for this purpose, because the longer the high capacity cable from the exchange, the slower is the broadband speed that can be transmitted.

The solution is to run a fibre optic cable in addition to the high capacity, copper multicore cable. This fibre optic cable cannot be accommodated in the existing cabinet and requires a new cabinet to be positioned nearby. The fibre optic cable will enter this new cabinet, within which a digital device known as a multiplexer will cause the incoming information to be sent to the intended subscriber. This will require the output from the new cabinet to be connected to the nearby existing cabinet, which contains the pairs of copper wires connecting to the customers' premises. The normal voice telephone services will continue to be provided by the traditional route from the telephone exchange.

6 Development Plan and National Policy Framework

The need for this Prior Approval Application has been shaped by the fact that the cabinet is located within a Conservation Area of the Authority. The important policies to consider with

this GPDO Application are PPG15 (recently superseded by PPS5), Consultation paper on a new Planning Policy Statement 15: Planning for the Historic Environment and PPG8.

It is important to consider with this application the need for the addition of this DSLAM cabinet. PPG15 states "Many conservation areas include the commercial centres of the towns and villages of which they form part. While conservation (whether by preservation or enhancement) of their character or appearance must be a major consideration, this cannot realistically take the form of preventing all new development: the emphasis will generally need to be on controlled and positive management of change. Policies will need to be designed to allow the area to remain alive and prosperous, and to avoid unnecessarily detailed controls over businesses and householders, but at the same time to ensure that any new development accords with the area's special architectural and historic interest." WHP recognize the importance of the Conservation Area and the need to preserve this space and in our opinion this has been upheld. WHP also however, recognizes the importance of fast, modern telecommunication infrastructure, this is a belief that the Government holds and the LPA. PPG8 states that "Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum." As stated this minor cabinet with minimal visual implications will have a major impact on broadband speed of the residents and businesses of the Authority.

We consider the development is fully compliant with these policies for the following reasons:

We have provided detailed evidence as outlined in the technical justification section for the requirement of this DSLAM cabinet and how it will fit into the existing and proposed networks and the technical limitations.

We consider the siting scale and design of the proposed development will ensure there is no adverse impact the appearance or character of the locality and general street scene.

It is well established than one of the principle methods of minimising the impact of telecommunication development is by reducing the contrast that between the equipment and its surroundings. This is done in two ways by choosing sites where the equipment does not contrast with visual expectations of the location and choosing a design that minimise the contrast with the immediate visual setting. This proposal achieves this by its siting and the fact that the DSLAM cabinets dimensions have been kept to a minimum.

If the site of the DSLAM cabinet was not situated within a Conservation Area the equipment would not require Prior Approval as the cabinets would be deemed to be Permitted Development. However, because the site is located within a Conservation Area great care has been taken to locate these where there visual impact is negligible.

We consider that the development is complaint with the council's policy and that in accordance of Part 24 of Schedule 2 of 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 permission should be granted for the installation.

National Guidance

National policy with regard to Telecommunications development is found within Planning Policy Guidance Note 8 Telecommunications 2001

This advises in Para 1 of Appendix 1 'Modern telecommunications are an essential and beneficial element in the life of the local community and the national economy.

Para 2. Fast, reliable and cost-effective communications can attract business to an area and help firms remain competitive, thus contributing to the achievement of other policy goals, including increased employment opportunities. This is particularly important in the development of the single European market and in the creation of an environment in which major national and international companies would want to expand. It is equally important for broadcasting and for small businesses, and for new methods of employment, such as home working. Good communications can enrich life at home and offer new choices in education and entertainment, in shopping and banking. Modern telecommunications can benefit the environment through reducing the need to travel, and hence reducing vehicle emissions of carbon dioxide and other pollutants.

Para 3 The aim of telecommunications policy is therefore to ensure that people have more choice as to who provides their telecommunications service, a wider range of services from which to choose and equitable access to the latest technologies as they become available.

Para 5 states. The Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum.

Paragraphs 54 of the annexe to PPG 8 states that, 'LPA's should have regard to any technical constraints on the location of proposed development. Material considerations include the significance of the proposed development as part of a national network. In making an application for planning permission or prior approval operators may be expected to provide evidence regarding the need for the proposed site. Details of this evidence are provided with the technical justification included.

Para 64 states. Protection from visual intrusion and the implications for subsequent network development will be important considerations in determining applications. The nature of some telecommunications development may in some cases bring it into apparent conflict with established local and national planning policies.

PPG8 encourages authorities and operators to "work together" and use sympathetic design and camouflage to minimise the impact of development on the environment. Particularly in designated areas the aim should be for apparatus to blend into the landscape. The telecommunications industry is encouraged to continue to develop innovative design solutions the materials and colouring (Paragraphs 24 and 25 – PPG8). The design of the DSLAM cabinet has been shaped by the need to make it as small as possible to reduce its visual appearance. The cabinet is proposed to be painted green however; the colour can be altered to fit the requirements of the LPA.

We consider this development is fully compliant with the above policy guidance. We have proposed an extremely unobtrusive DSLAM cabinet located within the existing townscape to minimise impact.

7 Conclusions

We consider the development complies with government guidance where the underlying aim is to provide an efficient and competitive telecommunication system for the benefit of the community while minimising visual impact. We consider taking into account the factors of technical constraints, available sites and planning constraints that this site and design clearly represent the optimum environmental solution.

