

Agenda Item	6.6
Report No	PLS-57-24

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 01 October 2024
Report Title: 23/05603/FUL: Cornerstone
Land 5690M SE Of Penstock Cottage, Lochaber Road, Kinlochleven
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Installation of a 30m lattice mast, shared antennas, transmission dish, associated ancillary development, access track and hardstanding area

Ward: 21 – Fort William and Ardnamurchan

Development category: Local

Reason referred to Committee: Community Council objection and number of objections from the public

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 a new radio base station comprising a 30m high lattice tower on a 6.5m by 6.5m by 1m concrete foundation, and associated telecoms infrastructure located in an area of former borrow pits approx. 130m south of Blackwater dam and approx. 6.2km east of Kinlochleven.
- 1.2 The tower would support 3 no. antennas towards the top, with remote radio units (RRUs) underneath and 1 no. transmission dish (1200mm diameter at 20m height) within a fenced compound enclosing 7 equipment cabinets up to 2100mm high, 2 meter cabinets and ancillary development in a foul weather enclosure, 1 no. tripod mounted VSAT and off grid and secondary generators. The compound will comprise an area of hard standing 14m by 10m plus 4m by 4m for the second generator, 130m (approx.) stone graded access track leading from the existing turning loop by the dam, and a set down space 23m by 15m to the east of the compound which would be enclosed by a 2.1m high palisade fence. The tower and equipment are proposed to be coloured RAL7034 – yellow grey.
- 1.3 This mast would be capable of hosting equipment from up to 4 mobile network operators (Vodafone, VMO2, and 3UK and EE); it would provide 4G coverage to a “total not spot” and include Emergency Service Network (ESN) coverage.
- 1.4 Construction access would be taken from the existing service track to the dam and would involve excavators, dumpers, rollers and a crane being taken up the service track to the site. Construction would take between 6-15 weeks. The mast base would comprise 1m -1.2m deep concrete pad over mass fill or piles into the soft ground.
- 1.5 The site would be accessed from Kinlochleven via an existing service track, which coincides for the first 2.6km (approx.) with the Old Military Road and West Highland Way long distance trail and continues along the service track to the Blackwater dam. This is a 4 wheel drive track, which has recently been improved, partly in association with a more recent hydro scheme at the outfall from the dam (Planning permission 18/05815/FUL), and partly to reduce surface water run-off from the track damaging the conduit, which leads water from the dam via 6 large pipes which convey the water to the Powerhouse in Kinlochleven. The conduit and pipes run roughly parallel with, and to the north of the service track down the Leven Valley.
- 1.5 Pre Application Consultation: 23/03913/PREAPP – general advice provided.
- 1.6 Supporting Information: Site Specific Supplementary Information, details of the Shared Rural Network, Wild Land Assessment, Landscape and Visual Impact Assessment, Visualisations, Preliminary Ecological Assessment, Peat Survey, Heritage Impact Assessment, Radio Coverage Plots, Construction Environment Management Plan, House of Commons Rural mobile coverage in the UK: TNS and PNS, Digital Scotland, Scottish Gov Mobile Action Plan, private access checklist; Community Info Sheet, General Background info for telecoms development – Scotland, Health and mobile phone base stations doc, DMSL: 8 SRN documents, 2 OFCOM docs, 4 Scot Gov telecoms docs, and UK Wireless Infrastructure Strategy 2023.

1.7 Variations: None

2. **SITE DESCRIPTION**

- 2.1 The site is approx. 130m south of the southern end of the listed Blackwater dam, adjacent to a more recent causeway structure that has been built extending from the end of the dam to provide additional flood resilience, in preventing overspill from the reservoir finding its way around the southern end of the dam via a low-lying boggy area. There is an old shed/boathouse comprised of metal sheeting on the shore close to this end of the dam. The site is at an elevation of approx. 330m above sea level. This is hummocky ground, that has historically been an area of shallow borrow pits used to provide construction material in association with the dam and tracks. The soil type is peaty gleyed podzols with dystrophic semi-confined peat with peaty gleys. The compound and new section of access track would be on a generally flat area and require minimal land re-profiling. There is an old cottage, Keeper's House, 110m to the NNW of the site, which is boarded up and redundant. There are no other residential properties close by. The vacant house is surrounded by a few trees, including sitka spruce, birch and willow, and the service track to the dam terminates here in a loop below the southern end of the dam. Historically a track extended across this boggy area to the borrow pits. It is proposed to reinstate this track past the cottage for approx. 130m to the site, rather than access the site via the causeway. The site, including the new /reinstated section of access track, would be on an undulating area of wet and dry modified bog including areas of deep peat. Apart from the small group of trees around the house there are no trees; the area marks a transition from the wooded valley below the dam to open moorland above and surrounding the reservoir.
- 2.2 There are paths from Kinlochleven along both the south and north sides of the Leven Valley to either end of the dam. The southern route follows the service access track, which coincides over the first 2.5km with the West Highland Way. The northern route follows part of Scottish Hill Track 160 which links Kinlochleven to Corroul Station. There is no public access across the dam itself, however it is usually possible to cross the river downstream of the dam which allows these paths to be linked to form a loop. There is also an old overground pipeline that runs from Loch Eilde Mor reservoir to the north, which contours around the hillside to the north side of the dam, and which used to provide additional water into Blackwater reservoir.
- 2.3 The site is approx. 130m from the category A listed Blackwater dam. It lies within the setting of the listed structure but would not directly affect any part of it. The conduit, pipes, old graveyard and access track are not now covered by any statutory protection (they were previously part of a wider scheduled monument designation, now revoked). The access would use the existing service track which passes alongside the Powerhouse at Kinlochleven (listed Cat A), and Lower Penstock Valve House (also listed cat A).
- 2.4 The site is approx. 54m inside of the western boundary of the Rannoch-Nevis-Mamores-Alder Wild Land Area (WLA14). The site itself has no other landscape or nature conservation designations. It is approx. 1.5km outside of the eastern boundary of the Ben Nevis and Glencoe National Scenic Area (NSA). It is approx. 2.3km north of the Glen Etive and Glen Fyne Special Protection Area (SPA)

designated for its population of golden eagle. There is also an SSSI covering the Leven Valley approx. 1km west of the site designated for upland birch woodland and its Dalradian geology; the Ben Nevis SAC is approx. 10km to the north, the Rannoch Moor SAC is approx. 5km to the south-east and the Glencoe SAC is approx. 7km to the south-west. WLA09 Loch Etive Mountains is just over 5km to the SW. There are also the remains of a World War I Prisoner of War camp, which is a Scheduled Monument, in the Leven valley approx. 4km west of the site.

3. PLANNING HISTORY

3.1	25.07.2024	24/00522/LBC: Replacement cladding on valve house	Listed Building Consent Granted	
3.2	23.05.2024	23/00935/S42: retention of temporary structure over listed bridge for further 6 years (further to condition 4 of 18/05815/FUL)	Planning Permission Granted	
3.3	31.03.2021	21/01078/SCRE: new 33kv connection for hydro scheme	EIA Required	Not
3.4	06.03.2020	19/05622/FUL: hydro generating station at base of Blackwater dam – amendment to 18/05815/FUL	Planning Permission Granted	
3.5	20.11.2018	18/04498/SCRE: Installation of 2MW hydro power development at base of Blackwater dam	EIA Required	Not
3.6	29.03.2019	18/05815/FUL: hydro power station at base of Blackwater dam	Planning Permission Granted	
3.7	13.01.2000	99/00444/DEMLO: Demolition of Keeper's House and store	Withdrawn	

4. PUBLIC PARTICIPATION

4.1 Advertised: Sch 3 development

Date Advertised: 23.02.2024

Representation deadline: 07.03.2024

Timeous representations: 8 (7 objections including from the NE Mountain Trust; 1 neutral comment)

Late representations: 4 (objections)

4.2 Material considerations raised are summarised as follows:

a) The proposal is not needs based; it is geography based

- b) Impact on the Wild Land Area and NSA - landscape – the viewpoints in the LVIA are rated as Highly sensitive, yet the level of effect is consistently described as moderate or low; it will detract from the wildness
- c) Impact on landscape of historical importance – industrial archaeology and the graveyard for workers killed during the dam's construction
- d) How will local businesses benefit?
- e) Most of Kinlochleven will not benefit
- f) No increase in biodiversity as required by NPF4
- g) Noise and smell of diesel generators
- h) Walkers and workers in remote areas eg. stalkers may use Personal Locator Beacons in case of emergency, or a Starlink base station in a vehicle – this level of mobile phone coverage is unnecessary; not wanted by the walking and mountaineering community – see Mountaineering Scotland's public call for a review of the SRN rollout
- i) Today's mobile phones use satellite communications technology for emergency calls – they don't rely on masts; likely to become obsolete before construction
- j) As one of 320 masts in WLAs the proposal should be refused, and the overall project considered at appeal at Scottish Government level.
- k) This level of coverage should be provided by satellite technology, not masts
- l) Virtually every mast installation ends up served by an engineered access track or a quagmire formed by repeated use of all-terrain vehicles
- m) A 100ft tower alongside the horizontal emphasis of Scotland's longest dam (almost 1000m) will be an additional intrusion and a discordant feature; the existence of human artefacts does not justify further industrialisation of the area
- n) The masts which serve the West Highland railway line should be shared – has this been investigated?
- o) Other less spectacular landscapes, with a resident population and poor signal, should be prioritised, such as fragile communities and to support rural businesses or crofting interests – as per the stated aims of the Shared Rural Network programme and national planning policy
- p) Each 5G mast requires approx. 3x more power than a 4G mast – which will have a massive climate footprint, contrary to commitments to reduce such emissions [this mast would provide 4G, not 5G] – the proposal is not sustainable development
- q) Contrary to policies for major or national developments and developments requiring EIA [this proposal is not in any of these categories, nor is it Sch 2 development and therefore does not require Screening under EIA legislation]
- r) Masts emit a toxic effluent which is a proven pollutant – the proposal would not be protective of health and living conditions [ICNIRP certificate submitted to show it complies with relevant public exposure guidelines against adverse effects of non-ionizing radiation]
- s) The precautionary principle should be applied
- t) Impact on carbon rich soils and peat
- u) Several statutory consultees have not been consulted: MoD, Civil Aviation and Scottish Water – the area is within a protected drinking water zone – Scottish Water invested in improving the water supply to Kinlochleven school and this must not be jeopardised [the site is outwith any safeguarding area for aviation, and it is not within a protected drinking water zone – nevertheless consultations undertaken as a precaution]

- v) Comment regarding demise of signal within Radio 4 Longwave by which current domestic heating systems operate off peak is due to end June 2025. Digital signalling is required for replacement Economy 10 and Economy 7 tariffs for homes operating storage heating and hot water – signalling could be achieved through existing masts and communication networks – within Kinlochleven there is 4G coverage [Given the proposed mast would not provide coverage to Kinlochleven this is not relevant to this application]

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 **Kinlochleven Community Council:** Object due to the height of the mast, the extent of land take, and environmental impact on soils/peat without there being any benefit to the village population. Several members did support the proposal based on the potential to improve safety of walkers. Kinlochleven relies on visitors for its economy, and this may impair the visitor experience, and therefore could have a negative effect on the local economy.

The applicant has failed to demonstrate that significant effects on the WLA and NSA have been outweighed by social, environmental or economic benefits of national importance. Subsequently the proposal does not accord with NPF4.

The site is on deep peat, contrary to policy 5 of NPF4.

The mast detrimentally impacts on the Lochaber Hydroelectric Scheme and former Aluminium smelter, Blackwater dam, including Control Tower which is an A listed structure, contrary to policy 7 of NPF4, which aims to protect and enhance historic environments and recognises the social value of historic environments to cultural identities. The dam is part of the village's cultural identity, and many villagers have connections to it.

There is no overriding benefit to Kinlochleven community to offset the harm.

- 5.2 **Historic Environment Team:** No objection: "the 30m mast will neither enhance nor adversely affect the setting of the A listed dam complex, given the vast scale of the dam and its utilitarian concrete nature. Unless viewed from close up the lattice mast will generally be viewed against a mountain backdrop, which would diminish its visible impacts."
- 5.3 **Outdoor Access Officer:** No objection, subject to conditions addressing the following: "the need for an Outdoor Access Management Plan to ensure access is not hindered along the West Highland Way or Old Military road/service track to the dam, during construction. This should take into account the number of WHW users – over 40,000 walkers per annum, mostly between April and October; signage, management of vehicles, use of banksmen; making good of construction damage to the tracks, and improvements sought – commercial events which use the WHW are asked for a donation towards its upkeep; discussions with the WHW Business Development Manager and a proposal for mitigation/betterment should be secured."

- 5.4 **Historic Environment Scotland:** No objection: “We do not consider the proposed development would have a significant impact on the setting of the A listed building. The proposal affects the Kinlochleven Hydroelectric scheme and former aluminium smelter, Blackwater dam, including control tower, excluding aqueduct to west – built between 1904 – 1909, and at the time of completion was the longest mass concrete gravity dam in Europe. The remote and undeveloped landscape surrounding the dam is an important characteristic of its setting. The proposed mast and its associated infrastructure would be visible in views to and from the dam. However, this would not change the overall remote and undeveloped character of its setting and it would remain easy to understand, appreciate and experience its functional and historic relationships with the surroundings.

Planning authorities are expected to treat HES comments as a material consideration, and the advice should be taken into account in the planning authority’s decision making. HES view is that the proposals do not raise historic environment issues of national significance and therefore they do not object. However, their decision not to object should not be taken as support for the proposals. The application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.”

- 5.5 **NatureScot:** No objection: “the proposal lies outwith any designated sites for nature conservation. There are unlikely to be any significant effects to designated sites as a result of this telecoms mast.

Although access will be taken through the Leven Valley SSSI this will be restricted to existing access tracks and will not affect the upland birch woodland or earth science features for which the SSSI is designated.

The proposal lies just within the Rannoch-Nevis-Mamores-Alder WLA. Given the proximity of the proposed site to the existing dam and infrastructure, and its low-lying nature, it is unlikely that the proposal will result in significant effects to the qualities of the WLA.”

- 5.6 **MoD:** No response

- 5.7 **NATS:** No response

- 5.8 **Scottish Water:** No response

6. **DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

- 6.1 **National Planning Framework 4 (2023) (NPF4)**

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 7 - Historic Assets and Places

Policy 14 - Design Quality and Place
Policy 18 - Infrastructure First
Policy 24 - Digital Infrastructure
Policy 29 - Rural Development

6.2 **Highland Wide Local Development Plan 2012 (HwLDP)**

28 - Sustainable Design
29 - Design Quality and Place-making
36 - Development in the Wider Countryside
45 - Communications Infrastructure
46 - Siting and Design of Communications Infrastructure
55 - Peat and Soils
57 - Natural, Built and Cultural Heritage
58 - Protected Species
61 - Landscape
77 - Public Access
78 - Long Distance Routes

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

No specific policies apply.

