

Agenda Item	7.9
Report No	PLS-25-24

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 30 April 2024
Report Title: 23/04700/FUL: VMO2
Land 640M NW of Gate House, Newtonmore
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Installation of 25m high telecommunications mast and ancillary development within fenced compound

Ward: 20 – Badenoch and Strathspey

Development category: Local

Reason referred to Committee: Community Council Objection; Objections from 5 or more households

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 This application is for the erection of a 25m high telecommunications mast with ancillary infrastructure within a fenced compound. The lattice tower will have 3 antennas, 2 dishes, 2 enclosures, a generator and a meter cabinet contained within a 1.8m high deer proof fence. The mast and enclosures will be sited on a 6m x 6m concrete base. Some cut and fill will be required to level the compound. The compound will measure approximately 14m x 10m with a hardstanding area of approximately 14m x 7m adjacent to the southeast fencing of the compound. The proposal will improve connectivity in a designated 'partial not spot' and will be shared by 2No. telecoms operators – VMO2 and Vodafone.
- 1.2 The proposal makes use of an existing access junction with the A86(T), about 7.7km to the southwest of Newtonmore. Access to the site will be via 0.8km of 4x4 track and 1.6km of ATV route. The development works will include a helicopter assisted build taking all heavy loads and equipment to the site with future maintenance being undertaken by ATV. As such no upgrades are proposed to the existing access route.
- 1.3 Pre-Application Consultation: None
- 1.4 Supporting Information:
- Site Specific Supplementary Information
 - Design and Access Statement
 - Photomontage Report
 - ICNIRP Certificate
 - General Information for Telecommunications Development Scotland
 - Shared Rural Network Explanatory Notes
- 1.5 Variations: Updated plans and photomontage

2. SITE DESCRIPTION

- 2.1 The site is located in a rural area mid-way between Newtonmore and Laggan to the north of the A86(T), and to the west of the A9(T).
- 2.2 The approach to the site is relatively steep, however the mast site itself comprises a flatter area set back from the ridge running towards the summit of Creag Dubh to the northeast. The existing ATV route runs along the southeastern boundary of the site and terminates approximately 80m beyond the site.
- 2.3 The site is within the boundaries of Cairngorms National Park, Creag Dubh Site of Special Scientific Interest (SSSI) and Ben Alder, Laggan and Glen Banchor Special Landscape Area (SLA). The area of the site and immediately surrounding landscape is characterised by open hillside with areas of ancient semi-natural woodland on steep slopes approximately 240m southeast and approximately 420m northwest. These areas of woodland form part of the qualifying interests of the Creag Dubh SSSI.

3. PLANNING HISTORY

3.1 None

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour, Schedule 3

Date Advertised: 09.11.2023 and 22.02.2024

Representation deadline: 23.11.2023 and 07.03.2024

Timeous representations: 11 (from 10 Households)

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) mast will be located on a prominent location high on Creag Dubh, a Corbett which is valued for its scenery and will therefore result in a detrimental visual impact
- b) NatureScot guidelines for suitable locations for telecoms masts do not appear to have been followed
- c) no need for the mast as 4G signal is already provided by another Mobile Network Operator. Questions why mast sharing is not feasible.
- d) lack of detail regarding upgrades and specification of access track
- e) detrimental impact on the recreational experience of Creag Dubh
- f) detrimental impact on the SSSI and will limit the potential for natural regeneration
- g) greater negative impacts of the mast than any potential benefits
- h) concerns regarding the advertisement and consultation process
- i) not sufficient consultation with the community
- j) photomontages fail to show key viewpoints
- k) Shared Rural Network project is fundamentally flawed. Cumulative impact across Scotland with large numbers of masts to meet SRN coverage requirements.
- l) impact on wildness value and qualities of the SLA
- m) does not comply with policy

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.

5. CONSULTATIONS

5.1 **Laggan Community Council:** Generally supportive of increasing the number of mobile network operators in the area and recognise the benefits a 4G signal provides, Object to the application for a number of reasons including:

- impact on landscape and recreational interests of Creag Dubh
- mobile coverage already exists in the area
- mast sharing should be considered with existing masts in the area
- alternative location if mast sharing is not possible
- lack of information on access route upgrades

- NatureScot guidelines on siting and design for telecommunications developments has not been followed

5.2 **NatureScot:** From the supporting information provided it appears that neither the proposed mast site nor the access track to it lie within qualifying upland birch woodland, instead affecting wet heathland and blanket bog which are not designated features of the SSSI. Are therefore content that the proposal will not result in damage to the designated feature of Creag Dubh SSSI.

5.3 **Cairngorms National Park Authority:** No comments to make

5.4 **National Air Traffic Service:** No objections and that the proposal does not conflict with their safeguarding criteria

5.5 **Highlands and Islands Airports:** the proposal is outwith the safeguarding criteria therefore no objections are raised

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

6.2 Cairngorms Local Development Plan 2021

Policy 3: Design and placemaking

Policy 4: Natural heritage

Policy 5: Landscape

Policy 6: The siting and design of digital communications infrastructure

6.3 Cairngorms Supplementary Planning Policy Guidance

Landscape Non-Statutory Guidance

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

NatureScot - Standing advice for planning consultations – Telecommunication masts in National Scenic Areas, National Parks and Wild Land Areas (September 2023)

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 SLA
 - d) impact on SSSI
 - 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.
- 8.5 Policy 1 of the NPF4 requires that weight is given to the global climate and nature crises when considering development proposals.
- 8.6 Policy 2b) of Climate change and adaptation requires proposals to be sited and designed to adapt to current and future risks from climate change.
- 8.7 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.
- 8.8 Policy 3 Biodiversity requires development proposals to contribute to the enhancement of biodiversity.
- 8.9 Policy 4c sets out that proposal affecting a National Park will only be supported where:
- i) The objectives of designation and the overall integrity of the areas will not be compromised; or
 - ii) Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.
- 8.10 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.

8.11 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 identifies that proposals which are detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places will not be supported. Similarly, Policy 3 of the Cairngorm National Park Authority Local Development Plan states that all developments must meet the six qualities of successful places, which in accordance with Scottish Planning Policy paragraphs 41 to 46, are to be distinctive, safe and pleasant, welcoming, adaptable, resource efficient; and easy to move around and beyond.

8.12 CNPALDP Policy 6, the Siting and Design of Digital Communications Equipment, specifies a number of criteria which must be met for this type of application. These include:

- ensuring full details are provided on siting and design to minimise impact on visual amenity
- character and appearance of the surrounding area
- investigating opportunities for mast and site sharing
- keeping equipment as small as possible whilst meeting technological requirements
- efforts being made to conceal and camouflage including potential screening or landscaping, and
- including a written declaration which confirms that the equipment and related installations are all designed to be in full compliance with the appropriate industry guidelines and regulations applicable at the time – such as the ICNIRP guidelines for public exposure to radiation frequency

8.13 The development plan contains a number of further policy tests that must be taken into account in determining this application; in particular matters relating to layout, design, place-making and infrastructure provision. If there are no significant impacts arising from these matters, then the application would comply with the Development Plan and could be supported.

Siting and design, including visual impact and cumulative impacts

8.14 The 25m high mast is to be sited around 550m to the northeast of the A86(T) mid-way between Laggan and Newtonmore in an elevated location approximately 1.8km to the southwest of the summit of Creag Dubh. 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 along with the utilisation of the existing ATV route without works being required to improve the access. A photomontage report has been provided to illustrate the mast's visual effect from a section of the road. It is considered that the steepness of the land rising away from the A86(T) and the intervening woodland will help to mitigate the impact of the mast, which will be largely hidden from view while travelling along the A86(T) in either direction which is supported as part of the Photomontage Report.