The key policy of PPG15 and PPS5 is that development within a Conservation Area preserves the area. The addition of this minor DSLAM cabinet will fully preserve the Authority's important Conservation Area. This cabinet has to be located within the

Conservation Area and thus any conceivable objection will be outweighed by the many benefits that telecommunications bring to the economy and community



PLAN
SCALE 1:250

NGR E 434094
NGR N 406807

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100mm
50mm
10mm
A3

PROPOSED BT EQUIPMENT

CABINET DETAILS
CABINET REF: DSLAM
DIMENSIONS: 750x400x1228 HIGH
MATERIAL: STEEL
COLOUR: BS381 223 MIDDLE BRONZE GREEN

No.	Revision	Date	By	ckd

PURPOSE OF ISSUE

○ Approval ● Planning ○ Legal ○ Construction ○ As-built

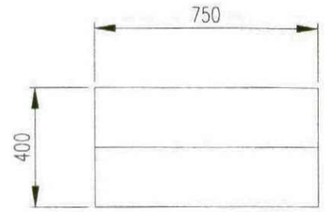
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WHP Wilkinson Helsby
Evans Business Centre
Monckton Road
Wakefield WF2 7AS

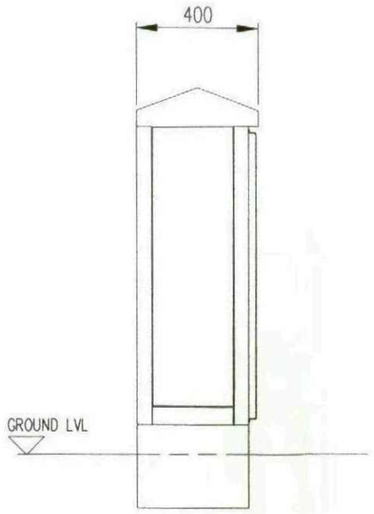
Tel: 01924 888135 Fax: 01924 888163
e-mail: info@wilkinson-helsby.co.uk

Client	BT – BARNSLEY PCP 096
Contract	HOPWOOD STREET S/O 33 VICTORIA ROAD BARNSLEY S70 2BG
Title	PROPOSED TELECOMMUNICATIONS FTTC CABINET INSTALLATION PLAN

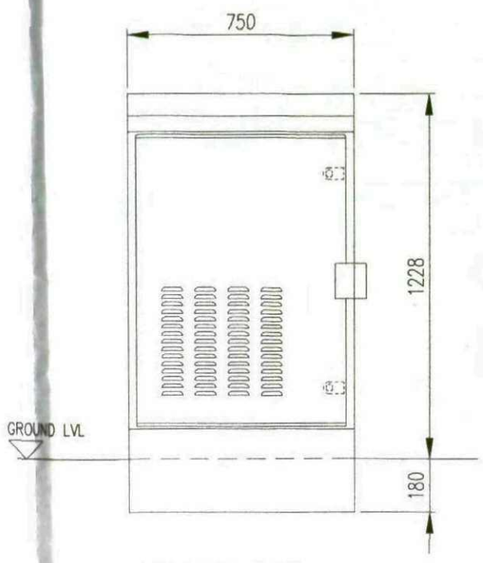
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Drawn BH	Approved SPH	Scale AS SHOWN	
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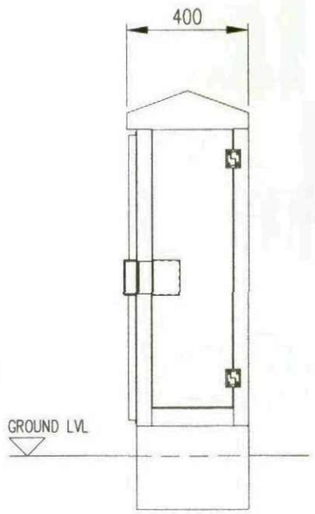
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SCALE 1:20



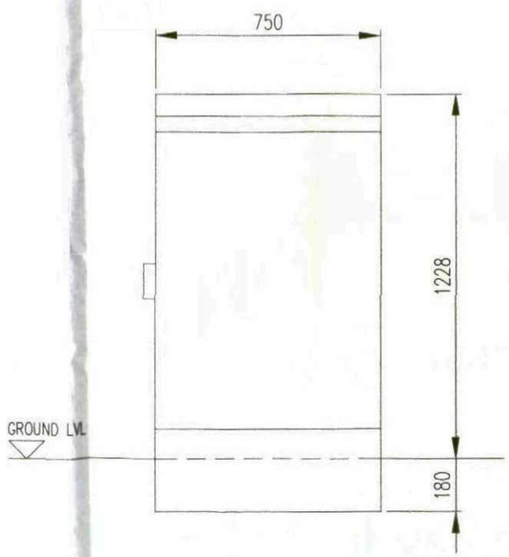
LEFT HAND VIEW
SCALE 1:20



FRONT VIEW
SCALE 1:20



RIGHT HAND VIEW
SCALE 1:20



REAR VIEW
SCALE 1:20

100mm
50mm
10mm

A3

No.	Revision	Date	By	ckd

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WHP Wilkinson Helsby
Evans Business Centre
Monckton Road
Wakefield WF2 7AS

Tel: 01924 888135 Fax: 01924 888163
e-mail: info@wilkinson-helsby.co.uk

Client: BT – BARNSLEY PCP 096

Contract: HOPWOOD STREET
S/O 33 VICTORIA ROAD
BARNSLEY S70 2BG

Title: PROPOSED TELECOMMUNICATIONS
FTTC CABINET INSTALLATION
CABINET DETAILS

Designed	SPH	Checked	SPH	Date	27.07.11
Drawn	BH	Approved	SPH	Scale	AS SHOWN

DRAWING No. EAG PCP096 02 REVISION