

Agenda Item	6.6
Report No	PLN/049/24

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: Tuesday 4th June 2024
Report Title: 22/06232/FUL: Cornerstone
Land 440m Southeast of Burnbrae, Quarry, Glenelg
Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Erection of a 25m high lattice tower, ancillary equipment and new access track
Ward: 05 - Wester Ross, Strathpeffer And Lochalsh
Development category: Local
Reason referred to Committee: More than 5 objections.

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 The application seeks full planning permission for the erection of a 25m high lattice tower, ancillary equipment and new access track at the area of land recognised to be 440m southeast of Burnbrae, Quarry, Glenelg. The proposed telecommunications development is part of the Government backed scheme which is referred to as: Shared Rural Network 'SRN'. The scheme is a collaboration between Mobile Network Operators (VMO2, Vodafone and Three), along with the Government, to improve 4G coverage for people living, working and travelling in rural areas which have little to no mobile coverage. The site will be accessed via a new 860m long access track. The new track will be finished in crushed stone. Specifically, the proposed site involves erecting a new shared rural network macro telecommunications installation. The installation will comprise of a 25m high lattice tower constructed out of Galvanised Steel, appearing Grey in colour, supporting radio antennas, transmission dishes and ancillary equipment, ground-based cabinets and ancillary development including an electrical generator with built-in fuel tank which will provide the equipment with electrical power.
- 1.2 There is no existing infrastructure present within the application site, apart from the small stretch of existing private access track of the public road which serves the existing housing developments situated in the distance to the northwest of the proposed mast location, which the new access track will adjoin onto.
- 1.3 Pre Application Consultation: None
- 1.4 The application is supported by a:
- Peat Management Plan
 - Preliminary Ecological Appraisal – Amended
 - Land Ownership Certificate
 - Design and Access Statement
 - SRN Coverage Prediction
 - Cornerstone Supplementary Information
 - Heritage Impact Assessment
 - Photomontages and Wireframe
 - Cornerstone Health and Mobile Phone Base Stations Document
 - Covering Letter
 - Scotland-General Information for Telecommunications Development
 - Shared Rural Network Flyer
 - Cornerstone Radio Planning and Propagation V6
 - Shared Rural Network Explanatory Note
 - ICNIRP Certificate
 - SRN Mast Location Selection Fact Sheet
- 1.5 Variations: Various amendments to the submitted plans have been provided throughout the application assessment process, predominantly to accord with requests made by the Planning Authority, the most recent of which was received on the 12th of February 2024. The variations included access and site boundary locations.

2. SITE DESCRIPTION

- 2.1 The development will be positioned on an elevated parcel of land which sits at an approximate height of 140 metres above sea level and just under 500 metres from Glenelg itself. The application site location consists of a remote hillside, situated within a surrounding area of varying topography, predominantly with a mixture of hills and open moorland. The site stretches from the top of a remote hillside, set back and elevated above Glenelg, down across moorland before linking back to the local road network running through the settlement.

3. PLANNING HISTORY

- | | | | |
|-----|---------------|-------------------------------------|--------------------|
| 3.1 | 17 April 2020 | 20/00804/PIP : Erection of house | PERMISSION GRANTED |
| 3.2 | 15 April 2024 | 23/05949/FUL : Erection of 2 houses | PERMISSION GRANTED |

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour 14 Days (x2)
Date Advertised: 03.02.2023 and 23.02.2024
Representation deadline: 17.02.2023 and 08.03.2024

Representations: 9

- 4.2 Concerns raised are summarised as follows:

- a) The proposed route of access is directly opposite and in close proximity to an existing dwelling and parking area and will cross over the septic tank of a neighbouring property.
Planning Response: The access route has now been relocated to reduce these concerns.
- b) The existing access road is in a poor state of repair and would further deteriorate with construction vehicles.
Planning Response: Whilst the access track has now been relocated to mitigate impact on the existing access road. The road in question is private and issues relating to its maintenance and upgrade would be a civil matter.
- c) Damaging impact on the environment, loss of natural drainage within existing open moorland, and potential for erosion to occur.
Planning Response: Following appraisal by the Planning Authority, an Ecological Appraisal and Peat Management Plan was submitted. This complies with both Policy 5 of the NPF4 and the requests made by the councils Ecology Officer. Conditions are proposed to address this.
- d) There is also an adverse risk to health related to mobile phone masts and this mast would be in close proximity to the residents of Glenelg.

Planning Response: The application includes an ICNIRP Certificate and such considerations are not relevant to the consideration of the merits of the planning application.