6.4 **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. **OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 **Scottish Government Planning Policy and Guidance**

PAN 62 2001

Digital telecommunications: planning guidance 20 Dec 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
- c) impact on historic assets
- d) impact on Wild Land Area and landscape
- e) impact on peat/ carbon rich soils
- f) impact on protected species/SPA
- g) impact on public access and West Highland Way
- h) any other material considerations

Development plan/other planning policy

- 8.4 NPF4 Policy 24 Digital Infrastructure, contains a general presumption in favour of proposals that deliver new digital services or provide technological improvements, particularly in areas with no or low connectivity capacity. It also supports proposals that are aligned with and support the delivery of local or national programmes for the roll-out of digital infrastructure. However, para e) states that proposals will only be supported where the visual and amenity impacts have been minimised through careful siting, design, height, material and landscaping, taking into account cumulative impacts and relevant technical constraints, and it has been demonstrated that, before erecting a new ground based mast, the possibility of erecting antennas on an existing structure, replacing an existing mast and/or site sharing has been explored.
- 8.5 Policy 45 of the Highland wide Local Development Plan (HwLDP) supports proposals which lead to the expansion of the electronic communications network in Scotland. HwLDP Policy 46 supports proposals for the provision of new communications infrastructure where:
- Equipment and any associated access are sited and designed sensitively to avoid adverse impacts on natural, built and cultural heritage including landscape character and views;
 - Existing masts or other structures cannot be shared; and
 - Existing services are not interfered with, and redundant masts and equipment are removed.

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

Siting

- 8.6 This mast proposal would cover a "Total Not Spot", which is the focus of current Government funding for the Shared Rural Network. The coverage map for this individual mast extends to land approx. 1km to the west, down the Leven valley. It would provide coverage to land north of the path down the north side of the River – but excludes most of the path itself; it would cover the western half of the north shore of the reservoir, about a third of the south shore of the reservoir; plus it would provide coverage to about half a km of the West Highland Way (WHW) on the flank of Sron a' Choire Odhair Bhig, which is north of the bealach above the Devil's Staircase, and south of where the WHW joins the service track to the dam.

- 8.7 The mast is proposed to connect with a mast to the north of Rannoch Station, on the Road to the Isles track linking Rannoch to Loch Ossian/Corrour (app 23/05895/TPNO), which is a live application and not currently approved. That in turn would link with a mast proposed at Corrour Station (24/00174/TPNO) – also live and not yet determined. It is proposed to be 30m tall in order to “see” over the bealach to the south-west into Glencoe, towards the north-east end of the Lairig Gartain.
- 8.8 6 alternative sites were considered by the applicant:
- D1 – at the south end of the dam – would have a greater impact on the listed dam
 - D2 – NE of proposed site – would be further from the existing access and result in greater impact on ground and ecology
 - D3 – below dam adjacent to new hydro development – too low and increased impact on listed dam
 - D4 – by secondary intake adjacent to service track west of listed dam – too low to achieve required connectivity; also close to old graveyard
 - D5 – East of causeway, close to shore of reservoir – too close to water’s edge; unsuitable ground conditions
 - D6 – SE of proposed site - further from the existing access and result in greater impact on ground and ecology
- 8.9 The proposal would meet the requirement to fill a gap in geographical coverage; there are no existing structures in the vicinity with which to share, and it would be outwith designated areas with the exception of the Rannoch-Nevis-Mamores-Alder WLA.
- 8.10 It would not provide coverage to any residential areas; in fact probably no residential properties would be served by it. It would provide some additional coverage to workers connected with the hydro schemes, to estate workers and to recreational users of the area, however it would not provide continuous coverage along the service track, nor would it cover the path along the north side of the valley. The dam is a feature which is visited by walkers, generally from Kinlochleven, and the West Highland Way, which is the most popular long-distance trail in Scotland, so it would provide some additional coverage to these groups. Nevertheless, much of the additional coverage area would be very remote – the hills to the north of the reservoir are not frequented (the Corbett Glas Bheinn, normally accessed via Loch Eilde Mor, is not covered by this mast; nor is Leum Uilleim, normally walked as a loop from Corrour station), and the reservoir itself is not much used for any recreational purposes.

Impact on historic assets

- 8.11 The Blackwater dam is part of the category A listing for the Kinlochleven hydroelectric scheme and former aluminium smelter, including the control tower, and excluding the aqueduct to west (LB51833). There are separate listings for other elements of the scheme including the valve house (LB51834), and the Kinlochleven village water supply dam (LB12928) which is close to the WHW.

- 8.12 The dam, completed 1909, is prominently sited with a significant landscape contribution especially when viewed from the nearby West Highland Way. The dam was a significant achievement at the time of its completion and was the longest mass concrete gravity dam in Europe. The dam provided storage capacity and sufficient head for the powerhouse and associated aluminium smelter at Kinlochleven. The smelter closed in 2000 but the powerhouse and associated infrastructure including the dam are still used to generate power.
- 8.13 The architectural treatment of the dam echoes the delicate balance between purely functional design and a plain classical style exhibited elsewhere in the scheme. This is characterised by the round temple like form of the central control turret. The imposing, slightly flared form of the dam wall fuses the necessary engineered form with a battered downstream face echoing the landscape setting amidst a bowl of hills.
- 8.14 The development would not affect the fabric of any of the listed features. It would not directly impact on the special interest for which it is listed. However, it would be viewed together with the dam and control tower, and thereby impact on the setting of these category A listed structures. It would mostly be viewed on the approach to the dam from the service track, from the path at the north end of the dam in views across the dam to the south, and from a short section (half a km) of the WHW at a distance of approx. 3km. It would be viewed within the context of this industrial infrastructure including the service track, historic and modern buildings at the base of the dam, the concrete conduit and overground pipes leading down the valley, and the redundant Keeper's House and boat shed. The Heritage Statement concludes that it would not necessarily be an incongruous feature as it is adding another type of infrastructure to the existing landscape of industrial heritage. It states that the level of harm to the setting of the listed dam is therefore "Minor".
- 8.15 On this basis the development would not conflict with Policy 7 of NPF4 or Policy 57 of the HwLDP. The development would not affect the setting of any of the other historic features nearby, including the old graveyard, Valve House, Power Station, or WWI prisoner of War camp.

Impact on Wild Land Areas (WLAs) and landscape

- 8.16 WLAs are the most extensive areas of high wildness. They are identified as nationally important in Scottish Planning Policy but are not a statutory designation. Nature Scot provides guidance on assessing the impact of development proposals on WLAs, drawing on the published descriptions of each of the 42 WLAs.
- 8.17 NPF4 Policy 4 will only support proposals in areas identified as wild land in the NatureScot Wild Land Areas map where the proposal:
- i) will support meeting renewable energy targets; or
 - ii) is for small scale development directly linked to a rural business or croft or is required to support a fragile community in a rural area.

All such proposals must be accompanied by a wild land impact assessment which sets out how design, siting, or other mitigation measures have been and will be used

to minimise significant impacts on the qualities of the wild land, as well as any management and monitoring arrangements where appropriate.

- 8.18 The proposal would not meet criteria i). However, it could be argued that it would serve employees of the hydro schemes and estate workers and would contribute to supporting a fragile community in a rural area to some degree. The additional service provided to users of the WHW would also indirectly contribute to supporting the tourist economy in Kinlochleven.
- 8.19 The WLA Impact Assessment considers the area with a radius of 5km around the proposed mast. It verifies the baseline landscape characteristics, assesses the sensitivity of the Rannoch–Nevis-Mamores-Alder Wild Land Area (WLA14) qualities, the magnitude of the effects of the proposal on those qualities, and the significance of those effects including proposed mitigation measures to reduce the effects of the development.
- 8.20 The Zone of Theoretical Visibility (ZTV) indicates that the mast would be seen from up to 3km from the north across the Leven Valley, from the north flank of Beinn a' Chrulaiste (the Corbett behind the Kingshouse Hotel when viewed from the A82), from the lower slopes of the bowl of hills surrounding the reservoir, and from the NE slope of Sron a' Choire Odhair-bhig – which the WHW crosses to the SW of the site, and which is within the NSA, and from over the open water of the reservoir. It would also be seen from the summits of Buachaille Etive Mor to the SW (in WLA 09) but at a distance of over 5km, and from Sgurr Eilde Mor – over 6km to the north, and from the Black Water Glen – over 8 miles to the east.
- 8.21 It would not be seen from the A82, the road to Kinlochleven, from Ben Nevis, the grey Corries, Black Corries Lodge (NE of the Kingshouse), Corroul station or the Devil's Staircase on the WHW.
- 8.22 The immediate vicinity is one of human intervention, including the original features of the hydro scheme including the area of borrow pits in which the compound would be located, together with the more recent causeway, overhead lines, and improved service track. The Impact Assessment affords the area a low level of wildness, which increases to the east, north and south with distance from the dam. It gives the area a high-medium level of naturalness, and low level of remoteness and ruggedness due to the access tracks and proximity of the WHW.
- 8.23 With respect to Wild Land Quality (WLQ) 1: "Arresting mountain ranges and glens with towering steep, rugged slopes and striking physical features" – the Impact Assessment states that this quality is not affected; the mast would be a minor additional feature set low on the foreshore of the reservoir.
- 8.24 WLQ2: "strong contrast of wide open peatland, lochs and step sided mountains that highlight the visibility and awe-inspiring qualities of each" – the Impact Assessment states the proposal is unlikely to materially alter the context of the stark contrast between the horizontal emphasis of the open peatland and vertical form of mountains, the juxtaposition of each emphasising the awe-inspiring qualities of the other.

- 8.25 The perception from the core of Rannoch Moor of an “extensive, open peatland expanse encircled by mountains would not be affected – as there is no inter-visibility from that part of the WLA which is some distance to the south.
- 8.26 WLQ3: “An extensive and remote mountain peatland interior with a strong sense of sanctuary, appearing even larger due to distant views to surrounding WLAs” – the development would introduce a new human artefact into an area of extensive human influences, and already significantly modified by human activity, thereby reducing the perceived sense of remoteness. Where it would be seen from elevated locations, the mast would appear distant, a minor non-imposing feature of panoramic aerial views alongside human artefacts and contemporary land uses.
- 8.27 WLQ4: “A large area which is visited by many people to experience wild land qualities in different ways, whilst maintaining a sense of remoteness, sanctuary, challenge and risk” – the site is relatively accessible via paths and tracks which reduces the sense of challenge and risk. The sense of solitude, remoteness and sanctuary is weakened by the presence of human artefacts. The mast will appear minor and distant from the nearest sections of the WHW and Munro and Corbett summits given their distance.
- 8.28 WLQ5: “An extensive pattern of lochs, lochans, burns and bog that highlight the ruggedness of the landform, limit access and contribute to a sense of naturalness” – access is not limited here, due to the service track, and the boggy ground conditions in the area proposed for the development are associated with the former borrow pits. The main areas of bog and lochans are within Rannoch Moor WLA09.
- 8.29 The above Wild Land Qualities would be minimally affected. It would comprise a minor distant addition from distant Munro summits and from a 1km stretch of the WHW, when viewed in the context of the dam and developed end of the reservoir. The physical attributes and perceptual responses to the Wild Land Qualities would not be eroded or diminished. The integrity of the WLA 14 would therefore not be adversely affected.
- 8.30 Landscape and visual impact is a significant material planning consideration however the site is not within a landscape designation, the Ben Nevis and Glencoe National Scenic Area boundary being approx. 1.5km east of the site. That NSA includes Ben Nevis and the Mamores to the north, Loch Leven and surrounds from Ballachulish up to and including Loch Eilde Mor, and Glencoe and the main part of the Black Mount and Rannoch Moor to the south.
- 8.31 There would be inter-visibility to and from the NSA, in particular in views south from the north end of the dam, where the mast would be seen against the rising ground of the northern flank of Beinn a’ Chrulaiste (the Corbett behind the Kingshouse hotel), and in more distant views from Buachaille Etive Mor – which stands sentinel at the approach to Glencoe from the south. Several masts may be seen from here – although at some distance, including at the top of the ski area in Glencoe, and between the Kingshouse and Black Corries Lodge. Also, it would be seen from a 1km stretch (approx.) of the WHW, from 3km to the SW. Here the WHW rounds the shoulder of a ridge, Sron a’ Choire Odhair-bhig, which leads NE from the Aonach Eagach, which forms the north side of Glen Coe.

- 8.32 The landscape within which the mast is proposed is described as “Boggy moorland” in the Landscape Character Assessment for Lochaber. The Landscape and Visual Impact Assessment concludes that the close proximity of human influences on the landscape, and relative distance of most recreational receptors are such that it would appear as a congruent addition to the landscape. There would be no cumulative landscape or visual impact with any other masts – no existing or consented masts are visible from the site.
- 8.33 Mitigation measures include the mast and associated equipment being coloured RAL7034 – yellow grey; and further details may be secured by condition to ensure an appropriate design of fence around the compound – a 2.1m high palisade fence would not be appropriate – instead a post and wire deer type fence up to 2.1m high would be more in keeping. A condition would also be recommended to ensure the development would be removed and the site reinstated if/when mast-based telecoms technology becomes redundant. The development would thereby not conflict with Policy 4 of NPF4 and Policies 57 and 61 of the HwLDP.

Impact on peat/carbon rich soils

- 8.34 The submitted peat survey revealed peat depths up to 2.4m adjacent to the proposed track. Proposed mitigation includes micro-siting to avoid the deepest peat, the construction of a floating track, and best practice in handling, and reusing peat close to the site.
- 8.35 Policy 5 of NPF4 states that development proposals on peat will only be supported for essential infrastructure; renewable energy developments; small scale developments directly linked to a rural business, farm or croft; supporting a fragile community in a rural area; or for the restoration of peatland. The SRN programme would be regarded as essential infrastructure, particularly as this proposal includes Emergency Services Network (ESN) coverage. Given the relatively small land-take of the development, in an area that was historically used as borrow pits, and the proposed mitigation measures, the proposal would not be considered to conflict with Policy 5.
- 8.36 The submitted Construction Environmental Management Plan (CEMP) sets out how environmental legislation would be respected, including pollution prevention measures, waste management and protection of the water environment, including Ground Water Dependent Terrestrial Ecosystems. A condition is recommended to ensure that the development is undertaken in accordance with the mitigations set out in the CEMP.

