

Agenda Item	6.6
Report No	PLS 091/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 05 December 2018
Report Title: 18/02223/FUL: EE
Land 290m NE of Keepers Croft, Glenlia, Foyers
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection of 30m tower, ground based equipment cabinets, electrical generator, satellite dish, ancillary equipment, formation of access.
Ward: 12 - Aird and Loch Ness

Development category: Local Development

Reason referred to Committee: 5 or more representations from members of the public and Community Council objection

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **Grant** planning permission as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The application is to erect a 30m high telecommunications lattice tower with associated antennas and dishes, along with the associated ground based equipment and site compound, and to form a new access off the public road to the site compound. The proposed mast and associated equipment will form part of the Emergency Services Network.
- 1.2 Pre Application Consultation: No pre-application consultation occurred.
- 1.3 Supporting information: EE coverage plots; ICNIRP certificate; site detail sheet, site specific supplementary information; ESN information Note; justification statement; protected species survey and species protection plan.
- 1.4 Variations: access details amended to include service layby.

2. SITE DESCRIPTION

- 2.1 The site lies adjacent to the north side of the Glenlia public road (C1084), and immediately to the east of a clump of trees, within a field of bracken. An area of forestry lies to the opposite side of the public road, and a further area of forestry lies to the east of the field within which the proposed mast will be sited, and also higher up the hillside above the field.
- 2.2 A further field of bracken lies to the west of the site, and separates it from the nearest house, Keepers Croft. There are further scattered houses along the valley to the west.
- 2.3 The site lies within a valley (Gleann Liath) with the public road following the valley floor, and the hillside rising up on both sides (north and south).

3. PLANNING HISTORY

- 3.1 None

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Section 34 (Schedule 3 development); neighbour advert.
Date Advertised: 01.06.2018
Representation deadline: 15.06.2018

Timeous representations: 6

Late representations: 0

- 4.2 Material considerations raised are summarised as follows:

- a) Inappropriate and unsightly
- b) Will be at least twice the height of the remaining trees; out of proportion with surrounding area.

- c) Prominent location adjacent to the road
- d) Glenlia also known locally as 'fairy glen' is an unspoilt, beautiful, peaceful area
- e) Popular route for walking and cycling with locals and tourists
- f) Will deter tourists and adversely impact on local economy
- g) Visual amenity is very valuable and should be preserved
- h) Very few properties will benefit from extended coverage mast will provide
- i) No benefit to those who are not with EE
- j) Road is little used; emergency coverage has not been required in at least 10 years; therefore mast not required.
- k) Proposal is to extend coverage along the C1084 public road, but this is about to be closed for 18 months due to tree felling
- l) Tree felling may expose a more suitable site
- m) Alternative more suitable sites available
- n) Detrimental to B&B / holiday letting locally
- o) Radio and micro waves transmitted are detrimental to long term health of local residents
- p) Recommendations say that masts of this size and power can not be positioned within 300m of a school; this is only 290m from nearest house.
- q) Wildlife in the field include deer, badgers, pine marten, hare, hybrid wild cats, and raptors.
- r) Wild orchids and different mosses in the field
- s) No consultation with local residents by EE
- t) Will devalue local property
- u) Danger of lightning strikes

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

5.1 **Transport Planning Team:** No objection. Service layby meets their requirements.

5.2 **Stratherrick & Foyers Community Council:** Objects. The proposal will adversely affect the visual amenity of the area, both for the residents and the walking and cycling visitors; failure to comply with Policy 46; takes no account of 16/04375/FUL for a mast on the neighbouring Garrogie Estate; should revisit their plans for coverage in this area once tree felling has been completed, and find a more suitable location for a smaller mast.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

Policy 28 - Sustainable Design

Policy 29 - Design Quality

Policy 45 - Communications Infrastructure

Policy 46 - Siting and Design of Communications Infrastructure

Policy 57 - Natural, Built and Cultural Heritage

Policy 58 - Protected Species

Policy 59 - Other Important Species

Policy 61 - Landscape

6.2 **Inner Moray Firth Local Development Plan 2015**

No site specific policies apply

6.3 **Highland Council Supplementary Planning Policy Guidance**

Not applicable

7. **OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy 2014

8. **PLANNING APPRAISAL**

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) infrastructure requirement and alternatives
- c) siting and design
- d) access
- e) impact on wildlife
- f) any other material considerations.

Development plan/other planning policy

8.4 The development plan supports proposals which lead to the expansion of the electronic communications network, including the delivery of core infrastructure for telecommunications, broadband and other digital infrastructure.

8.5 Communications infrastructure is required to ensure that:

- Equipment and any associated access are sited and designed sensitively to avoid adverse impacts on natural, built and cultural heritage, including landscape character and views;

- Existing masts or other structures can not be shared;
- Existing services are not interfered with; and
- Redundant masts and equipment are removed.

The cumulative visual effect of equipment will also be taken into account when assessing proposals.

- 8.6 Subject to ensuring that these matters are adequately resolved and that the proposal would have no adverse impact on other infrastructure, wildlife and/or individual and community amenity, including visual and landscape effects, then the proposal would accord with the development plan.

Infrastructure requirement and alternatives

- 8.7 It is a Home Office requirement, that emergency services have coverage across the national road network. This mast is needed to allow the emergency services to access their communications devices along this section of road and the surrounding area where coverage will be provided. When vehicles and personnel are sent to incidents, there needs to be a certainty that communication is possible to allow the emergency services to do their jobs. The absence of an 'emergency' along this section of road in recent years is no guarantee that one will not arise in the future. Although the proposed mast is required primarily to provide coverage for the emergency services, it can also be utilised by local EE customers.
- 8.8 The applicant has submitted plots showing the existing coverage, the expected coverage from the proposed mast, and the combined expected coverage from both the existing and the proposed network. These demonstrate that the Gleann Liatch area alongside the C1084 public road currently does not have telecommunications coverage. This proposal is therefore required to extend the existing coverage along the glen.
- 8.9 EE has confirmed that there is no opportunity to share existing masts or utilise existing structures to provide the required coverage. Neither will existing services be interfered with.

Siting and Design

- 8.10 As there appear to be no alternatives the proposal needs to be assessed in relation to its siting and design and its impact on the landscape character and views.
- 8.11 The site lies within the Loch Ness and Duntelchaig Special Landscape Area. This notes that the area to the east of the Loch is an undulating moorland plateau characterised by rocky knolls and small-scale woods and forests, which create an intricate landscape mosaic which contrasts strongly with the adjacent simple drama of the Great Glen. The site falls within this area. It is therefore important that the proposed mast does not detract from this sense of containment nor intrude on the views along the Great Glen.
- 8.12 The site also falls within a landscape character area classed by SNH's Inverness District Landscape Character Assessment as 'farmed and wooded foothills'.

- 8.13 This is characterised by low rocky hills, with lower slopes often covered by coniferous plantations and broadleaved woodlands, interspersed with areas of rough and improved pasture. The limited visibility of the lower landform, combined with the screening effect of the woodland, creates a strong sense of shelter and enclosure. There is a constantly changing view of open and enclosed spaces, framed by trees and crags.
- 8.14 The local visual character is strongly influenced by the nature and pattern of its plantations and this is changing due to continual restructuring. The single species coniferous plantations which cover many of the lower slopes create a simple pattern which is obviously determined by plantation management.
- 8.15 The landscape character provides a strong sense of enclosure, and this will help to contain the mast. Its location in the base of the glen also helps it to nestle into its surroundings and screens it from view from most locations, including from the Great Glen. The simple pattern of fields and plantation will not be impacted by the mast. It will instead relate visually to the existing vertical elements provided by the scattered trees alongside the road, despite being significantly higher than them, and also the rising hillside to both sides. The proposal will therefore not adversely affect the landscape character found in the area.
- 8.16 The proposal also needs to be assessed in relation to its wider impact on the natural, built and cultural heritage, and its impact on views.
- 8.17 The site lies within an open area of field in the lower section of the glen, which has been allowed to become overgrown with bracken. There are scattered clumps of trees alongside the road edge, and the mast will be located immediately to the east of one of these. There is plantation woodland on the upper slopes above the site, plantation on the opposite side of the public road, and at the eastern field boundary. There is a further overgrown field to the west of the site, with the nearest residential property, Keepers Croft, to the west of this field. There are further scattered houses along the valley to the west, until it joins the Foyers Road (B852).
- 8.18 Much of the plantation at Gleann Liatch is scheduled for harvesting over the next 18 months, which will significantly alter the views enjoyed along the Glen and this could affect the manner in which the proposed mast is viewed.
- 8.19 This site sits in a deep tree-lined valley, with hills to the north and south of the site providing screening from distance views. The topography is such that the road bends to the east of the site, and this will also help screen the mast from distance views when travelling from the east, and also provide a level of hillside backdrop when viewed from the west. The distance views of the mast will be very limited and glimpsed, and will not be prominent or significant.
- 8.20 It does, however, sit within an open field area. Although there are scattered clumps of trees alongside the public road edge which break up views, these provide only limited screening of the proposed mast and associated ground-based equipment and infrastructure. Some will also need to be removed to achieve the access and the necessary line of sight.

