

Agenda Item	7.3
Report No	PLN/081/24

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 29 October 2024
Report Title: 24/02112/FUL: VM02 UK Ltd
Land 460M NE of Fannich Lodge, Lochluichart, Garve
Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Installation of 20m high lattice tower, ancillary equipment, compound, access track and associated development
Ward: 05 – Wester Ross, Strathpeffer and Lochalsh
Development category: Local
Reason referred to Committee: 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 mobile telecommunications installation comprising a 20m high lattice tower, ancillary equipment, compound, access track and associated development located approximately 460m NE of Fannich Lodge.

The tower would support an infrared LED obstruction warning light, dishes, antennae and transmission equipment above 13.35m on the tower. The tower will be sited on a concrete foundation measuring 6.5m x 6m and within a fenced compound measuring 10m x 10m also enclosing a foul weather enclosure, backhaul dish and two additional cabinets. An area of 10m x 4m lying immediately to the NW of the main compound is reserved for an off-grid generator up to 2.75m in height and a fenced area, lying further NW would enclose an additional generator on a concrete base. An area of hardstanding measuring 18m x 4m lies to the NE of the fenced compounds. A Fir Green (RAL 6009) finish is proposed, and this is considered to be acceptable in this location.

- 1.2 This mast would be capable of hosting equipment from up to 4 mobile network operators (Vodafone, VMO2, 3UK and EE); it would provide 4G coverage to a “total not spot”.
- 1.3 Construction would be via an existing 14Km of estate track leading from the A832 public road at Grudie, Lochluichart and a further ATV track leading past a small forestry plantation lying to the south of the site. A small section of new track (8m) is required to connect the site to the existing ATV route. A build time of 6 to 8 weeks is anticipated for this development.
- 1.4 Pre-Application Consultation: 23/05140/PREAPP was withdrawn on 4th April 2024.
- 1.5 Supporting Information: Construction Method Statement, Coverage Plots, DCMS Telecomms Report, Design and Access Statement, Ecological Assessment, ESN Pamphlet, Landscape and Visual Impact Assessment, LVIA- Viewpoints, LVIA – Wildland Area Assessment, LVIA Methodology, Mast Build Factsheet, Mast Location Selection Factsheet, Mast Parts Factsheet, Programme Structure, Programme Summary Pamphlet, SRN Ministerial Benefits Brochure, Supplementary Information, Timeline, UK Connected Nations, UK Connected Nations Update Spring 2023. ICNIRP Declaration

- 1.6 Variations: Aircraft Warning Light Included

2. SITE DESCRIPTION

- 2.1 The site lies within the Fisherfield – Letterewe- Fannichs Wild Land Area (WLA 28), Fannich Hills Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), on the 300m contour and approximately 460m NE of Fannich Lodge which sits on the northern edge of Loch Fannich. Allt a Choire Riabhaich lies approximately 70m to the west and a small forestry plantation occupies flatter land immediately to the south which then slopes gently down towards the loch. An estate ATV track provides access to the north and west of the site. The landform is relatively open hill land to the east and west with higher rising ground to the north. The compound and new section of access track would be on a generally flat area and

require minimal land re-profiling with the surrounding land being well drained modified bog. The nearest residential property is the Keepers Cottage lying to the south with its associated outbuildings.

- 2.2 The estate tracks are widely used by hill walkers and mountain cyclists as they offer relatively easy, well-maintained access. The designated Core Path / ROW (HR29) lies to the south of the site, following the route of a further estate track.

3. PLANNING HISTORY

- 3.1 19.10.2023 23/05140/PREAPP: Greenfield WITHDRAWN
Telecommunications Mast

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour

Date Advertised: 21.06.2024

Representation deadline: 07.07.2024

Timeous representations: 5 (including 1 from the NE Mountain Trust & 1 from Mountaineering Scotland)

Late representations: 1 (objection)

- 4.2 Material considerations raised are summarised as follows:

- a) The proposal is not needs based and there is no clear public benefit.
- b) Will adversely impact on the Wild Land Area and its landscape.
- c) It does not meet the policy outcomes of NPF4.
- d) 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 and not wanted by the walking and mountaineering community.
- e) Today's mobile phones use satellite communications technology for emergency calls – they don't rely on masts which may well become obsolete.
- f) Concern over the rollout of masts such as this in WLA's.
- g) This level of coverage should be provided by satellite technology, not masts.
- h) Concern over the proposed access track arrangements.
- i) Masts such as this should be sited in locations with a resident population and poor coverage to support communities and accord with the aims of the Shared Rural Network programme and national planning policy.
- j) The precautionary principle should be applied.
- k) Impact on carbon rich soils and peat.
- l) Risk of abandonment of structures with no guarantee of removal when useful life has ceased.

- 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 **Highlands and Islands Airports Limited**

No Objection.

5.2 **Ministry of Defence**

No Objection subject to condition requiring aviation safety lighting.

5.3 **National Air Traffic Services En Route Plc**

No Objection.

5.4 **Archaeology**

No sensitive historic environment issues in regard to this application that would merit mitigation.

5.5 **NatureScot (North)**

No objection: Summary

Fannich Hills Special Area of Conservation (SAC)

“There are natural heritage interests of international importance on the site, but our advice is that these will not be adversely affected by the proposal”.

Fisherfield – Letterewe- Fannichs Wild Land Area (WLA 28)

“The proposed development is unlikely to significantly affect the qualities of WLA 28 either individually or cumulatively to the degree that effects would raise issues of national importance”.

5.6 **Civil Aviation Authority**

No response received

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 23 – Health and Safety

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

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)

OTHER MATERIAL POLICY CONSIDERATIONS

Scottish Government Planning Policy and Guidance

PAN 62 2001

Digital telecommunications: planning guidance 20 Dec 2023

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) impact on Wild Land Area and landscape
 - c) impact on peat/ carbon rich soils
 - d) impact on protected areas SAC and SSSI
 - e) impact on public access
 - f) any other material considerations

Development plan/other planning policy

- 7.4 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.
- 7.5 As an application for the installation of a 20m 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.
- 7.6 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. 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 & 77 – Public Access.
- 7.7 Coverage: 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. 15km to the south-west, towards Glen Docherty. It would provide coverage to land south of loch Fannich and between

Ledgowan and east towards Lochluichart and a large area towards Fannich Forest to the north; effectively covering the bowl with Loch Fannich at its centre.

- 7.8 9 alternative sites were considered by the applicant but discounted for various reasons including visual impact.