Impact on protected species and Special Protection Area (SPA)

- 8.37 A Preliminary Ecological Appraisal was submitted which included a recommendation for pre-construction checks by an Ecological Clerk of Works for reptiles, over-wintering and breeding birds, otter, bats, badger, pine marten, red squirrel and wildcat. No protected species or their dens, holts, resting places, etc were found within the proposed site or immediate environs.
- 8.38 The site is approx. 2.3km north of the Glen Etive and Glen Fyne Special Protection Area, protected for its population of golden eagle. As golden eagle has a breeding

territory extending to 6 square km, there could be an indirect impact on this species and the integrity of the SPA. A Habitats Appraisal is set out in Appendix 2.

- 8.39 The development is approximately 2.3km outside of the boundary of the SPA and there are no known golden eagle nest sites in the vicinity of the development site. The proposed telecoms mast would be located in an area where there is already a degree of disturbance. The development footprint would be small and therefore have a negligible impact on the eagles' foraging area, and conditions are recommended with respect to construction management to ensure that impacts on sensitive habitats would be very small. No timing restrictions on construction are necessary in this instance to avoid the bird breeding season.
- 8.40 The development would not conflict with Policy 4(f) of NPF4, and Policy 58 of the HwLDP.

Impact on public access and West Highland Way

- 8.41 The proposal would not impede the public's access to or enjoyment of the dam and its surrounds. The compound and mast have a small footprint away from the end of the dam and shoreline. A condition is recommended to secure an Access Management Plan due to the potential for conflict between walkers, hydro service vehicles and construction traffic over the proposed 6 –15 week build.
- 8.42 Mitigation Measures proposed within an Access Management Plan must meet the tests for all planning conditions: they must be "necessary", "relevant to planning", "relevant to the development permitted", "enforceable", "precise" and "reasonable". This could include repair of the service track/WHW where damage or wear and tear is attributable to construction traffic relating to the mast (a before and after survey can be required to assess this), signage, and banksmen. The development would thereby not conflict with Policies 77 and 78 of the HwLDP.

Other material considerations

- 8.43 A response from the MoD, NATS and Scottish Water are awaited. Elsewhere the MoD has recommended a condition to seek precise details of the position and height of such masts for its register, in areas used for low flying activity. This could readily be added if necessary. It is not anticipated that NATS or Scottish Water's interests would be affected.

There are no other material considerations.

Non-material considerations

- 8.44 The issue of economy 7 type technology is not relevant to this application. This is existing technology that is likely to be superseded in due course. As a new additional mast in an area that would not serve any residents, this proposal would not affect this situation.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.45 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 The proposal would fill a gap in the geographical coverage of the 4G network, it would be outwith any designated areas but just inside the Rannoch-Nevis-Mamores-Alder WLA. While it would not provide coverage to residents in Kinlochleven, with probably no residential properties served by it, it would provide some additional coverage to workers connected with the hydro schemes, to estate workers and to recreational users in the area. Having said that, it would not provide continuous coverage along the service track to the dam, nor would it cover the path along the north side of the Leven valley. It would provide some additional coverage to walkers visiting the dam, and to a short section of the West Highland Way. Nevertheless, much of the additional coverage would serve very remote land around the reservoir. It would be higher than many similar proposals due to the need to “see” over into Glencoe. It is also dependent on adjacent masts in the network receiving permission, which might not happen. The proposal would align with the delivery of the SRN programme and infill a “total not spot”, however it would provide relatively little benefit to the local community and economy. Subject to its impact on the natural, built and cultural heritage it would, on balance, accord in principle with Policy 24 NPF4 and Policies 45 and 46 of the HwLDP. A condition is recommended to ensure the development would be removed and the site reinstated if/when the mast becomes redundant.
- 9.2 The development would not be a wholly incongruous feature in adding another type of infrastructure to the existing dam. Its impact on the listed dam’s setting would be “Minor”, and therefore it would not conflict with Policy 7 of NPF4 and Policy 57 of the HwLDP.
- 9.3 The Wild Land Qualities would be minimally affected. It would provide a minor distant addition from the nearest Munro summits and from a 1km stretch of the WHW, when viewed in the context of the dam. The physical attributes and perceptual responses to the Wild Land Qualities would not be significantly eroded or diminished, and its integrity would not be adversely affected. The close proximity of human influences on the landscape, and relative distance of most recreational receptors are such that the mast would appear as a congruent addition.
- 9.4 Mitigation measures include colouring the mast and associated equipment RAL7034 – yellow grey; and a condition is recommended to ensure an appropriate design of fence around the compound. The development would thereby accord with Policy 4 of NPF4 and Policies 57 and 61 of the HwLDP.
- 9.5 Given the relatively small land-take of the development in an area that was historically used as borrow pits, and the proposed mitigation measures, the proposal would not have a significant impact on peat, and therefore it would not conflict with Policy 5 of NPF4. A condition is recommended to ensure that the development is undertaken in accordance with the mitigations set out in the CEMP.
- 9.6 The development is outside of the SPA in an area where there is already a degree of disturbance. The development would have a negligible impact on golden eagles’

or their foraging area. The development would not conflict with Policy 4(f) of NPF4, and Policy 58 of the HwLDP.

- 9.7 The proposal would not impede the public's access to, or enjoyment of, the dam and its surrounds. A condition is recommended to secure an Access Management Plan due to the shared use of the access track by recreational users, hydro service vehicles and construction traffic. The development would thereby accord with Policies 77 and 78 of the HwLDP.
- 9.8 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. 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: The site is within a Wild Land Area, in accordance with policies 57, 58 and 61 of the Highland wide Local Development Plan and policies 3, 4 and 24 of NPF4.

3. The mast and associated equipment shall be coloured RAL7034 – yellow grey, unless otherwise agreed in writing, prior to the site's installation, by the Planning Authority.

Reason: The site is within a Wild Land Area, in accordance with policies 57 and 61 of the Highland wide Local Development Plan and policies 4 and 24 of NPF4.

4. No development shall commence until further details of the design of any fence around the compound has been submitted to and approved in writing by the Planning Authority. The development shall thereafter be undertaken in accordance with the approved details. For the avoidance of doubt a 2.1m high palisade fence is not hereby approved.

Reason: The site is within a Wild Land Area, and within the setting of a category A listed structure, in accordance with policies 57 and 61 of the Highland wide Local Development Plan and policies 4 and 24 of NPF4.

5. The development shall be undertaken strictly in accordance with the submitted Preliminary Ecological Appraisal and Environment Management Plans by Clarke Telecom for site 22693 Blackwater Dam/CTIL30732101, including the mitigation measures listed.

For the avoidance of doubt these include:

- i) an Ecological Clerk of Works shall be present at the commencement of development and shall be available throughout the construction period
- ii) Pre-construction checks for protected species to be carried out by the ECoW
- iii) Other general mitigation measures to be undertaken as set out in the PEA and EMP reports
- iv) Peat avoidance, and habitat creation/restoration eg. for reptiles and/or invertebrates as biodiversity enhancement measures

Reason: In the interests of the natural environment and in the interests of amenity, in accordance with policies 28, 36, 57, 58 and 63 of the Highland wide Local Development Plan and policies 3, 4 and 24 of NPF4.

6. No development shall commence until a detailed Outdoor Access Management Plan of public access (as existing, during construction and

following completion) has been submitted to, and approved in writing by, the Planning Authority. The plan shall include details showing:

- i. All existing access points, paths, core paths, tracks, rights of way and other routes (whether on land or inland water), and any areas currently outwith or excluded from statutory access rights under Part One of the Land Reform (Scotland) Act 2003, within and adjacent to the application site;
- ii. Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or effect on curtilage related to proposed buildings or structures;
- iii. All proposed paths, tracks and other routes for use by walkers, riders, cyclists, canoeists, all-abilities users, etc. and any other relevant outdoor access enhancement (including construction specifications, signage, information leaflets, proposals for on-going maintenance etc);
- iv. Any diversion of paths, tracks or other routes (whether on land or inland water), temporary or permanent, proposed as part of the development (including details of mitigation measures, diversion works, duration and signage).

The approved Outdoor Access Management Plan, and any associated works, shall be implemented in full according to a timescale as may be agreed within the approved plan.

Reason: In order to safeguard public access during the construction phase of the development, in accordance with policies 77 and 78 of the Highland wide Local Development Plan.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of 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.

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.

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: Lucy Prins
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - 100 Rev C Location Plan
Plan 2 - 101 Rev C Location Plan
Plan 3 - 102 Rev C Proposed Access
Plan 4 - 103 Rev C Proposed Access
Plan 5 - 104 Rev C Location Plan
Plan 6 - 105 Rev D Location Plan
Plan 7 - 001 Rev A Access Plan
Plan 8 - 202 Rev D Proposed Site Layout
Plan 9 - 301 Rev C Proposed Elevation
Plan 10 - 302 Rev A Proposed Elevation
Plan 11 - 303 Rev A Proposed Elevation
Plan 12 - 304 Rev A Proposed Elevation

Appendix 1

CONSIDERATION OF PROPOSALS AFFECTING EUROPEAN SITES

The status of Glen Etive and Glen Fyne Special Protection Area (SPA) means that the requirements of the Conservation (Natural Habitats, & c.) Regulations 1994 as amended (the 'Habitats Regulations') or, for reserved matters the Conservation of Habitats and Species Regulations 2017 as amended apply.

This means that where the conclusion reached by the Council on a development proposal unconnected with the nature conservation management of a Natura 2000 site is that it is likely to have a significant effect on those sites, it must undertake an Appropriate Assessment of the implications for the conservation interests for which the areas have been designated. The need for Appropriate Assessment extends to plans or projects out with the boundary of the site in order to determine their implications for the interest protected within the site.

This means that the Council, as competent authority, has a duty to:

- determine whether the proposal is directly connected with or necessary to site management for conservation; and, if not,
- determine whether the proposal is likely to have a significant effect on the site either individually or in combination with other plans or projects; and, if so, then
- make an Appropriate Assessment of the implications (of the proposal) for the site in view of that site's conservation objectives.

The competent authority can only agree to the proposal after having ascertained that it will not have an adverse effect on the integrity of the sites. If this is not the case and there are not alternative solutions, the proposal can only be allowed to proceed if there are imperative reasons of overriding public interest, which in this case can include those of a social or economic nature.

Screening of Likely Significant Effects

It is evident that the proposal is not connected with or necessary to site management for conservation, hence further consideration is required.

Glen Etive and Glen Fyne Special Protection Area (SPA)

The SPA is designated for its breeding population of golden eagle. The development is approximately 2.3km outside of the SPA and there are no known nest sites in the vicinity of the development site. The proposed telecoms mast would be located in an area where there is already a degree of disturbance. The development footprint will be small and would therefore have a negligible impact on the eagle's foraging area, and conditions are recommended with respect to construction management to ensure that impacts on sensitive habitats will be very small.

The proposal is unlikely to have a significant effect on the qualifying interests of the Glen Etive and Glen Fyne Special Protection Area (SPA) and a full appropriate assessment is therefore NOT required.

PROPOSED ACCESS SPACE FROM B863 TO SITE




SITE LOCATION

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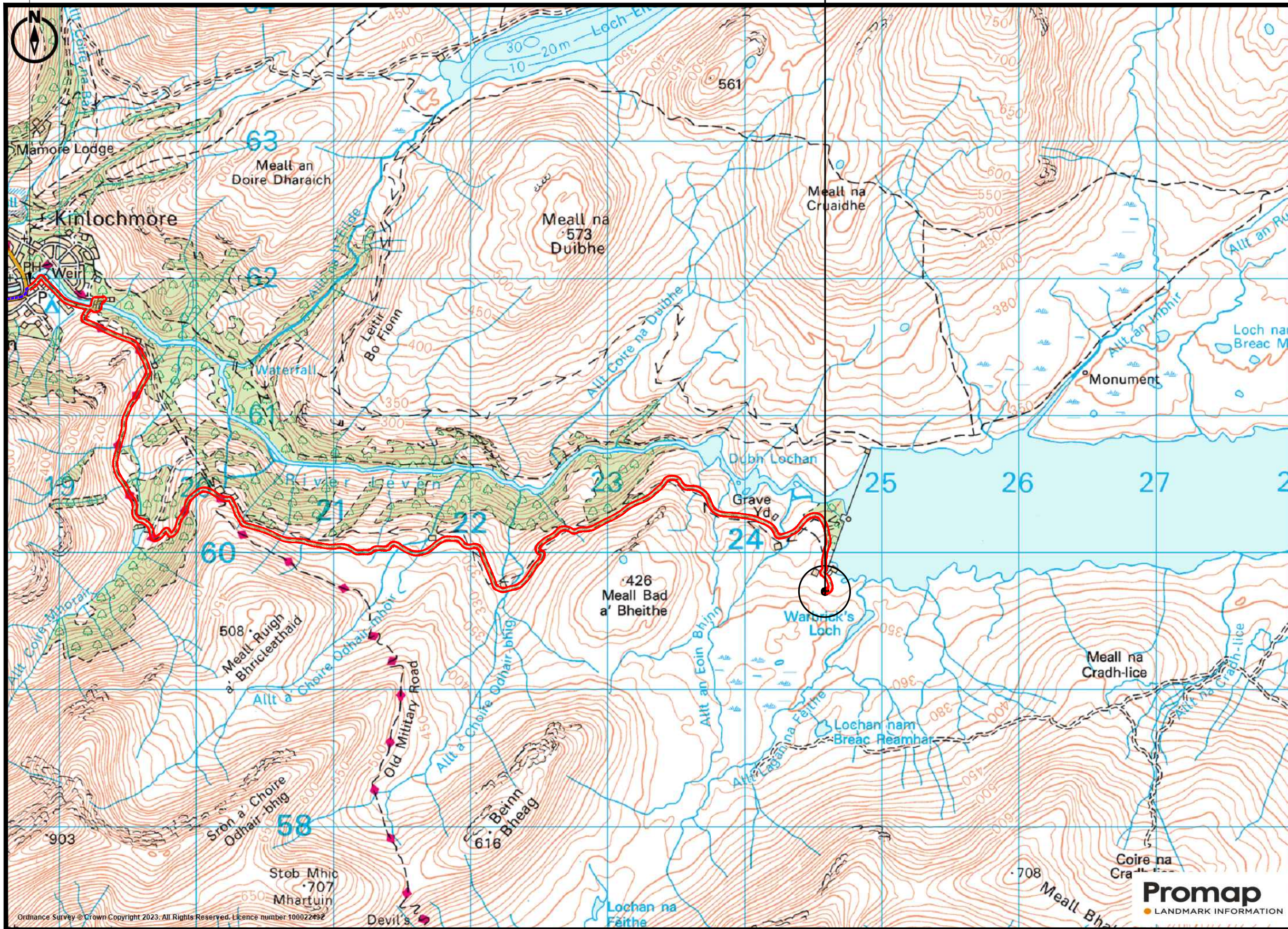
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N.G.R | E: 224608 N: 759763

