

Agenda Item	6.3
Report No	PLN/033/24

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 16<sup>th</sup> April 2024  
**Report Title:** 23/04816/FUL: WHP Telecoms  
Land 1300M East of River View, Ord, Teangue  
**Report By:** Area Planning Manager - North

### Purpose/Executive Summary

**Description:** Installation of 30m high telecoms mast and ancillary development within enclosed compound and formation of access track  
**Ward:** 10 - Eilean A' Cheò  
**Development category:** Local  
**Reason referred to Committee:** Number of objections exceeds 5

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** the application as set out in section 11 of the report.

## 1. PROPOSED DEVELOPMENT

1.1 Planning permission is sought for the installation of a 30m high telecommunication, lattice tower with 3 antennas, 2 dishes and 9 remote radio units and ancillary equipment. The site compound will measure approximately 12m x 10m, contained by a 1.2m high post and rail fence, with about 4m x 10m parking/set down area adjacent to the South East fencing. The compound will accommodate 2 cabinets and will have reserved space for an off-grid power generator. The tower and the cabinet will be painted in Khaki Grey. The site is within a Partial Not Spot (PNS) area which means that only limited mobile coverage exists. The proposal will improve the mobile connectivity and will be shared by 2 operators – VMO2 and Vodafone.

1.2 It is proposed to form a new junction with the public road C1242 and construct an ATV track leading to the mast site. As per recommendation from the Roads Service, a bellmouth will be formed with hard-surfaced finish for the initial 3m from the public road. The track will be created as 3m wide, to be suitable for vehicles to attend during the construction, then have 0.5m on either side redressed upon completion so the final running width of the track will be 2m wide for maintenance visits. It will have a compacted stone finish.

The existing culvert alongside the road verge will be upgraded to accommodate the access. A bullnose kerb has been added after the culvert with a drain constructed in front of it to divert any water running down the track into the existing roadside ditches.

1.3 Pre-Application Consultation: none

1.4 Supporting Information:

- Landscape and Visual Impact Assessment
- Design and Access Statement
- Method Statement and Traffic Management Plan (TMP)
- Golden Eagle Protection Report
- Photomontages
- Site Specific Supplementary Information
- General Information for Telecommunications Development Scotland
- ICNIRP Certificate
- Mobile UK Health Fact Sheet
- Shared Rural Network Explanatory Notes

1.5 Variations:

19<sup>th</sup> December 2023 – amendments to the track

24<sup>th</sup> January 2024 – further changes to access track

15<sup>th</sup> February 2024 – amendments to junction with public road and Method Statement & TMP

1<sup>st</sup> March 2024 – amended details of culverting

27<sup>th</sup> March 2024 – further amendments to proposed track and junction with public road as per Roads Department recommendations.

2<sup>nd</sup> April 2024 – additional changes to the track and junction

## 2. SITE DESCRIPTION

- 2.1 The site is located to the North side of the single track public road leading to the village of Ord to the West. The surrounding landscape is rough moorland with rocky outcrops with the topography rising towards the North-East. The approach to the site is relatively steep, however the mast site itself comprises a flatter area of the lower slopes of Sgiath Bheinn Uird. There is an existing culvert by the road verge installed to accommodate a 'gamekeeper's' access.

## 3. PLANNING HISTORY

- 3.1 None found

## 4. PUBLIC PARTICIPATION

- 4.1 Advertised: Yes – Unknown Neighbour

Date Advertised: 24<sup>th</sup> November 2023

Representation deadline: 6<sup>th</sup> February 2024

Timeous representations: 7

Late representations: 0

- 4.2 Material considerations raised are summarised as follows:

- a) The mast will negatively impact on the golden eagle population in the vicinity
- b) Adverse visual impact of the mast
- c) Noise pollution caused by generator
- d) Not sufficient consultation with community
- e) No indication of benefits of the mast/unnecessary infrastructure as there is already mobile signal in the area
- f) Possible health risks for local residents from long term exposure
- g) New track will encourage visitors to the area which will further impact on wildlife.

- 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](http://www.wam.highland.gov.uk/wam).

## 5. CONSULTATIONS

- 5.1 Roads Department highlighted the requirement for the formation of a proper access junction with a lay-by to protect public amenity on the road.

- 5.2 National Air Traffic Service confirm no objections and that the proposal does not conflict with their safeguarding criteria.

- 5.3 Highland and Islands Airports the proposal is outwith the safeguarding criteria therefore no objections are raised.

- 5.4 NatureScot highlights that the site is within the Ord (Moine) Geological Conservation Review (GCR) site designated for earth science interest. As the mast site is not within the crucial area, no adverse effects are anticipated from the proposal. No site specific

advice was offered on the golden eagles with the authority directed to use standing advice and guidance note.

- 5.5 SEPA responded saying that the development falls below the threshold on which they provide site specific advice. Standing advice, especially on peat, was recommended to be used for guidance.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **6.1 National Planning Framework 4 (2023)**

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 – Biodiversity

Policy 4 – Natural Places

Policy 5 - Soils

Policy 14 - Design Quality and Place

Policy 24 - Digital Infrastructure

### **6.1 Highland Wide Local Development Plan 2012**

28 - Sustainable Design

29 - Design Quality and Place-making

45 - Communications Infrastructure

46 - Siting and Design of Communications Infrastructure

58 - Protected Species

61 - Landscape

64 - Flood Risk

### **6.2 West Highland and Islands Local Development Plan (2019) (WestPlan)**

No site specific policies apply.

### **6.3 Highland Council Supplementary Planning Policy Guidance**

Highland's Statutorily Protected Species (March 2013)

Sustainable Design Guide (Jan 2013)

## **7. OTHER MATERIAL POLICY CONSIDERATIONS**

- 7.1 None

## **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) siting and design, including visual impact and cumulative impacts,
  - c) impact on golden eagles,
  - d) formation of junction and track
  - e) any other material considerations.

## **Development plan/other planning policy**

- 8.4 NPF4 was adopted in February 2023 and is now part of the Development Plan alongside the HwLDP and WestPlan 2019. Policy 1 of the NPF4 requires that weight is given to the global climate and nature crises when considering development proposals. Policy 2b) of Climate change and adaptation requires proposals to be sited and designed to adapt to current and future risks from climate change. Policy 3 – Biodiversity requires development proposals to contribute to the enhancement of biodiversity. Under policy 2c) proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity. Measures should be proportionate to the nature and scale of development.
- 8.5 Policy 24e sets out that proposals will only be supported where:
- i) The visual and amenity impacts of the proposed development have been minimised through careful siting, design, height, materials and, landscaping, taking into account cumulative impacts and relevant technical constraints;
  - ii) it has been demonstrated that, before erecting a new ground based mast, the possibility of erecting antennas on an existing building, mast or other structure, replacing an existing mast and/or site sharing has been explored; and
  - iii) there is no physical obstruction to aerodrome operations, technical sites, or existing transmitter/receiver facilities.

This largely ties in with the requirements of policies 45 and 46 of the HwLDP which place more emphasis on the delivery/roll out of telecommunications infrastructure where it is part of a national programme, and this corresponds with requirements of NPF4 Policy 24c. In this instance the proposal is advanced under the Shared Rural Network scheme.

- 8.6 Policy 14 – Design quality and place states that proposals will be designed to improve the quality of an area whether in urban or rural locations regardless of scale. It then goes on to state that development proposals will be supported where they are consistent with the six qualities of successful places. It also requires the proposals

which are detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places will not be supported. Policies 28 and 29 of the HwLDP also require development to demonstrate sensitive siting and a high-quality design which is in keeping with the local environment and do not have a significantly detrimental impact on visual amenity.