Siting, Design and Amenity

- 7.9 The development is part of the Government backed scheme known as the Shared Rural Network (SRN) which is aimed at improving mobile data coverage in rural areas. In this case, a new installation is proposed to support VMO2, Vodafone, EE and 3UK, along with the Government to provide 4G coverage to the local area in and around Lochluichart and as stated, would reinforce the capacity, efficiency and connectivity within the area. The installation would improve network coverage between Lochluichart and Ledgowan, benefiting residents, businesses and visitors to the area, including hillwalkers. Therefore, in accordance with Policy 24 of the NPF4, the proposal would provide technological improvements in areas of low connectivity and would 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.
- 7.10 The new lattice mast would be shareable infrastructure, helping to prevent the proliferation of telecommunications masts within the surrounding area and would be positioned on an elevated hillside which sits above Loch Fannich. The site is to the north of a small coniferous plantation close to a 4 x 4 access track which loops around the main access track to the rear of Fannich Lodge on the north shore. 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 small tree plantations. The design of the lattice mast would ensure that when viewed from a distance, it would 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 including the Fannich range to the north, open bogland and Loch, it is considered that views of the structure would be backgrounded and limited. Concerns have been raised regarding the landscape impact of the mast within such a location given it allows access to this remote landscape and the Fannich to the north which are understood. There is however a degree of man-made visual intrusion on the approach here along the tarred road from the A832 leading to the dam along Loch Fannich as well as the elevated overground pipeline to the east on the approach. This coupled with the siting of the mast to the north of coniferous plantation to the rear of Fannich Lodge adjacent to an existing track reduces the degree of intrusion that other less disturbed sites may offer. 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 minimised and largely visible to short distance views 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. Where visible to longer distance views it is considered given its design and siting that its impact will not be so significant to adversely affect the wider setting and character of the area. The concerns regarding

the equipment becoming obsolete over time is understood and a condition is proposed to ensure all equipment is removed and the land reinstated appropriately should this occur. The onus on the restoration will lie both with the operator and the landowner. Overall, the visual impact is considered slight and not justifiable to warrant refusal of the application.

- 7.11 In terms of amenity impact, given the separation distance between the proposed lattice tower development and nearby residential property (460m), it is considered that the proposal would not result in any adverse impact on privacy or amenity through noise. 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 within acceptable limits. With regards to whistling noises produced from the lattice tower, particularly during windy conditions, again given the sufficient distance between the mast and the nearby property, it is considered that this will not raise any significant noise level and is acceptable.

8. Ecology

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 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.

- 8.1 Furthermore, in accordance with Policy 5 of the NPF4, Scotland's National Carbon and Peatland map (2016) distinguishes that the access track runs through class 2 of carbon and peatland, Class 2 - Nationally important carbon-rich soils, deep peat and priority peatland habitat. Soil information takes precedence over vegetation data. No peatland habitat recorded. 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 Depth Survey and Preliminary Ecological Appraisal.
- 8.2 It is noted that a very small area of Annexe 1 wet heath with a peat depth of <50cm will be lost. However, cover over the entire development site is shallow, with peat depths an average of 10 to 20cm. It is recommended that exclusion zones are put in place pre-construction to minimise risk of accidental damage to neighbouring habitats. A condition in this respect will be attached to the decision.
- 8.3 Protected species survey results have been provided and these show that the site is considered to be both Optimal and sub-optimal habitat for otter, water vole, pine marten and red squirrel. One otter spraint was recorded and no other signs of protected species. The impact of the development on protected species is considered low, subject to pre-construction checks, including nest checks for birds. A condition in this respect will be attached to the decision.

8.4 Access

As previously noted, the mast would be accessed via existing tracks measuring approximately 14Kml leading from the public road at Lochluichart and thereafter access will follow the line of an existing ATV track running north from the lochside. A new section of track measuring approximately 8m in length is required to allow access to the development site. 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.

Other Material Considerations

There are no other material considerations

9. CONCLUSION

The application proposes the installation of a new telecoms lattice tower and associated infrastructure, including a new access track at Fannich Lodge. For the reasons set out above 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.

9.1 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. 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 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.

3. Prior to commencement of development, an exclusion zone shall be established around the development area.

4. **Reason:** In order to safeguard the integrity of the SAC, SSSI and Wild Land Area, to minimise the risk of accidental damage to the neighbouring habitats and for the avoidance of doubt.

5. Prior to commencement of construction, checks shall be undertaken for nesting birds within the development area.

Reason: To safeguard protected species and for the avoidance of doubt.

6. 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.

7. If the mast becomes redundant or at the end of its working life (whichever comes first), the mast and all associated equipment shall be completely removed, and the site shall be restored to a condition acceptable to the planning authority.

Reason: In the interest of the environment and for the avoidance of doubt.

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. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Mud and Debris on Road

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

strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

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

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

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

Protected Species – Halting of Work

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

Signature:

Designation: Area Planning Manager - North

Author: David Borland

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – Location Plan 150 Rev D
Plan 2 – Location Plan 150a Rev D
Plan 3 – Site Layout Plan 151 Rev D
Plan 4 – Proposed Site Layout Plan 200 Rev D
Plan 5 – Proposed Elevation – South-East 300 Rev D

Plan 6 – Proposed Elevation – South-West 301 Rev D

Plan 7 – Proposed elevation – North-West 302 Rev D

Plan 8 – Proposed Elevation – North-East 303 Rev D

Plan 9 – Culverting Details – 350 Rev D

Plan 10 – Access Layout – Typical Details – 351 Rev D

Appendix 2

CONSIDERATION OF PROPOSALS AFFECTING EUROPEAN SITES

The status of Fannich Hills Special Area of Conservation (SAC) 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.

Fannich Hills Special Area of Conservation (SAC)

The SAC is protected for a number of important upland habitats. The development is approximately 10m inside the SAC. 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 sensitive habitats.

The proposal is likely to have a significant effect on the wet heathland with cross-leaved heath qualifying habitat and blanket bog qualifying habitat of the Fannich Hills SAC through direct loss of the extent of this habitat. Consequently, The Highland Council, as competent authority, is required to carry out an appropriate assessment in view of the site's conservation objectives for its qualifying interests. It is considered, based on the appraisal carried out by NatureScot, that the proposal will not adversely affect the integrity of the site based on the following factors:

- The accompanying ecological assessment indicates that the compound and access track are located in an area which is predominantly wet heath and avoids blanket bog habitat.