SITE ACCESS KEY

-  ACCESS ROUTE TO SITE
-  DEMISE
-  EXISTING ACCESS ROUTE

NOTES:



A	Issued for Approval	SPD	HK	23.11.23
REV	MODIFICATION	BY	CH	DATE

CLARKE telecom
Unit E, Madison Place, Northampton road, Manchester, M40 5AG
Tel: 0161 785 4500
Fax: 0161 785 4501
Web: www.clarke-telecom.com

cornerstone
CORNERSTONE - SRN/TNS

Cell Name	Opt.
BLACKWATER DAM	A

Cell ID No			
CS ID	CS E REF	TNS REF	
30732100	E370666	TNS0203A	
VF	TEF	THREE	EE
22693	-	HLD899	85832

Site Address / Contact Details	
BLACKWATER RESERVOIR KINLOCHLEVEN HIGHLANDS PH30 4AA	

Drawing Title: ACCESS AND SITE LOCATION

Purpose of issue:	PLANNING	Dwg Rev:
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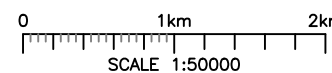
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DETAILED SITE LOCATION

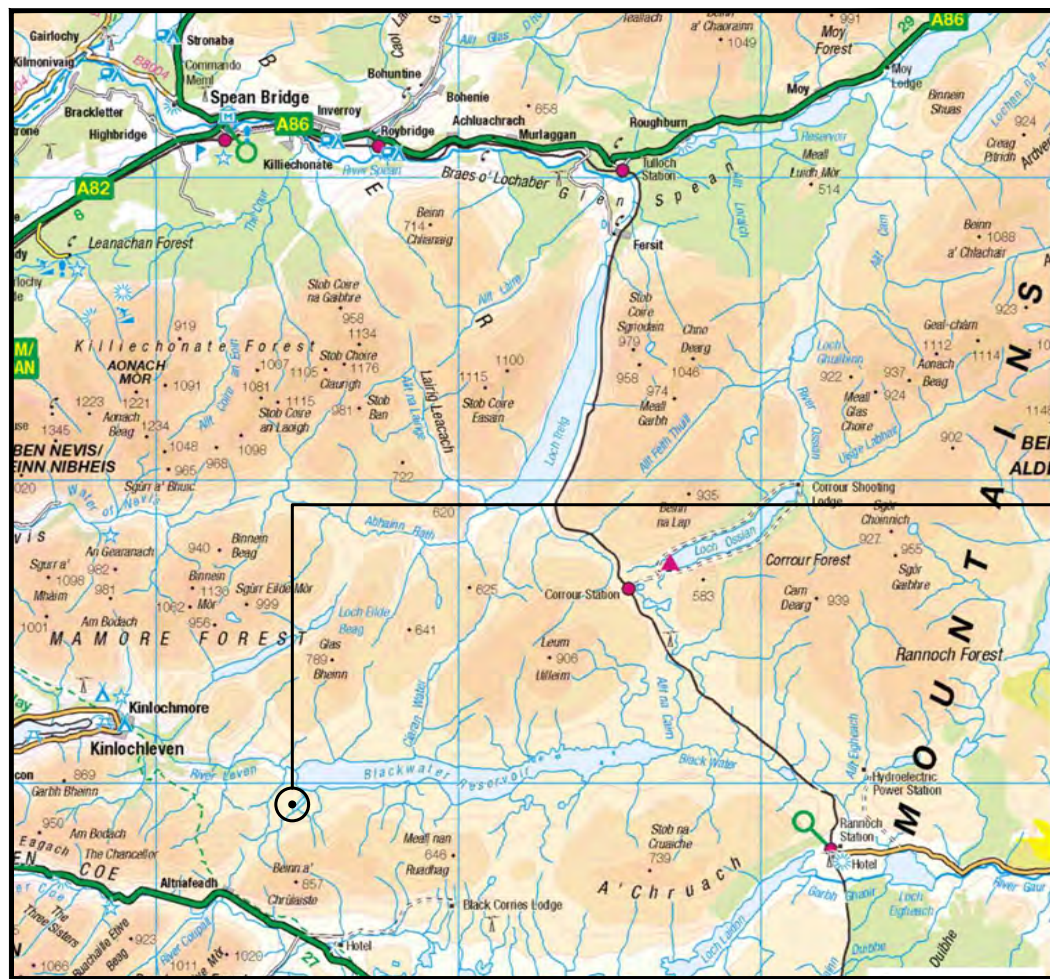
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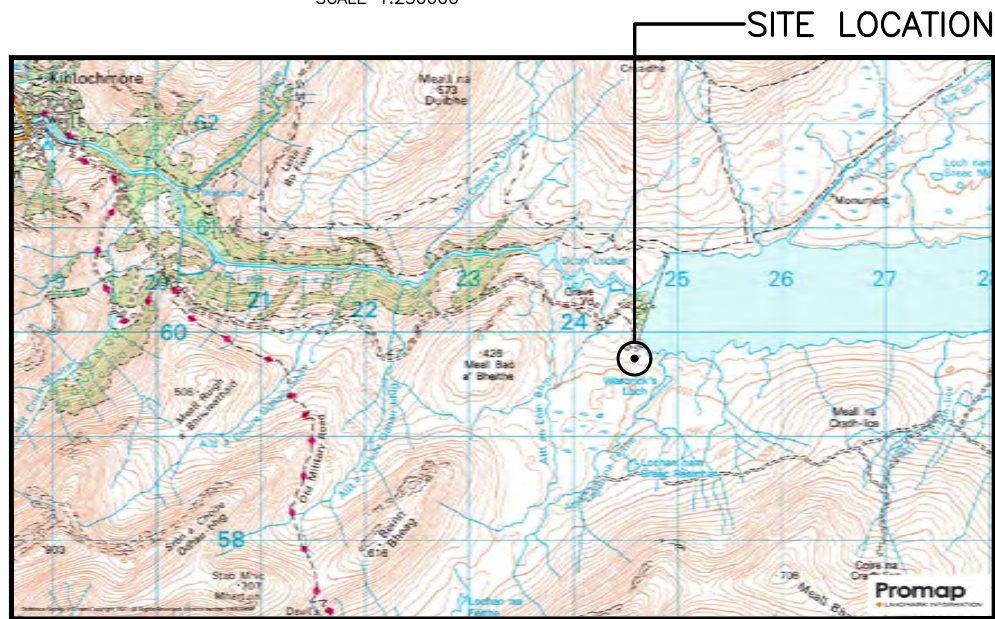
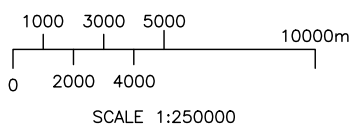


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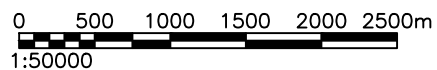
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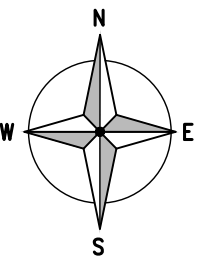
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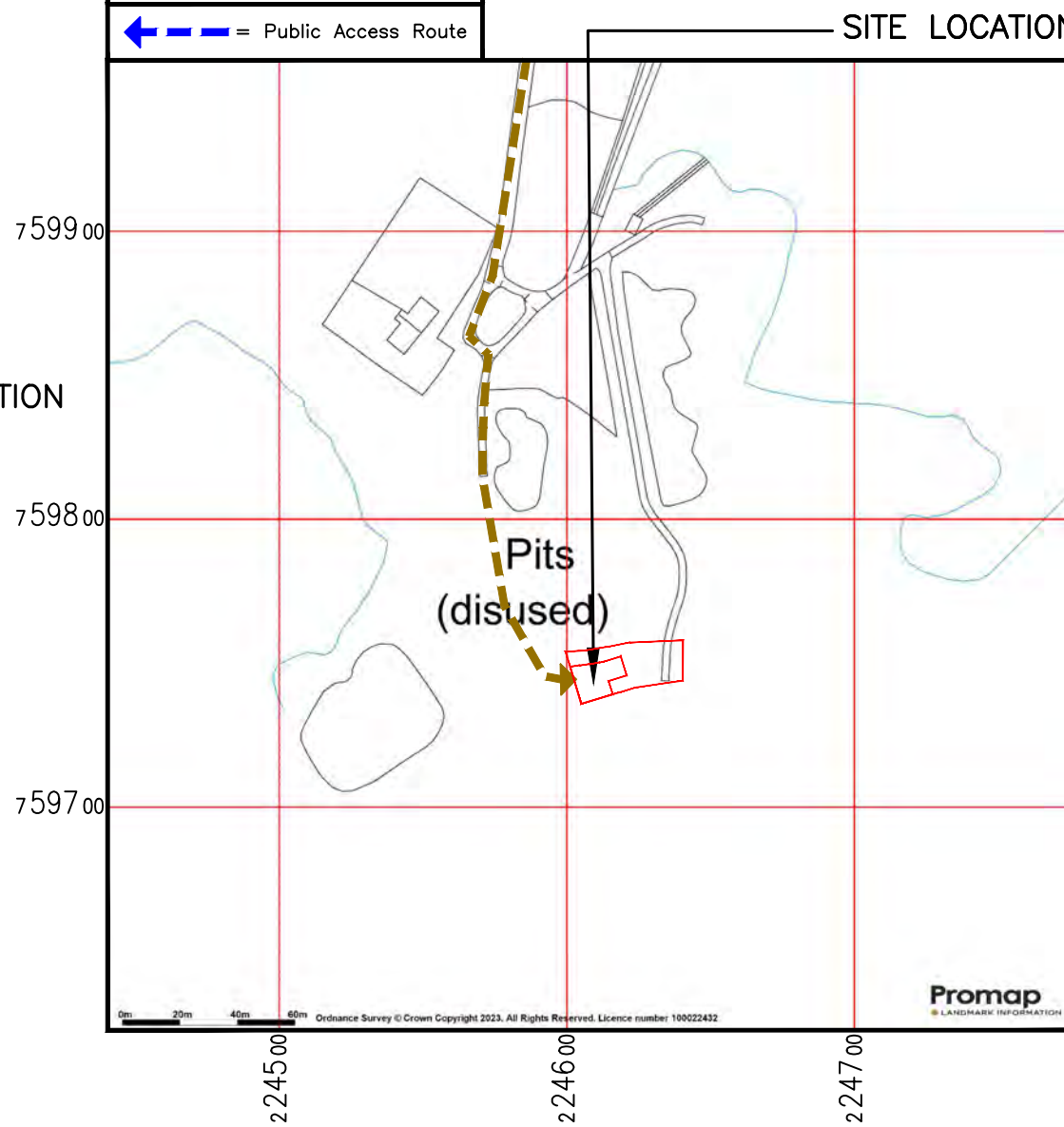
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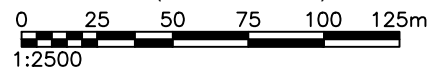
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← = Right of Access
← = Public Access Route



DETAILED SITE LOCATION
(Scale 1:2500)



SITE PHOTOGRAPH

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NOTES:

REV	MODIFICATION	BY	CH	DATE
C	Tower Swap	SPD	HK	19.07.23
B	Minor Amends	SPD	HK	21.06.23
A	Issued for Approval	SPD	HK	22.05.23

Unit E, Madison Place, Northampton road,
Manchester, M40 5AG
Tel: 0161 785 4500
Fax: 0161 785 4501
Web: www.clarke-telecom.com

CORNERSTONE - SRN/TNS

Cell Name	Opt.
BLACKWATER DAM	A

Cell ID No			
CS ID	CS E REF	TNS REF	
30732100	E370666	TNS0203A	
VF	TEF	THREE	EE
22693	-	HLD899	85832

Site Address / Contact Details
BLACKWATER RESERVOIR
KINLOCHLEVEN
HIGHLANDS
PH30 4AA

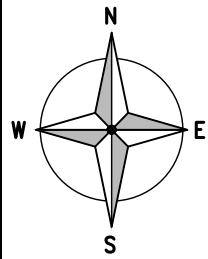
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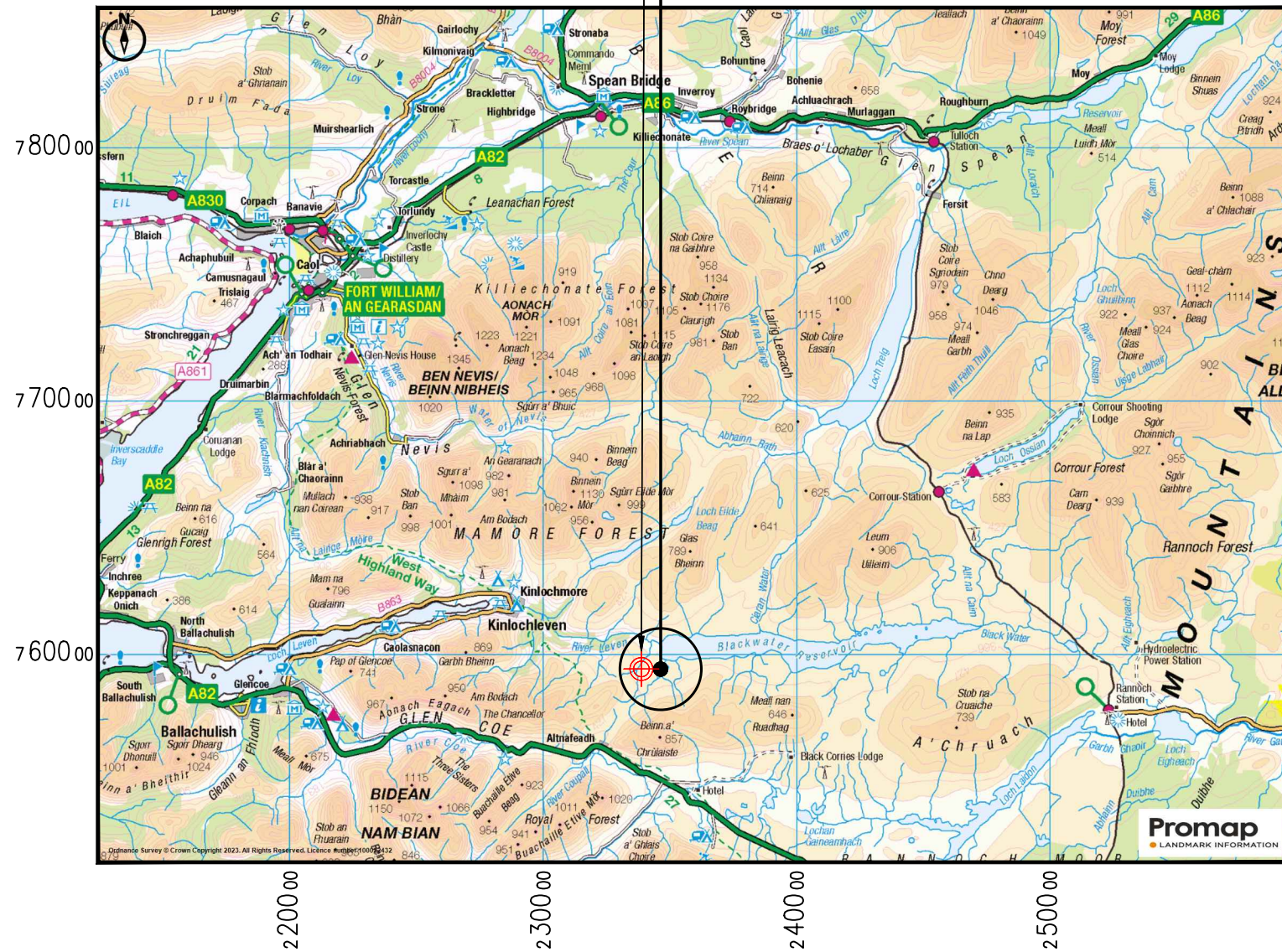
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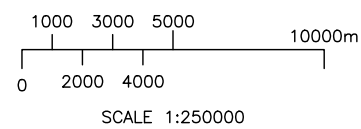
SITE LOCATION

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SITE LOCATION
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Drawings comply with TNS document: SRN TNS Standard Layouts & Acquisition Guidance specification

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DIRECTIONS TO SITE:
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NOTES:
FOR FULL ACCESS DETAILS SEE ALL DWGS. WITHIN THE 100 SERIES OF DWGS.