- 8.21 The compound will be dug into the rising field, and gabion baskets will be used as a retaining structure. This will minimise the visual impact of the ground based equipment since it will sit beneath the upper level of the adjacent land which helps it to integrate into the landform. A timber post and wire boundary fence is also proposed, instead of the standard 'high security' 2.1m high steel mesh fence, in an attempt to further soften the visual impact.
- 8.22 The mast itself will be a 'slim line' lattice structure, which will enable views through it of the adjacent landscape. There will be a 'glimpsed' distance view of it from the B852, but the closer proximity impact will be primarily from the approach road when travelling north east from Keepers Croft.
- 8.23 Although there is intervening land which helps to create some distance between the site and Keepers Croft and roadside trees to provide limited screening, the proposed mast will still be highly visible. The vertical aspect of the trees does help to provide a context against which the mast will be viewed, and to tie the mast in to the landscape. This is aided by the trees which lie between the site and Keepers Croft, which are in the foreground and enable the mast to be viewed more as background. The nearest trees are, by nature, more noticeable since they are closer, and this helps to distract from the mast which is sited further away. The scattered roadside trees and deciduous trees along the lower slopes are not part of the plantation to be harvested, and most will therefore also remain to help provide this context for the mast.
- 8.24 The upper section of the mast will be seen rising above the trees, and against the sky. The undulating nature of the topography, with the hillside to both sides of the road and the trees in both the distance and foreground all help to provide a varied skyline, and a sense of containment for the mast which reduces its prominence.
- 8.25 Since much of the adjacent woodland is scheduled for harvesting, the option of relocating the mast into the current plantation has been investigated. FES has indicated that they would be unlikely to support locating a mast within the areas currently being felled. Furthermore, this could result in a stand-alone isolated mast following tree felling, and also raises issues of keeping down tree heights to maintain connectivity. EE are also unable to wait the 2 years for the completion of the felling works due to the Home Office timescales for the delivery of the project. The relocation of the mast into the area being felled is therefore not feasible.
- 8.26 The applicant has also provided details of alternative sites which have been discounted. Reasons include the provision of insufficient coverage, a more prominent location, issues of accessibility requiring the construction of significant hillside track, steep ground conditions making access very difficult to achieve, or requirement for an excessively tall mast. The possibility of two masts, one at either end of the valley, has also been discounted due to the increased visual impact which would result from two masts in close proximity, and the increased impact to the visual amenity of adjoining residential properties. Similarly, an alternative roadside location immediately to the north east of Keepers Croft was discounted due to the visual impact and greater detriment to residential amenity that would result.

- 8.27 The question of whether there are alternative sites which maintain the screening in distance views, but reduce the impact on Keepers Croft, has been investigated. However, this site has been assessed by the applicant of providing the best compromise in terms of achieving the required coverage whilst minimising the visual impact, both for Keepers Croft and the wider area. This appears to be a reasonable conclusion.
- 8.28 The Community Council has pointed out that a nearby mast at the Garrogie Estate was amended to a telegraph pole design. However, this location was on elevated land without tree cover, and this resulted in a mast height of only 15m to obtain the required coverage. A telegraph pole design can not be achieved at the 30m height required for the antennas at this location. Furthermore, a mono-pole design limits the type of antenna that can be used, and this would lead to a reduced coverage at this site, which would result in more masts being required to provide the required coverage.
- 8.29 Alternative sites have been investigated and discounted, and this provides the best solution to providing the required coverage whilst minimising visual impact. The style of mast proposed is also the least intrusive visually. On balance, the impact on visual amenity is acceptable.

Access and servicing

- 8.30 Access will be taken from Glenlia public road (C1084). This requires the creation of a new bellmouth with service layby. The Transport Planning Team consider this an appropriate access solution.

Wildlife

- 8.31 A badger survey and species protection plan has been undertaken, since there are known to be badgers within 2km of the site. This found that habitats within the site were suitable for badger foraging and sett building. However, no evidence of badgers was found. Since there is the potential that badger signs may have gone undetected, a pre-construction survey and element of ecological site supervision during construction are recommended. This can be covered by a condition.

Other Material Considerations

- 8.32 None

Non-material considerations

- 8.33 The nearby Garrogie mast referred to by the Community Council, 16/04375/FUL, is a 15m high monopole, and was amended from a 15m high lattice mast structure. This mast is not shown on the site coverage plots since it is further south than the area covered by the site coverage plots. Looking at the site coverage plots for the Garrogie mast, its coverage does not extend as far as Gleann Liatch.
- 8.34 The government requires that mobile phone base stations operate within ICNIRP guidelines. The proposal is ICNIRP compliant. It therefore complies with public exposure guidelines in relation to radio frequency and electromagnetic fields. The

applicant has also explained that the proposed mast utilises low intensity microwave transmission dishes to allow the connection back into the national network. This is on a point-to-point basis and is not 'given off' in the same way as the actual radio waves from the antennas to phone/ handset signal and vice versa.

- 8.35 Property value is not a material planning consideration; neither is the impact on demand for B & B / holiday letting property in the locality.
- 8.36 The generator is required on site for resilience, so that in the event of a power cut, the emergency services can still communicate with each other.
- 8.37 The potential for lightning strikes is an issue for the applicant to consider and not a material planning consideration.

Matters to be secured by Section 75 Agreement

- 8.38 None

9. CONCLUSION

- 9.1 The applicant has demonstrated that there is a need for this proposal in order to ensure that there is appropriate emergency services telecommunication cover. It is considered that the proposed location is suitable and strikes a balance between the needs of the operator and the amenity of neighbouring properties and landscape setting. The proposal accords with the development plan.
- 9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource – Not applicable
- 10.2 Legal –Not applicable
- 10.3 Community (Equality, Poverty and Rural) –Not applicable
- 10.4 Climate Change/Carbon Clever –Not applicable
- 10.5 Risk – Not applicable
- 10.6 Gaelic – Not applicable

11. RECOMMENDATION

Action required before decision issued N

Subject to the above, it is recommended that planning permission be **GRANTED** subject to the following:

Conditions and Reasons:

1. In the event that the development is no longer required and becomes redundant, then unless otherwise agreed, the telecommunications mast, along with any ancillary equipment, fixtures and fittings not required shall, within 3 months of the end of the notified period as specified under Condition 2, the development shall be fully dismantled and removed from the site and the surrounding land fully reinstated in accordance with the scheme to be submitted and approved under Condition 2.

Reason: To ensure that any redundant telecommunications mast and ancillary development is removed from site, in the interests of safety, amenity and environmental protection.

2. No development or works (excluding preliminary ground investigation which shall be permitted) shall commence until an Interim Decommissioning and Restoration Plan (IDRP) for the site has been submitted to, and approved in writing by, the Planning Authority. Thereafter:
 - i. not later than 12 months in advance of any proposed decommissioning the Planning Authority shall be informed of the date of decommissioning;
 - ii. Not later than 6 months prior to the decommissioning of the Development, the IDRP shall be reviewed and a detailed Decommissioning and Restoration Plan (DRP) will be prepared, to ensure that the DRP reflects best practice in decommissioning prevailing at the time and ensures that site specific conditions, identified during construction of the site, and subsequent operation and monitoring of the Development are given due consideration. A copy shall be submitted to the Planning Authority for its written approval.