- The construction of the track and compound will result in the loss of approximately 0.09ha of wet heath qualifying habitat. This equates to around 0.003% of the total qualifying wet heath habitat across the SAC.
- Given the location of the area of permanent loss of habitat is very close to the edge of the SAC and at the bottom of a slope in an area separated by the existing access track, it is considered that any effects on the structure, function and supporting processes of the qualifying habitat will be very small.

Due to the very small area of wet heath to be lost as a proportion of the entire SAC and the siting of the compound and mast to avoid blanket bog habitat, it can be concluded that the conservation objectives for this SAC will still be met.

Fannich Hills Site of Special Scientific Interest (SSSI)

The proposal lies within the Fannich Hills Site of Special Scientific Interest, designated for its upland assemblage, beetles, flies and Moine and Quaternary of Scotland earth science features. The interests likely to be affected largely overlap with those of the SAC. It is concluded that the objectives of designation and overall integrity of the area will not be compromised.

Fisherfield - Letterewe – Fannichs Wild Land Area (WLA 28)

The proposed mast is located within the western part of the Fisherfield- Letterewe, Fannichs Wild Land Area (WLA28) on the northern side of Loch Fannich. The proposed development would introduce a new vertical human element north of Loch Fannich. Given the siting of the proposed mast at a generally low elevation adjacent to a block of conifer woodland we consider that effects, while likely to be adverse on some WLQs, would be localised and not significant given the partly contained inter-visibility, and presence of other man-made features including evidence of hydroelectric generation and blocks of coniferous plantation. While significant adverse effects are not anticipated, resulting from the introduction of the proposed development in terms of the applicant's LVIA, and Wild Land Assessment it is considered that the sensitivity of landscape and visual receptors and wild land qualities (WLQs) are underestimated which in turn under plays potential effects on these receptors. Accounting for the partly contained inter-visibility and existing presence of other human influences, the proposed development is unlikely to significantly affect the qualities of WLA 28 either individually or cumulatively to the degree that effects would raise issues of national interest. Although, given the dynamic nature of the Shared Rural Network, potential for significant cumulative effects could be a future consideration for any similar applications within WLA 28.

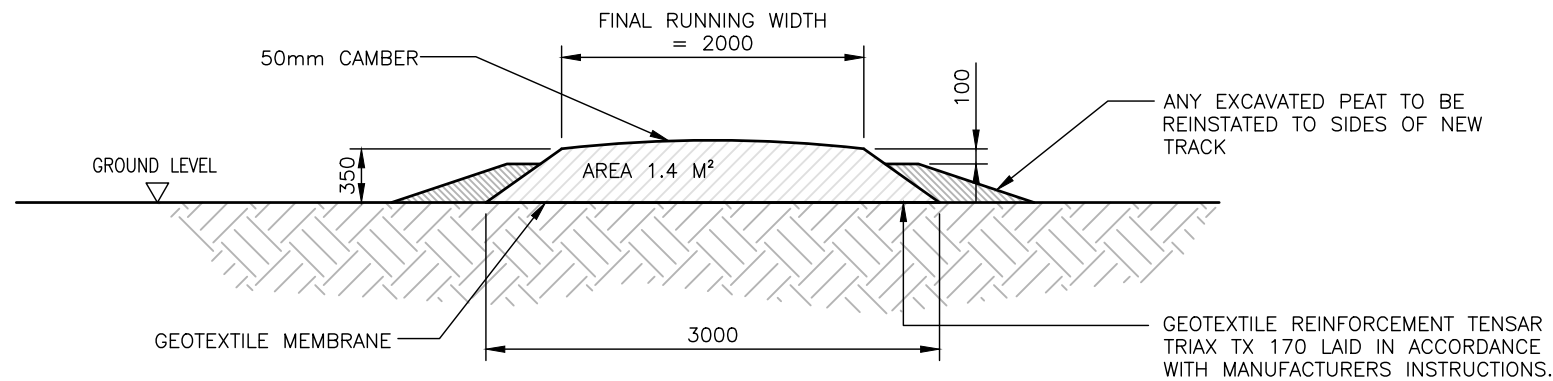


PEAT > 1M DEEP TO REMAIN.



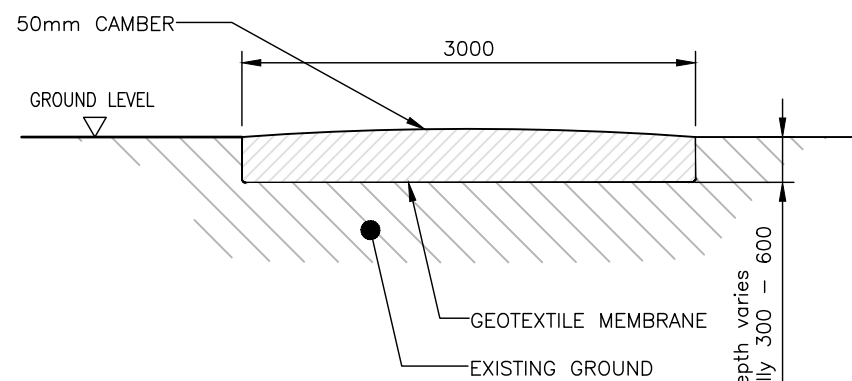
TRACK CONSTRUCTION TO CONSIST OF:
TOP 100mm TYPE 1A LOCALLY SOURCED COMPACTED STONE.
SUB BASE OF TYPE 6F5 GRANULAR MATERIAL.