REV	MODIFICATION	BY	CH	DATE
C	Tower Swap	SPD	HK	19.07.23
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Unit E, Madison Place, Northampton road,
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CORNERSTONE - SRN/TNS

Cell Name	Opt.
BLACKWATER DAM	A

Cell ID No			
CS ID	CS E REF	TNS REF	
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22693	-	HLD899	85832

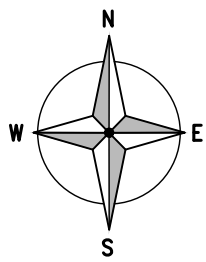
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BLACKWATER RESERVOIR KINLOCHLEVEN HIGHLANDS PH30 4AA	

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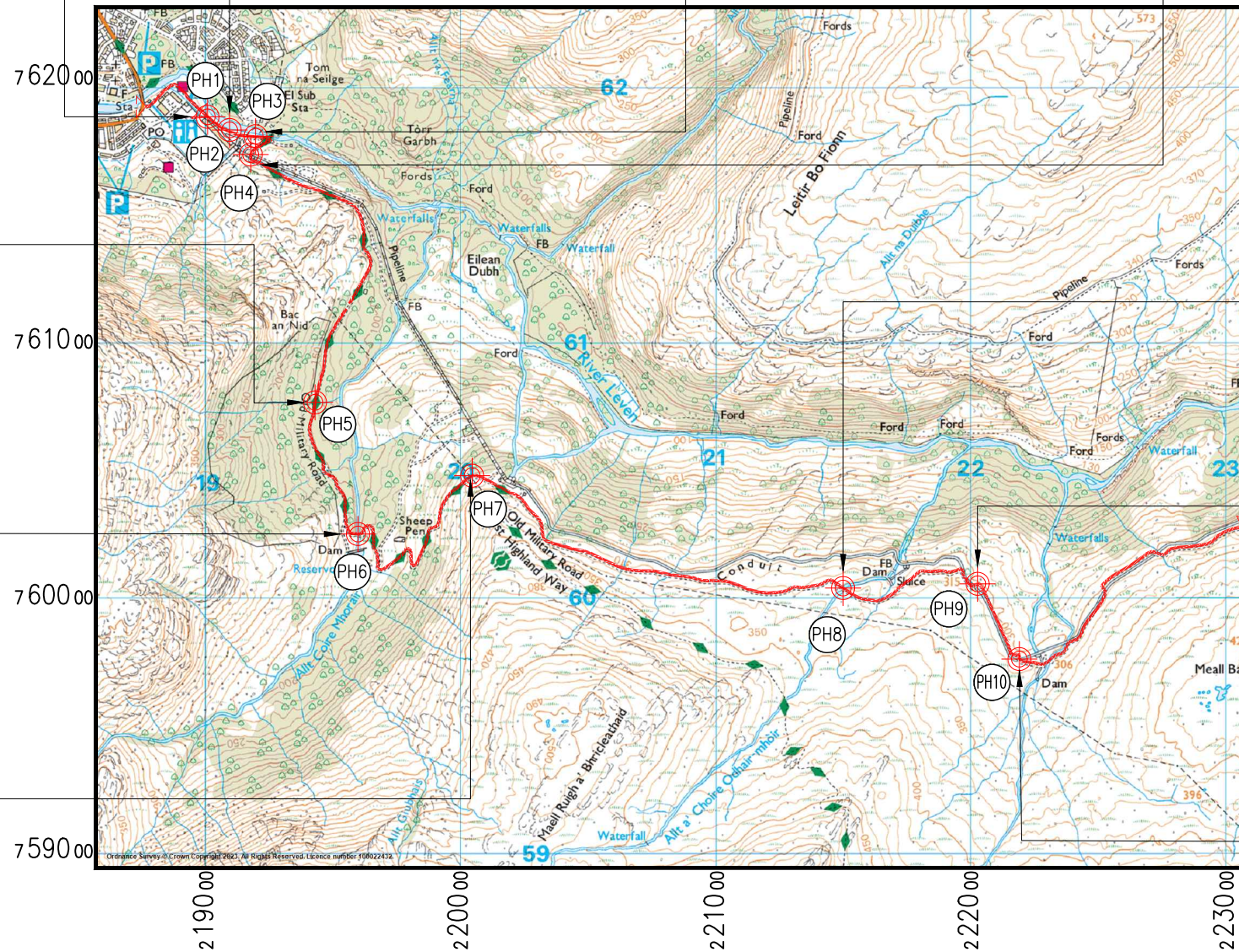
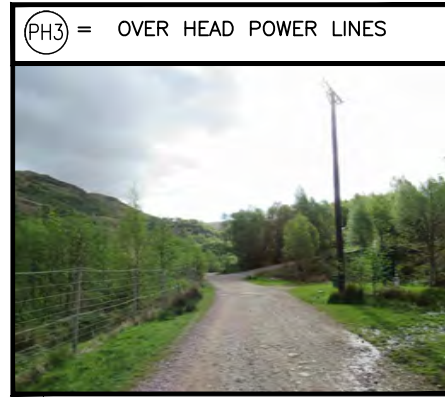
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Track Start
What3Words:
interacts.shorts.motoring



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R | E: 224608 N: 759763
 ACCESS PHOTO KEY:
 (PH1) = TRACK START FOR 22639 / GATE 1
 (PH2) = BRIDGE 1 - 4.0m WIDE
 (PH3) = OVERHEAD POWER LINES 1
 (PH4) = BRIDGE 2 (OVER PIPES) - 3.5m WIDE
 (PH5) = BRIDGE 3 - 3.2m WIDE
 (PH6) = BRIDGE 4 - 3.2m WIDE
 (PH7) = OVERHEAD POWER LINES 3
 (PH8) = BRIDGE 5 - 3.2m WIDE
 (PH9) = BRIDGE 6 - 3.2m WIDE
 (PH10) = BRIDGE 7 - 3.2m WIDE

→ = DENOTES SITE ACCESS ROUTE FROM B863
 NOTE:
 ACCESS ROUTE CONTINUES ON DWG. No. 104

REV	MODIFICATION	BY	CH	DATE
C	Tower Swap	SPD	HK	19.07.23
B	Minor Amends	SPD	HK	21.06.23
A	Issued for Approval	SPD	PP	22.05.23

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cornerstone
 CORNERSTONE - SRN/TNS

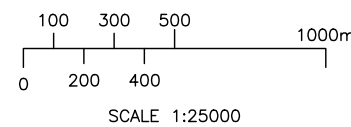
Cell Name		Opt.	
BLACKWATER DAM		A	
Cell ID No			
CS ID	CS E REF	TNS REF	
30732100	E370666	TNS0203A	
VF	TEF	THREE	EE
22693	-	HLD899	85832

Site Address / Contact Details
 BLACKWATER RESERVOIR
 KINLOCHLEVEN
 HIGHLANDS
 PH30 4AA

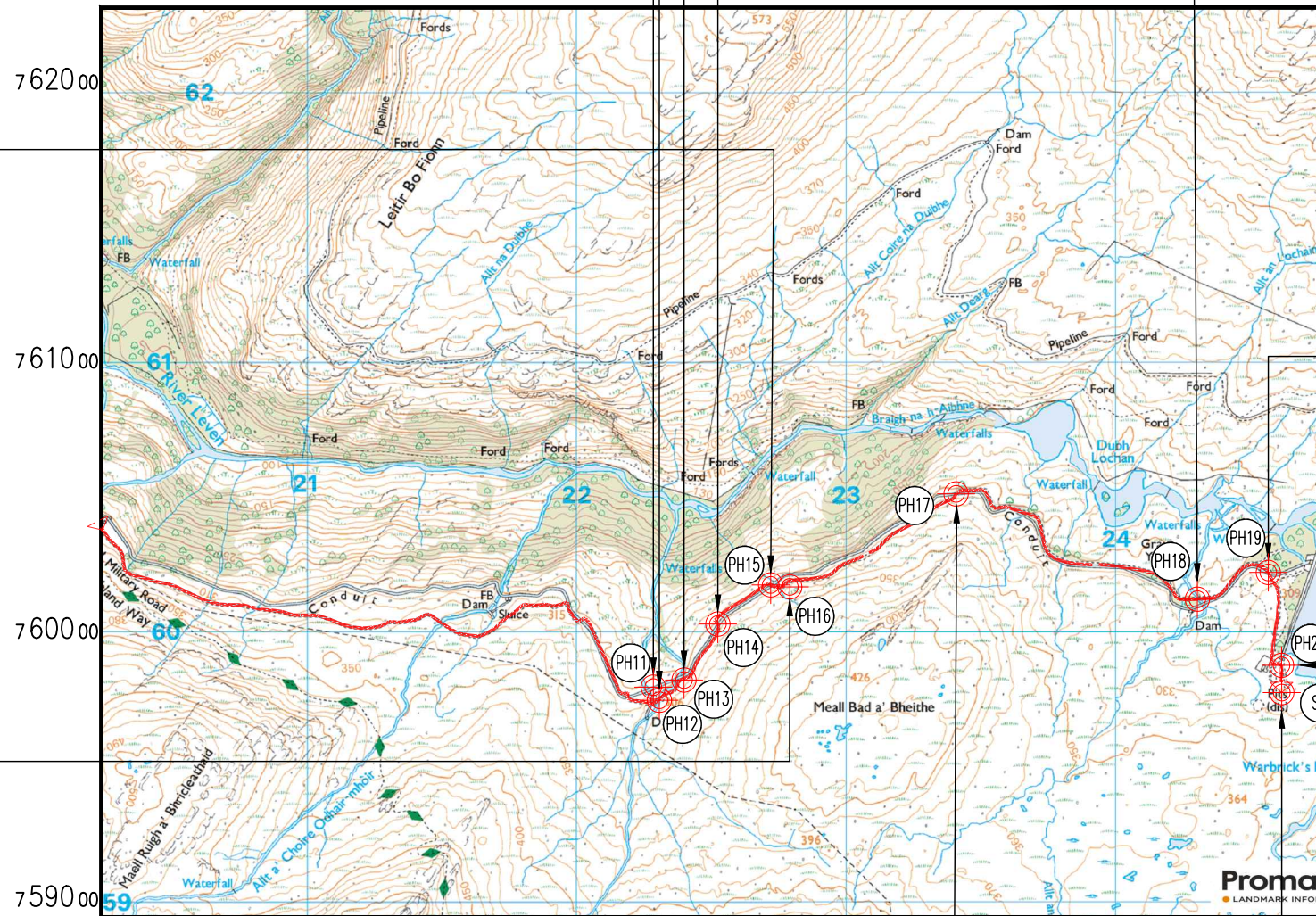
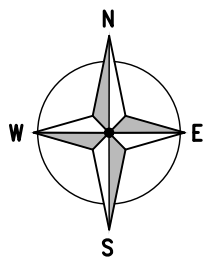
Drawing Title:
 PROPOSED SITE ACCESS DETAILS (01 OF 02)

Purpose of issue:	PLANNING	Dwg Rev:						
Drawing Number:	102	C						
Surveyed By:	PP	Original Sheet Size:	A3	Pack Issue:				
Drawn:	SPD	Date:	22.05.23	Checked:	HK	Date:	22.05.23	D

PROPOSED SITE ACCESS DETAILS (01 OF 02)
 (Scale 1:25000)

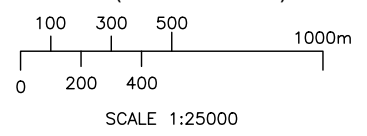


Drawings comply with TNS document: SRN TNS Standard Layouts & Acquisition Guidance specification



PROPOSED SITE ACCESS DETAILS (02 OF 02)

(Scale 1:25000)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 224608 N: 759763

ACCESS PHOTO KEY:

- PH11 = ELECTRICAL SUB STATION
- PH12 = BRIDGE 8 - 3.2m WIDE
- PH13 = BRIDGE 9 - 3.1m WIDE
- PH14 = BRIDGE 10 - 3.2m WIDE
- PH15 = BRIDGE 11 - 3.2m WIDE
- PH16 = 3PH OVER HEAD LINES SEALING END
- PH17 = BRIDGE 12 - 3.1m WIDE
- PH18 = BRIDGE 13 - 3.2m WIDE
- PH19 = BRIDGE 14 - 3.0m WIDE
- PH20 = START OFF NARROW CRUSHED ROCK CAUSEWAY - 3.0m WIDE
- SL1 = SITE LOCATION NGR: E:224608/N:759763

---> = DENOTES SITE ACCESS ROUTE FROM B863

REV	MODIFICATION	BY	CH	DATE
C	Tower Swap	SPD	HK	19.07.23
B	Minor Amends	SPD	HK	21.06.23
A	Issued for Approval	SPD	PP	22.05.23