- 8.7 Policy 61 – Landscape of the HwLDP requires development to make consideration of potential cumulative effects of development on the receiving landscape.
- 8.8 Policy 58 of HwLDP requires, where there is a good reason to believe that a protected species may be present on site, a survey to be carried out to establish any such presence. A Mitigation plan might be required to minimise any possible impact on the species. Such requirements are also highlighted in Policy 4 of NPF4.
- 8.9 Policy 5 of NPF4 intends to protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development. Essential infrastructure and supporting a fragile community in a rural or island area are listed as exceptions allowing development on peatland.

### **Siting and design, including visual and cumulative impacts**

- 8.10 The mast is to be sited about 630m to the North-East of the public road leading to the village of Ord which is approximately 1.3km to the West of the application site. Although the mast location is in a prominent setting, it is considered that the lattice construction will help minimise the visual impact of the mast on the landscape. A photomontage report has been provided to illustrate the mast's visual effect. from a section of the road. It is considered that the hilly topography of the area with the access track below the mast site will help to mitigate the impact. Road users will be the main receptors of the development. The mast will largely be hidden from public view when travelling eastwards from Ord. When travelling westwards the mast will be visible and skylined. It will however only prominent for a very short section close to the feeding area but not unacceptably so. Given the elevation, distance and lattice nature of the tower it is not considered that it will adversely affect the wider landscape character of the area to its detriment.

The only other acceptable location for a mast in the search area, which would meet the telecommunication technical requirements, is located at the opposite side of the road. This option was discounted as the site is very elevated and terrain would be more challenging for access within this sensitive area. The proposed location was chosen as it provides a better balance between meeting the operational requirements and limiting environmental and scenic harm.

The site lies away from residential properties, and it is considered that there will be no loss of visual or residential amenity as a consequence of the installation. Any noise from the generator will not be an issue due to the distance between the site and residential properties.

The wider area is mainly used for livestock farming with some woodland and mature greenery on the lower parts of the slopes on both sides of the road. This, together with the rising topography, will help to screen the development.

- 8.11 The additional information provided includes Landscape and Visual Impact Assessment, photomontages and a zone of theoretical visibility (ZTV) which shows

areas and properties which the mast could be visible from. Viewpoints and wireframes are provided from the 7 viewpoints described above which are largely representative of views from the public roads which would be subject to impacts from the majority of people accessing the area. There may be some limited impacts to a very small number of residential properties however such impacts are not considered to be significantly detrimental to visual amenity when read in the context of the landscape and given this is a single lattice-style tower. It is not considered that the installation of the tower and associated track will have a significant visual impact which would warrant refusal of the planning application.

- 8.12 The proposal is not considered to be significantly detrimental to amenity and it has now been demonstrated that the proposal is appropriately sited and designed and that landscape impacts will not be significant. The proposal is therefore considered to comply with policy 61 - Landscape of the HwLDP alongside policy 14 – Design quality and place of NPF 4 and the related policies of the HwLDP policy 28 – Sustainable Design and 29 – Design Quality and Placemaking.

### **Impact on golden eagles**

- 8.13 It should be noted that there are no nature conservation designations in place on the site. A Golden Eagle Protection Plan has been provided and confirms the presence of golden eagles within the vicinity of the site. The report highlights that there is a nest within a kilometre from the proposed development and therefore, nest disturbance has some probability of occurrence. However, based on evidence of eagle acclimatisation elsewhere to forestry/renewables construction disturbance cannot be automatically assumed. The survey also highlights that it is assumed that the pair of golden eagles have adapted to human activity within the area as this has not caused abandonment/displacement. In addition, habitat displacement around the mast construction site is likely to be minor in scale, localised and reversible. As such, it is considered that it is unlikely that there will be any direct effects on the golden eagles in the locality. As a precaution, a condition to provide surveys by a competent raptor specialist prior to the start of works to verify and confirm the current location of active eyrie and the use of roost sites will be added to the decision notice. Supervision by an Ecological Clerk of Works' (ECoW) will also be secured by a condition and so will be other mitigation measures recommended in the plan.

### **Construction of the junction with the public road and access track**

- 8.14 The proposal includes the formation of an ATV access track (about 900m in total length) and construction of a new junction with the public road. There is an existing culvert installed to allow gamekeeper's access to the land with a ditch running along the public road. To accommodate the new track, the culvert requires to be upgraded. The matter was discussed with the Roads Service and improvements to the junction arrangements were sought from the applicant to protect public amenity of the road users. Accordingly, the junction with the public road will consist of a bellmouth, tarmac finished for 3m distance from the edge of the public road with a kerb and drainage to divert any water running down the track into the existing roadside ditches. The remaining length of the track will have a 2m wide visible running width and will be finished with compacted stone, depending on ground conditions. Such arrangements are considered acceptable as the tarmac finished bellmouth will

ensure safety of the public road users and will not increase the risk of public road flooding caused by the formation of the track.

The Method Statement and Traffic Management Plan provide further information on how the construction works will be organised. It should be noted that a cattle pen/fank area located slightly to the South of the proposed junction will be used for ATV and plant offloading, welfare unit and a helicopter lifting area if required. All works will ensure safe and uninterrupted public access of the road.

Some public concerns were raised stressing that the track will encourage visitors to the area to use it as a parking space and to walk up the hill. This was seen as undesired human activity which would have detrimental impact on biodiversity and the sense of wilderness. This matter is not considered a material planning consideration.

### **Other material considerations**

- 8.15 NPF4 requires all development to consider the climate crises and achieve net biodiversity gain. A generator is to be situated on site to power the mast. While renewable energy sources would be preferred, this could increase the visual impact. This element of the proposal is on balance considered acceptable given the national initiative to roll out the Shared Rural Network. As an area of hardstanding is to be created there will be a loss of biodiversity – a condition is therefore recommended to secure landscaping at the site in order to mitigate this loss.
- 8.16 Policy 5 of NPF4 only supports development proposals on peatland in certain situations. Essential infrastructure and supporting a fragile community fall under exceptions (Policy 5 (c) i and iv.). According to the online records, the site is within Class 2 peatland. As mentioned above, SEPA recommended using their standing advice on the matter. It is anticipated that, due to the small degree of excavation required to form an ATV track, further information of peat management is not required and that the works will not have significant impact on peatland within the site.
- 8.17 Lack of sufficient interaction with the local community was raised during the process with some representations highlighting no need for the mast in the area as there already is a mobile signal. From a planning point of view, all required processes were undertaken with relevant neighbour notification and advertisement in the local paper arranged. It is noted that the development is to improve mobile connectivity in the area as per Scottish Government SRN rollout. In addition, it is considered that the supplementary information submitted in the later stages of the planning application process provide clarity of the matters raised within the representations.
- 8.15 Possible health risks for local residents from long term exposure to emissions from the telecoms infrastructure was another matter raised within public representations. The ICNIRP Declaration has been submitted and it certifies that the site is designed to be in full compliance with the requirements of the radio frequency (RF) guidelines of the International Commition on Non-Ionizing Radiation Protection (ICNIRP) for public exposure. Cumulative effect of the emissions from the proposed infrastructure and all radio base stations present at, or near, the proposed location were taken into account.



There are no other material considerations.

### **Non-material considerations**

- 8.15 The issue of Impact on a tour guide/photographer business due to negative effect on wildlife, especially golden eagles, and scenic views is not a material planning consideration.