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



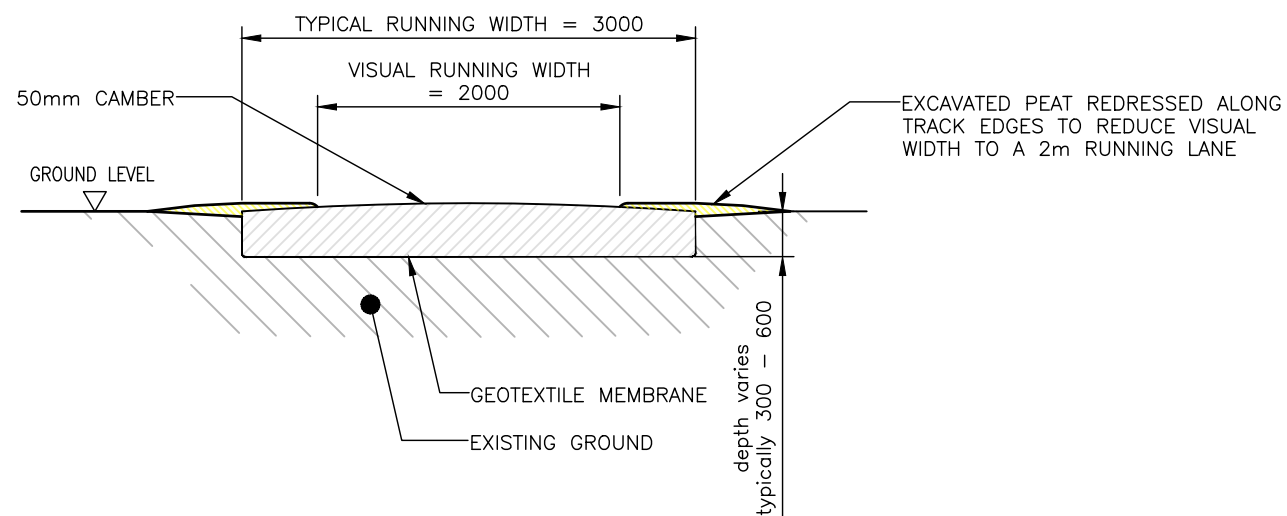
TYPICAL FLOATING TRACK DETAIL

SCALE 1:50



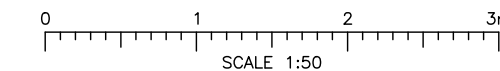
TYPICAL CUT TRACK DETAIL

SCALE 1:50



TYPICAL DRESSED CUT TRACK DETAIL

SCALE 1:50



NOTES:

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



UKDBS_DOC_0904 v0.8

Project:	SRN TNS (TNS0042A)
VMO2 CSR:	22646 (VF xxxx)
Sharer 1 Ref:	EE 85742
Sharer 2 Ref:	3UK HLD858
Cell Name:	COPESE OF TREES

Site Address:	LAND TO REAR OF FANNICH LOCH LOCH FANNICH A832 ACHANALT HIGHLAND IV23 2QE
National Grid Ref:	E: 221930 N: 866442

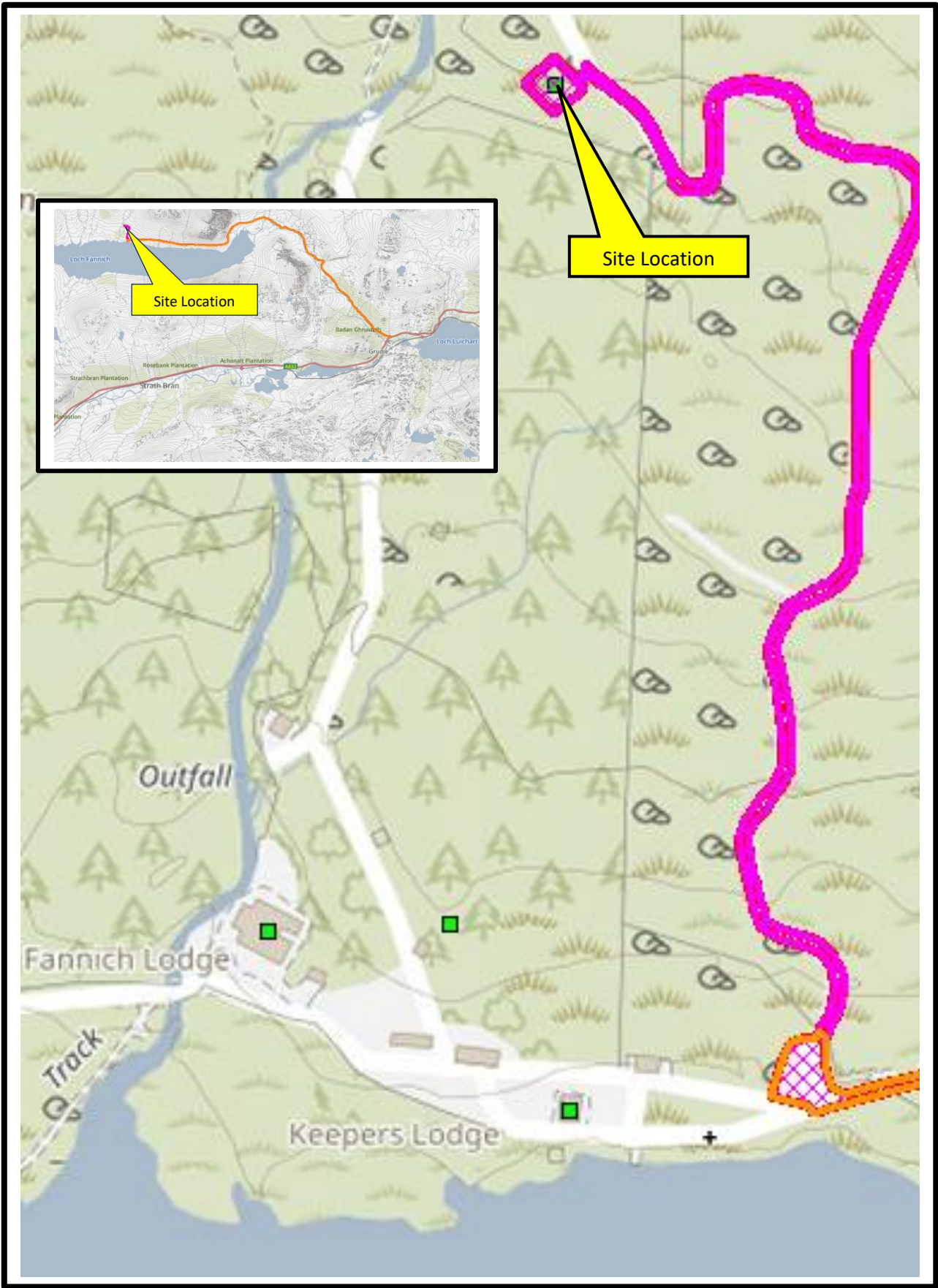
ICNIRP Compliance:	DRAWING COMPLIES WITH VMO2 STANDARD ICNIRP GUIDELINES AS PER DOCUMENTS SDN0142
--------------------	--

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MM	PJ	08.08.23
B	Culvert detail updated	DEK	PJ	20.10.23
C	Proposed 2No cattle grids included	DJC	SH	10.07.24
D	Aircraft Warning Light included	DJC	SH	16.07.24