The IDRP and subsequent DRP shall include, unless otherwise agreed in writing with the Planning Authority and in accordance with legislative requirements and published best practice at time of decommissioning, details about the removal of all elements of the Development, relevant access tracks and all cabling, including where necessary details of (a) justification for retention of any relevant elements of the Development, (b) the treatment of disturbed ground surfaces, (c) management and timing of the works, (d) environmental management provisions and € a traffic management plan to address any traffic impact issues during the decommissioning period.

The DRP shall be implemented as approved. In the event that the Final DPR is not approved by The Highland Council in advance of the decommissioning, unless otherwise agreed by the Planning Authority the IDRP shall be implemented.

Reason: To ensure that the decommissioning and site restoration takes place in an appropriate manner safeguarding the environment and amenity.

3. No development shall commence until a badger pre-commencement survey has been undertaken and a report of survey has been submitted to, and approved in writing by, the Planning Authority. The survey shall cover both the application site and an area of 50m in all directions from the boundary of application site, increasing to 100m in areas of potential high noise and vibration, and the report of survey shall include mitigation measures where any impact, or potential impact, on protected species or their habitat has been identified. Development and work shall progress in accordance with any mitigation measures contained within the approved report of survey and the timescales contain therein.

Reason: To ensure that the site and its environs are surveyed and the development does not have an adverse impact on protected species or habitat.

4. No development shall commence until an Environmental Clerk of Works (ECoW) has been appointed by the developer. Their appointment and remit shall first be approved in writing by the Planning Authority . For the avoidance of doubt, the ECoW shall be appointed as a minimum for the period from the commencement of development to the final commissioning of the development and their remit shall, in addition to any functions approved in writing by the Planning Authority, include:
 - i. Providing training to the developer and contractors on their responsibilities to ensure that work is carried out in strict accordance with environmental protection requirements;
 - ii. Monitoring compliance with all environmental and nature conservation mitigation works and working practices approved under this consent;
 - iii. Advising the developer on adequate protection for environmental and nature conservation interests within, and adjacent to, the application site;
 - iv. Directing the placement of the development (including any micro-siting, if permitted by the terms of this consent) and the avoidance of sensitive features; and
 - v. The power to call a halt to development on site where environmental considerations warrant such action.

Reason: To ensure that an Environmental Clerk of Works, with sufficient remit, is appointed for the duration of development in order to monitor, advise and direct the developer; in the interests of nature conservation.

5. For the duration of the construction phase of the development, at the end of each period of construction work all excavations (including pits and trenches) shall be covered, or ramps left within them such that animals may exit with ease, and any open pipework (including incomplete penstock) shall be capped. These measures shall be maintained until such time as work next

recommences on site.

Reason: To ensure that animals cannot gain access to, or become stuck within, pipework systems or excavations.

4. No other development shall commence until the site access has been fully formed in accordance with approved drawing ref. ESN7010/75302-02 rev E.

Reason: In order to ensure the safety and free flow of traffic on the public road, facilitate servicing outwith the carriageway and maintain the integrity of the public road carriageway.

5. Prior to the commencement of development, the finished colour of all ground based equipment and structures shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of visual amenity.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans and Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_or_working_on_public_roads/2

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Protected Species - Contractors' Guidance

You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl.

responsibilities and penalties for non-compliance).

Signature: David Mudie
Designation: Area Planning Manager - South
Author: Susan Hadfield
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan ESN7010-75302-01 Rev D
Plan 2 – Site Layout Plan ESN7010-75302-02 Rev E
Plan 3 – Proposed Equipment Layout ESN7010-75302-03 Rev E
Plan 4 – SE Elevation ESN7010-75302-04 Rev E
Plan 5 – SW Elevation ESN7010-75302-04A Rev E
Plan 6 – NE Elevation ESN7010-75302-04B Rev E
Plan 7 – NW Elevation ESN7010-75302-04C Rev E
Plan 8 – Cabinet Enclosure UJ7770JK rev B
Plan 9 – Transmission Cabinet G-100376 rev E
Plan 10 – Meter Cabinet CLGA0100AMF rev C
Plan 11 – ICNIRP Site layout plan ESN7010-75302-07 Rev D
Plan 12 – ICNIRP Elevation plan ESN7010-75302-06 Rev E
Plan 13 - Photomontage

PROPOSED EQUIPMENT

CABINET DETAILS:

1No LOCKABLE FURO CABINET
 DIMENSIONS: 770X770X1800 HIGH
 MATERIAL: STEEL
 COLOUR: GREY

1No EXTERNAL EMERSON M35 POWER & BATTERY CABINET
 DIMENSIONS: 730X750X1672 HIGH
 MATERIAL: STEEL
 COLOUR: GREY

1No VIPER CABINET
 DIMENSIONS: 600X520X1405 HIGH
 MATERIAL: STEEL
 COLOUR: GREY

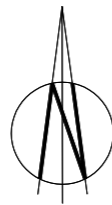
1No METER CABINET
 DIMENSIONS: 1290X415X1100 HIGH
 MATERIAL: STEEL
 COLOUR: GREEN

30m SWANN 5SH LATTICE TOWER ON RC BASE.

PROPOSED WORKS

NEW SITE BUILD.

1. INSTALLATION OF NEW EXTERNAL EQUIPMENT CABINETS ON COMBINED CONCRETE BASE.
2. INSTALLATION OF 30m SWANN 5SH LATTICE TOWER ON RC FOUNDATION.
3. POWER SUPPLY BY REC TO NEW METER CABINET.
4. CONCRETE BASE FOR PROPOSED PERMANENT GENERATOR.
5. PROPOSED SITE AREA TO BE STRIPPED & BATTERED TO FORM NEW LEVEL AREA FOR NEW COMPOUND
6. PROPOSED 3m WIDE & APPROXIMATELY 20m LONG ACCESS TRACK TO BE CONSTRUCTED FROM NGR: E250973 N820874 TO PROPOSED SITE LOCATION VIA 4x4, RRV & ATV - FIRST 5m TO BE SURFACED WITH BITUMEN & CONSTRUCTED TO HIGHWAYS SPECIFICATION.



CONTRACTORS ACCESS & MAINTENANCE ROUTE VIA UNNAMED ROAD

PROPOSED CELL SITE
 PROPOSED 3.2m WIDE ACCESS GATE

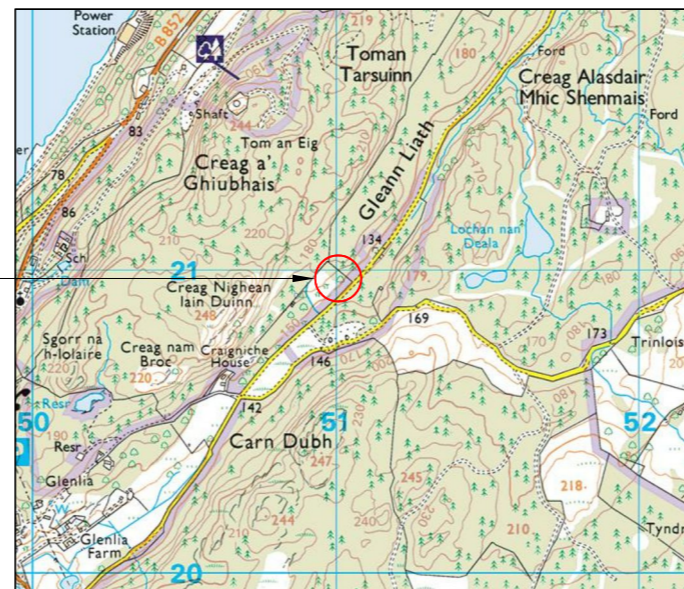
PROPOSED APPROX 20m LONG STONE BASED ACCESS TRACK FROM NGR: E250973 N820874 VIA 4x4, RRV & ATV

PROPOSED CULVERT

SITE PLAN

NGR E 250973
 NGR N 820883

SCALE 1:2500



LOCATION PLAN

SCALE 1:25000

REPRODUCED FROM ORDNANCE SURVEY PROMAP DATA © CROWN COPYRIGHT 2016
 LICENCE NUMBER 100022432

ROUTE ACCESS KEY

4x4, RRV AND ATV ACCESS

NOTES:

ACCESS:
 FROM PERTH HEAD NORTH ON THE A9 FOR 170km. TURN LEFT ONTO THE B851 AND CONTINUE FOR 22km. AT THE JUNCTION TURN LEFT ON TO THE B862 FOR 3km AND CONTINUE STRAIGHT ON AT THE FORK. CONTINUE ON THIS ROAD FOR 3.5km AND THEN TURN LEFT ON TO UNCLASSIFIED ROAD FOR A FURTHER 3km. THE SITE IS LOCATED ON THE RIGHT HAND SIDE.