- e) Unsure of need for development, no issues with broadband within Glenelg.
Planning Response: The application states that the SRN is a UK wide project aimed at improving coverage in rural areas and is not aimed at Glenelg in isolation. In this case, the proposed scheme will support three separate operators and bring improvements to connectivity within the local area. It has been stated that there is a degree of coverage within the area however the new site will extend this across Glenelg and the wider area including part of Skye.
- f) Impact on surrounding protected heritage features within the vicinity of the proposed development and the village of Glenelg.
Planning Response: The assessment against cultural heritage is denoted within the report below titled Impact on Heritage.
- g) Concerns of noise levels associated with the generator as well as whistling sounds created from the proposed tower in the wind, and potential amenity impacts this will have on nearby houses.
Planning Response: Given the separation distance between the proposed mast and any nearby dwelling, as well as the attachment of a condition below to ensure noise levels are kept to an acceptable standard, there is no concerns from the Planning Authority that the proposal will result in any increased and unacceptable noise levels within the surrounding area. It is worth noting that the generator has been designed to ensure it does not need to be in constant operation.
- h) Adverse visual impact of the proposed mast on surrounding area.
Planning Response: Visual impact of the proposed mast is denoted throughout the planning assessments below.
- i) Lack of communication with local community.
Planning Response: All neighbours within a 20m radius of the application site were notified in accordance with the regulations. The application was also advertised in the local newspaper on two occasions.
- j) Lack of Scottish Water consultation.
Planning Response: Scottish Water did not require to be consulted.
- k) Council should adopt existing private access track.
Planning Response: The adoption of the private access track is not considered a planning matter.
- l) Submitted visualisations are of a poor quality and are misleading with regards to the impact of the proposal on surrounding heritage assets.
Planning Response: The initially submitted visualisations from the requested viewpoints were of a poor quality. Further visualisations were requested and

provided. The latest visualisations were uploaded to the Planning Portal on the 7th September 2023 and were deemed acceptable.

- m) Submitted distances between the proposal and surrounding locations within Glenelg is not accurate.

Planning Response: These are detailed as approximate distances and the planning assessments undertaken consider this in more detail, with the undertaking of a site visit to accurately distinguish distances between the proposal and surrounding area.

- n) The proposal will not solve existing network issues due to the proposed hillside location and it will not extend coverage to current 'not spot' areas in and surrounding Glenelg.

Planning Response: As detailed by the supporting information titled SRN Coverage Prediction, the installation of the proposed telecommunications infrastructure will provide enhanced network coverage within Glenelg and the wider area.

- o) The application does not demonstrate alternative site locations considered.

Planning Response: The application was supported with a review of alternative sites considered. The Planning Authority is required to assess the application as submitted.

- p) Application and submitted supporting information does not reflect the local landscape correctly, for example the local area does not feature many trees.

Planning Response: As explained by the applicant, while there are no trees immediately adjacent to the site itself, there are trees and other intervening features within the wider area, evidenced in the visualisations and heritage impact assessment which has been provided with the application.

- q) Lack of Historic Environment Scotland consultation.

Planning Response: Given the separation distance between site and any protected heritage asset, it was considered necessary to consult HESr.

- 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 **Civil Aviation Authority:** No Response

- 5.2 **Highlands And Islands Airport Authority Operations:** The proposal is located out-with our safeguarding consultation zone. As such we have no comment to make and need not be consulted further.

- 5.3 **Ministry of Defence:** No safeguarding objections to proposal.

- 5.4 **National Air Traffic Air Services En Route Plc:** No safeguarding objections to proposal.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

National Planning Framework 4 2023

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 5 - Soils

Policy 6 - Forestry, Woodland and Trees

Policy 7 – Historic Assets and Places

Policy 14 - Design Quality and Place

Policy 23 - Health and Safety

Policy 24 - Digital Infrastructure

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design

29 - Design Quality & Place-making

34 – Settlement Development Areas

45 – Communications Infrastructure

46 – Siting and Design of Communications Infrastructure

55 – Peat and Soils

57 – Natural, Built & Cultural Heritage

58 - Protected Species

59 – Other important Species

60 – Other Importance Habitats

61 – Landscape

6.2 West Highlands and Islands Local Development Plan 2019

Policies: Situated within the Growing Settlement of Glenelg

6.5 Highland Council Supplementary Planning Policy Guidance

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Sustainable Design Guide (Jan 2013)

7. PLANNING APPRAISAL

- 7.1 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

- 7.2 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

- 7.3 The key considerations in this case are:
- a) Compliance with the development plan and other planning policy
 - b) Siting, Design and Amenity
 - c) Ecology
 - d) Impact on Heritage
 - e) Access
 - f) Any other material considerations