Drawing Title:	TYPICAL ACCESS TRACK DETAILS
Drawing No.:	351
Drawn By:	MM
Checked By:	PJ

Purpose of Issue:	PLANNING
Drawing Revision:	D
Date of Issue:	16.07.24
Principal Designer:	WHP
Designer:	WHP
Checked On:	20.10.23
Surveyed By:	D.B



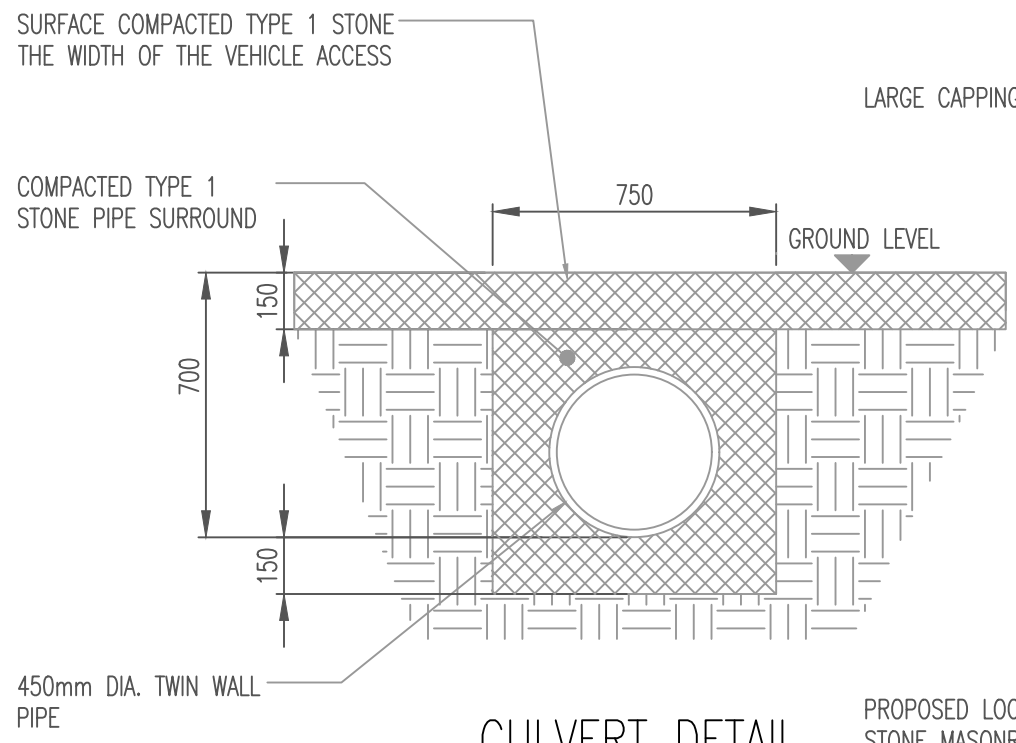


The Highland Council
Comhairle na Gàidhealtachd
Infrastructure and Environment Service

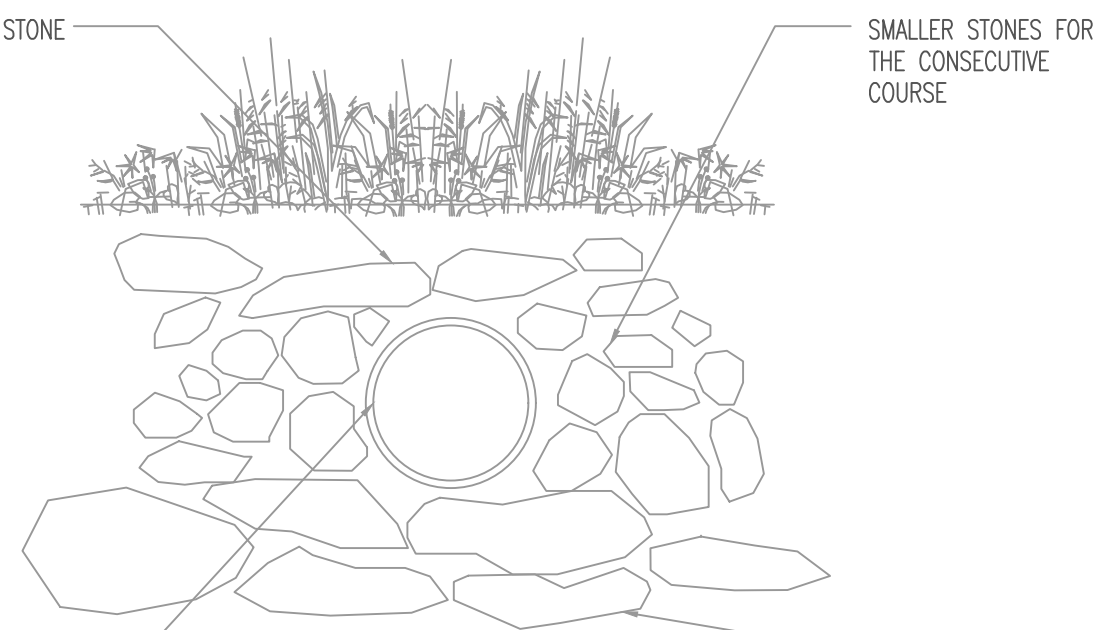
24/02112/FUL

Installation of a 20m high lattice tower, ancillary equipment, compound, access track and associated development at Land 460m North-East of Fannich Lodge, Lochluichart, Garve.