OVERHEAD POWER LINES ARE APPROX 95m AWAY TO THE SOUTH EAST OF THE PROPOSED SITE LOCATION.

No.	Revision	Date	By	ckd
D	ENTRANCE LAYOUT AMENDED	10.09.18	JSD	JC
C	TOWER TYPE CHANGED	18.05.18	JSD	JC
B	FENCE AMENDMENTS MADE FOR FCS	10.05.18	DVH	JC
A	ISSUED FOR APPROVAL	01.05.18	JSD	JC



Hatfield Business Park
 Hatfield
 Hertfordshire

AL10 9BW

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 Fax: 01707 319001



WHP Telecoms Ltd
 401 Faraday Street, Birchwood,
 Warrington, WA3 6GA

Tel: 01925 424100 Fax: 01925 424101
 e-mail: info@whptelecoms.com

Site Name & Address:
**GLEANN LIATCH CLEARING, GLEANN LIATCH,
 NEAR FOYERS, INVERNESS,
 HIGHLANDS, IV2 6YG**

Title:
**PROPOSED TELECOMMUNICATIONS
 ESN7010
 SITE LOCATION**

Purpose of Issue:
PLANNING

Drawing No:
ESN7010/75302 - 01

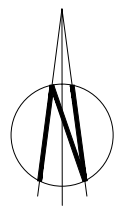
Cell No: **75302** Site No: **ESN7010**

Issue:	Scale:	AS STATED	Ch'd:	JC	Date:	01.05.18
D	Drn:	JSD	Date:	01.05.18	App:	JC
					Date:	01.05.18

100mm

50mm

10mm



GRASS FIELD

PROPOSED EE 100mm WIDE
GROUND LEVEL CABLE TRAY

PROPOSED EE VIPER CABINET
ON COMBINED TOWER BASE

PROPOSED GABION RETAINING WALL C/W 1.2m HIGH
STOCK PROOF FENCE C/W 3No. WIRE STRANDS

PROPOSED 1.8m HIGH RYLOCK DEER COMPOUND
FENCE WITH 3m WIDE DOUBLE ACCESS GATES

PROPOSED GRAVEL FINISH TO COMPOUND

EXISTING TREES TO BE REMOVED
TO ALLOW SITE ACCESS & BUILD

PROPOSED 100Ø INCOMING BT
DUCT LEADING TO VIPER CABINET

PROPOSED METER CABINET ON
CONCRETE BASE WITHIN FENCELINE

EXISTING TREES TO BE REMOVED
TO ALLOW SITE ACCESS & BUILD

PROPOSED 6m x 4m
AREA FOR EE RRV

PROPOSED 30m SWANN 5SH
LATTICE TOWER ON A
6.4X6.4X1.0m dp CONCRETE BASE

PROPOSED EE 300mm WIDE VERTICAL
& OVERHEAD CABLE LADDER ON 2No
114.3Ø SUPPORT POLES

PROPOSED EE EXTERNAL EMERSON
M35 POWER & BATTERY CABINET
ON COMBINED TOWER BASE

PROPOSED EE FURO CABINET C/W NSN
FLEXI MODULES ON COMBINED TOWER BASE

PROPOSED SATELLITE BACKHAUL DISH
ON 2.44m HIGH 114.3Ø CHS POLE
ON COMBINED TOWER BASE

PROPOSED PERMANENT
GENERATOR ON CONCRETE BASE

PROPOSED 3.2m ACCESS GATE
WITHIN THE EXISTING FENCELINE

PROPOSED 3.0m WIDE AND APPROXIMATELY
20m LONG ACCESS TRACK - FIRST 5m
TO BE SURFACED WITH BITUMEN

PROPOSED CULVERT

EXISTING DITCH

UNNAMED ROAD (60m.p.h.)

PROPOSED ACCESS TRACK BELL
MOUTH TO HIGHWAYS SPECIFICATION

SITE PLAN

SCALE 1:125

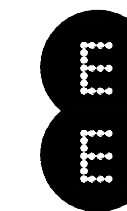
NOTE:
BOXED TEXT INDICATES PROPOSED WORKS

NOTE:
PROPOSED TOWER TYPE, HEIGHT &
CONCRETE BASE SIZE SUBJECT TO
TRIAL DIG AND GROUND INVESTIGATION

NOTE:
SITE TO BE STRIPPED & BATTERED TO
FORM LEVEL AREA FOR NEW COMPOUND

NOTE:
EXISTING 18 SMALL TREES & 1 MATURE
TREE TO BE REMOVED/LOPPED

E	3No. ADDITIONAL ELEVATIONS SHOWN	31.10.18	DVH	JC
D	ENTRANCE LAYOUT AMENDED	10.09.18	JSD	JC
C	TOWER TYPE CHANGED	18.05.18	JSD	JC
B	FENCE AMENDMENTS MADE FOR FCS	10.05.18	DVH	JC
A	ISSUED FOR APPROVAL	01.05.18	JSD	JC
No.	Revision	Date	By	ckd



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NEAR FOYERS, INVERNESS,
HIGHLANDS, IV2 6YG

Title:
PROPOSED TELECOMMUNICATIONS
ESN7010
SITE PLAN

Purpose of Issue:
PLANNING

Drawing No:
ESN7010/75302 - 02

Cell No: 75302 Site No: ESN7010

Issue:	Scale: AS STATED	Ch'd: JC	Date: 01.05.18
E	Dwn: JSD	Date: 01.05.18	App: JC Date: 01.05.18

30.0m TOWER HEIGHT A.G.L.
 ⌀ OF ANTENNAS 29.0m A.G.L.
 ⌀ OF ANTENNAS 28.7m A.G.L.
 ⌀ OF DISHES 25.8m A.G.L.

PROPOSED 2No. 600⌀ TRANSMISSION DISHES FIXED TO HEADFRAME

PROPOSED 30m SWANN 5SH LATTICE TOWER ON A 6.4X6.4X1.0m dp CONCRETE BASE

PROPOSED EE 300mm WIDE VERTICAL & OVERHEAD CABLE LADDER ON 2No 114.3⌀ SUPPORT POLES

PROPOSED EE EXTERNAL EMERSON M35 POWER & BATTERY CABINET, VIPER CABINET & FURO CABINET ON COMBINED TOWER BASE

PROPOSED SATELLITE BACKHAUL DISH ON 2.44m HIGH 114.3⌀ CHS POLE ON COMBINED TOWER BASE

PROPOSED PERMANENT GENERATOR ON CONCRETE BASE

PROPOSED METER CABINET ON CONCRETE BASE WITHIN FENCELINE

⌀ OF VSAT 2.635m A.G.L.