Development plan/other planning policy

- 7.4 As an application for the installation of a 25m lattice tower and associated infrastructure, the proposal requires to be primarily assessed against Policy 24 – Digital Infrastructure of the National Planning Framework 4. Policy 24 states that proposals that incorporate appropriate, universal and future proofed digital infrastructure will be supported. This policy also states that proposals which deliver new digital services or provide technological improvements, particularly in areas with no or low connectivity capacity, will be supported, and proposals that are aligned with and support the delivery of local or national programmes for the roll-out of digital infrastructure will be supported. Finally, Policy 24 also states that development which delivers new connectivity will also be supported where there are benefits of this connectivity for communities and the local economy. Other pertinent policy considerations from the NPF4 include policies: 1 – Tackling the Climate and Nature Crises, 2 – Climate Mitigation and Adaptation 3 - Biodiversity, 5 – Soils, 7 – Historic Assets and Places, 14 – Design, Quality and Place, and 23 - Health and Safety.
- 7.5 In terms of the West Highland and Islands Local Development Plan, the proposal is located within the Growing Settlement of Glenelg. As such the proposal requires to be primarily assessed against Policy 3 – Growing Settlements which states that proposals will be assessed for the extent to which they take account of issues and placemaking priorities identified within the individual ‘Growing Settlement’. The policy also details proposals should be compatible in terms of use, spacing and local character, demonstrating high quality design, whilst avoiding a net loss of amenity and adverse impact on surrounding heritage.
- 7.6 Highland-wide Local Development Plan, as the proposal entails communications infrastructure, the application requires to be primarily assessed against policies 45 - Communications Infrastructure and 46 - Siting and Design of Communications Infrastructure. Both policies support the provision of electronic communications infrastructure which lead to the expansion of the electronic communications network in Highland, including delivery of core infrastructure for telecommunications. This is

subject to ensuring that the equipment and associated access are sited and designed sensitively to avoid adverse impacts on heritage designations as well as nearby landscape character, views and cumulative visual effect of equipment. These policies also state that new communications infrastructure is supported where existing masts cannot be utilised or shared and where existing services are not interfered. As the proposal is situated within a recognised Growing Settlement, Policy 34 – Settlement Development Areas is also relevant to any planning assessment undertaken, which states that the council supports development within the SDA providing the proposal satisfies the Design for Sustainability requirements of Policy 28 and all other relevant policies of the plan. Proposals will also be judged in terms of their compatibility with: the existing pattern of development, the surrounding landscape and local character, adjacent land uses, and; the effect on natural, built and cultural heritage. Other pertinent policy considerations from the HwLDP include policies: 55 – Peat and Soils, 57- Natural, Built and Cultural Heritage, 58 - Protected Species, and 61 – Landscape.

Siting, Design and Amenity

- 7.7 The development is part of the Government backed scheme known as the Shared Rural Network (SRN) which is aimed at improve mobile data coverage in rural areas. In this case, a new installation is proposed to support VMO2, Vodafone and Three, along with the Government to provide 4G coverage to the local area in and around Glenelg and is stated will reinforce the capacity, efficiency and connectivity, within the area. The installation will improve network coverage around Glenelg, benefiting residents, businesses and visitors to the area, including hillwalkers. Therefore, in accordance with Policy 24 of the NPF4, the proposal will provide technological improvements in areas of low connectivity and will support the delivery of a national programme in the form of the SRN, with their considered to be significant benefits of this connectivity for communities and the local economy.
- 7.8 The new lattice mast will be shareable infrastructure, helping to prevent the proliferation of telecommunications masts within the surrounding area and will be positioned on an elevated hillside which sits above and beyond the village of Glenelg. To minimise any visual impact of the proposal, the light-weight lattice tower design is considered a permeable structure, particularly when viewed within the surrounding backdrop of a rural landscape consisting of a series of hills and trees. The design of the lattice mast will ensure that when viewed from a distance, it will have an appearance which allows views beyond not to be restricted, allowing people to ‘see through’ the structure. Due to the general topography of the area which encompasses many hills and trees, and the distance of the application site from the main settlement of Glenelg, it is considered that views of the structure will be limited. It is worth noting that there will always be a slight visual impact within the surrounding area in the relation to the mast, however, in this instance it is considered that this impact will be minimal due to the natural screening afforded to the site by the existing landscape, vegetation as well as the appropriate permeable design of the structure proposed. The visual impact whilst slight is not considered justifiable to warrant a refusal of the application.
- 7.9 In terms of amenity impact, given the sufficient separation distance between the proposed lattice tower development and any nearby residential property, it is considered that the proposal will not result in any adverse impact on privacy or

amenity through noise. The applicant has advised the generator will not be required to be in operation at all times to power the development, however, to ensure noise levels are kept to an acceptable level, and in the interests of amenity it is requested that a standard condition is attached to ensure the noise levels are an acceptable level. With regards to whistling noises produced from the lattice tower, particularly during windy conditions, again given the sufficient distance between the mast and any nearby property it is considered that this will not raise any significant noise level and is considered acceptable.