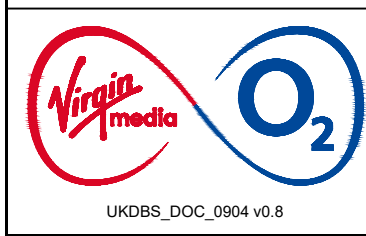
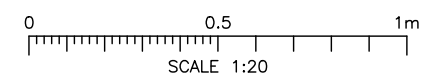
CULVERT DETAIL
SCALE 1:20



HEADWALL DETAIL
SCALE 1:20

PROPOSED LOCALLY SOURCED STONE MASONRY HEADWALL TO BE INSTALLED AT EXISTING DRAINAGE DITCH

PROPOSED CULVERT DETAIL
(1:20)



Project: SRN TNS (TNS0042A)
VMO2 CSR: 22646 (VF xxxx)
Sharer 1 Ref: EE 85742
Sharer 2 Ref: 3UK HLD858
Cell Name: COPSE OF TREES

Site Address: LAND TO REAR OF FANNICH LOCH
LOCH FANNICH
A832 ACHANALT
HIGHLAND
IV23 2QE
National Grid Ref: E: 221930 N: 866442

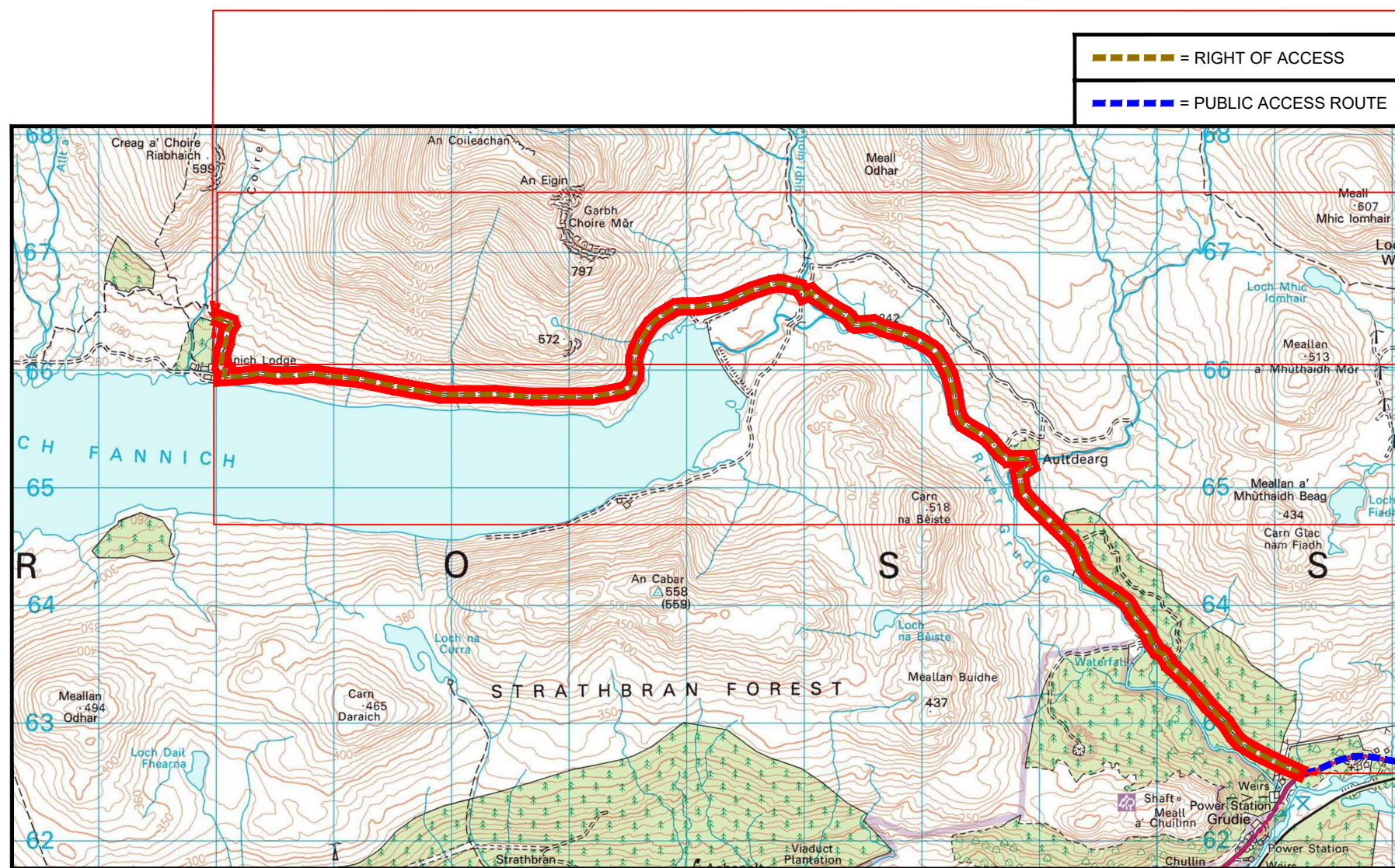
ICNIRP Compliance: DRAWING COMPLIES WITH VMO2 STANDARD ICNIRP GUIDELINES AS PER DOCUMENTS SDN0142

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE					
Rev	Modification	By	Ch	Date	
A	Issued for Approval	MM	PJ	08.08.23	
B	Culvert detail updated	DEK	PJ	20.10.23	
C	Proposed 2No cattle grids included	DJC	SH	10.07.24	
D	Aircraft Warning Light included	DJC	SH	16.07.24	

Drawing Title: PROPOSED CULVERT DETAIL
Drawing No.: 350
Drawing Revision: D
Drawn By: MM
Drawn On: 20.10.23
Checked By: PJ
Checked On: 20.10.23

Purpose of Issue: PLANNING
Date of Issue: 16.07.24
Pack Revision: D
Principal Designer: WHP
Designer: WHP
Surveyed By: D.B





PROPOSED SITE
LOCATION
E: 221930, N: 866442

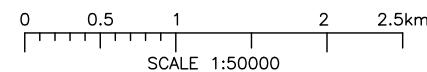
PROPOSED 8m
LONG ACCESS
TRACK

EXISTING GATE 1
E: 222066, N: 865955
c/w PROPOSED CATTLE GRID

EXISTING GATE 2
E: 221990, N: 866400
c/w PROPOSED CATTLE GRID

POINT OF ACCESS
FROM PUBLIC ROAD
E: 231237, N: 862572

SITE ACCESS ROUTE
(Scale 1:50000)



what3words Site Location:
sometimes.visitor.every

what3words Point Of Access From Public Road:
privately.untruth.lodge



UKDBS_DOC_0904 v0.8

Project: SRN TNS (TNS0042A)	
VMO2 CSR: 22646 (VF xxxx)	
Sharer 1 Ref: EE 85742	Sharer 2 Ref: 3UK HLD858
Cell Name: COPSE OF TREES	

Site Address: LAND TO REAR OF FANNICH LOCH LOCH FANNICH A832 ACHANALT HIGHLAND IV23 2QE
National Grid Ref: E: 221930 N: 866442