### **Matters to be secured by Legal Agreement / Upfront Payment**

- 8.16 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:
- a) None

## **9. CONCLUSION**

- 9.1 NPF4 Policy 24 places emphasis on supporting proposals for digital infrastructure which are advanced under local or national programmes. In this instance, a new telecommunications tower will allow for an additional 2 providers to give coverage improving connectivity and capacity within the area. The programme is meeting national policy in this respect. This consideration carries considerable weight. The discounted site has been discussed in the report and it is accepted that no alternative options for the mast exist in the search area. The application is supported by LVIA, photomontages and wireframes which demonstrate that the mast will not have a significant visual impact or any detrimental impact on the landscape and public amenity which would warrant refusal of the application. Although the mast can be viewed from some locations, they are largely restricted to transitory views from road users rather than any significant impact from residential receptors. Even where visible given its lattice construction, the distance, elevation that its impact would be unacceptable. It is considered that the proposal complies with Policy 24 of NPF4 and Policies 45 and 46 of the HwLDP.
- 9.2 The proposal is not considered to be significantly detrimental to amenity and it has now been demonstrated that the proposal is appropriately sited and designed and that landscape impacts will not be significant. The protected species matter has been addressed and relevant mitigation measures will be secured by condition. Submission of a Peat Management Plan will be secured via a condition to meet requirements of NPF4 Policy 5 and as per SEPA and NatureScot joint working group directives. The proposal is therefore considered to comply with Policy 58 – Protected Species, Policy 61 - Landscape of the HwLDP alongside Policy 4 - Natural Places and Policy 14 – Design quality and place of NPF 4 and the related policies of the HwLDP Policy 28 – Sustainable Design and 29 – Design Quality and Placemaking.
- 9.3 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

<b>Action required before decision issued</b>	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

**Subject to the above actions**, it is recommended to **GRANT** the application subject to the following conditions and reasons

1. 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.

**Reason:** In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. No other development shall commence until the site access has been formed as per drawings number 351 rev. E. and 352 rev. B.

**Reason:** In the interest of road safety.

3. No development shall commence until full details of all surface water drainage provision within the application site (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented, and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

**Reason:** To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the public road amenity.

4. The proposed access route shall follow best practice approaches as detailed in NatureScot 'Constructed tracks in the Scottish uplands guidance'. In particular, careful excavation, storage and placement of turves to restore any exposed side slopes and creating a green running surface must be undertaken.

**Reason:** To protect the biodiversity of the area and to reduce impacts of the access track on the landscape.

5. In the event that the use is discontinued, the development authorised by this permission shall be removed and the site reinstated to a condition to be agreed in writing by the Planning Authority prior to the reinstatement works commencing.

**Reason:** In the interest of visual amenity and in accordance with Policies 57, 58 and 61 of the Highland wide Local Development Plan.

6. No development shall commence until details of a scheme of landscaping shall have been submitted to and approved in writing by the Planning Authority. Details shall include:
  - i. soft landscaping and planting works at the site including detail on the location, species and size of individual trees/shrubs
  - ii. detail on appropriate measures to enhance biodiversity at the site
  - iii. detail on planting to the south of the site to provide screening of the mast

Any planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

**Reason:** In the interests of biodiversity net gain and visual amenity.

7. All works must adhere to Construction Method Statement and Traffic Management Plan submitted on 2<sup>nd</sup> April 2024.

**Reason:** In the interest of public road safety.

8. The development shall not be constructed other than in strict accordance with the mitigation measures detailed in the submitted Golden Eagles Protection Plan dated February 2024.

**Reason:** To ensure there is no significant disturbance to protected birds.

## **REASON FOR DECISION**

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.

## **TIME 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.

## **INFORMATIVES**

### **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.

### **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 (paragraph 259), 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\\_for\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_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.

### **Construction Hours and Noise-Generating Activities**

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact [env.health@highland.gov.uk](mailto:env.health@highland.gov.uk) for more information.

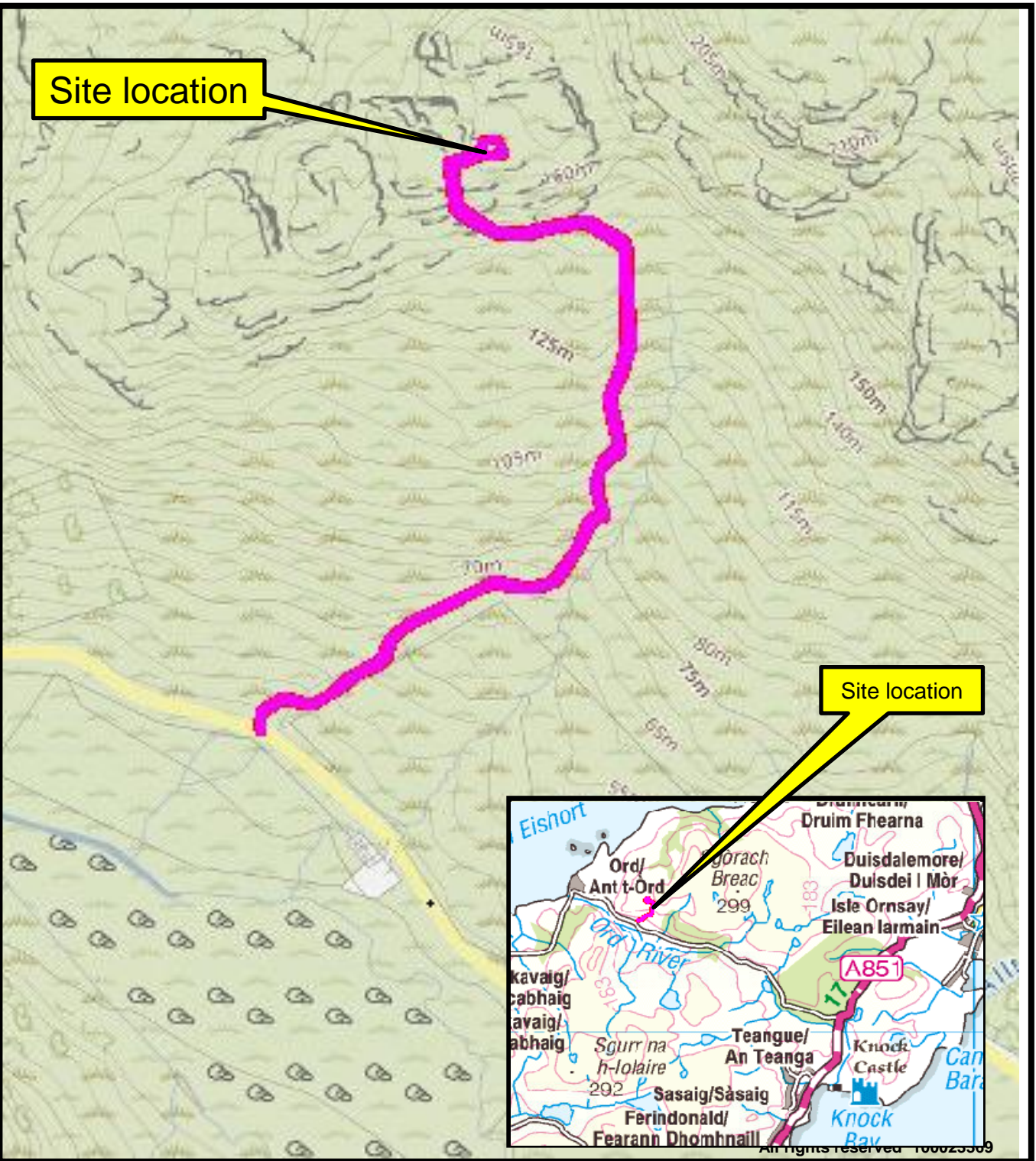
### **Protected Species – Halting of Work**