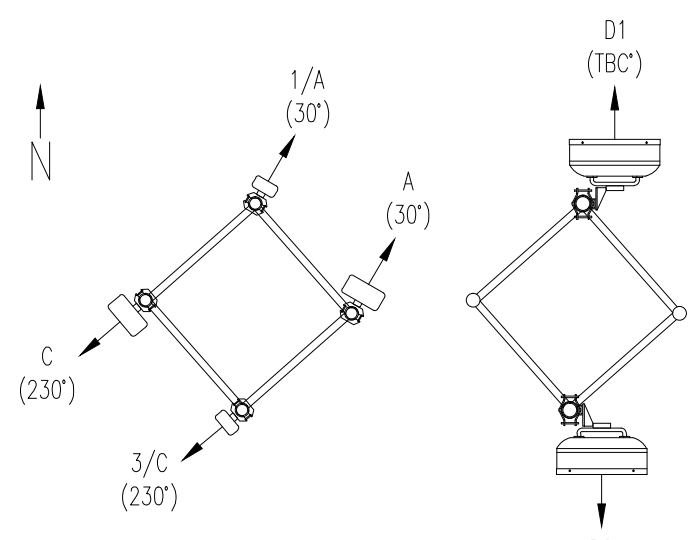
PROPOSED CABION RETAINING WALL C/W 1.2m HIGH STOCK PROOF FENCE C/W 3No. WIRE STRANDS

PROPOSED 1.8m HIGH RYLOCK DEER COMPOUND FENCE WITH 3m WIDE DOUBLE ACCESS GATES

GROUND LEVEL 0.0m A.G.L.

SOUTH EAST ELEVATION

SCALE 1:125



PROPOSED ANTENNA PLAN
SCALE 1:50

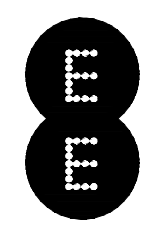
PROPOSED DISH PLAN
SCALE 1:50

NOTE:
BOXED TEXT INDICATES PROPOSED WORKS

NOTE:
PROPOSED TOWER TYPE, HEIGHT & CONCRETE BASE SIZE SUBJECT TO TRIAL DIG AND GROUND INVESTIGATION

NOTE:
SITE TO BE STRIPPED & BATTERED TO FORM LEVEL AREA FOR NEW COMPOUND

No.	Revision	Date	By	ckd
E	3No. ADDITIONAL ELEVATIONS SHOWN	31.10.18	DVH	JC
D	ENTRANCE LAYOUT AMENDED	10.09.18	JSD	JC
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 NEAR FOYERS, INVERNESS,
 HIGHLANDS, IV2 6YG**

Title:
**PROPOSED TELECOMMUNICATIONS
 ESN7010
 SOUTH EAST ELEVATION**

Purpose of Issue:
PLANNING

Drawing No:
ESN7010/75302 - 04

Cell No: **75302** Site No: **ESN7010**

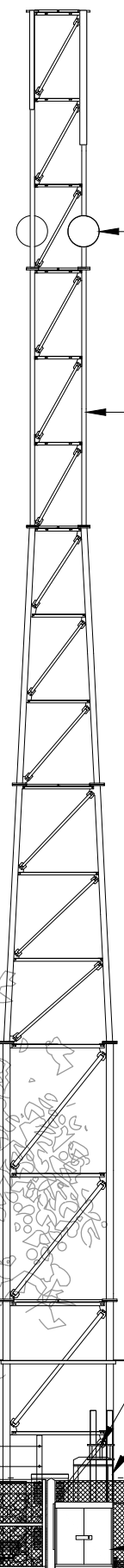
Issue:	Scale: AS STATED	Ch'd: JC	Date: 01.05.18
E	Dwn: JSD	Date: 01.05.18	App: JC Date: 01.05.18

30.0m TOWER HEIGHT A.G.L.

CL OF ANTENNAS 29.0m A.G.L.

CL OF ANTENNAS 28.7m A.G.L.

CL OF DISHES 25.8m A.G.L.



PROPOSED 2No. 600Ø TRANSMISSION DISHES FIXED TO HEADFRAME

PROPOSED 30m SWANN 5SH LATTICE TOWER ON A 6.4X6.4X1.0m dp CONCRETE BASE

PROPOSED EE 300mm WIDE VERTICAL & OVERHEAD CABLE LADDER ON 2No 114.3Ø SUPPORT POLES

PROPOSED EE EXTERNAL EMERSON M35 POWER & BATTERY CABINET, VIPER CABINET & FURO CABINET ON COMBINED TOWER BASE

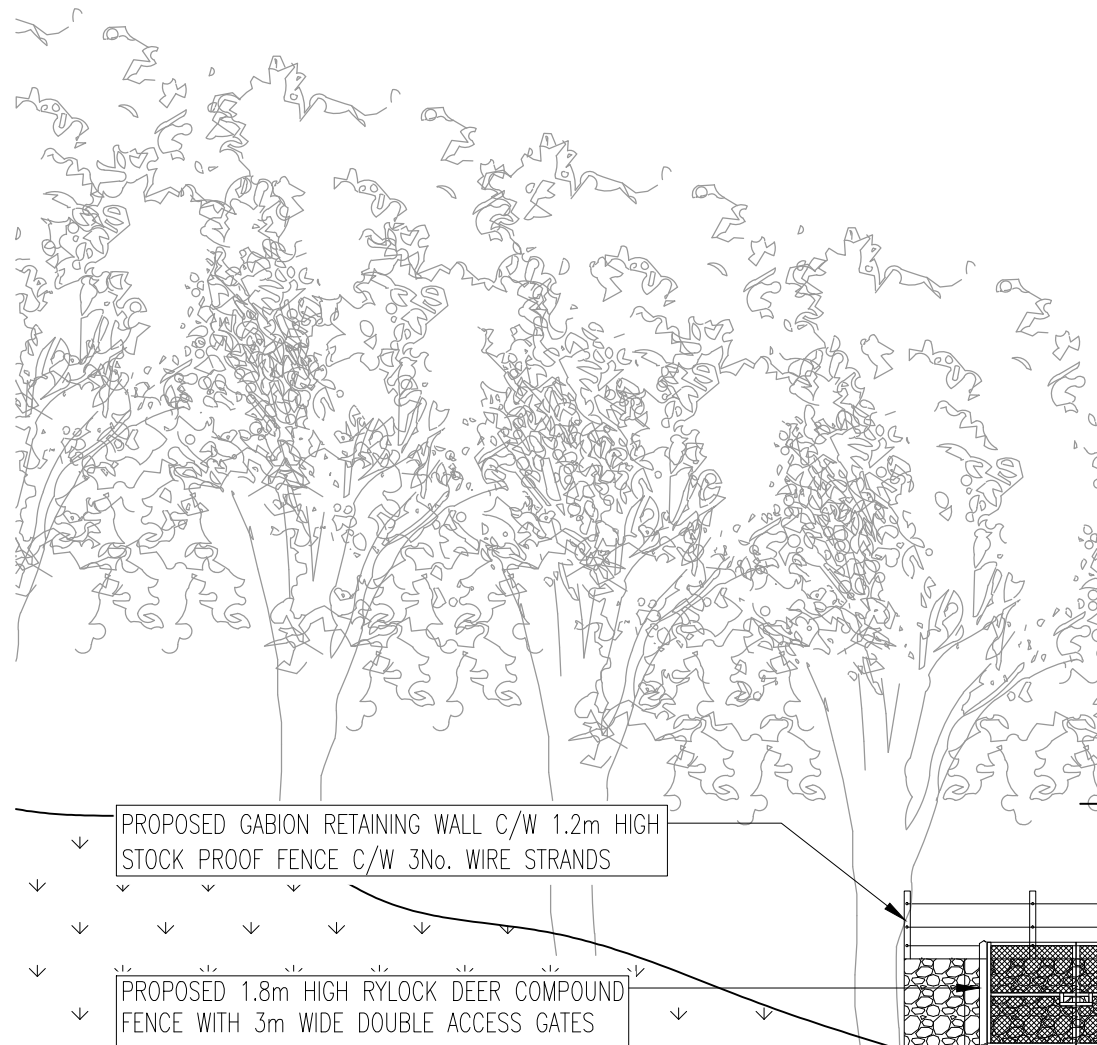
PROPOSED SATELLITE BACKHAUL DISH ON 2.44m HIGH 114.3Ø CHS POLE ON COMBINED TOWER BASE

CL OF VSAT 2.635m A.G.L.

PROPOSED PERMANENT GENERATOR ON CONCRETE BASE

PROPOSED METER CABINET ON CONCRETE BASE WITHIN FENCELINE

GROUND LEVEL 0.0m A.G.L.