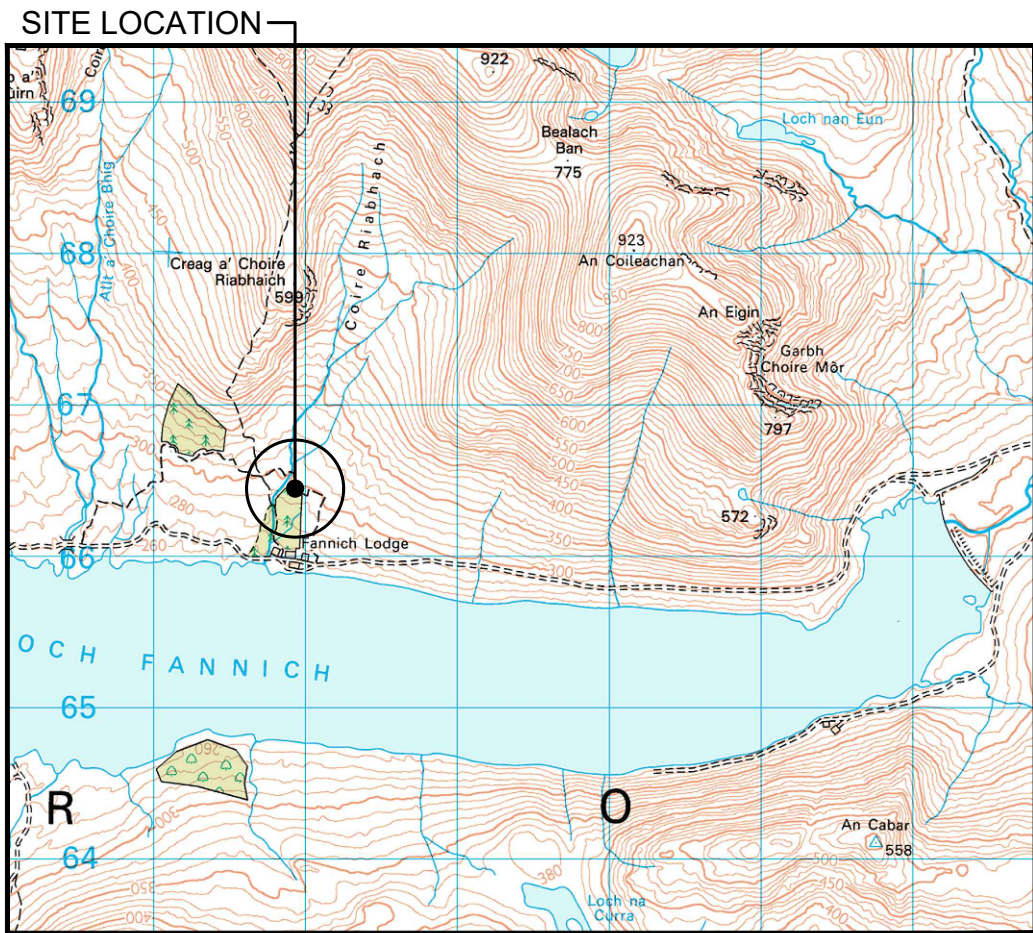
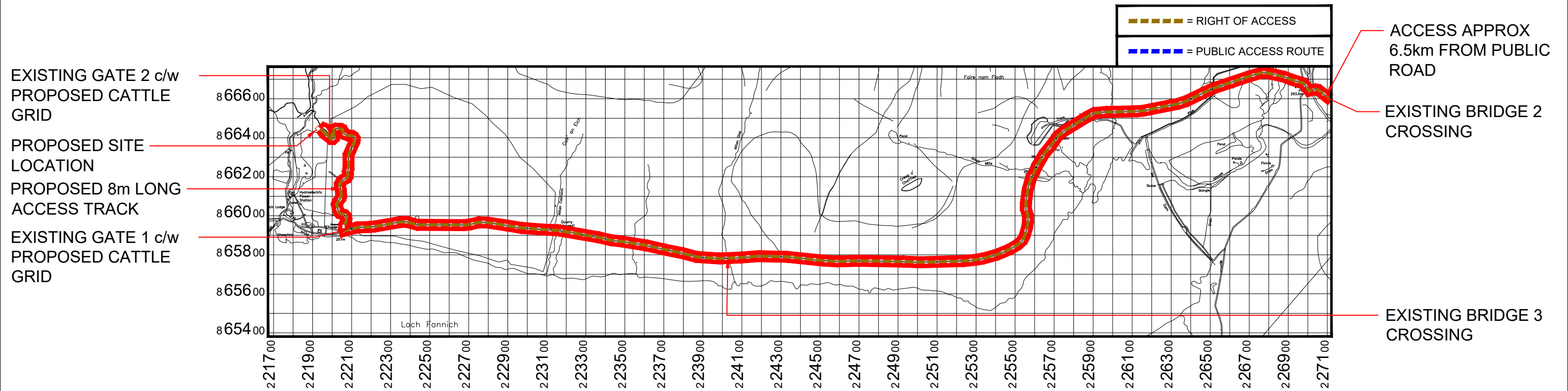
ICNIRP Compliance: DRAWING COMPLIES WITH VMO2 STANDARD ICNIRP GUIDELINES AS PER DOCUMENTS SDN0142

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MM	PJ	08.08.23
B	Map update and scale bar added	DEK	PJ	20.10.23
C	Proposed 2No cattle grids included	DJC	SH	10.07.24
D	Aircraft Warning Light included	DJC	SH	16.07.24

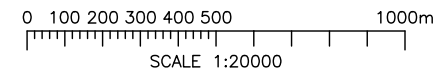
Drawing Title: PLANNING SITE LOCATION MAP 2 OF 2	
Drawing No.: 150a	Drawing Revision: D
Drawn By: MM	Drawn On: 20.10.23
Checked By: PJ	Checked On: 20.10.23

Purpose of Issue: PLANNING	
Date of Issue: 16.07.24	Pack Revision: D
Principal Designer: WHP	
Designer: WHP	Surveyed By: D.B





OVERALL SITE LOCATION
(Scale 1:20000)



DIRECTIONS TO SITE:

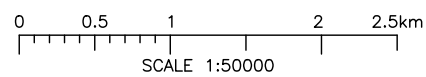
From Achnasheen head east on the A832 for approx. 15km. Turn left following signs for Fannich Lodge and follow track for 12km. Before Fannich Lodge turn right where there is a gate. Follow the track up to the next gate plantation of trees for approx 800m. The proposed site is located on the left hand side 20m off the track.

what3words Site Location:

sometimes.visitor.every

what3words Point Of Access From Public Road:

privately.untruth.lodge



SITE LOCATION
(Scale 1:50000)