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot:

<https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Signature: Dafydd Jones  
Designation: Area Planning Manager – North  
Author: Karolina Slotwinska  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - Location plan  
Plan 2 - 000002 Location/Site Layout Plan  
Plan 3 - 151 rev. D - Site Layout Plan  
Plan 4 - 200 rev. D - Proposed Site Plan  
Plan 5 - 300 rev. D - East Elevation Plan  
Plan 6 - 300 rev. D – Access Track Details  
Plan 7 - 102 rev. D – Construction Set Down Area  
Plan 8 - 351 rev. E – Bellmouth Detail/Culvert Location  
Plan 9 - 352 rev. B – Culvert Details

Site location



Site location



Development & Infrastructure  
Service

**23/04816/FUL**

Installation of 30m high telecoms mast and ancillary  
development within enclosed compound and formation  
of access track

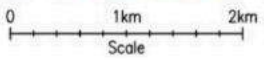
Land 1300M East Of River View, Ord, Teangue

**April 2024**





SITE LOCATION



SITE LOCATION  
(Scale 1:50000)

**DIRECTIONS TO SITE:**

From Kyle of Lochalsh, head south-west towards the A87 and Skye Bridge. Cross bridge and at the roundabout, take the third exit to stay on the A87. Continue for approx 9.00km before turning left at sign for Ardvassar and Armadale on A851. Continue southwards on A851 for approx 15.40km, turning right at sign for Orda. Follow single-track public access road for approx 5.00km before arriving at animal pen then lay-by on LHS. Site access commences just after lay-by on RHS. Existing ATV route & culvert to be upgraded. Follow ATV track uphill for 0.63km and then remainder of approach across further proposed ATV track – approx. 200m



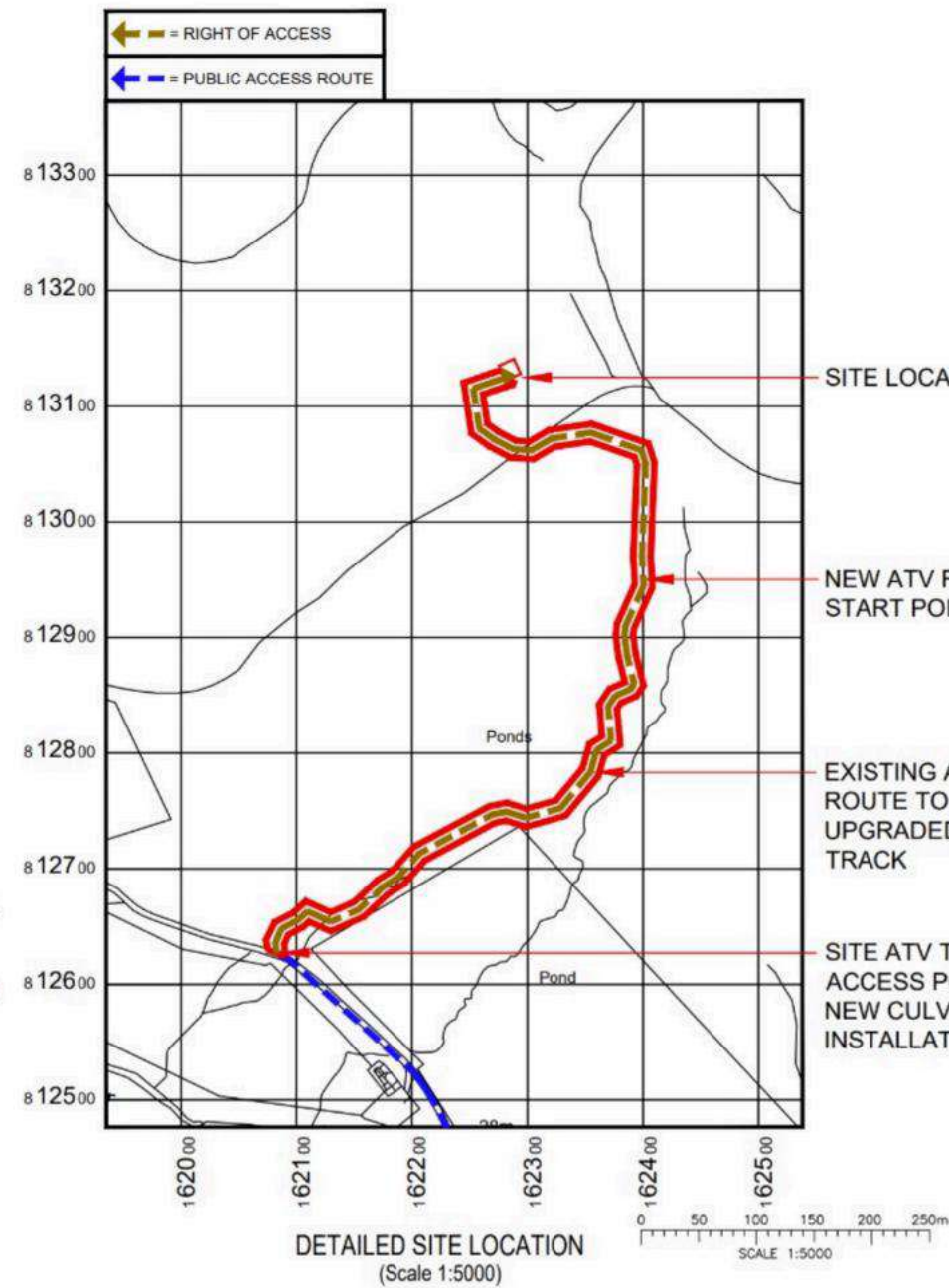
SITE PHOTOGRAPH

what3words Site Location:

**blotting.cafe.invested**

what3words Site ATV / Access Point Location:

**shuttered.shapeless.sailed**



DETAILED SITE LOCATION  
(Scale 1:5000)