- 8.15 The site will be visible from along the C137 Glentruim – Catlodge, however it is not considered that this visibility will have an adverse impact. The mast's position on the hillside is considered to minimise its visual impact as far as practicable. The mast is set back from the ridgeline heading towards the summit of Creag Dubh and below the skyline with rising ground behind. 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. Views where the proposal breaks the skyline should be intermittent and predominantly only come from those on foot in close proximity to the site.
- 8.16 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.
- 8.17 The wider area mainly forms open, undulating, hillside with some mature greenery on the lower parts of the slopes. The glen floor on the southern side of the A86(T) is used for livestock farming and dispersed housing, with the River Spey flowing eastwards. This provides a living, working foreground to the landscape from where the mast will be most visible, providing some context and mitigating any visual impact. 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 that 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 proposal.
- 8.18 NatureScot's most up to date standing advice for telecommunications infrastructure "Standing advice for planning consultations – Telecommunication masts in National Scenic Areas, National Parks and Wild Land Areas" was published in September 2023. This sets out considerations for site selection, access tracks and the equipment housing and compound as well as highlighting siting and design principles set out in PAN 62 Radio Telecommunications. Previous NatureScot "Siting and Design Guidelines for Mobile Telecommunications Developments in the Highlands and Islands" date from 2002 provides some more detailed guidance, which while out of date still contains relevant information on mast siting. A key theme within these guidance documents is to avoid siting masts in such a way that they may break the skyline or being sited on a prominent ridge, and to avoid landscaping or access tracks that may draw the eye to the mast.
- 8.19 With regards to this particular mast, the applicant has attempted to mitigate the visual impact of the development by avoiding a hilltop location, siting the mast 50m lower than the skyline ensuring rising ground behind the mast, as well as avoiding the nearby

rocky ridgeline. Furthermore, there are no proposed upgrades to the access track or landscape planting which would draw the eye to the mast and compound. While there is some cut and fill proposed to provide a flat base for the compound and hardstanding, this has been kept to a minimum. As such it is considered that the proposal meets with the above siting and design guidance. In order to clarify the final external colour finishes of the mast and the associated ancillary equipment cabins, it is considered appropriate to attach a condition to control this.

- 8.20 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 5: Landscape of the CNPALDP alongside policy 14 – Design quality and place of NPF 4 and the related CNPALDP policy 3: Design and placemaking.

Impact on Special Landscape Area - Ben Alder, Laggan and Glen Banchor

- 8.21 The site is located within the Ben Alder, Laggan and Glen Banchor SLA. The designation itself forms part of Highland-wide LDP and Inner Moray Firth LDP, neither of which apply within the Cairngorms National Park area. The Cairngorms LDP does not recognise this designation.

- 8.22 The Assessment of Highland Special Landscape Areas recognises that:

“There are substantial components of the SLA each side of the National Park boundary and The Highland Council has continued to identify the whole area. This enables continued acknowledgement of the whole of the particular landscape area (and its components) that was identified previously as a Proposed Area of Great Landscape Value in the Highland Structure Plan (2001) – and the identification and consideration of likely significant effects of development on that, having regard to the Citation including the Special Qualities identified within it.”

- 8.23 While it can be noted that there is value to the landscape, the designation has no weight in policy for this site. In any event it is not considered likely that the proposed mast would compromise the integrity of the SLA.

Impact on Special Scientific Interest - Creag Dubh Site

- 8.24 The designated site contains one of the largest and most diverse birchwoods in Badenoch and Strathspey. Areas of grassland, heathland and ombrogenous bog (nourished by rainwater) are all present within the woodland and support a rich variety of associated fauna and flora. While the compound and access both lie within the designation, neither lie within qualifying upland birch woodland, instead affecting wet heathland and blanket bog. NatureScot are therefore content that the proposal will not result in any damage to the designated feature of Creag Dhubh SSSI.

Other material considerations

- 8.25 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 (SRN). 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.

- 8.26 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. It is anticipated that, due to the small degree of excavation required to form the hardstanding, further information of peat management is not required and that the works will not have significant impact on peatland within the site.
- 8.27 Lack of sufficient interaction with the local community was raised during the process with some representations highlighting no need for a mast in the area as there already is a mobile signal. It is noted that the development is to improve mobile connectivity in the area as per Scottish Government SRN rollout. Information provided with the application suggests that there is currently no network coverage associated with the SRN in the area. The applicant has also confirmed that the existing masts in the area would not provide suitable coverage in their target area due to their distance and lower elevation.
- 8.28 Representations were raised regarding potentially misleading information being provided in connection with the sites' location. Applications are received with a description provided by the applicant, in this instance including a post code which was incorrect for the site location. Once valid, where applications relate to land and not an existing property, they are provided with an address point in line with national standards. Unfortunately, in this instance the advertisement was prepared in advance of this process being undertaken and therefore the incorrect address provided by the applicant was published in the advertisement. Once this was brought to our attention, the application was readvertised with the correct address.

Other material considerations

- 8.29 None

Non-material considerations

- 8.30 None

Matters to be secured by Legal Agreement / Upfront Payment

- 8.31 None

9. CONCLUSION

- 9.1 The application is for the development of a 25m high mobile telecom mast with associated infrastructure on the site.
- 9.2 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. This consideration also applies to NPF4 Policy 4c ii and CNPALDP Policy 5.1 where the mast is not considered to impact on the integrity or landscape qualities of the Cairngorms National Park.

- 9.3 The application is supported by 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 seen from some locations, visual impact is largely restricted to distant views from across the glen rather than from specific residential receptors. Even where visible, given its lattice construction, the distance, and rising ground behind its impact would be acceptable.
- 9.4 The proposal is not considered to be significantly detrimental to amenity and it has been demonstrated that the proposal is appropriately sited and designed and that landscape impacts will not be significant. It is considered that the proposal complies with Policies 4, 14 and 24 of NPF4 and Policies 3, 5 and 6 of the CNPALDP.
- 9.5 There will be no impact on the qualifying features of the Creag Dubh SSSI. The proposal is therefore considered to comply with CNPALDP Policy 4 alongside Policy 4 - Natural Places NPF4.
- 9.6 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
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 development or work shall commence until a detailed specification for all finishes (including BS/RAL/trade names and samples where necessary) of the mast, cabins, cabinets antennae and dishes, shall have been submitted to, and thereafter approved in writing by, the Planning Authority. For the avoidance of doubt, the mast and all associated equipment shall have a matt, non-reflective finish. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In the interests of visual amenity and to clarify the permission hereby granted.

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. Should the telecommunications mast hereby approved not supply mobile network signals for a continuous period of 12 months, the mast shall be deemed to have ceased to be required and, unless otherwise agreed in writing by the Planning Authority, shall be removed from the site, along with all associated development, including the compound and all fixtures and fittings, cabinetry and associated equipment; and the site thereafter reinstated with re-grading of surfaces and laying of turf and/or a suitable seed mix native to the area along with associated protective fencing. The decommissioning works shall be undertaken within 6 months from the date of the last use of the mast to the satisfaction of the Planning Authority.

Reason: To ensure that any development which has ceased to serve its intended purpose is removed from the site, in the interests of visual amenity.

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.

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.

Access Track Works

No works are proposed as part of this development to the existing access track to the site from the A86(T) public road. If any works are required then it is strongly advised that you contact the Planning Authority before any such works may be required, or undertaken, in order to ascertain whether such works may require Planning Permission.

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.

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).