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CORNERSTONE - SRN/TNS

Cell Name		Opt.	
BLACKWATER DAM		A	
Cell ID No			
CS ID	CS E REF	TNS REF	
30732100	E370666	TNS0203A	
VF	TEF	THREE	EE
22693	-	HLD899	85832

Site Address / Contact Details

BLACKWATER RESERVOIR
KINLOCHLEVEN
HIGHLANDS
PH30 4AA

Drawing Title:
PROPOSED SITE ACCESS DETAILS (02 OF 02)

Purpose of issue: **PLANNING**

Drawing Number: 103

Surveyed By: PP

Original Sheet Size: A3

Drawn: SPD Date: 22.05.23

Checked: HK Date: 22.05.23

Dwg Rev: C

Pack Issue: D

Drawings comply with TNS document: SRN TNS Standard Layouts & Acquisition Guidance specification

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 224608 N: 759763

SITE ACCESS KEY

- — — PUBLIC ACCESS ROUTE
- EQUIPMENT SPACE
- EQUIPMENT AIRSPACE
- ACCESS SPACE
- SET DOWN SPACE
- — — PROPOSED INTERNAL ACCESS
- — — PROPOSED TRANSMISSION SUPPLY (T.B.C)
- — — PROPOSED AC SUPPLY (T.B.C)

TOTAL AREA OF EQUIPMENT SPACE = 156.00m²

TOTAL AREA OF ACCESS SPACE = 28223.5m²

TOTAL AREA OF SET DOWN SPACE = 480.17m²

NOTES:

REV	MODIFICATION	BY	CH	DATE
C	Tower Swap	SPD	HK	19.07.23
B	Minor Amends	SPD	HK	21.06.23
A	Issued for Approval	SPD	HK	22.05.23



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CORNERSTONE - SRN/TNS

Cell Name	Opt.
BLACKWATER DAM	A

Cell ID No			
CS ID	CS E REF	TNS REF	
30732100	E370666	TNS0203A	
VF	TEF	THREE	EE
22693	—	HLD899	85832

Site Address / Contact Details

BLACKWATER RESERVOIR
KINLOCHLEVEN
HIGHLANDS
PH30 4AA

Drawing Title:
CODE AGREEMENT DRAWING (1 OF 2)

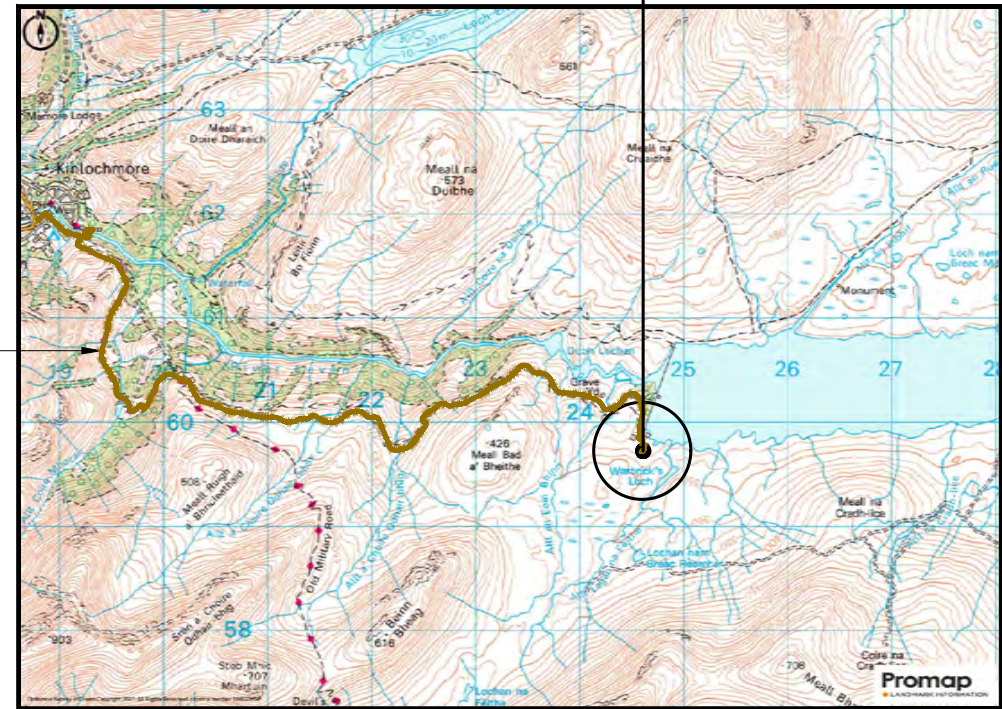
Purpose of issue:	Dwg Rev:
PLANNING	

Drawing Number:	Dwg Issue:
104	C

Surveyed By:	Original Sheet Size:	Pack	Issue:
PP	A3		
Drawn:	Date:	Checked:	Date:
SPD	22.05.23	HK	22.05.23

SITE LOCATION

What3Words:
crunching.skis.took

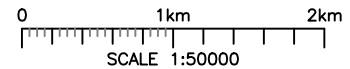


PROPOSED ACCESS SPACE FROM B863 TO SITE

DETAILED SITE LOCATION

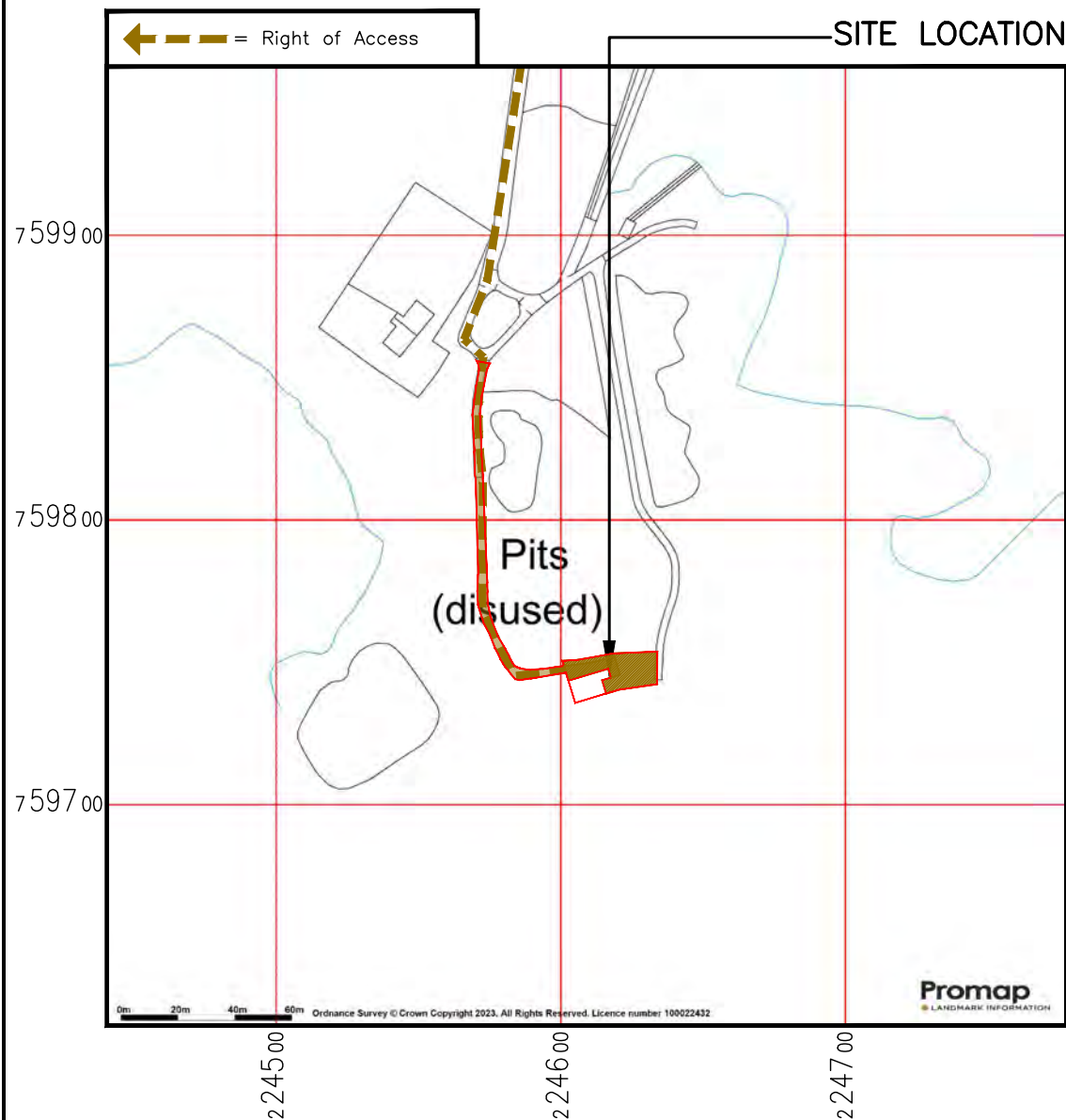
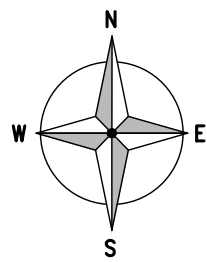
(Scale 1:50000)

Based upon Ordnance Survey map extract with the permission of the Controller of His Majesty's Stationery Office. Crown copyright. Licence No. 100022432

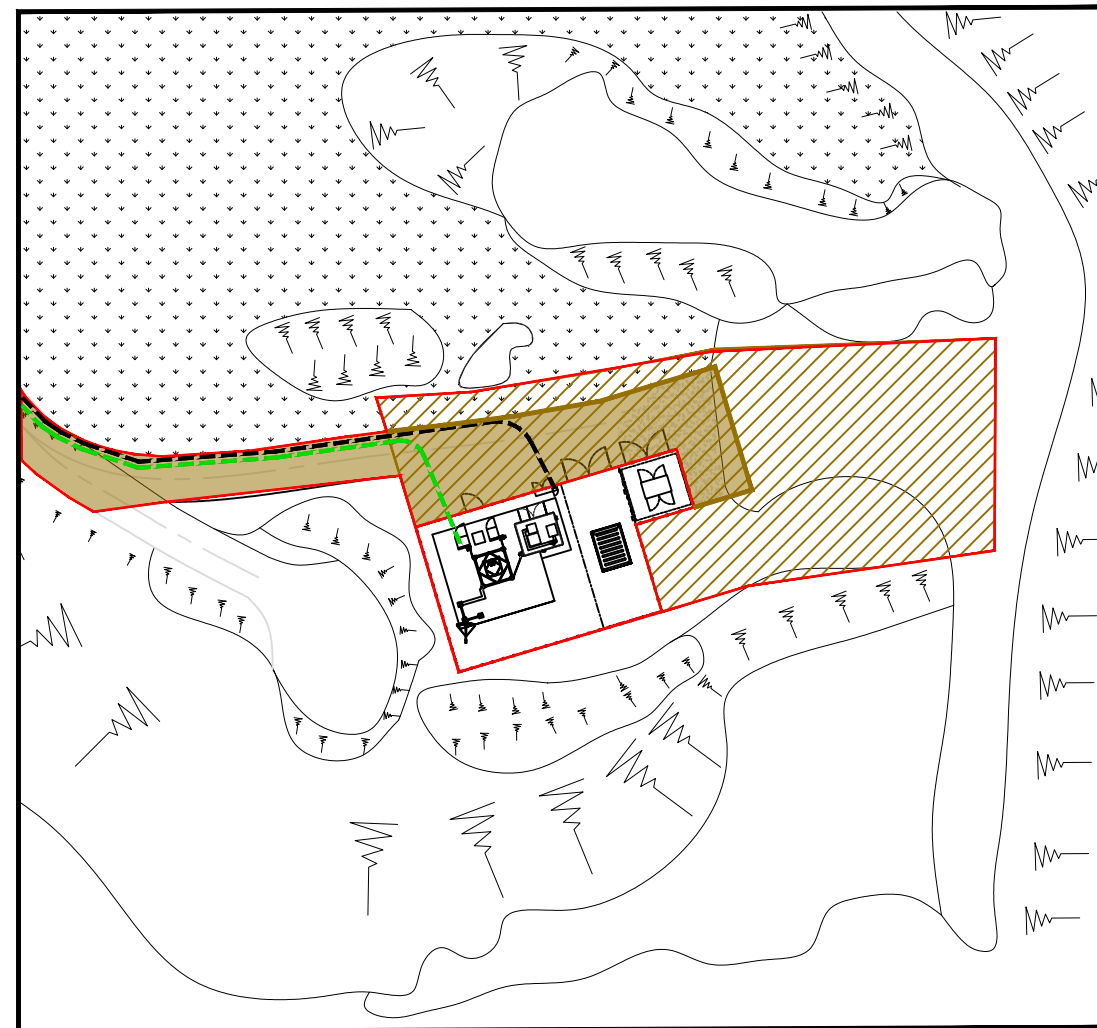


DIRECTIONS TO SITE:
CONTINUE TO A828 HEAD SOUTH TURN LEFT TOWARD A828 FOLLOW A828 TO B863 IN GLENCOE TURN LEFT ONTO A828 AT THE ROUNDABOUT, TAKE THE 2ND EXIT AND STAY ON A828 AT THE ROUNDABOUT, TAKE THE 1ST EXIT AND STAY ON A828 AT BALLACHULISH ROUNDABOUT, TAKE THE 1ST EXIT ONTO A82 CONTINUE ON B863. DRIVE TO OLD MILITARY RD TURN LEFT ONTO B863 TURN RIGHT ONTO OLD MILITARY RD

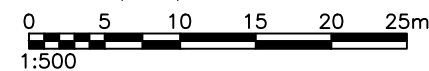
Drawings comply with TNS document: SRN TNS Standard Layouts & Acquisition Guidance specification



DETAILED SITE LOCATION
(Scale 1:2500)
0 25 50 75 100 125m
1:2500



DETAILED PLAN VIEW
(1:500)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 224608 N: 759763

SITE ACCESS KEY

- PUBLIC ACCESS ROUTE
- EQUIPMENT SPACE
- EQUIPMENT AIRSPACE
- ACCESS SPACE
- SET DOWN SPACE
- PROPOSED INTERNAL ACCESS
- PROPOSED TRANSMISSION SUPPLY (T.B.C)
- PROPOSED AC SUPPLY (T.B.C)

TOTAL AREA OF EQUIPMENT SPACE = 156.00m²

TOTAL AREA OF ACCESS SPACE = 28223.5m²

TOTAL AREA OF SET DOWN SPACE = 480.17m²

NOTES:

D	Minor Amends	SPD	HK	23.11.23
C	Tower Swap	SPD	HK	19.07.23
B	Minor Amends	SPD	HK	21.06.23
A	Issued for Approval	SPD	HK	22.05.23
REV	MODIFICATION	BY	CH	DATE

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cornerstone
CORNERSTONE - SRN/TNS

Cell Name	Opt.
BLACKWATER DAM	A

Cell ID No			
CS ID	CS E REF	TNS REF	
30732100	E370666	TNS0203A	
VF	TEF	THREE	EE
22693	-	HLD899	85832

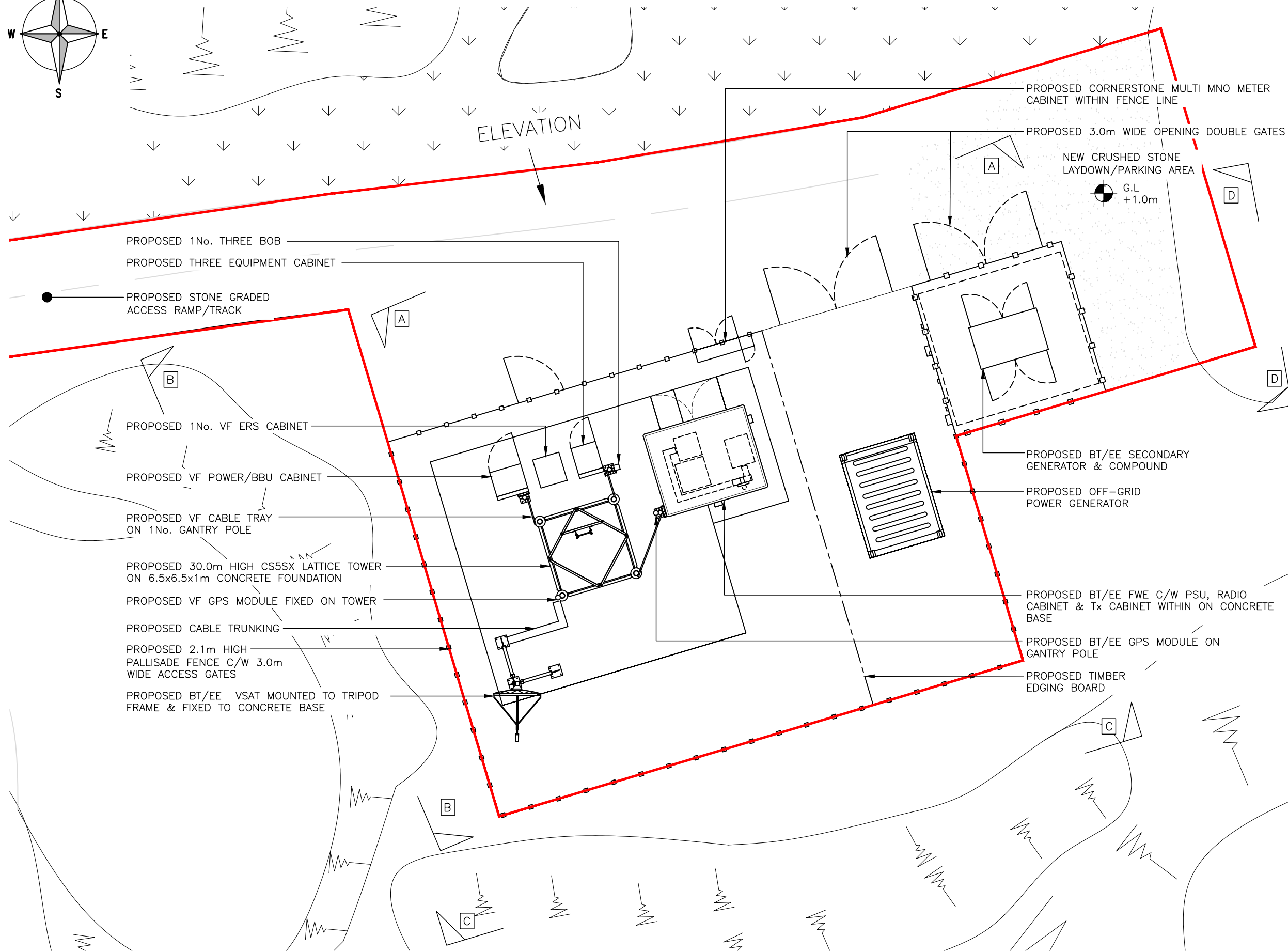
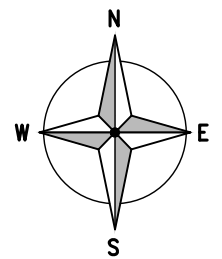
Site Address / Contact Details
BLACKWATER RESERVOIR
KINLOCHLEVEN
HIGHLANDS
PH30 4AA

Drawing Title:
CODE AGREEMENT DRAWING (2 OF 2)

Purpose of issue:	PLANNING	Dwg Rev:
Drawing Number:	105	D

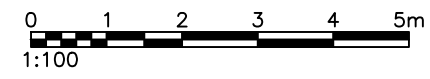
Surveyed By:	Original Sheet Size:	Pack Issue:
PP	A3	
Drawn:	Date:	Checked:
SPD	22.05.23	HK
Date:	22.05.23	D

Drawings comply with TNS document: SRN TNS Standard Layouts & Acquisition Guidance specification



PROPOSED SITE PLAN
(1:100)

Drawings comply with TNS document: SRN TNS Standard Layouts & Acquisition Guidance specification



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 224608 N: 759763

NOTES:

1. PROPOSED TOWER, ANTENNAS, DISHES, PALLISADE FENCE & CABINETS TO BE PAINTED RAL7034 (YELLOW GREY).

REV	MODIFICATION	BY	CH	DATE
D	Minor Amends	SPD	HK	23.11.23
C	Tower Swap	SPD	HK	19.07.23
B	Minor Amends	SPD	HK	21.06.23
A	Issued for Approval	SPD	HK	22.05.23

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CORNERSTONE - SRN/TNS

Cell Name	Opt.
BLACKWATER DAM	A

Cell ID No			
CS ID	CS E REF	TNS REF	
30732100	E370666	TNS0203A	
VF	TEF	THREE	EE
22693	-	HLD899	85832

Site Address / Contact Details

BLACKWATER RESERVOIR
KINLOCHLEVEN
HIGHLANDS
PH30 4AA

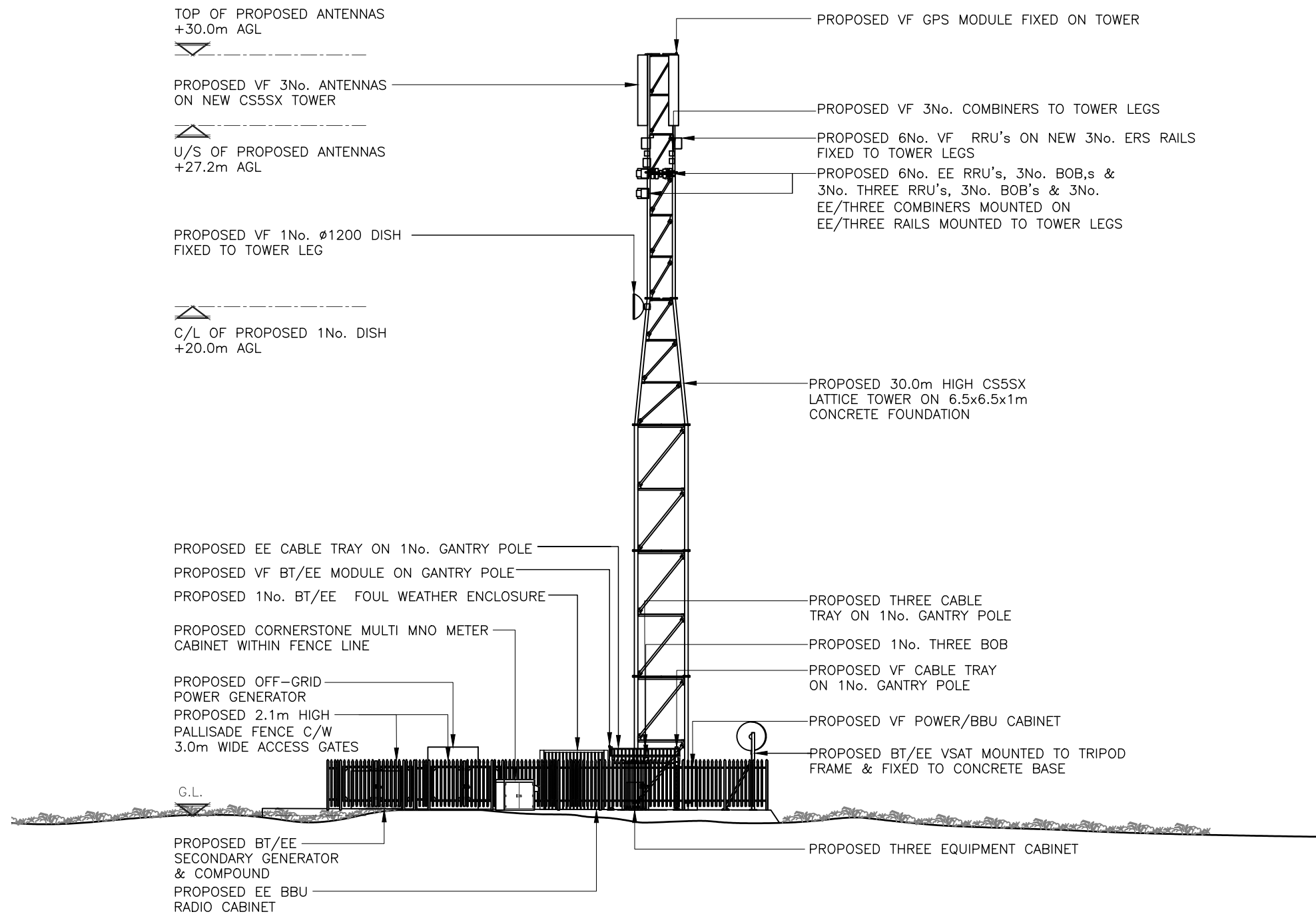
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Purpose of issue: **PLANNING** Dwg Rev: D

Drawing Number: **202** D

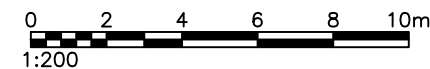
Surveyed By: **PP** Original Sheet Size: A3 Pack Issue: D

Drawn: **SPD** Date: 22.05.23 Checked: HK Date: 22.05.23 D



PROPOSED NORTH-WEST ELEVATION A-A
(1:200)

Drawings comply with TNS document: SRN TNS Standard Layouts & Acquisition Guidance specification



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 224608 | N: 759763

NOTES:
1. PROPOSED TOWER, ANTENNAS, DISHES, PALLISADE FENCE & CABINETS TO BE PAINTED RAL7034 (YELLOW GREY).

REV	MODIFICATION	BY	CH	DATE
C	Tower Swap	SPD	HK	19.07.23
B	Minor Amends	SPD	HK	21.06.23
A	Issued for Approval	SPD	HK	22.05.23

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CORNERSTONE - SRN/TNS

Cell Name	Opt.
BLACKWATER DAM	A

Cell ID No

CS ID	CS E REF	TNS REF
30732100	E370666	TNS0203A

VF	TEF	THREE	EE
22693	-	HLD899	85832

Site Address / Contact Details

BLACKWATER RESERVOIR
KINLOCHLEVEN
HIGHLANDS
PH30 4AA

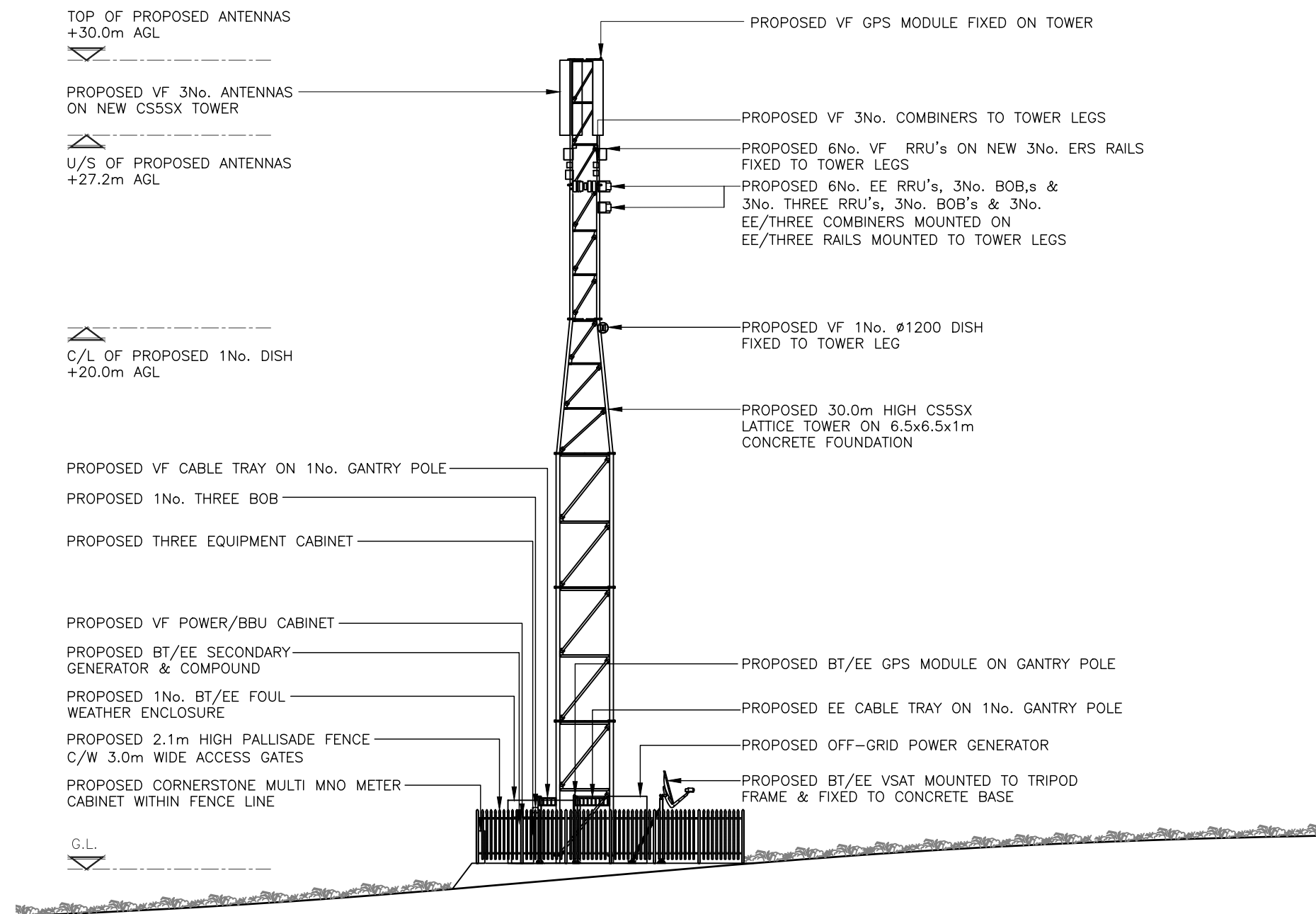
Drawing Title:
PROPOSED NORTH-WEST ELEVATION A-A

Purpose of issue:	Dwg Rev:
PLANNING	C

Drawing Number:	Pack Issue:
301	D

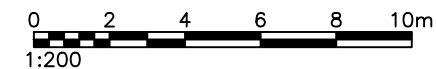
Surveyed By:	Original Sheet Size:	Pack Issue:
PP	A3	D

Drawn:	Date:	Checked:	Date:
SPD	22.05.23	HK	22.05.23



PROPOSED SOUTH-WEST ELEVATION B-B
(1:200)

Drawings comply with TNS document: SRN TNS Standard
Layouts & Acquisition Guidance specification



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 224608 N: 759763

NOTES:
1. PROPOSED TOWER, ANTENNAS, DISHES,
PALLISADE FENCE & CABINETS TO BE
PAINTED RAL7034 (YELLOW GREY).