Ecology

- 7.11 Although the application site is not designated Croftland the proposal still requires to be assessed in accordance with Policy 5 – Soils of the NPF4. Scotland’s National scale land capability for agriculture map distinguishes the site to be a mix of Class 4.2 - Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops, and Class 6.3 - Land capable of use as rough grazings with low quality plants. Therefore, it is considered that the application site is not prime agricultural land and as such, the proposed development is considered compatible with Policy 5 of the NPF4.
- 7.12 Furthermore, in accordance with Policy 5 of the NPF4, Scotland’s National Carbon and Peatland map distinguishes that part of the access track encroaches on nationally important carbon-rich soils, deep peat and priority peatland habitat, with areas of potentially high conservation value and restoration potential. The map specifically denotes part of the application track runs through class 2 and class 5 of carbon and peatland, Class 2 - Nationally important carbon-rich soils, deep peat and priority peatland habitat, and Class 5 - Areas of potentially high conservation value and restoration potential, Soil information takes precedence over vegetation data. No peatland habitat recorded. May also include areas of bare soil. Soils are carbon-rich and deep peat. Therefore, in accordance with Policy 5, where development on peatland, carbon-rich soils or priority peatland habitat is proposed, a detailed site-specific assessment will be required to identify: i. the baseline depth, habitat condition, quality and stability of carbon rich soils; ii. the likely effects of the development on peatland, including on soil disturbance; and iii. the likely net effects of the development on climate emissions and loss of carbon. As such, at the request of the Planning Authority, the applicant has submitted a Peat Management Plan and Preliminary Ecological Appraisal.
- 7.13 Through informal consultation with the councils Ecology Officer, who reviewed the submitted documents, concerns were initially raised regarding the level of habitat which will be lost. Furthermore, it was unclear whether the area of peatland impacted complied with the standing NatureScot Peatland Guidance, and with the need for Biodiversity Enhancement Measures in accordance with Policy 3 of NPF4, there was also no indication of the area of Rhododendron to be removed as per the suggested enhancement measures. However, following the submission of an Amended Preliminary Ecological Appraisal, the Ecology Officer has stated that only 0.30Ha of habitat is to be lost from the development. It has also been proposed to remove Rhododendron within the woodland which is viewed as a positive enhancement measure. This will be conditioned. It has also been suggested by the Ecology Officer that, a Pre-Construction Protected Species Survey is secured by condition given that

the submitted surveys were undertaken out with the optimum time of year, with potential for impact on Protected Species remaining present. A condition is also proposed to ensure no works will occur within the breeding bird season (March to August) unless a nesting survey is undertaken not more than 24 hours prior to works commencing, by an appropriately qualified Ornithologist or Ecologist.

Impact on Heritage

- 7.14 A number of the representations received raised concerns regarding the impact of the proposal on nearby protected heritage assets within the vicinity of the mast and village of Glenelg. As such, to fully assess the impact of the proposed mast on protected heritage within the area, the Planning Authority requested the submission of visualisations from a number of identified viewpoints, all of which regarded the protected heritage assets as well as the impact of the proposed mast on the setting of the surrounding area. In addition, the applicant submitted a Heritage Impact Assessment to assess the impact of the proposal on the setting on all identified heritage features in the vicinity of the proposal. The identified assets are the Scheduled Bernera Barracks located approximately 740m north of the Site; the Category A Listed Glenelg War Memorial located approximately 150m northwest of the Site; the Category B Listed Glenelg Church and Churchyard located approximately 215m north of the Site and the Category B Listed Former Drumfern Officers Quarters, Glenelg Village, which includes seven buildings, approximately 390m north of the Site.
- 7.15 The concerns raised by Third Parties regarding the impact of the mast on the setting and wider views of aforementioned heritage features are noted. A Heritage Impact Assessment was submitted which advised that the proposal was not considered to result in a major impediment to the ability to understand or appreciate the designated assets. Given the separation distance and intervening physical and landscape features it is considered that the proposed visual impact on protected heritage features will be minimal.. On this basis no material adverse impact upon the integrity of the asset's setting is expected, and as such no mitigation is required and the proposal does not conflict with Policy 7 – Historic Assets and Places of NPF4.

Access

- 7.16 The mast will be accessed via a new 860m track which will extend south eastwards from Glenelg. The track will be finished in crushed stone to allow routine, but infrequent access to the site. It is anticipated a handful of visits will be required each year, typically 1-2 visits every quarter. In addition to providing a feasible means of reaching the base station, the track will also provide a defined route of access, thus ensuring there is no damage to the adjoining landscape. It is deemed by the Planning Authority that the use of crushed stone as the proposed access track is acceptable..
- 7.17 Concerns were raised within the representations received regarding the proposed access track in particular its proximity to residential properties as well as the loss of a residential parking area and impact on an existing septic tank. As stated above, an amended route has now been submitted which helps alleviate the concerns raised. With regards to the impact of construction traffic on the existing private access track as it is private, it cannot be taken into consideration within the Planning Assessments and is a civil matter.

Other material considerations

7.18 There are no other material considerations.

8. CONCLUSION

8.1 The application proposes the installation of a new telecoms lattice tower and associated infrastructure, including a new access track in Glenelg. It is considered that the proposal will help provide enhanced network coverage within the area and broadly accords with the aims of Policy 24 of NPF4. The issues and concerns related to the application where relevant to planning as outlined above have been addressed or can be mitigated for by condition.