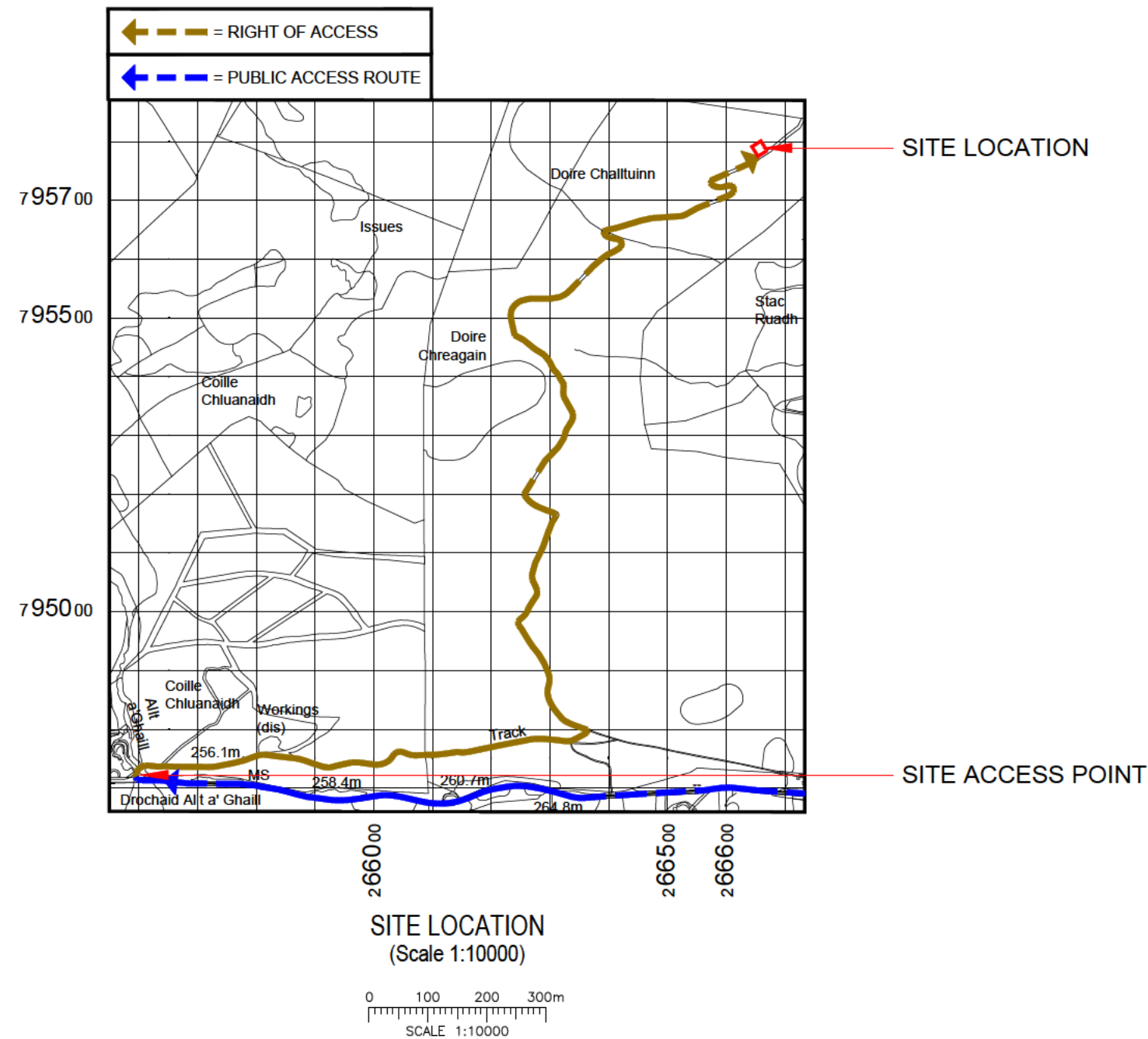
Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to 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 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: David Mudie
Designation: Area Planning Manager – South
Author: Jennifer Mair
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - 150(a) Rev C - Location Plan
Plan 2 - 150 Rev C – Location Plan
Plan 3 - 151 Rev C – Site Layout
Plan 4 - 200 Rev C – Site Layout
Plan 5 - 300 Rev C - Elevation
Plan 6 - 301 Rev C - Elevation
Plan 7 - 302 Rev C - Elevation
Plan 8 - 303 Rev C - Elevation



Project: **PNS MITIGATION**
 VMO2 CSR: **24087**
 Sharer 1 Ref: - Sharer 2 Ref: -
 Cell Name: **CLUNY'S CAVE (453m ASL)**

Site Address: **NORTH OF A86
 NEWTONMORE
 HIGHLANDS
 PH20 1BE**
 National Grid Ref:
 E: 266655 N: 795790

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

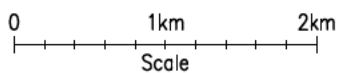
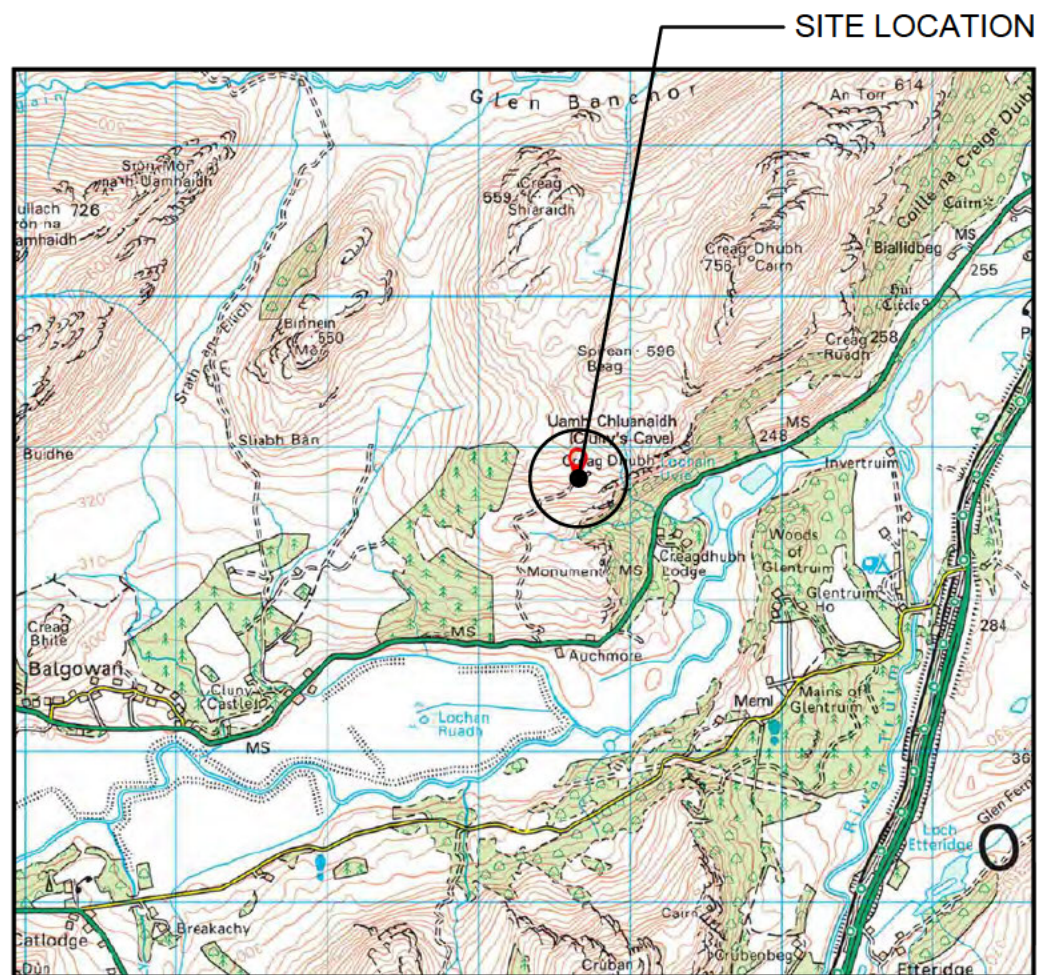
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