REV	MODIFICATION	BY	CH	DATE
A	Minor Amends	SPD	HK	23.11.23

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CORNERSTONE - SRN/TNS

Cell Name	Opt.
BLACKWATER DAM	A

Cell ID No

CS ID	CS E REF	TNS REF
30732100	E370666	TNS0203A

VF	TEF	THREE	EE
22693	-	HLD899	85832

Site Address / Contact Details

BLACKWATER RESERVOIR
KINLOCHLEVEN
HIGHLANDS
PH30 4AA

Drawing Title:
PROPOSED SOUTH-WEST ELEVATION B-B

Purpose of issue:	PLANNING	Dwg Rev:
Drawing Number:	302	A

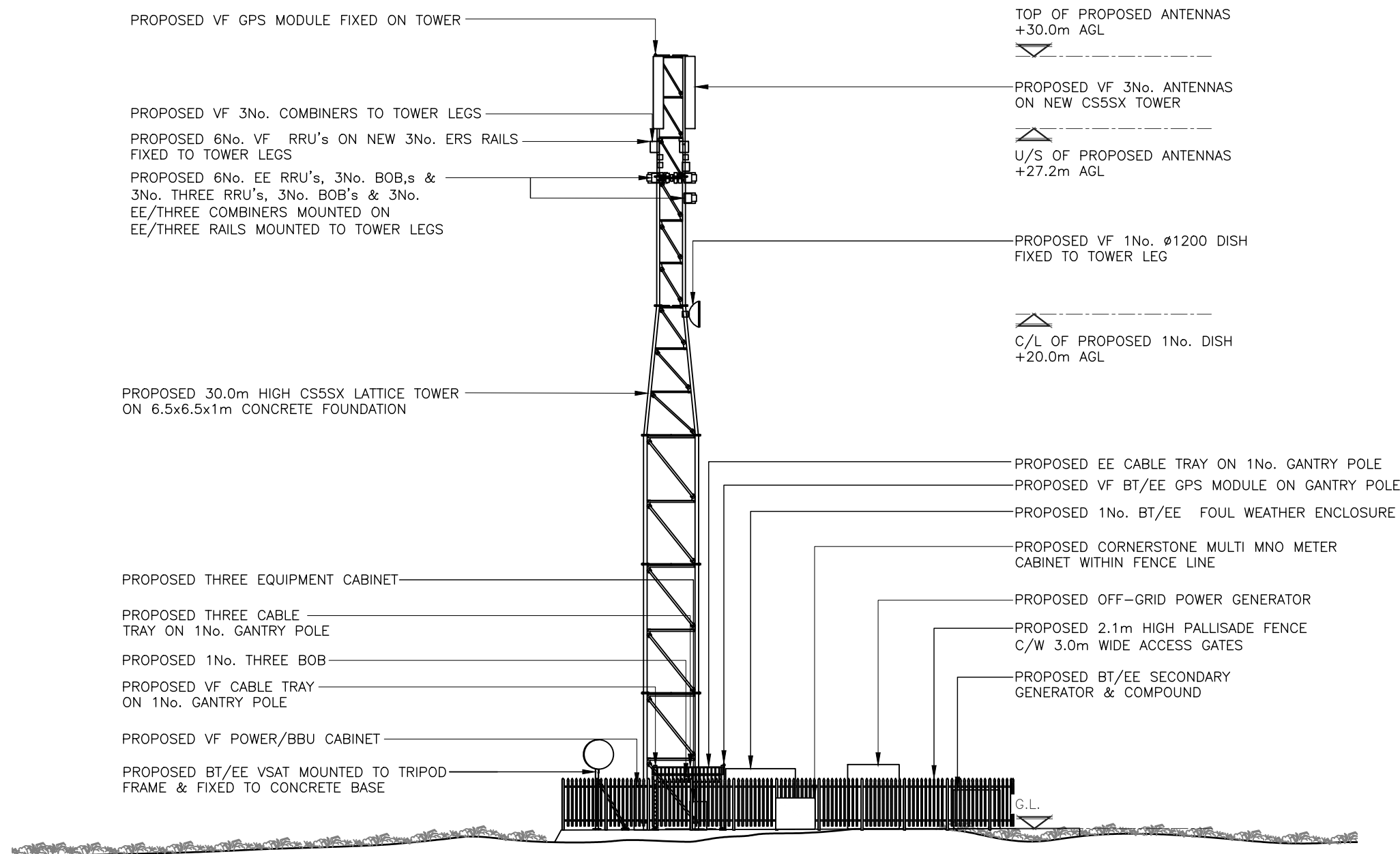
Surveyed By:	PP	Original Sheet Size:	A3	Pack Issue:
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Drawn:	SPD	Date:	22.05.23	Checked:	HK	Date:	22.05.23	D
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ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 224608 | N: 759763

NOTES:
1. PROPOSED TOWER, ANTENNAS, DISHES, PALLISADE FENCE & CABINETS TO BE PAINTED RAL7034 (YELLOW GREY).



PROPOSED VF GPS MODULE FIXED ON TOWER

PROPOSED VF 3No. COMBINERS TO TOWER LEGS

PROPOSED 6No. VF RRU's ON NEW 3No. ERS RAILS FIXED TO TOWER LEGS

PROPOSED 6No. EE RRU's, 3No. BOB's & 3No. THREE RRU's, 3No. BOB's & 3No. EE/THREE COMBINERS MOUNTED ON EE/THREE RAILS MOUNTED TO TOWER LEGS

PROPOSED 30.0m HIGH CS5SX LATTICE TOWER ON 6.5x6.5x1m CONCRETE FOUNDATION

PROPOSED THREE EQUIPMENT CABINET

PROPOSED THREE CABLE TRAY ON 1No. GANTRY POLE

PROPOSED 1No. THREE BOB

PROPOSED VF CABLE TRAY ON 1No. GANTRY POLE

PROPOSED VF POWER/BBU CABINET

PROPOSED BT/EE VSAT MOUNTED TO TRIPOD FRAME & FIXED TO CONCRETE BASE

TOP OF PROPOSED ANTENNAS +30.0m AGL

PROPOSED VF 3No. ANTENNAS ON NEW CS5SX TOWER

U/S OF PROPOSED ANTENNAS +27.2m AGL

PROPOSED VF 1No. Ø1200 DISH FIXED TO TOWER LEG

C/L OF PROPOSED 1No. DISH +20.0m AGL

PROPOSED EE CABLE TRAY ON 1No. GANTRY POLE

PROPOSED VF BT/EE GPS MODULE ON GANTRY POLE

PROPOSED 1No. BT/EE FOUL WEATHER ENCLOSURE

PROPOSED CORNERSTONE MULTI MNO METER CABINET WITHIN FENCE LINE

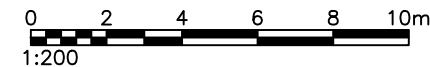
PROPOSED OFF-GRID POWER GENERATOR

PROPOSED 2.1m HIGH PALLISADE FENCE C/W 3.0m WIDE ACCESS GATES

PROPOSED BT/EE SECONDARY GENERATOR & COMPOUND

PROPOSED SOUTH-EAST ELEVATION C-C
(1:200)

Drawings comply with TNS document: SRN TNS Standard Layouts & Acquisition Guidance specification



A	Minor Amends	SPD	HK	23.11.23
REV	MODIFICATION	BY	CH	DATE

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CORNERSTONE - SRN/TNS

Cell Name	Opt.
BLACKWATER DAM	A

Cell ID No

CS ID	CS E REF	TNS REF
30732100	E370666	TNS0203A

VF	TEF	THREE	EE
22693	-	HLD899	85832

Site Address / Contact Details

BLACKWATER RESERVOIR
KINLOCHLEVEN
HIGHLANDS
PH30 4AA

Drawing Title:
PROPOSED SOUTH-EAST ELEVATION C-C

Purpose of issue:	Dwg Rev:
PLANNING	A

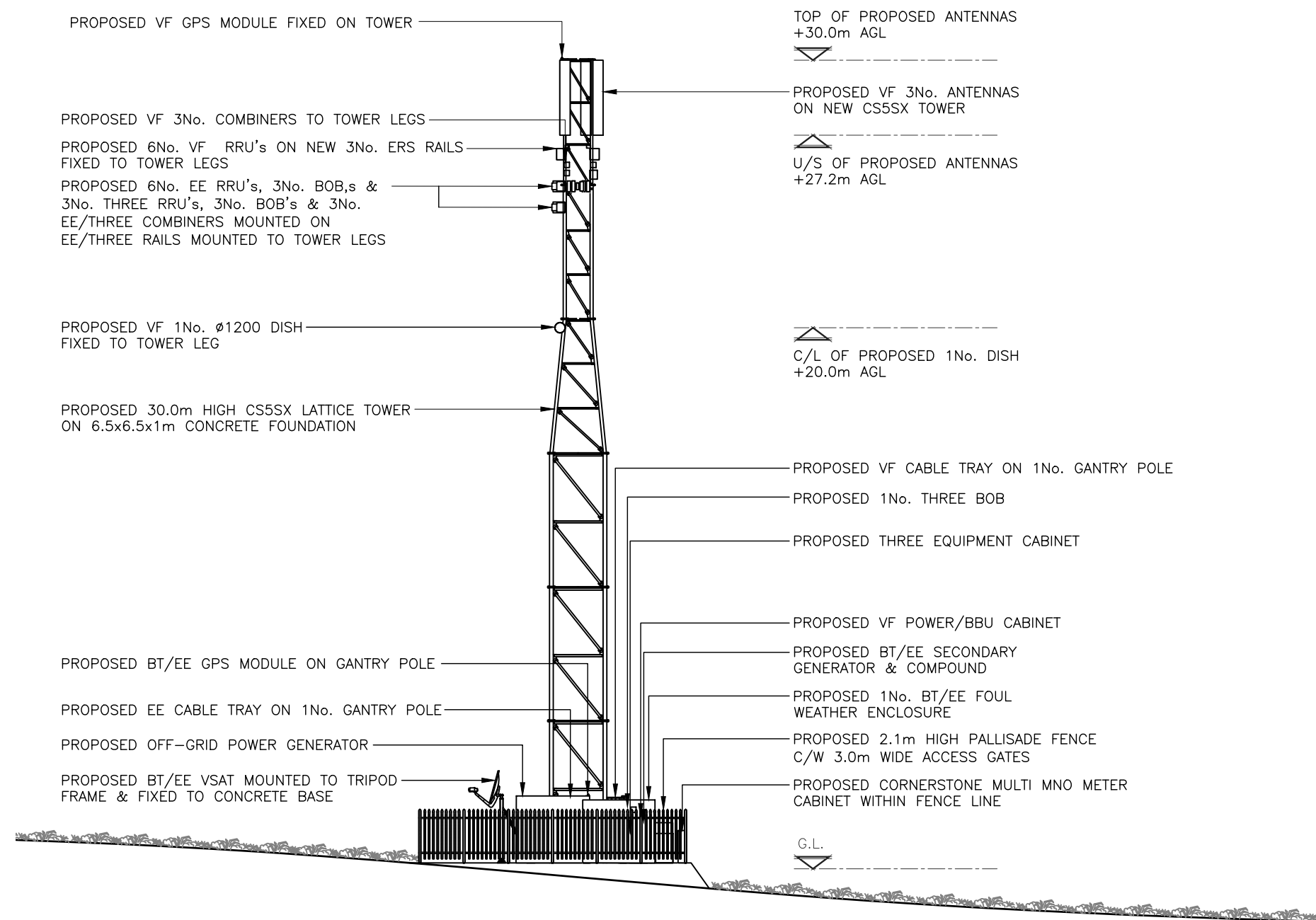
Drawing Number:	Pack Issue:
303	D

Surveyed By:	Original Sheet Size:	Pack Issue:	
PP	A3	D	
Drawn:	Date:	Checked:	Date:
SPD	22.05.23	HK	22.05.23

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

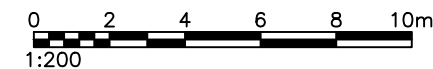
N.G.R E: 224608 N: 759763

NOTES:
1. PROPOSED TOWER, ANTENNAS, DISHES, PALLISADE FENCE & CABINETS TO BE PAINTED RAL7034 (YELLOW GREY).



PROPOSED NORTH-EAST ELEVATION D-D
(1:200)

Drawings comply with TNS document: SRN TNS Standard Layouts & Acquisition Guidance specification



REV	Minor Amends	SPD	HK	23.11.23
	MODIFICATION	BY	CH	DATE

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cornerstone
CORNERSTONE - SRN/TNS

Cell Name	Opt.
BLACKWATER DAM	A

Cell ID No

CS ID	CS E REF	TNS REF
30732100	E370666	TNS0203A

VF	TEF	THREE	EE
22693	-	HLD899	85832

Site Address / Contact Details

BLACKWATER RESERVOIR
KINLOCHLEVEN
HIGHLANDS
PH30 4AA

Drawing Title:
PROPOSED NORTH-EAST ELEVATION D-D

Purpose of issue:	PLANNING	Dwg Rev:
Drawing Number:	304	A

Surveyed By:	Original Sheet Size:	Pack Issue:
PP	A3	D

Drawn:	Date:	Checked:	Date:
SPD	22.05.23	HK	22.05.23