SITE LOCATION

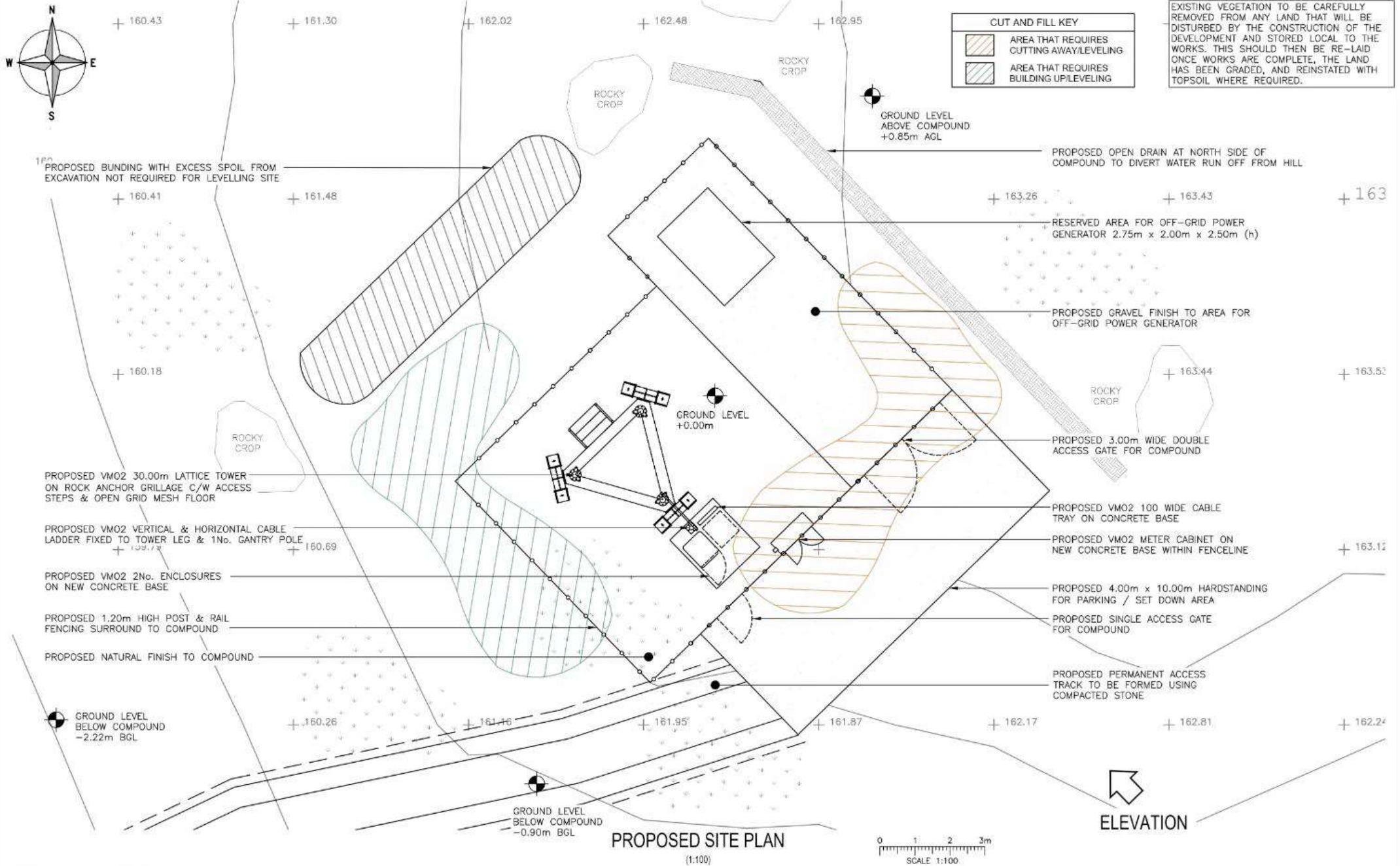
NEW ATV ROUTE START POINT

EXISTING ACCESS ROUTE TO BE UPGRADED TRACK

SITE ATV TRACK ACCESS POINT NEW CULVERT INSTALLATION







Project: **PNS MITIGATION**  
 VM02 CSR: **23979**  
 Sharer 1 Ref: **-** Sharer 2 Ref: **-**  
 Cell Name: **ORD**

Site Address: **ORD SLEAT TEANGUE HIGHLAND IV44 8RN**  
 National Grid Ref: **E: 163182 N: 813025**

ICNIRP Compliance: **DRAWING COMPLIES WITH VM02 STANDARD ICNIRP GUIDELINES AS PER DOCUMENT SDN0142**

Rev	Modification	By	Ch	Date
A	Issued for Approval	TEL	WHP	31.07.23
B	VM02 comments incorporated	MM	WHP	20.05.23
C	Access track detail inset added	DJC	WHP	28.11.23
D	SP requirements included. Culvert upgrade	DJC	WHP	13.12.23

Drawing Title: **PROPOSED SITE PLAN**  
 Drawing No.: **200**  
 Drawing Revision: **D**  
 Drawn By: **TEL**  
 Drawn On: **31.07.23**  
 Checked By: **WHP**  
 Checked On: **31.07.23**

Purpose of Issue: **PLANNING**  
 Date of Issue: **13.12.23**  
 Pack Revision: **D**  
 Principal Designer: **WHP**  
 Designer: **TEL**  
 Surveyed By: **TEL/WHP**





TOP OF PROPOSED TOWER +30.00m AGL  
 TOP OF PROPOSED ANTENNAS +30.00m AGL  
 U/S OF PROPOSED ANTENNAS +27.20m AGL  
 C/L OF PROPOSED RRUS +26.40m AGL  
 C/L OF PROPOSED DISH +25.10m AGL

**CUT AND FILL KEY**

	AREA THAT REQUIRES CUTTING AWAY/LEVELLING
	AREA THAT REQUIRES BUILDING UP/LEVELLING

PROPOSED VMO2 30.00m LATTICE TOWER ON ROCK ANCHOR GRILLAGE C/W ACCESS STEPS & OPEN GRID MESH FLOOR

C/L OF PROPOSED DISH +10.00m AGL

PROPOSED VMO2 VERTICAL & HORIZONTAL CABLE LADDER FIXED TO TOWER LEG & 1No. GANTRY POLE

PROPOSED VMO2 METER CABINET ON NEW CONCRETE BASE WITHIN FENCELINE

PROPOSED SINGLE ACCESS GATE FOR COMPOUND

PROPOSED BUNDING WITH EXCESS SPOIL FROM EXCAVATION NOT REQUIRED FOR LEVELLING SITE FILL REQUIRED TO LEVEL COMPOUND

PROPOSED 3No. ANTENNAS AT 28.60m, BEARINGS 20°, 140° & 270° TO BE INSTALLED ON PROPOSED TOWER LEG

PROPOSED 9No. VMO2 RRU's ON RAILS FIXED TO TOWER LEG

PROPOSED 3No. VMO2 BOB's FIXED TO TOWER LEG

PROPOSED VMO2 1No. 0.60m DISH AT 25.10m TO BE INSTALLED ON PROPOSED TOWER LEG

PROPOSED VMO2 1No. 0.60m DISH AT 10.00m TO BE INSTALLED ON PROPOSED TOWER LEG

PROPOSED VMO2 2No. ENCLOSURES ON NEW CONCRETE BASE

PROPOSED 3.00m WIDE DOUBLE ACCESS GATE FOR COMPOUND

PROPOSED 1.20m HIGH POST & RAIL FENCING SURROUND TO COMPOUND

CUT REQUIRED TO LEVEL COMPOUND

-2.22 B.G.L.

-0.90 B.G.L.

+0.85 A.G.L.

+0.00 C.L.

**PROPOSED SOUTH EAST ELEVATION**  
(1:150)



Project: <b>PNS MITIGATION</b>	
VMO2 CSR:	23979
Sharer 1 Ref:	Sharer 2 Ref:
Cell Name:	ORD

Site Address:	ORD SLEAT TEANGUE HIGHLAND IV44 8RN
National Grid Ref:	E: 163182 N: 813025

ICNIRP Compliance:  
 DRAWING COMPLIES WITH VMO2 STANDARD ICNIRP GUIDELINES  
 AS PER DOCUMENT SDN0142

Rev	Modification	By	Ch	Date
A	Issued for Approval	TEL	WHP	31.07.23
B	VMO2 comments incorporated	MM	WHP	20.06.23
C	Access track detail sheet added	DJC	WHP	28.11.23
D	SP requirements included. Culvert upgrade	DJC	WHP	13.12.23

Drawing Title:	PROPOSED SITE ELEVATION
Drawing No.:	300
Drawn By:	TEL
Checked By:	WHP

Purpose of Issue:	PLANNING
Drawing Revision:	D
Date of Issue:	13.12.23
Principal Designer:	WHP
Designer:	TEL
Surveyed By:	TEL/WHP



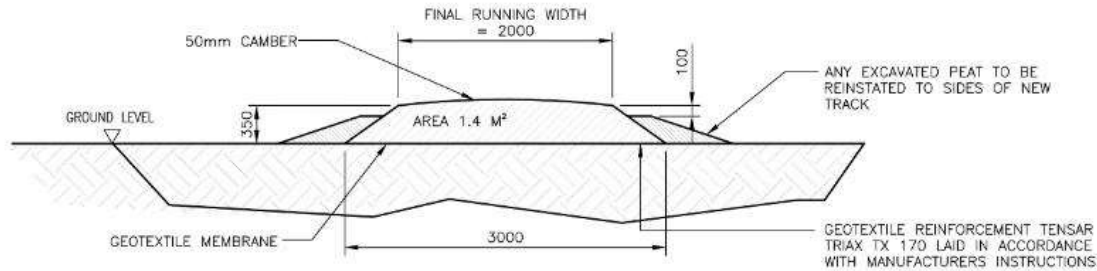


PEAT > 1M DEEP TO REMAIN.