Rev	Modification	By	Ch	Date
A	Issued for Approval	TEL	WHP	06.09.23
B	Issued for Approval	TEL	WHP	13.09.23
C	VMO2 comments incorporated	DJC	WHP	21.09.23

Drawing Title: **PLANNING SITE LOCATION MAPS**
 Drawing No.: **150(a)**
 Drawing Revision: **C**
 Drawn By: **TEL**
 Checked By: **WHP**

Purpose of Issue: **PLANNING**
 Date of Issue: **05.04.24**
 Pack Revision: **D**
 Principal Designer: -
 Designer: -
 Surveyed By: **WHP**





SITE LOCATION
(Scale 1:50000)



SITE PHOTOGRAPH

DIRECTIONS TO SITE:

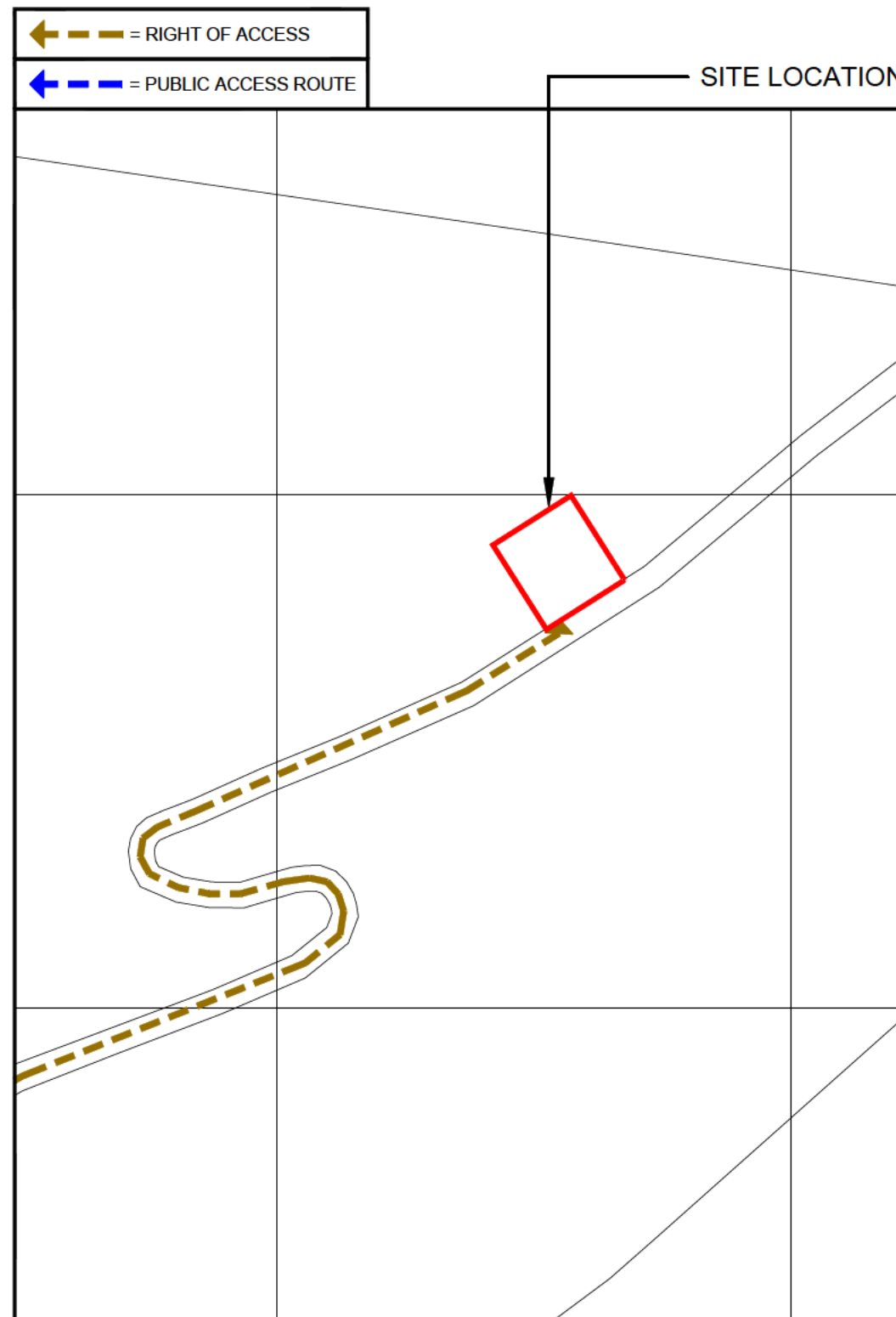
From Newtonmore, head south-east on Glen Road towards St Brides Avenue before turning right onto the A86. Then, continue south-west on A86 for 7.72km before arriving at beginning of site access at gate on rhs. Access to site to be gained through 0.80km of 4x4 track on single-track rough gravel road, before continuing on atv route after second gate for the remaining 1.60km towards site location.

what3words Site Location:

making.converter.senior

what3words Site Access Point Location:

tuck.earpiece.hypnotist



DETAILED SITE LOCATION
(Scale 1:1250)

SCALE 1:1250

NOTE: THE FIRST SECTION OF EXISTING ACCESS TRACK (APPROX. 0.8km) FROM THE MAIN ACCESS GATE AT THE ROADSIDE IS SUITABLE FOR 4WD VEHICLES. THE REMAINING APPROX. 1.6KM OF EXISTING TRACK IS ATV ONLY



UKDBS_DOC_0904 v0.9

Project: PNS MITIGATION	
VMO2 CSR: 24087	
Sharer 1 Ref:	Sharer 2 Ref:
Cell Name: CLUNY'S CAVE (453m ASL)	National Grid Ref: E: 266655 N: 795790

Site Address: NORTH OF A86 NEWTONMORE HIGHLANDS PH20 1BE
National Grid Ref: E: 266655 N: 795790

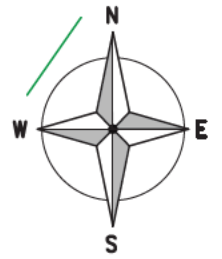
ICNIRP Compliance: DRAWING COMPLIES WITH VMO2 STANDARD ICNIRP GUIDELINES AS PER DOCUMENT SDN0142

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	TEL	WHP	06.09.23
B	Issued for Approval	TEL	WHP	13.09.23
C	VMO2 comments incorporated	DJC	WHP	21.09.23

Drawing Title: PLANNING SITE LOCATION MAPS	
Drawing No.: 150	Drawing Revision: C
Drawn By: TEL	Drawn On: 06.09.23
Checked By: WHP	Checked On: 06.09.23