8.2 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.

9. IMPLICATIONS

9.1 Resource: Not applicable

9.2 Legal: Not applicable

9.3 Community (Equality, Poverty and Rural): Not applicable

9.4 Climate Change/Carbon Clever: Not applicable

9.5 Risk: Not applicable

9.6 Gaelic: Not applicable

10. 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. No development or work shall commence until a detailed specification for all proposed materials and finish colour of the proposed new access track (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to enable the planning authority to consider this matter(s) in detail prior to the commencement of development; in the interests of visual amenity.

2. No development shall commence until a Rhododendron Removal Plan in association with the proposed development has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: To ensure in the interests of biodiversity gain an appropriate level of enhancement measures are provided in accordance with the proposed works.

3. No development shall commence until a Protected Species 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 the application site 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 works associated to the proposed development shall take place during bird breeding season (March to August) unless a Nesting Survey is undertaken not more than 24 hours prior to works, by an appropriately qualified Ornithologist or Ecologist.

Reason: To ensure that the development has no adverse impact on Breeding Birds.

5. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise-sensitive premises with windows open for ventilation purposes. For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels & Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

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. The granting of planning permission does not remove the liability position of developers or owners in relation to flood risk.

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>

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).

Protected Species - Ground Nesting Birds

Construction/demolition works have the potential to disturb nesting birds or damage their nest sites, and as such, checks for ground nesting birds should be made prior to the commencement of development if this coincides with the main bird breeding season (April - July inclusive). All wild bird nests are protected from damage, destruction, interference and obstruction under the Wildlife and Countryside Act 1981 (as amended). Some birds (listed on schedule 1 of the Wildlife and Countryside Act) have heightened protection where it is also an offence to disturb these birds while they are in or around the nest. For information please see: <https://www.nature.scot/doc/dealing-construction-and-birds>

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

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).

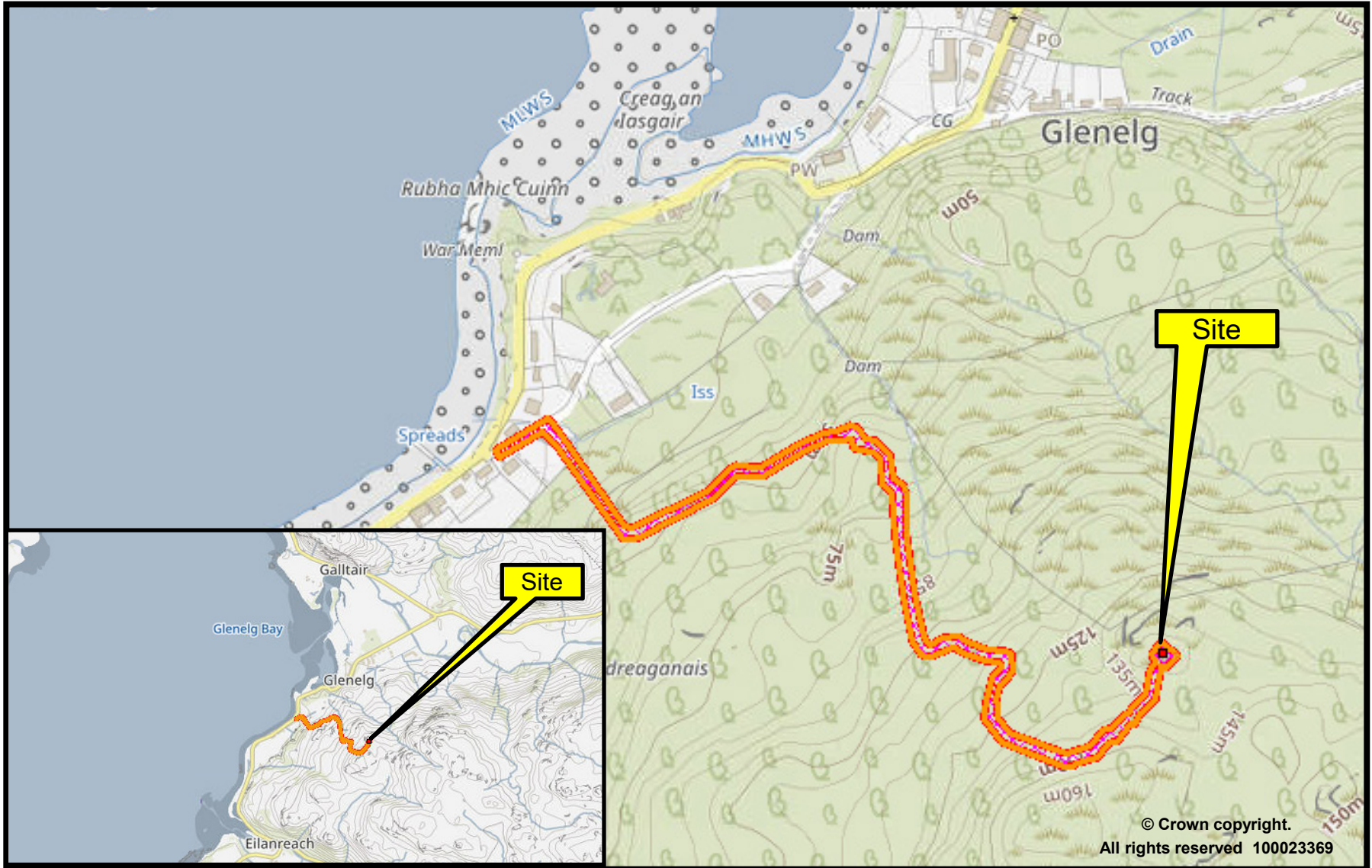
Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to 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:	Dafydd Jones
Designation:	Area Planning Manager – North
Author:	Liam Burnside
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - 100 REV D Location Plan
	Plan 2 - 200 REV C Proposed Site Layout Plan
	Plan 3 - 300 REV B Elevations – NW Proposed