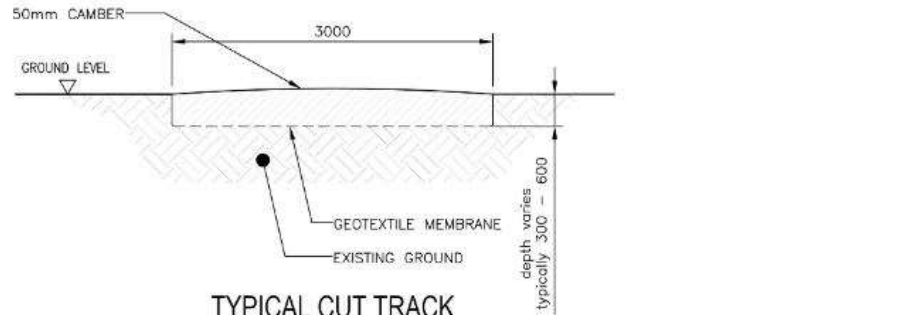
TRACK CONSTRUCTION TO CONSIST OF:  
TOP 100mm TYPE 1A LOCALLY SOURCED COMPACTED STONE.  
SUB BASE OF TYPE 6F5 GRANULAR MATERIAL.

TYPE 1A:  
WELL GRADED GRANULAR MATERIAL IMPORTED ON TO SITE WHICH IS NOT AS DUG CONSISTING OF AGGREGATE CONFORMING TO BS EN 13242.  
TYPE 6F5:  
UNBOUND COURSE GRADED MATERIAL COMPLYING WITH BS EN 13285 CONTAINING AGGREGATE CONFORMING TO BS EN 13242.



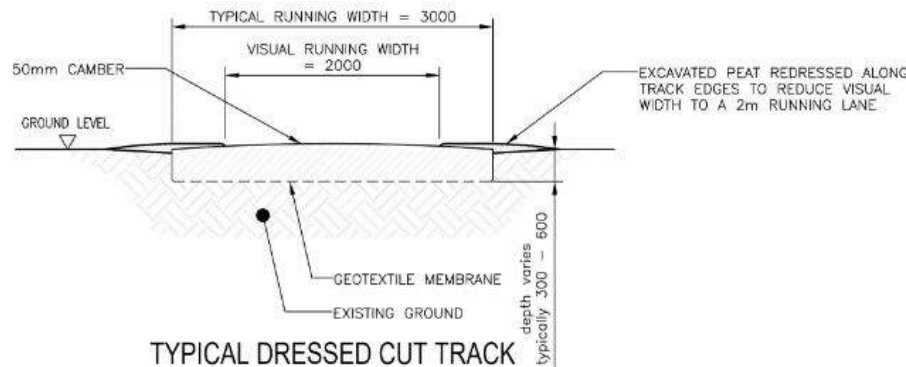
TYPICAL FLOATING TRACK

(1:50)



TYPICAL CUT TRACK

(1:50)



TYPICAL DRESSED CUT TRACK

(1:50)

NOTES:

- EFFECTIVE WIDTH OF TRACK TO BE 3m ON STRAIGHT SECTIONS WITH WIDENING ON BENDS AND PASSING PLACES.
- ALL EMBANKMENTS SLOPES TO BE PROVIDED AT A STABLE ANGLE BASED ON THE PROPERTIES OF THE MATERIAL ENCOUNTERED ON SITE.
- MATERIALS ARISING FROM TRACK CONSTRUCTION TO BE SEGREGATED AND PLACED IN AGREED LOCATIONS ADJACENT TO THE WORKING AREA, REINSTATED AND/OR SPOIL MANAGEMENT PLANS WILL BE DEVELOPED DURING THE DETAILED IDENTIFY AREA OF RE-USE AND PERMANENT STORAGE OF EXCAVATED MATERIALS IN LINE WITH CURRENT BEST PRACTICE.
- RUNNING SURFACE, CAPPING LAYER AND ENGINEERED FILL TO BE FORMED FROM SUITABLE MATERIALS COMPACTED IN LAYERS.
- GEOSYNTHETIC REINFORCEMENT MAY BE USED TO REDUCE THE DEPTH OF TRACK CONSTRUCTION, REQUIREMENTS TO BE DETERMINED BY SPECIALIST CONTRACTOR.
- A GEOTEXTILE SEPARATION MAY BE INSTALLED BENEATH THE CAPPING/ ENGINEERING FILL LAYER FOR ALL TRACK CONSTRUCTION TYPES DEPENDING ON GROUND CONDITIONS ENCOUNTERED ON SITE.



UKDBS\_DOC\_0904 v0.8

Project: **PNS MITIGATION**

VMO2 CSR: **23979**

Sharer 1 Ref: - Sharer 2 Ref: -

Cell Name: **ORD**

Site Address: **ORD SLEAT TEANGUE HIGHLAND IV44 8RN**

National Grid Ref: **E: 163182 N: 813025**

ICNIRP Compliance: **DRAWING COMPLIES WITH VMO2 STANDARD ICNIRP GUIDELINES AS PER DOCUMENT SDN0142**

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	TEL	WHP	31.07.23
B	VMO2 comments incorporated	MM	WHP	20.06.23
C	Access track detail sheet added	DJC	WHP	28.11.23
D	SP requirements included. Culvert upgrade	DJC	WHP	13.12.23