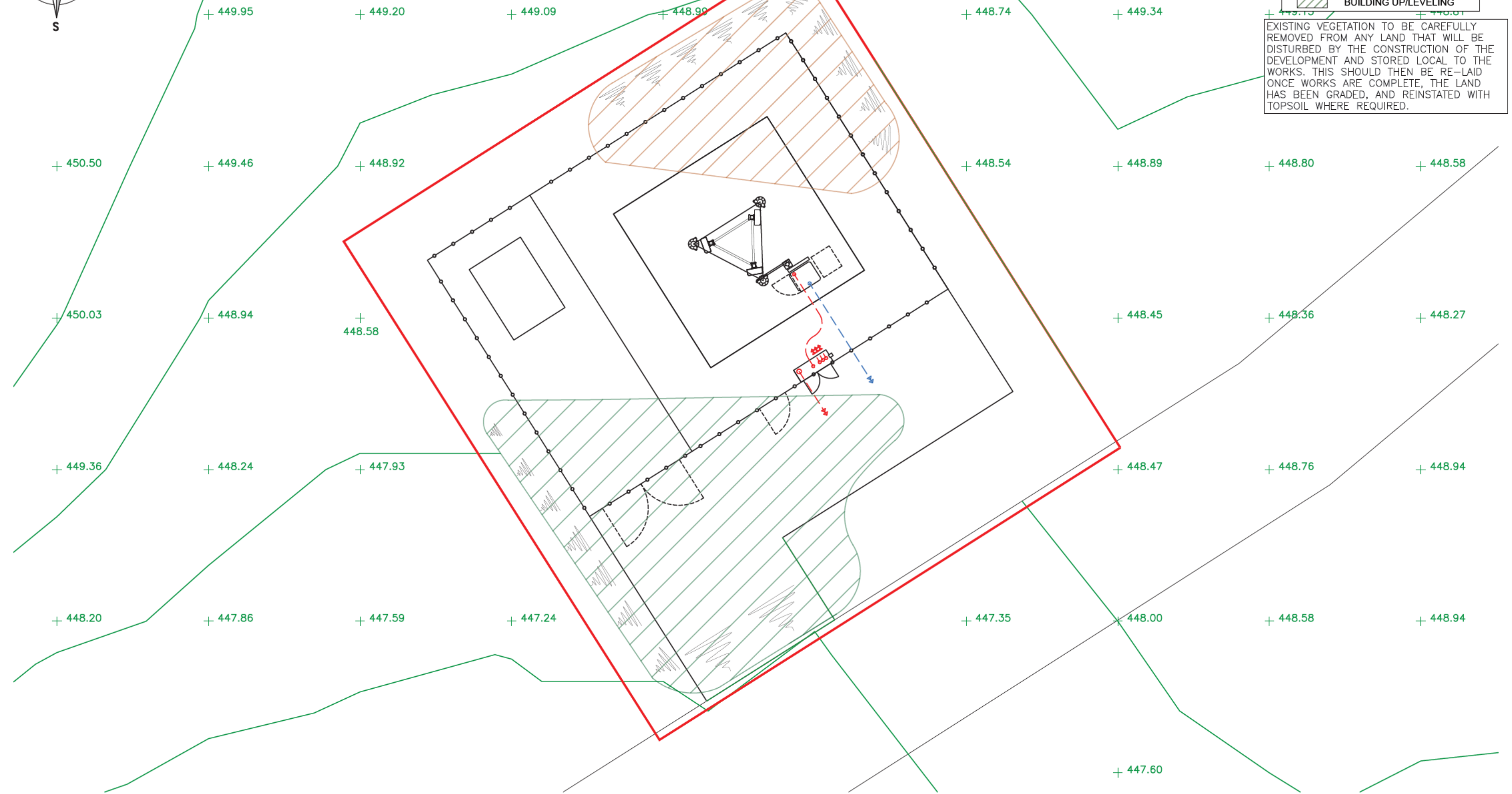
Purpose of Issue: PLANNING	
Date of Issue: 05.04.24	Pack Revision: D
Principal Designer: -	
Designer: -	Surveyed By: WHP



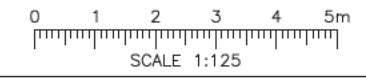


CUT AND FILL KEY	
	AREA THAT REQUIRES CUTTING AWAY/LEVELING
	AREA THAT REQUIRES BUILDING UP/LEVELING

EXISTING VEGETATION TO BE CAREFULLY REMOVED FROM ANY LAND THAT WILL BE DISTURBED BY THE CONSTRUCTION OF THE DEVELOPMENT AND STORED LOCAL TO THE WORKS. THIS SHOULD THEN BE RE-LAID ONCE WORKS ARE COMPLETE, THE LAND HAS BEEN GRADED, AND REINSTATED WITH TOPSOIL WHERE REQUIRED.



PLANNING APPLICATION SITE BOUNDARY PLAN
(1:125)



Project: **PNS MITIGATION**
 VMO2 CSR: **24087**
 Sharer 1 Ref: - Sharer 2 Ref: -
 Cell Name: **CLUNY'S CAVE (453m ASL)**

Site Address: **NORTH OF A86
 NEWTONMORE
 HIGHLANDS
 PH20 1BE**
 National Grid Ref:
 E: **266655** N: **795790**

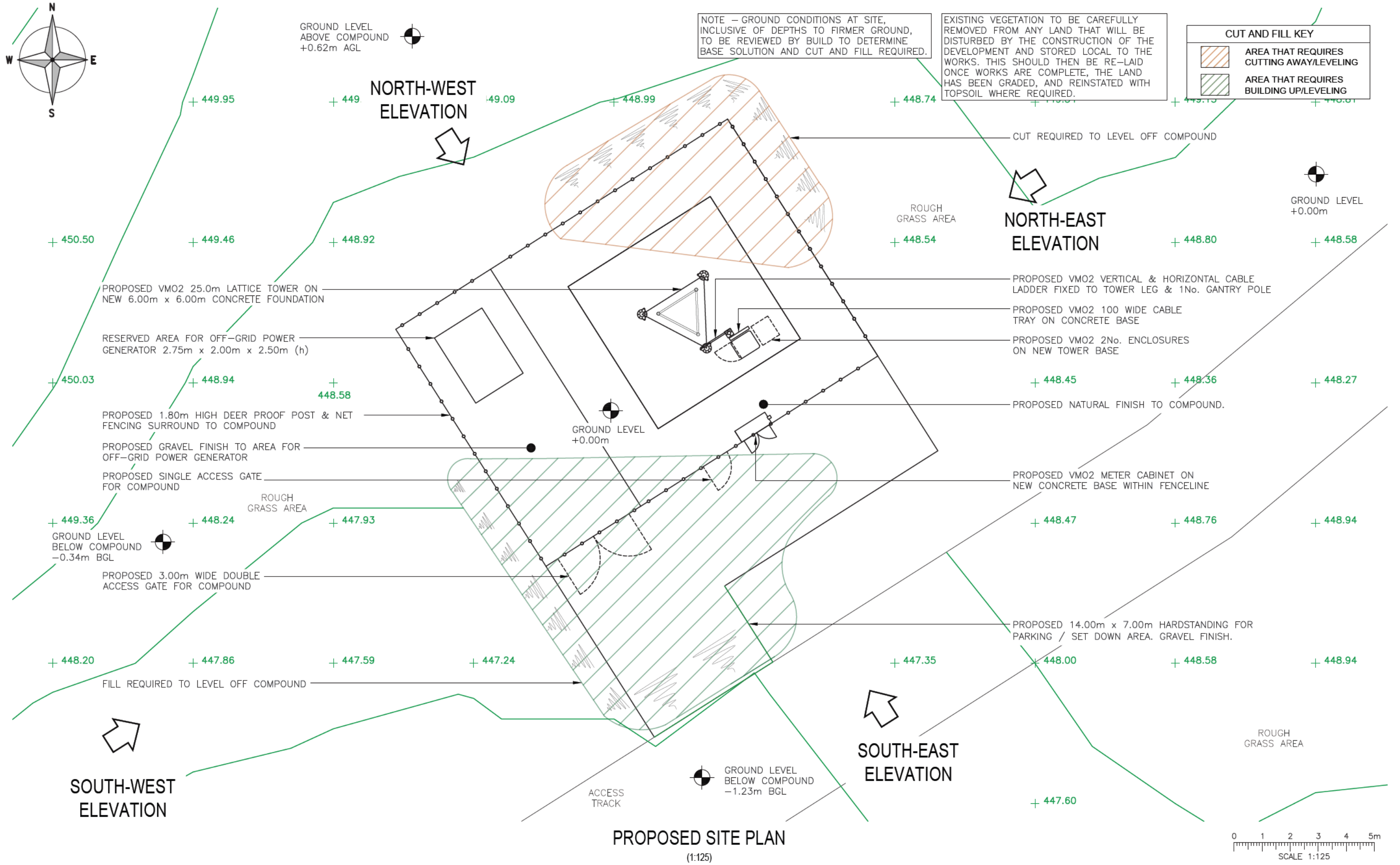
ICNIRP Compliance:
**DRAWING COMPLIES
 WITH VMO2
 STANDARD
 ICNIRP GUIDELINES**
 AS PER DOCUMENT
 SDN0142