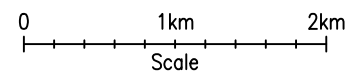
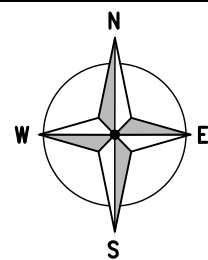


The Highland Council
Comhairle na Gàidhealtachd
Planning, Infrastructure
Environment & Economy

22/06232/FUL

Erection of a 25m high lattice tower, ancillary equipment and new access track
At Land 440m SE of Burnbrae Quarry, Glenelg



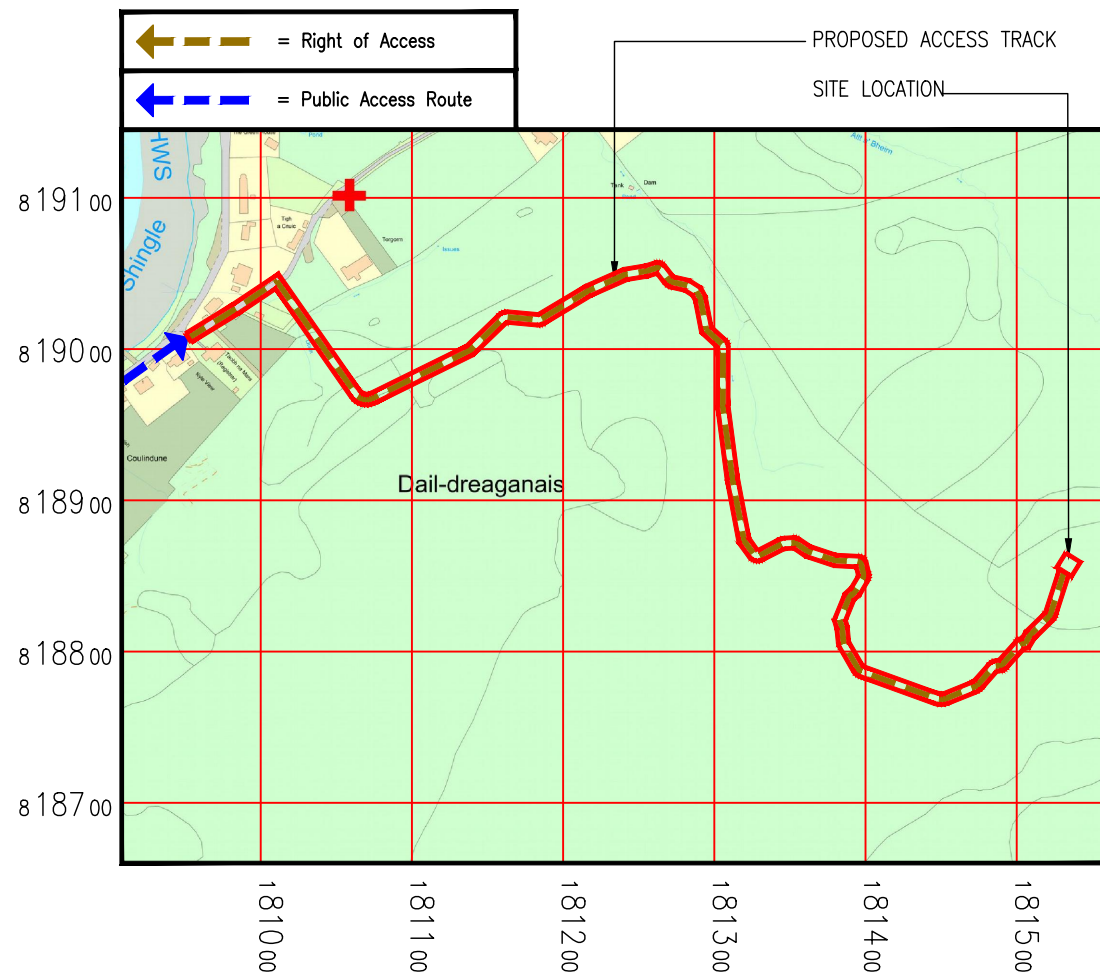


SITE LOCATION
(Scale 1:50000)