Drawing Title: **ACCESS TRACK DETAILS**

Drawing No.: **300**

Drawn By: **350**

Checked By: **WHP**

Purpose of Issue: **PLANNING**

Drawing Revision: **D**

Date of Issue: **13.12.23**

Principal Designer: **WHP**

Checked On: **31.07.23**

Designer: **TEL**

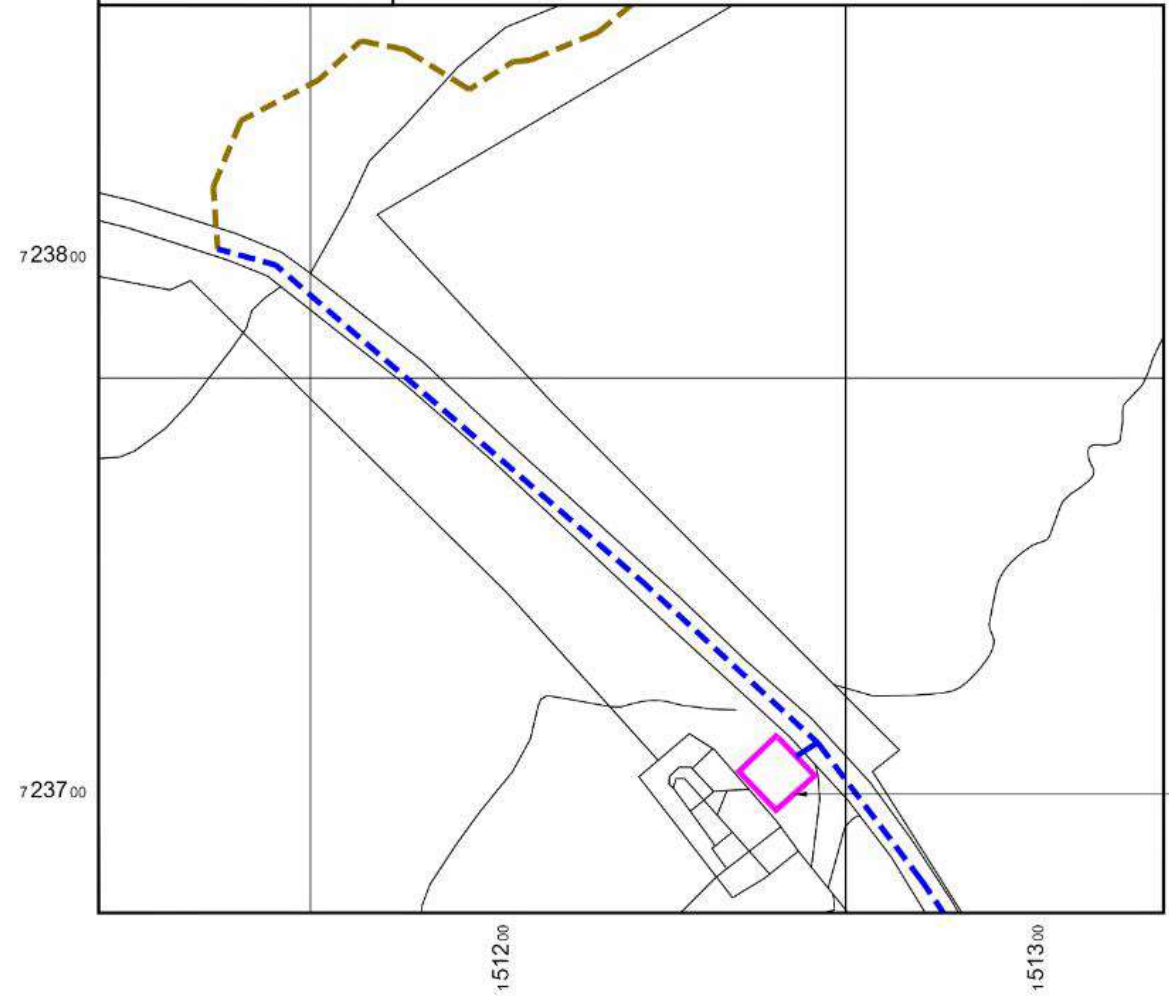
Surveyed By: **TEL/WHP**



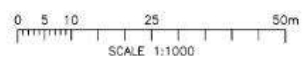
WHP Testimonials:  
Unit 1 Maple Park,  
Lew Park, Airedale, Leeds  
LS12 6HH  
Tel: 01133023550  
e-mail: info@whp.co.uk



← = RIGHT OF ACCESS  
 ← = PUBLIC ACCESS ROUTE



PROPOSED 10.00m x 10.00m  
 WELFARE & MATERIAL SET DOWN AREA



**CONSTRUCTION SET DOWN AREA**  
 (Scale 1:1000)



Project: **PNS MITIGATION**  
 VMO2 CSR: **23979**  
 Sharer 1 Ref: - Sharer 2 Ref: -  
 Cell Name: **ORD**

Site Address: **ORD SLEAT TEANGUE HIGHLAND IV44 8RN**  
 National Grid Ref: **E: 163182 N: 813025**

ICNIRP Compliance: **DRAWING COMPLIES WITH VMO2 STANDARD ICNIRP GUIDELINES AS PER DOCUMENT SDN0142**

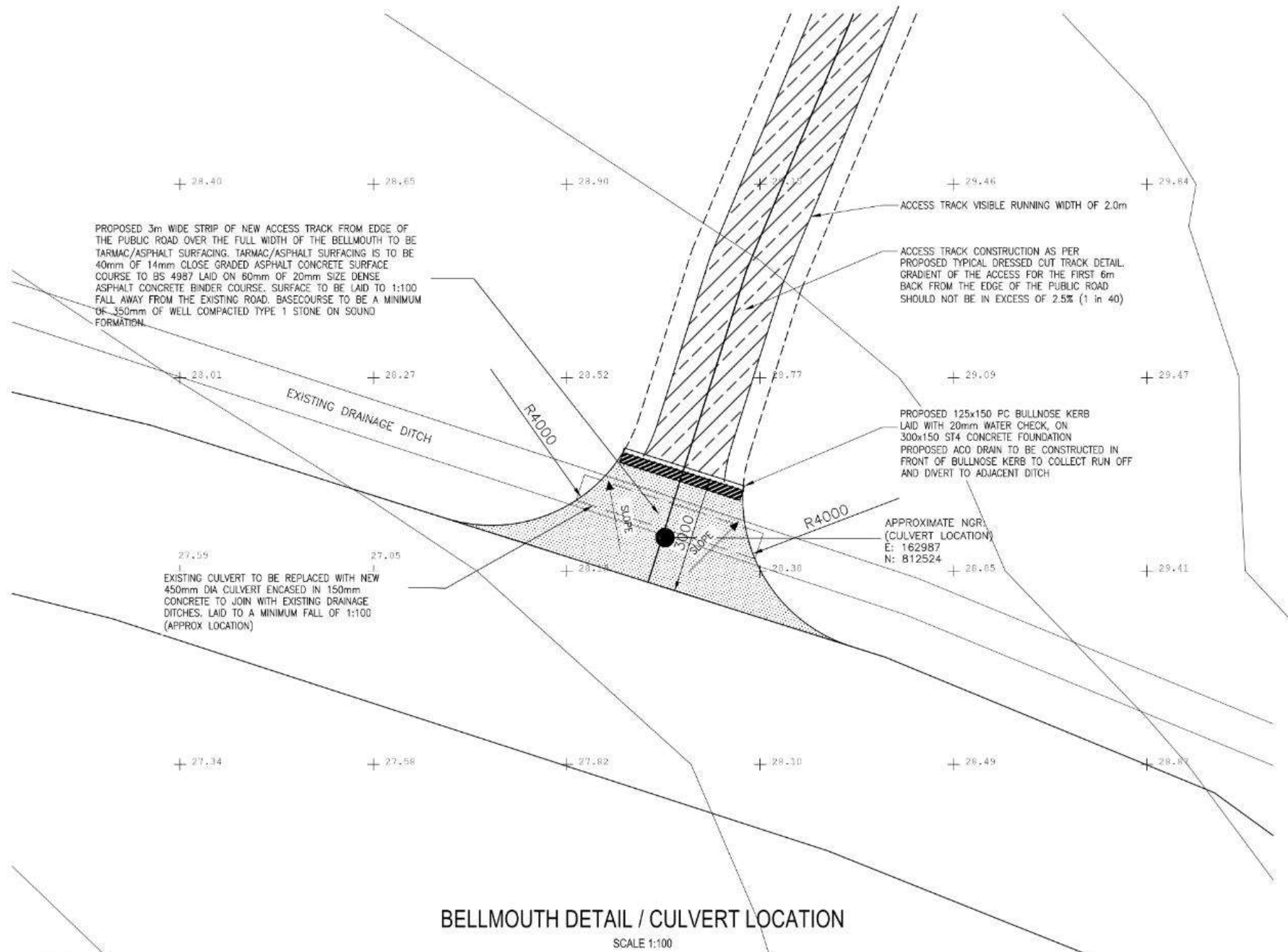
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	TEL	WHP	31.07.23
B	VMO2 comments incorporated	MM	WHP	20.06.23
C	Access track detail sheet added	DJC	WHP	28.11.23
D	SP requirements included. Culvert upgrade	DJC	WHP	13.12.23