PROPOSED GABION RETAINING WALL C/W 1.2m HIGH STOCK PROOF FENCE C/W 3No. WIRE STRANDS

PROPOSED 1.8m HIGH RYLOCK DEER COMPOUND FENCE WITH 3m WIDE DOUBLE ACCESS GATES

SOUTH WEST ELEVATION

SCALE 1:125

NOTE: BOXED TEXT INDICATES PROPOSED WORKS

NOTE: PROPOSED TOWER TYPE, HEIGHT & CONCRETE BASE SIZE SUBJECT TO TRIAL DIG AND GROUND INVESTIGATION

NOTE: SITE TO BE STRIPPED & BATTERED TO FORM LEVEL AREA FOR NEW COMPOUND

E	3No. ADDITIONAL ELEVATIONS SHOWN	31.10.18	DVH	JC
D	ENTRANCE LAYOUT AMENDED	10.09.18	JSD	JC
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No.	Revision	Date	By	ckd



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HIGHLANDS, IV2 6YG

Title:
PROPOSED TELECOMMUNICATIONS
ESN7010
SOUTH WEST ELEVATION

Purpose of Issue:
PLANNING

Drawing No:
ESN7010/75302 - 04A

Cell No: 75302 Site No: ESN7010

Issue: E	Scale: AS STATED	Ch'd: JC	Date: 01.05.18
	Dwn: JSD	Date: 01.05.18	App: JC Date: 01.05.18

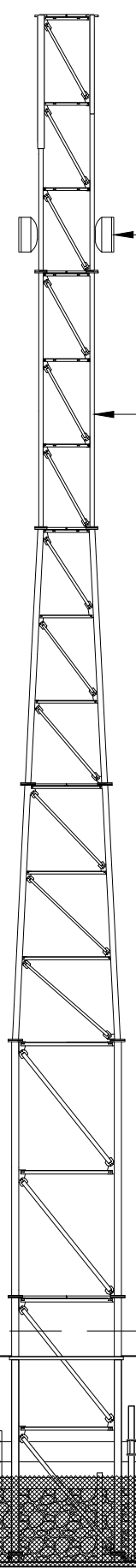
100mm

50mm

10mm

A3

30.0m TOWER HEIGHT A.G.L.
 ∅ OF ANTENNAS 29.0m A.G.L.
 ∅ OF ANTENNAS 28.7m A.G.L.
 ∅ OF DISHES 25.8m A.G.L.



PROPOSED 2No. 600∅ TRANSMISSION DISHES FIXED TO HEADFRAME

PROPOSED 30m SWANN 5SH LATTICE TOWER ON A 6.4X6.4X1.0m dp CONCRETE BASE

PROPOSED EE 300mm WIDE VERTICAL & OVERHEAD CABLE LADDER ON 2No 114.3∅ SUPPORT POLES

PROPOSED EE EXTERNAL EMERSON M35 POWER & BATTERY CABINET, VIPER CABINET & FURO CABINET ON COMBINED TOWER BASE

PROPOSED SATELLITE BACKHAUL DISH ON 2.44m HIGH 114.3∅ CHS POLE ON COMBINED TOWER BASE

PROPOSED PERMANENT GENERATOR ON CONCRETE BASE

PROPOSED METER CABINET ON CONCRETE BASE WITHIN FENCELINE

APPROX. HEIGHT OF SLOPE IN FRONT OF THE PROPOSED COMPOUND, SHOWN DASHED FOR CLARITY

PROPOSED GABION RETAINING WALL C/W 1.2m HIGH STOCK PROOF FENCE C/W 3No. WIRE STRANDS

PROPOSED 1.8m HIGH RYLOCK DEER COMPOUND FENCE WITH 3m WIDE DOUBLE ACCESS GATES

∅ OF VSAT 2.635m A.G.L.

GROUND LEVEL 0.0m A.G.L.

NORTH EAST ELEVATION

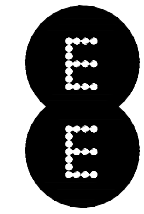
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NOTE:
BOXED TEXT INDICATES PROPOSED WORKS

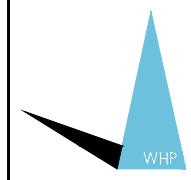
NOTE:
PROPOSED TOWER TYPE, HEIGHT & CONCRETE BASE SIZE SUBJECT TO TRIAL DIG AND GROUND INVESTIGATION

NOTE:
SITE TO BE STRIPPED & BATTERED TO FORM LEVEL AREA FOR NEW COMPOUND

No.	Revision	Date	By	ckd
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 NEAR FOYERS, INVERNESS,
 HIGHLANDS, IV2 6YG**

Title:
**PROPOSED TELECOMMUNICATIONS
 ESN7010
 NORTH EAST ELEVATION**

Purpose of Issue:
PLANNING

Drawing No:
ESN7010/75302 - 04B

Cell No: **75302** Site No: **ESN7010**

Issue:	Scale: AS STATED	Ch'd: JC	Date: 01.05.18
E	Dwn: JSD	Date: 01.05.18	App: JC
			Date: 01.05.18

100mm
50mm
10mm
A3

30.0m TOWER HEIGHT A.G.L.
 ⌀ OF ANTENNAS 29.0m A.G.L.
 ⌀ OF ANTENNAS 28.7m A.G.L.
 ⌀ OF DISHES 25.8m A.G.L.

PROPOSED 2No. 600⌀ TRANSMISSION DISHES FIXED TO HEADFRAME

PROPOSED 30m SWANN 5SH LATTICE TOWER ON A 6.4X6.4X1.0m dp CONCRETE BASE

PROPOSED EE EXTERNAL EMERSON M35 POWER & BATTERY CABINET, VIPER CABINET & FURO CABINET ON COMBINED TOWER BASE

PROPOSED EE 300mm WIDE VERTICAL & OVERHEAD CABLE LADDER ON 2No 114.3⌀ SUPPORT POLES

PROPOSED SATELLITE BACKHAUL DISH ON 2.44m HIGH 114.3⌀ CHS POLE ON COMBINED TOWER BASE

PROPOSED METER CABINET ON CONCRETE BASE WITHIN FENCELINE

PROPOSED PERMANENT GENERATOR ON CONCRETE BASE

⌀ OF VSAT 2.635m A.G.L.

PROPOSED GABION RETAINING WALL C/W 1.2m HIGH STOCK PROOF FENCE C/W 3No. WIRE STRANDS

PROPOSED 1.8m HIGH RYLOCK DEER COMPOUND FENCE WITH 3m WIDE DOUBLE ACCESS GATES

GROUND LEVEL 0.0m A.G.L.

SOUTH EAST ELEVATION

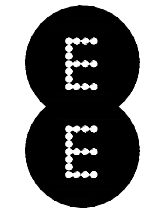
SCALE 1:125

NOTE:
BOXED TEXT INDICATES PROPOSED WORKS

NOTE:
PROPOSED TOWER TYPE, HEIGHT & CONCRETE BASE SIZE SUBJECT TO TRIAL DIG AND GROUND INVESTIGATION

NOTE:
SITE TO BE STRIPPED & BATTERED TO FORM LEVEL AREA FOR NEW COMPOUND

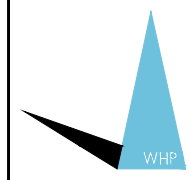
No.	Revision	Date	By	ckd
E	3No. ADDITIONAL ELEVATIONS SHOWN	31.10.18	DVH	JC
D	ENTRANCE LAYOUT AMENDED	10.09.18	JSD	JC
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Title:
**PROPOSED TELECOMMUNICATIONS
 ESN7010
 NORTH WEST ELEVATION**