Ordnance Survey map extract based upon Landranger map series with the permission of the controller of Her Majesty's Stationary Office Crown Copyright



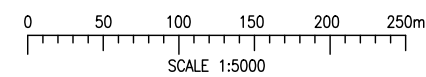
SITE PHOTOGRAPH



DETAILED SITE LOCATION

Scale 1:5000

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ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 181531 N: 818861

DIRECTIONS TO SITE:

Take the A82 South from Inverness for 27 miles. Turn right onto A887 for 35.8 miles. Turn left at Shiel Bridge for 9.7 miles. Drive along the waterfront, then take a sharp left onto an unclassified adopted road. Follow till the end of the road (approx. 80 metres) Walk up the hillside to South East for approx. 860m to the proposed site. New 860m ATV track required to proposed site.

NOTES:

D	New Route Amend/Site Directions	MP	WHP	01.02.24
C	Route Amend	DW	WHP	11.12.23
B	Route Amend	MP	KR	28.11.23
A	Issued for Approval	GL	SB	28.02.22

REV	MODIFICATION	BY	CH	DATE
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WHP Telecoms
Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH
Tel: 01133023550
e-mail: info@whptelecoms.com

cornerstone
CORNERSTONE - SRN

Cell Name	Opt.
GLENELG PNS	-

Cell ID No		
CS ID	TEF	VF
30531200	95606	N/A
CS E REF	THREE	TRIDENT
E368428	IV0353	8515421

Site Address / Contact Details
KINGS COTTAGE (NEAREST PROPERTY)
ALT RUADH
GLENELG
HIGHLANDS
IV40 8JD

Drawing Title:
SITE LOCATION MAPS

Purpose of issue:
PLANNING

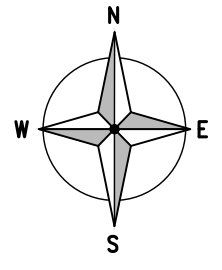
Drawing Number:
100

Surveyed By:
WHP

Original Sheet Size:
A3

Drawn: GL Date: 28.02.22 Checked: SB Date: 28.02.22

The drawings comply with CTIL Standard ICNIRP guidelines.
Designed in accordance with Cornerstone document: SDN0142 v1.0



PROPOSED CORNERSTONE POWERSAFE GENERATOR

PROPOSED CORNERSTONE 300mm WIDE HIGH LEVEL CABLE LADDER, VERTICAL LADDER & GANTRY POLES

PROPOSED TEF 1No. ELTEK PERCY PSU CABINET & 1No. TEF RRU RACK

PROPOSED 3.0m WIDE ACCESS GATES

PROPOSED CORNERSTONE METER CABINET C/W GENERATOR SOCKET

PROPOSED CORNERSTONE ATV ACCESS TRACK APPROX. 860m LONG. CULVERT REQUIRED AT STREAM CROSSING

ELEVATION ↑

GROUND LEVEL 0.00m

EXISTING OPEN MOORLAND

EXISTING OPEN MOORLAND

PROPOSED 25.0m HIGH SWANN CS5SX LATTICE TOWER

PROPOSED THREE 1No. MAIN CABINET, 1No. THREE RACK & THREE BOB

PROPOSED 1.2m HIGH TIMBER STOCK PROOF COMPOUND FENCE

PROPOSED SITE PLAN

1:100

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 181531 N: 818861

NOTES:

REV	MODIFICATION	BY	CH	DATE
C	Redline amend/ATV Track note	MP	WHP	01.02.24
B	Graphical Amend	CM	JC	20.07.22
A	Issued for Approval	GL	SB	28.02.22



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CORNERSTONE - SRN

Cell Name	Opt.
GLENELG PNS	-

Cell ID No		
CS ID	TEF	VF
30531200	95606	N/A
CS E REF	THREE	TRIDENT
E368428	IV0353	8515421

Site Address / Contact Details
 KINGS COTTAGE (NEAREST PROPERTY)
 ALT RUADH
 GLENELG
 HIGHLANDS
 IV40 8JD

Drawing Title: **PROPOSED SITE PLAN**

Purpose of issue: **PLANNING** Dwg Rev:

Drawing Number: **200** C

Surveyed By: **WHP** Original Sheet Size: **A3** Pack Issue:

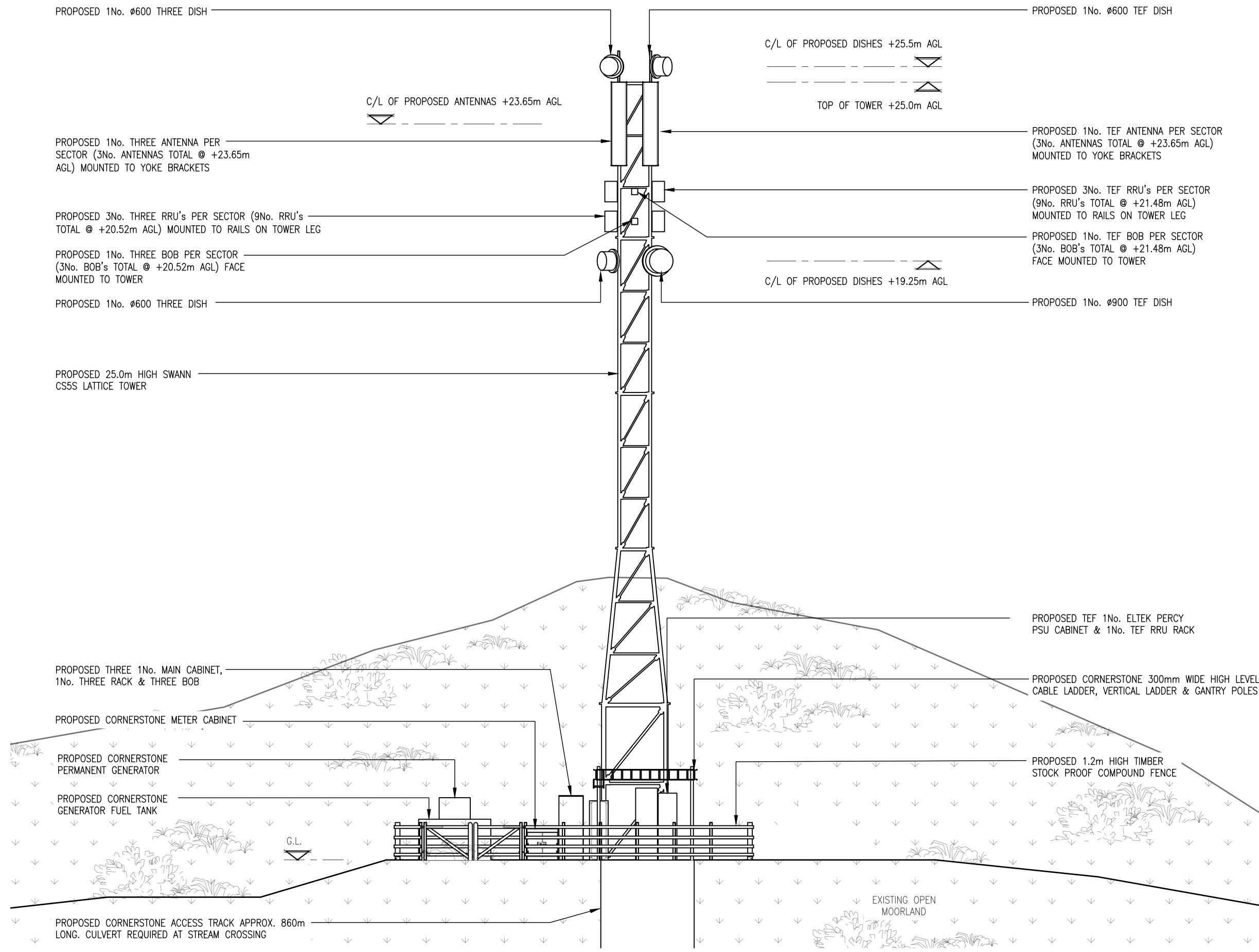
Drawn: **GL** Date: **28.02.22** Checked: **SB** Date: **28.02.22** E

The drawings comply with CTIL Standard ICNIRP guidelines.
 Designed in accordance with Cornerstone document: SDN0142 v1.0

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 181531 N: 818861

NOTES:



PROPOSED SOUTH WEST ELEVATION

1:125

REV	MODIFICATION	BY	CH	DATE
B	Site Layout/Cabinet positions updated	MP	WHP	01.02.24
A	Issued for Approval	GL	SB	28.02.22

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cornerstone
 CORNERSTONE - SRN

Cell Name	Opt.
GLENELG PNS	-

Cell ID No		
CS ID	TEF	VF
30531200	95606	N/A
CS E REF	THREE	TRIDENT
E368428	IV0353	8515421

Site Address / Contact Details
 KINGS COTTAGE (NEAREST PROPERTY)
 ALT RUADH
 GLENELG
 HIGHLANDS
 IV40 8JD

Drawing Title:
 PROPOSED SITE ELEVATION

Purpose of issue:	PLANNING	Dwg Rev:
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Drawing Number:	300	B
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Surveyed By:	WHP	Original Sheet Size:	A3	Pack Issue:
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Drawn:	Date:	Checked:	Date:	E
GL	28.02.22	SB	28.02.22	

The drawings comply with CTIL Standard ICNIRP guidelines.
 Designed in accordance with Cornerstone document: SDN0142 v1.0