Drawing Title: **CONSTRUCTION PLAN**  
 Drawing No.: **102**  
 Drawn By: **TEL**  
 Checked By: **WHP**

Purpose of Issue: **PLANNING**  
 Drawing Revision: **D**  
 Date of Issue: **13.12.23**  
 Pack Revision: **D**  
 Principal Designer: **WHP**  
 Designer: **TEL**  
 Drawn On: **31.07.23**  
 Checked On: **31.07.23**  
 Surveyed By: **TEL/WHP**







### BELLMOUTH DETAIL / CULVERT LOCATION

SCALE 1:100



Project: **PNS MITIGATION**  
 VMO2 CSR: 23979  
 Sharer 1 Ref: - Sharer 2 Ref: -  
 Cell Name: **ORD**

Site Address: **ORD SLEAT TEANGUE HIGHLAND IV44 8RN**  
 National Grid Ref: E: 163182 N: 813025

ICNIRP Compliance: **DRAWING COMPLIES WITH VMO2 STANDARD ICNIRP GUIDELINES AS PER DOCUMENT SDN0142**

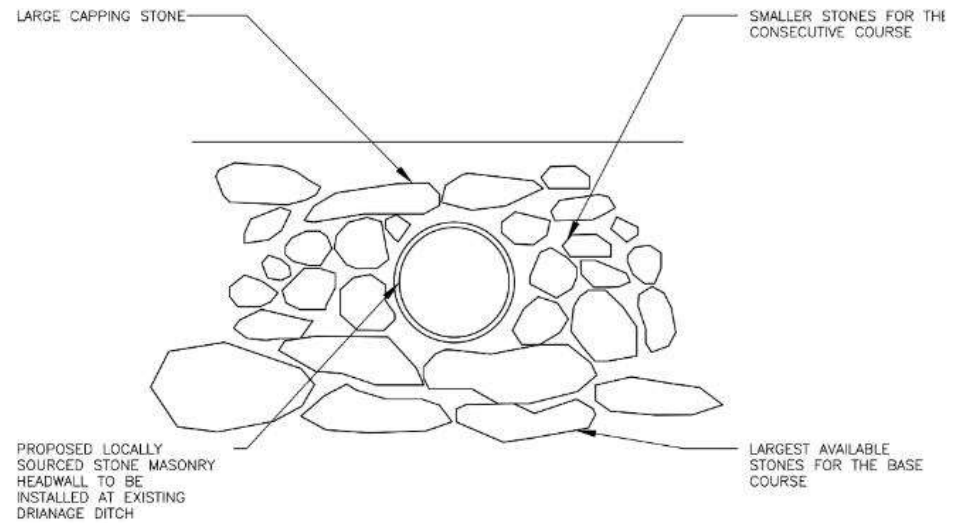
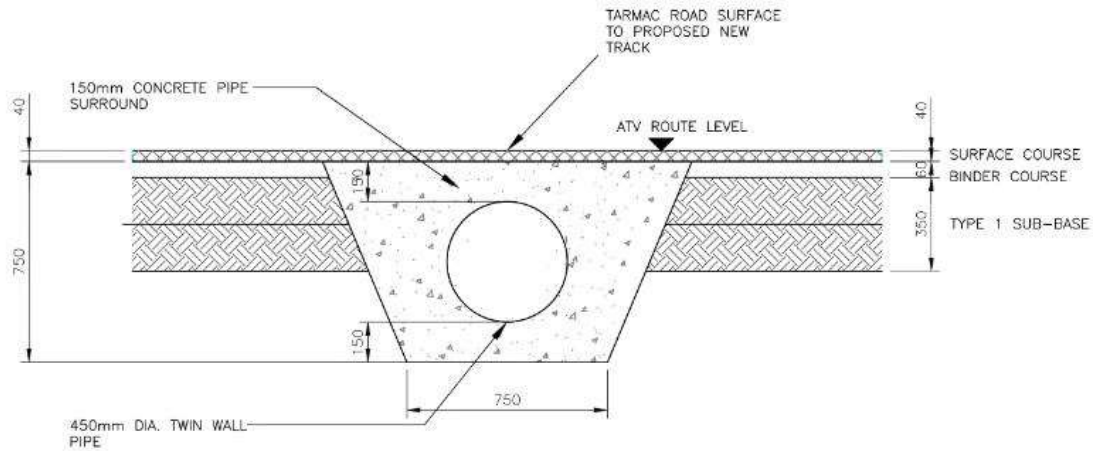
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

Rev	Modification	By	Ch	Date
A	Issued for Approval	TEL	WHP	31.07.23
B	VMO2 comments incorporated	MM	WHP	20.06.23
C	Access track detail sheet added	DUC	WHP	28.11.23
D	SP requirements included, Culvert upgrade	DUC	WHP	13.12.23
E	Grid reference error corrected on relevant sheets	DUC	WHP	03.03.24

Drawing Title: **PROPOSED BELLMOUTH DETAIL & CULVERT LOCATION**  
 Drawing No.: 351  
 Drawn By: TEL  
 Checked By: WHP

Purpose of Issue: **PLANNING**  
 Drawing Revision: E  
 Date of Issue: 03.01.24  
 Pack Revision: E  
 Principal Designer: WHP  
 Designer: TEL  
 Surveyed By: TEL/WHP





CULVERT DETAIL FOR OPEN CHANNELS ACROSS ATV ROUTE, DEPTHS > 600MM

SCALE 1:20

CULVERT HEADWALL DETAIL

SCALE 1:20



UKDBS\_DOC\_0904 v0.8

Project:	PNS MITIGATION		Site Address:	ORD SLEAT TEANGUE HIGHLAND IV44 8RN	
VM02 CSR:	23979		National Grid Ref:	E: 163182	N: 813025
Sharer 1 Ref:	-		Cell Name:		
Sharer 2 Ref:	-		ORD		

ICNIRP Compliance:  
DRAWING COMPLIES WITH VM02 STANDARD ICNIRP GUIDELINES  
AS PER DOCUMENT SDN0142

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE					
Rev	Modification	By	Ch	Date	
A	Issued for Approval	TEL	WHP	31.07.23	
B	VM02 comments incorporated	MM	WHP	20.06.23	
C	Access track detail sheet added	DJC	WHP	28.11.23	
D	SP requirements included, Culvert upgrade	DJC	WHP	13.12.23	
E	Grid reference error corrected on relevant sheets	DJC	WHP	03.01.24	

Drawing Title:	CULVERT DETAILS	
Drawing No.:	352	Drawing Revision: B
Drawn By:	MF	Drawn On: 10.08.23
Checked By:	GH	Checked On: 10.08.23

Purpose of Issue:	PLANNING	
Date of Issue:	03.01.24	Pack Revision: E
Principal Designer:	WHP	
Designer:	TEL	Surveyed By: TEL/WHP