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	TEL	WHP	06.09.23
B	Issued for Approval	TEL	WHP	13.09.23
C	VMO2 comments incorporated	DJC	WHP	21.09.23

Drawing Title: **PLANNING APPLICATION SITE BOUNDARY**
 Drawing No.: **151**
 Drawn By: **TEL**
 Checked By: **WHP**

Purpose of Issue: **PLANNING**
 Drawing Revision: **C**
 Date of Issue: **05.04.24**
 Principal Designer: **-**
 Designer: **-**
 Pack Revision: **D**
 Surveved By: **WHP**





Project: **PNS MITIGATION**

VMO2 CSR: **24087**

Sharer 1 Ref: - Sharer 2 Ref: -

Cell Name: **CLUNY'S CAVE (453m ASL)**

Site Address: **NORTH OF A86
NEWTONMORE
HIGHLANDS
PH20 1BE**

National Grid Ref: **E: 266655 N: 795790**

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	06.09.23
B	Issued for Approval	TEL	WHP	13.09.23
C	VMO2 comments incorporated	DJC	WHP	21.09.23

Drawing Title: **PROPOSED SITE PLAN**

Drawing No.: **200**

Drawn By: **TEL**

Checked By: **WHP**

Purpose of Issue: **PLANNING**

Drawing Revision: **C**

Date of Issue: **05.04.24**

Principal Designer: -

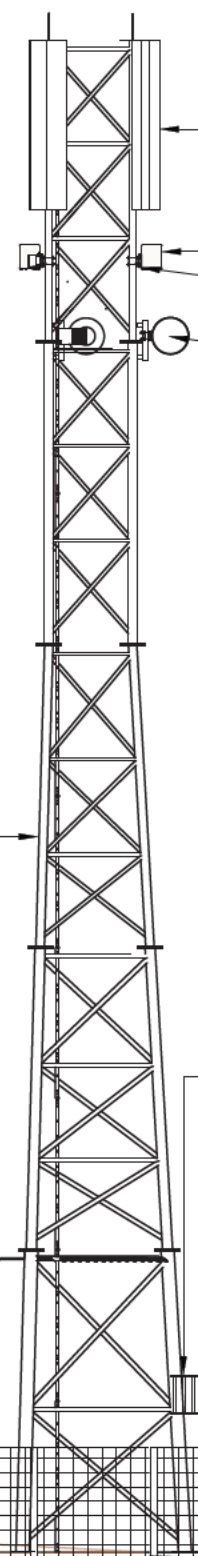
Designer: -

Checked On: **06.09.23**

Surveyed By: **WHP**



TOP OF PROPOSED TOWER +25.00m AGL
 TOP OF PROPOSED ANTENNAS +25.00m AGL
 U/S OF PROPOSED ANTENNAS +22.20m AGL
 C/L OF PROPOSED RRUS +21.40m AGL
 C/L OF PROPOSED DISHES +20.10m AGL



PROPOSED 3No. ANTENNAS AT 25.00m, BEARINGS 90°, 170° & 250° TO BE INSTALLED ON PROPOSED TOWER LEGS
 PROPOSED 9No. VMO2 RRU's ON RAILS FIXED TO TOWER LEGS
 PROPOSED 3No. VMO2 BOB's FIXED TO TOWER LEGS
 PROPOSED VMO2 2No. 0.60m DISHES AT 20.10m TO BE INSTALLED ON PROPOSED TOWER LEGS

PROPOSED VMO2 25.0m LATTICE TOWER ON NEW 6.00m x 6.00m CONCRETE FOUNDATION

PROPOSED VMO2 VERTICAL & HORIZONTAL CABLE LADDER FIXED TO TOWER LEG & 1No. GANTRY POLE
 PROPOSED VMO2 2No. ENCLOSURES ON NEW TOWER BASE
 PROPOSED VMO2 METER CABINET ON NEW CONCRETE BASE WITHIN FENCELINE

PROPOSED 1.80m HIGH DEER PROOF POST & NET FENCING SURROUND TO COMPOUND

CUT REQUIRED TO LEVEL OFF COMPOUND

FILL REQUIRED TO LEVEL OFF COMPOUND

PROPOSED SOUTH WEST ELEVATION
(1:125)



Project: PNS MITIGATION	
VMO2 CSR: 24087	
Sharer 1 Ref:	Sharer 2 Ref:
Cell Name: CLUNY'S CAVE (453m ASL)	National Grid Ref: E: 266655 N: 795790

Site Address: NORTH OF A86 NEWTONMORE HIGHLANDS PH20 1BE
National Grid Ref: E: 266655 N: 795790

