

Our ref: CS 24156921

11 November 2024

The Chief Planning Officer
Gravesham Borough Council
Civic Centre
Gravesend
Kent
DA12 1AU

Avison Young
6th Floor
11 York Street
Manchester
M2 2AW

By Email: Planning.general@gravesham.gov.uk

BY RECORDED DELIVERY

Dear Sir/Madam,

NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT A227 WROTHAM ROAD STREET FURNITURE, MEOPHAM, KENT, DA13 0AH (NGRs: E 564349 / N 165882)

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Please accept this letter and its enclosures as formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended).

No fee is required for this notification.

Cornerstone intend to utilise their permitted development rights as defined in Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposals contained herein constitute permitted development under Class A of Part 16.

The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf of Cornerstone.

In the first instance, all correspondence should be directed to the agent.

Cornerstone LPA Reg 5 Notification Letter (England) V.5 04.04.2022

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06



Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Description of Development: Removal of 1no existing 12.5m monopole and 3no existing antennas to be replaced with 1no new 17.5m monopole and 6no new antennas, installation of 2no new equipment cabinets and other associated ancillary works thereto.

For the avoidance of doubt this letter does not constitute:

- An application for a determination as to whether the prior approval of the Authority will be required to siting and appearance; or
- An application for planning permission

The proposed installation comprises:

- Removal of 1no existing 12.5m monopole
- Removal of 3no existing antennas within existing mast shroud
- Installation of 1no new 17.5m monopole
- Installation of 6no new antennas within a new mast shroud
- Installation of 2no new equipment cabinets measuring 993x600x1722mm and 823x600x1722mm respectively
- Other associated ancillary development including:
 - Installation of 1no new GPS Node

As a licensed code operator, a minimalistic approach to design is adopted in every instance to ensure that the least impactful scheme is pursued to ensure the site's overall visual appearance is kept to a technical minimum whilst ensuring the technical objectives of the works remain achievable. Within the technical parameters of each site's requirements, the operator seeks to maintain the minimum level of equipment and scale of works as far as practicable.

Matters of siting and appearance are taken into consideration in the designing of the proposed works which are demonstrable in this instance given the minor scale of the development. In this instance a replacement mast is required to provide adequate height clearance for the new antennas to target the wider coverage area as well as to ensure the site remains compliant with ICNIRP guidelines. The replacement mast will be positioned within the same footprint as the existing and is of the same design insofar as the antennas will be housed within a GRP (Glass Reinforced Plastic) shroud that allows radio signals to pass through. This allows the antennas to appear inconspicuous on the pole and matches the same design as the existing site. The proposed equipment cabinets are also required to support the functionality of the new antennas and will be positioned in line with the existing equipment to maintain a seamless line of street furniture that preserves highway safety. Taken as a whole, the works are of a minor scale and are capable of assimilating into the street scene when considering the current established context.

Within the context of the immediate surroundings the extent of proposed changes would be nominally felt, thus preserving the existing character and setting of the surrounding area.

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 Cornerstone, Hive 2,
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Theale, Berkshire, RG7 4SA

It will be located as marked on the attached drawings at:

A227 Wrotham Road Street Furniture, Meopham, Kent, DA13 0AH

It will deliver public benefit in terms of the mobile services it will provide.

We also enclose an ICNIRP Declaration and drawing no's 100, 200, 201, 300, 301 – Rev 1A.

We trust that this information is useful in assisting you to maintain an accurate and up to date register of telecommunications installations. My clients are eager to initiate early development in order to integrate the radio base station at the above location. We would be grateful if you could provide your acknowledgement that the proposed electronic communications apparatus/development ancillary to radio equipment housing is permitted development at your earliest convenience.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CS 24156921).

Yours faithfully

Mandy Poon MMRP
Associate Planner, Technology

mandy.poon@avisonyoung.com | avisonyoung.com
6th Floor, 11 York Street, Manchester M2 2AW

(for and on behalf of Cornerstone)

Enc. Drawings
ICNIRP Declaration & Clarification Statement
General Background Information for Telecommunications Development

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