Purpose of Issue:
PLANNING

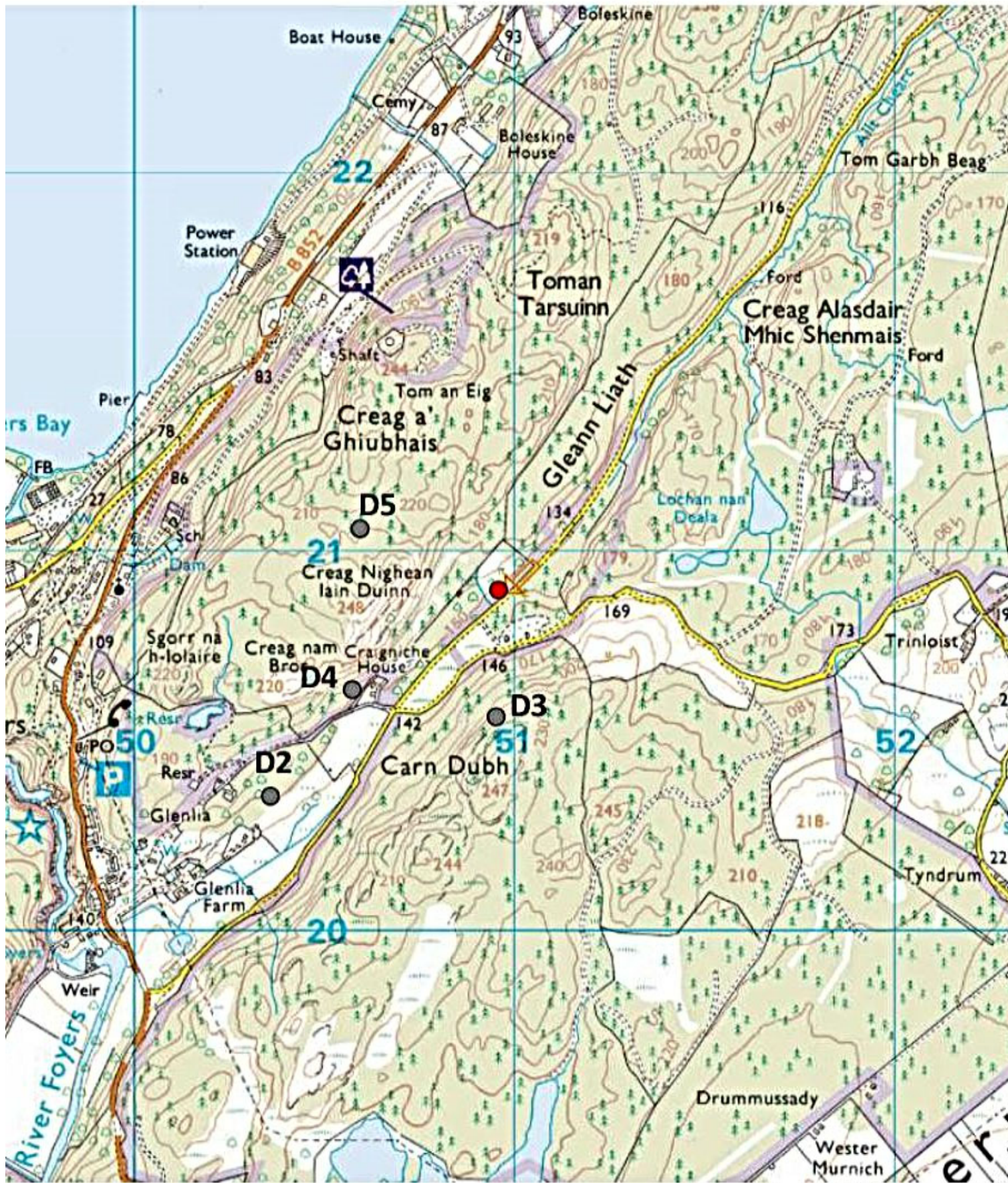
Drawing No:
ESN7010/75302 - 04C

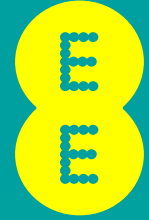
Cell No: **75302** Site No: **ESN7010**

Issue:	Scale: AS STATED	Ch'd: JC	Date: 01.05.18
E	Dwn: JSD	Date: 01.05.18	App: JC
			Date: 01.05.18

100mm
50mm
10mm
A3

- Ordnance Survey Extract 1:25,000 showing Site Location and Discounted Options:

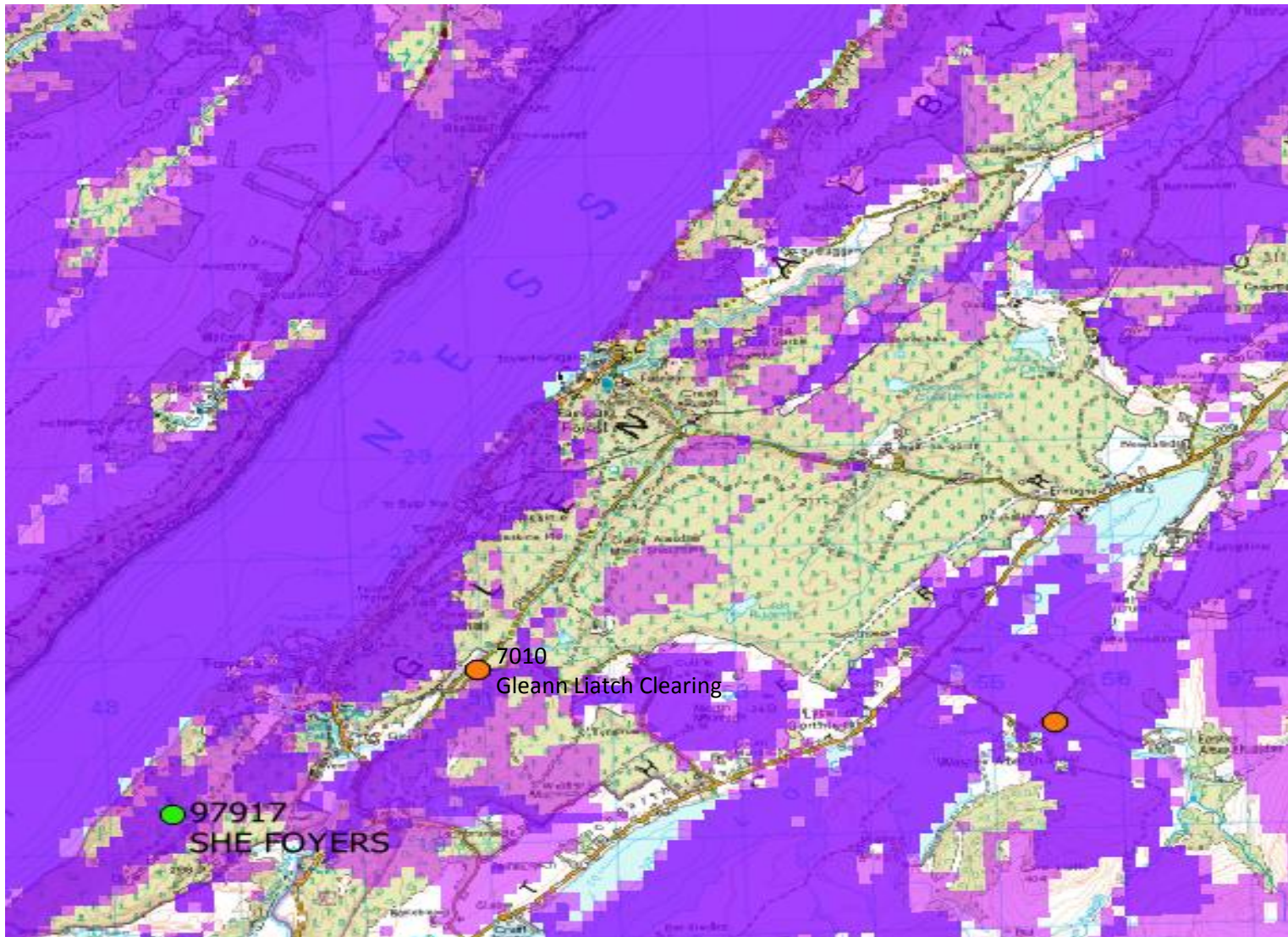




Site Coverage Plots

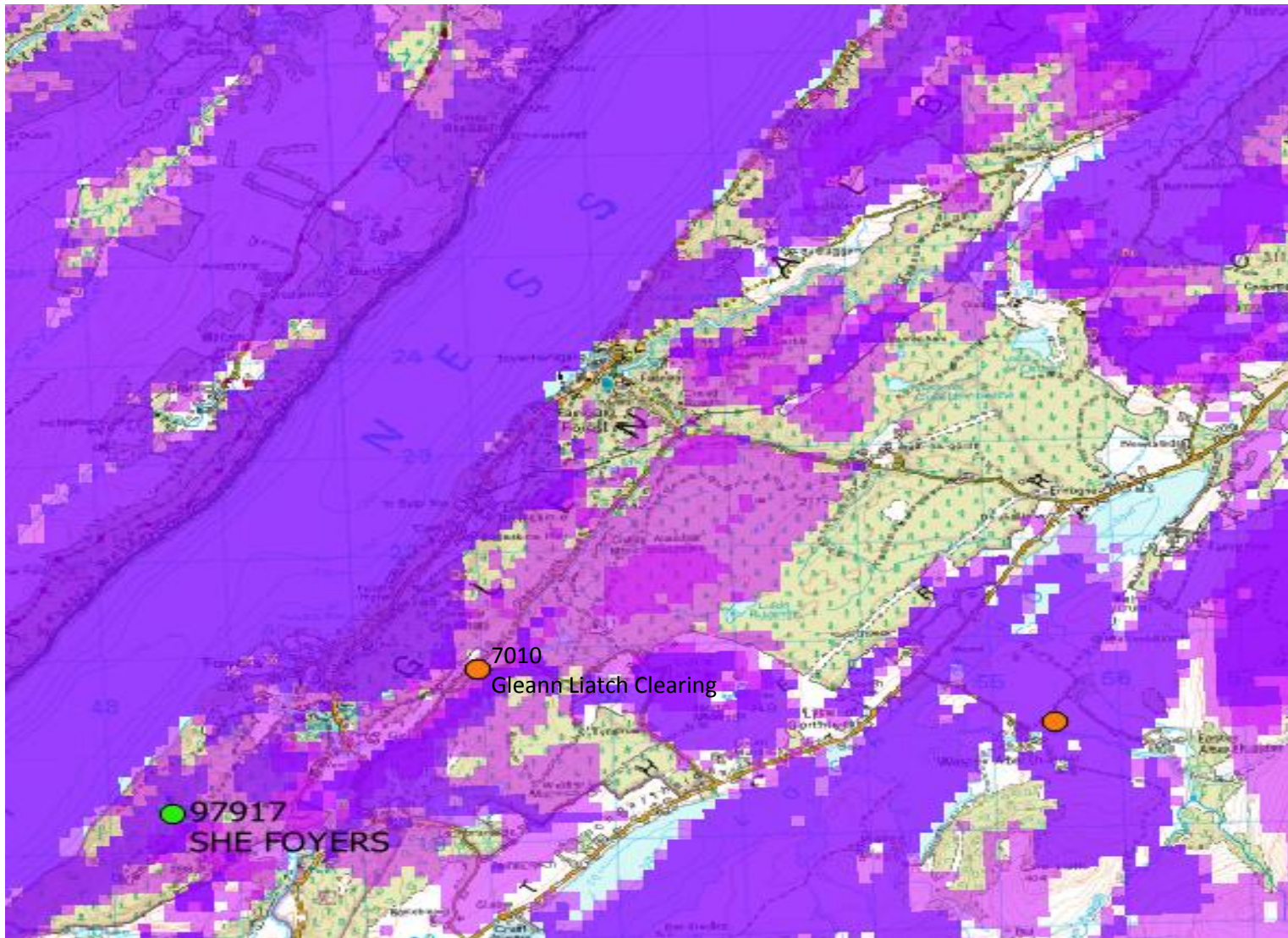
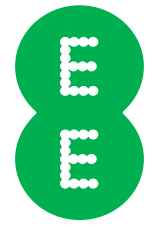
75302_ESN7010_Gleann Liatch Clearing

Existing Coverage Excluding: 'Glenn Liatch Clearing'



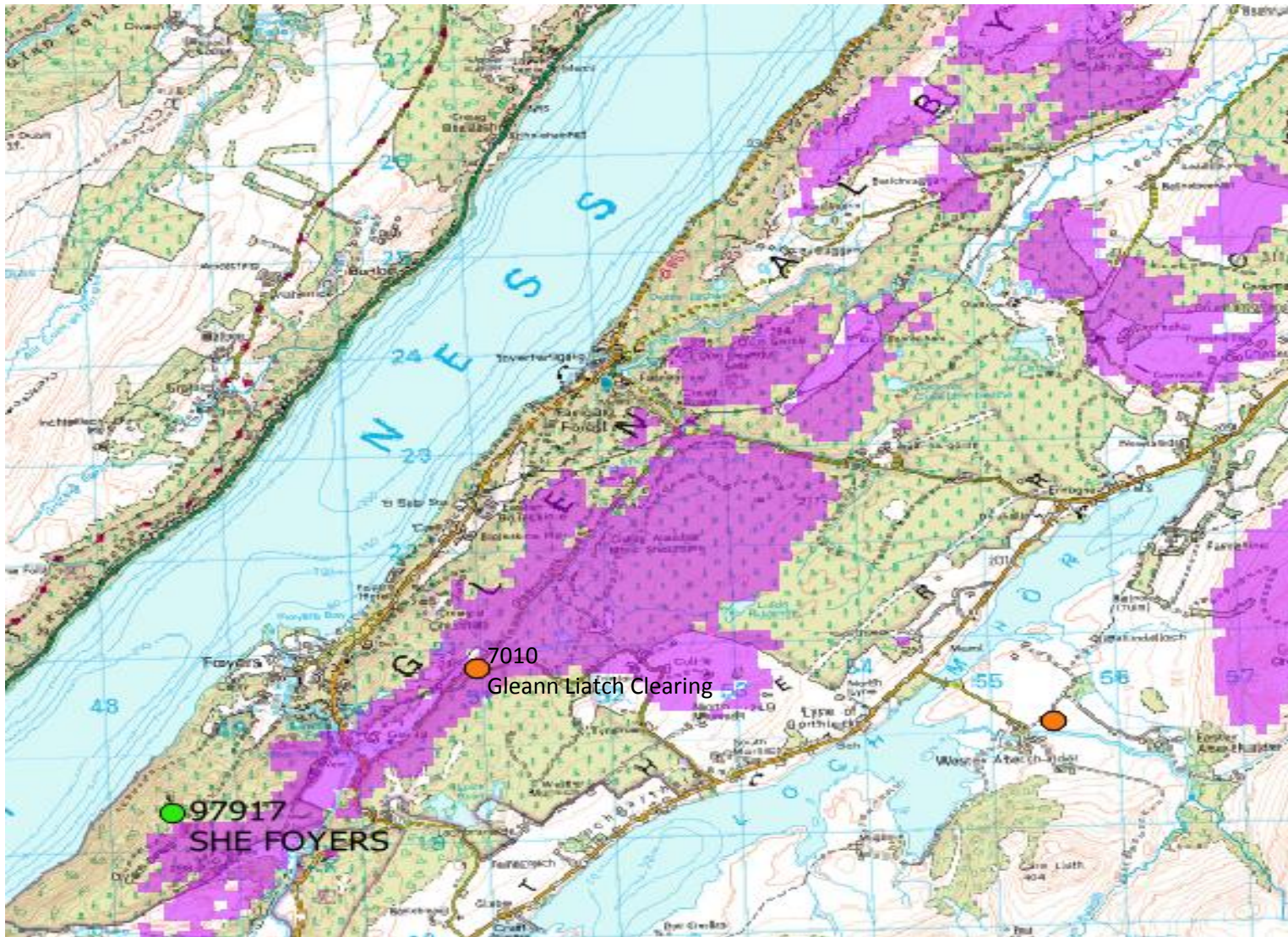
- Existing Live Sites
- Planned Site
- LTE800MHz
- LTE1800MHz
- Overlapping 1800/800

Existing Coverage Including: 'Glenn Liatch Clearing'



- Existing Live Sites
- Planned Site
- LTE800MHz
- LTE1800MHz
- Overlapping 1800/800

'Gleann Liatch Clearing' In Isolation



- Existing Live Sites
- Planned Site
- LTE800MHz
- LTE1800MHz
- Overlapping 1800/800