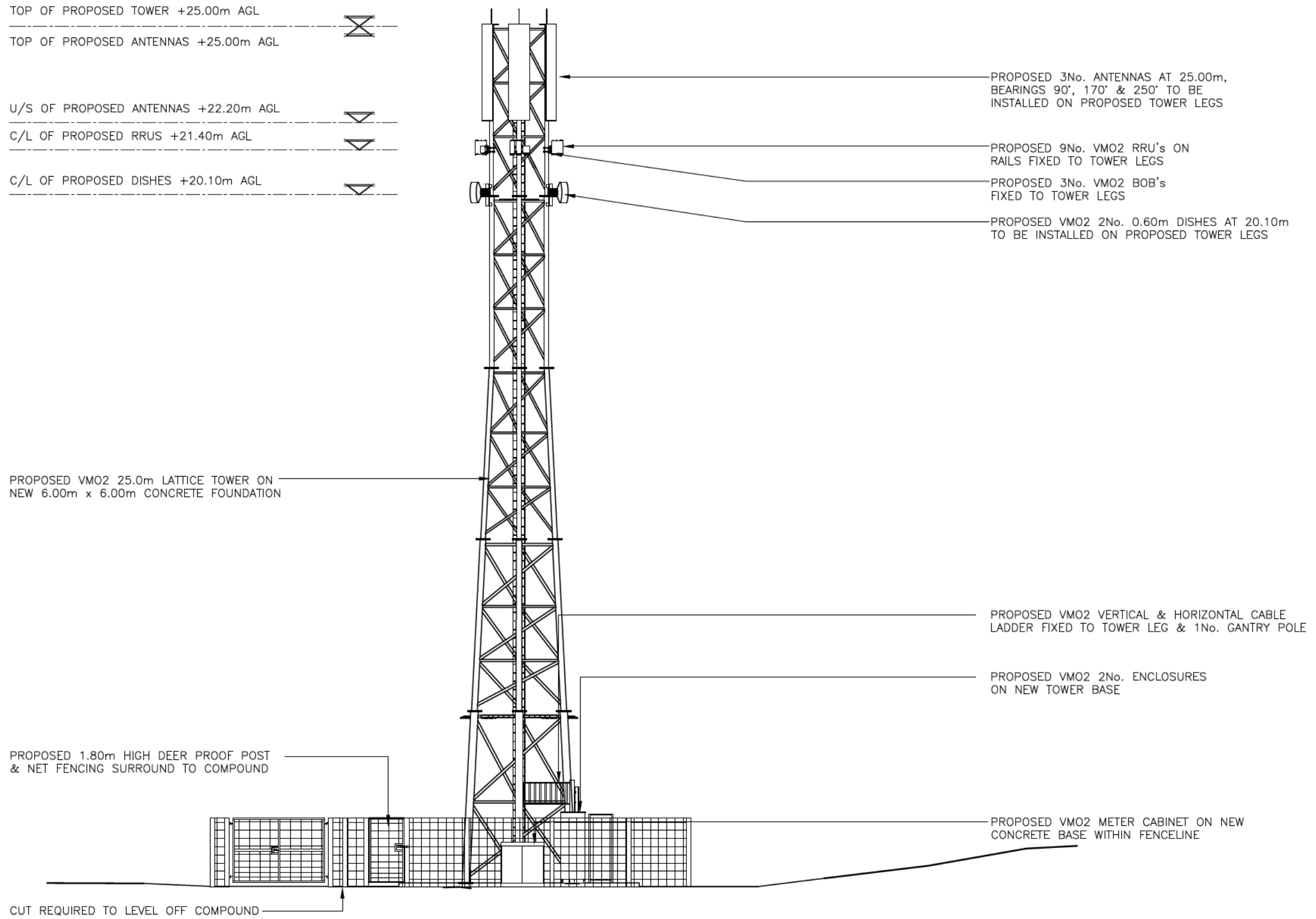
ICNIRP Compliance: DRAWING COMPLIES WITH VMO2 STANDARD ICNIRP GUIDELINES AS PER DOCUMENT SDN0142

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	TEL	WHP	06.09.23
B	Issued for Approval	TEL	WHP	13.09.23
C	VMO2 comments incorporated	DJC	WHP	21.09.23

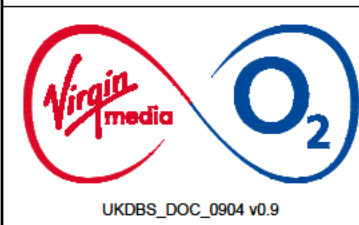
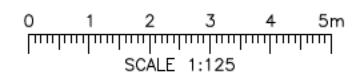
Drawing Title: PROPOSED SITE ELEVATION	
Drawing No.: 300	Drawing Revision: C
Drawn By: TEL	Drawn On: 06.09.23
Checked By: WHP	Checked On: 06.09.23

Purpose of Issue: PLANNING	
Date of Issue: 05.04.24	Pack Revision: D
Principal Designer:	
Designer:	Surveyed By: WHP





PROPOSED SOUTH EAST ELEVATION
(1:125)



Project: PNS MITIGATION	
VMO2 CSR: 24087	
Sharer 1 Ref:	Sharer 2 Ref:
Cell Name: CLUNY'S CAVE (453m ASL)	National Grid Ref: E: 266655 N: 795790

Site Address: NORTH OF A86 NEWTONMORE HIGHLANDS PH20 1BE
National Grid Ref: E: 266655 N: 795790

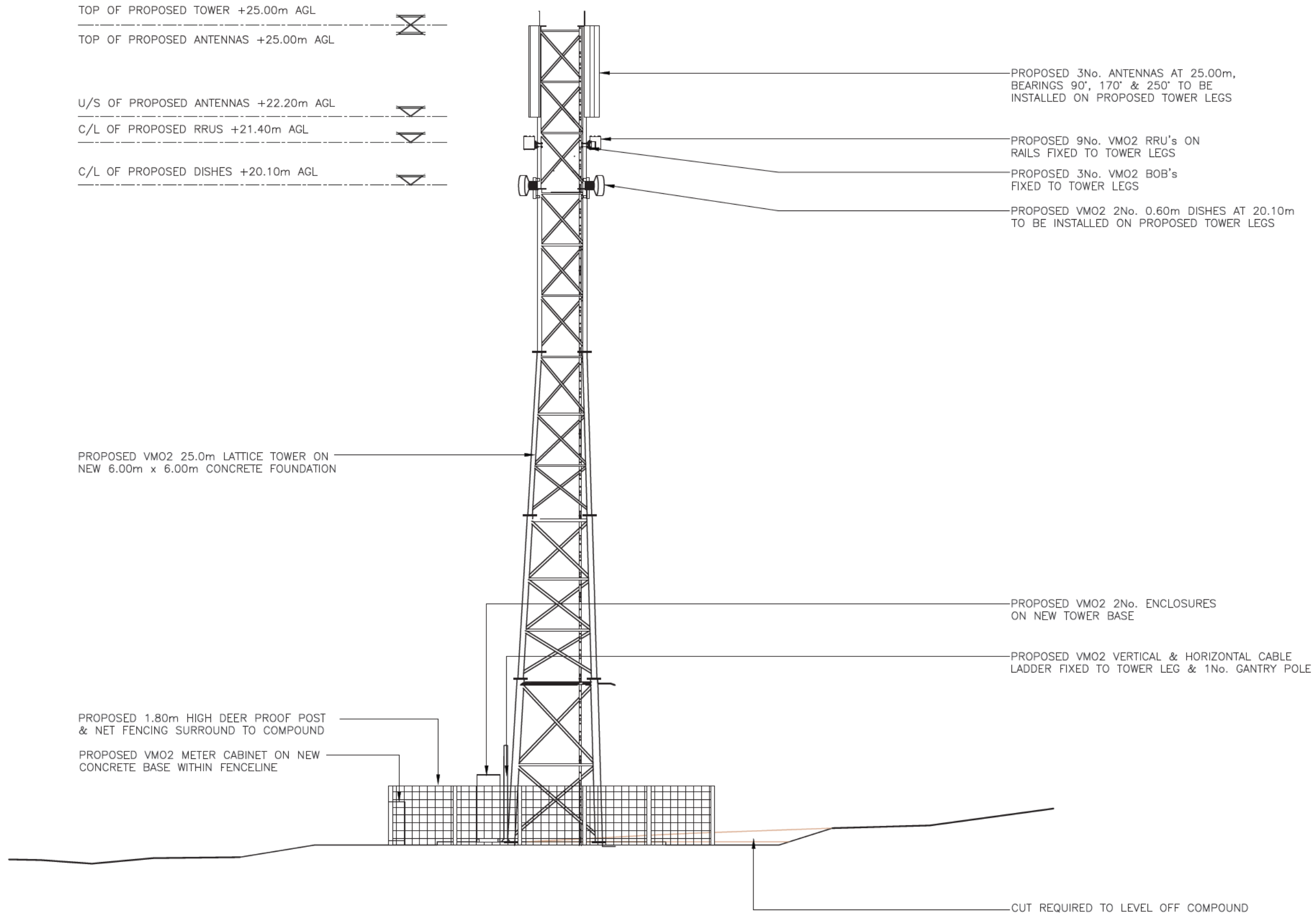
ICNIRP Compliance: DRAWING COMPLIES WITH VMO2 STANDARD ICNIRP GUIDELINES AS PER DOCUMENT SDN0142

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	TEL	WHP	06.09.23
B	Issued for Approval	TEL	WHP	13.09.23
C	VMO2 comments incorporated	DJC	WHP	21.09.23

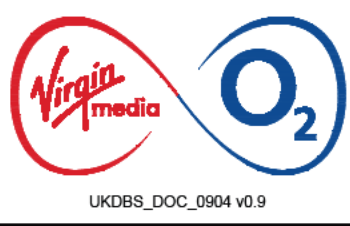
Drawing Title: PROPOSED SITE ELEVATION	
Drawing No.: 301	Drawing Revision: C
Drawn By: TEL	Drawn On: 06.09.23
Checked By: WHP	Checked On: 06.09.23

Purpose of Issue: PLANNING	
Date of Issue: 05.04.24	Pack Revision: D
Principal Designer:	Designer:
Surveyed By: WHP	





PROPOSED NORTH EAST ELEVATION
(1:125)



Project: PNS MITIGATION	
VMO2 CSR: 24087	
Sharer 1 Ref: -	Sharer 2 Ref: -
Cell Name: CLUNY'S CAVE (453m ASL)	

Site Address: NORTH OF A86 NEWTONMORE HIGHLANDS PH20 1BE
National Grid Ref: E: 266655 N: 795790

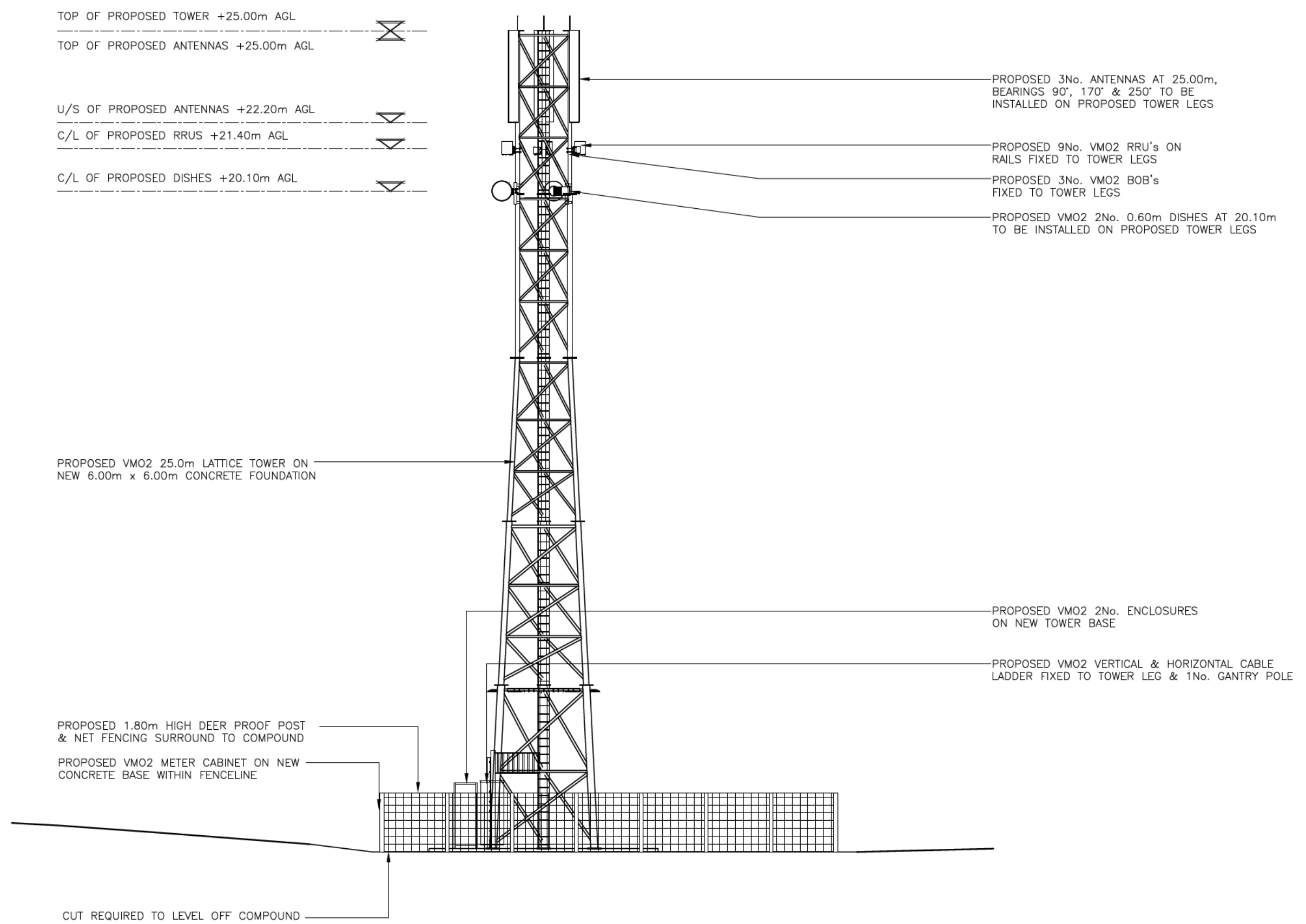
ICNIRP Compliance: **DRAWING COMPLIES WITH VMO2 STANDARD ICNIRP GUIDELINES AS PER DOCUMENT SDN0142**

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Rev	Modification	By	Ch	Date
A	Issued for Approval	TEL	WHP	06.09.23
B	Issued for Approval	TEL	WHP	13.09.23
C	VMO2 comments incorporated	DJC	WHP	21.09.23

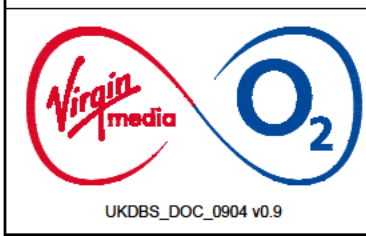
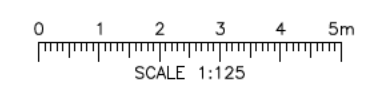
Drawing Title: PROPOSED SITE ELEVATION	
Drawing No.: 302	Drawing Revision: C
Drawn By: TEL	Drawn On: 06.09.23
Checked By: WHP	Checked On: 06.09.23

Purpose of Issue: PLANNING	
Date of Issue: 05.04.24	Pack Revision: D
Principal Designer: -	
Designer: -	Surveyed By: WHP





PROPOSED NORTH WEST ELEVATION
(1:125)



Project: **PNS MITIGATION**
 VMO2 CSR: **24087**
 Sharer 1 Ref: - Sharer 2 Ref: -
 Cell Name: **CLUNY'S CAVE (453m ASL)**

Site Address: **NORTH OF A86
NEWTONMORE
HIGHLANDS
PH20 1BE**
 National Grid Ref: **E: 266655 N: 795790**

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

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A	Issued for Approval	TEL	WHP	06.09.23	
B	Issued for Approval	TEL	WHP	13.09.23	
C	VMO2 comments incorporated	DJC	WHP	21.09.23	

Drawing Title: **PROPOSED SITE ELEVATION**
 Drawing No.: **303**
 Drawn By: **TEL**
 Checked By: **WHP**

Purpose of Issue: **PLANNING**
 Drawing Revision: **C**
 Date of Issue: **05.04.24**
 Principal Designer: -
 Designer: -
 Pack Revision: **D**
 Surveyed By: **WHP**