SITE PHOTOGRAPH



Project: SRN TNS (TNS0042A)
VMO2 CSR: 22646 (VF xxxx)
Sharer 1 Ref: EE 85742
Sharer 2 Ref: 3UK HLD858
Cell Name: COPSE OF TREES

Site Address: LAND TO REAR OF FANNICH LOCH
LOCH FANNICH
A832 ACHANALT
HIGHLAND
IV23 2QE
National Grid Ref: E: 221930 N: 866442



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

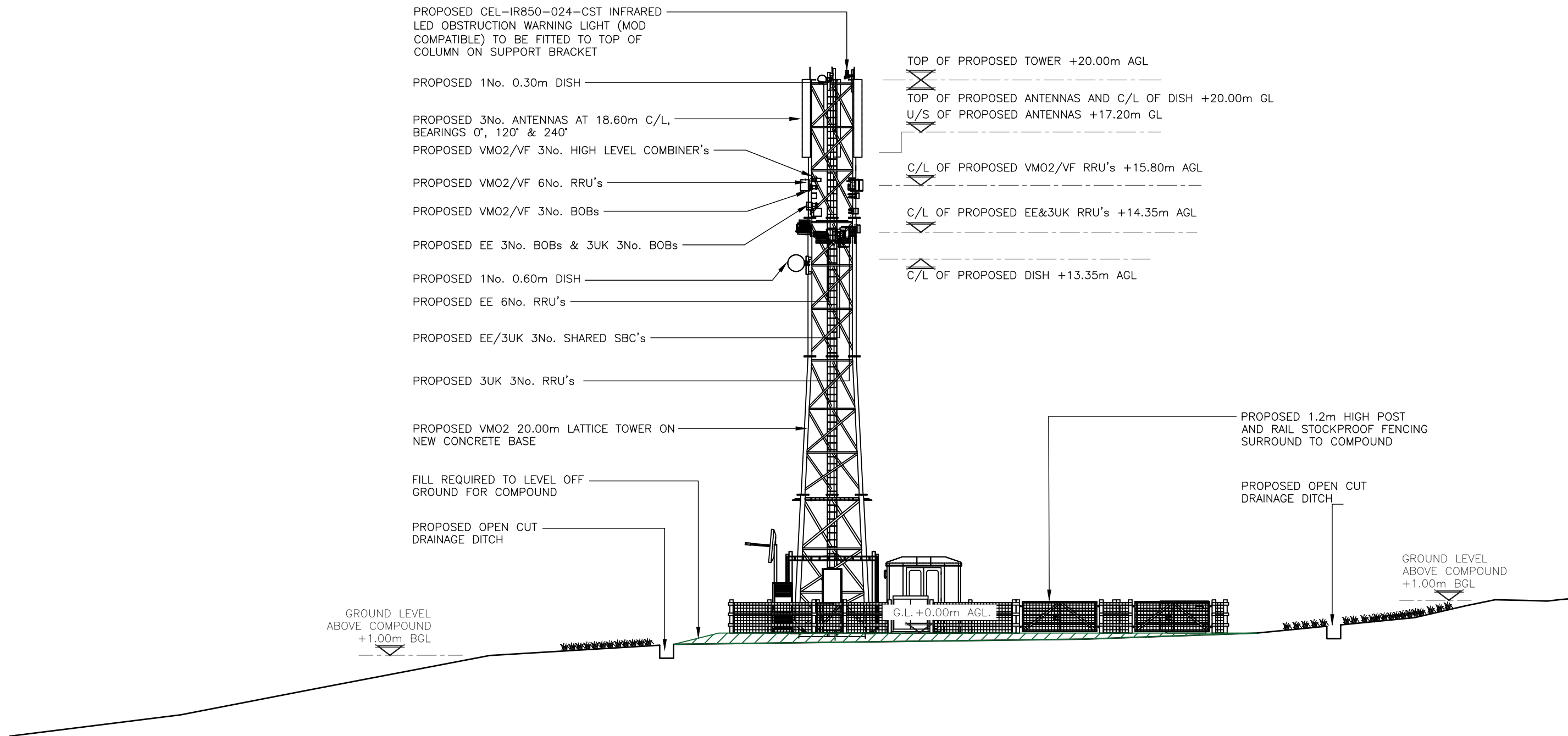
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MM	PJ	08.08.23
B	Scale bar added	DEK	PJ	20.10.23
C	Proposed 2No cattle grids included	DJC	SH	10.07.24
D	Aircraft Warning Light included	DJC	SH	16.07.24

Drawing Title: PLANNING SITE LOCATION MAPS 1 OF 2
Drawing No.: 150
Drawing Revision: D
Drawn By: MM
Drawn On: 20.10.23
Checked By: PJ
Checked On: 20.10.23

Purpose of Issue: PLANNING
Date of Issue: 16.07.24
Pack Revision: D
Principal Designer: WHP
Designer: WHP
Surveyed By: D.B

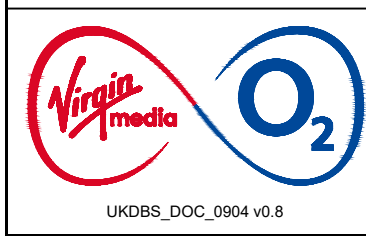
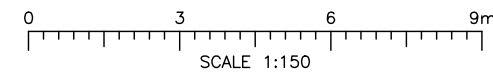


CUT AND FILL KEY	
	AREA THAT REQUIRES CUTTING AWAY/LEVELING
	AREA THAT REQUIRES BUILDING UP/LEVELING



PROPOSED NORTH-EAST ELEVATION

(1:150)



Project: SRN TNS (TNS0042A)	
VMO2 CSR: 22646 (VF xxxx)	
Sharer 1 Ref: EE 85742	Sharer 2 Ref: 3UK HLD858
Cell Name: COPSE OF TREES	

Site Address: LAND TO REAR OF FANNICH LOCH LOCH FANNICH A832 ACHANALT HIGHLAND IV23 2QE	
National Grid Ref: E: 221930	N: 866442



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

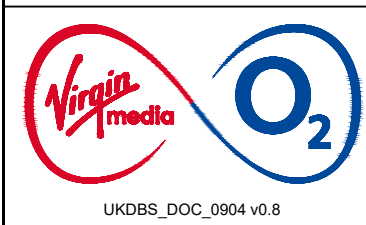
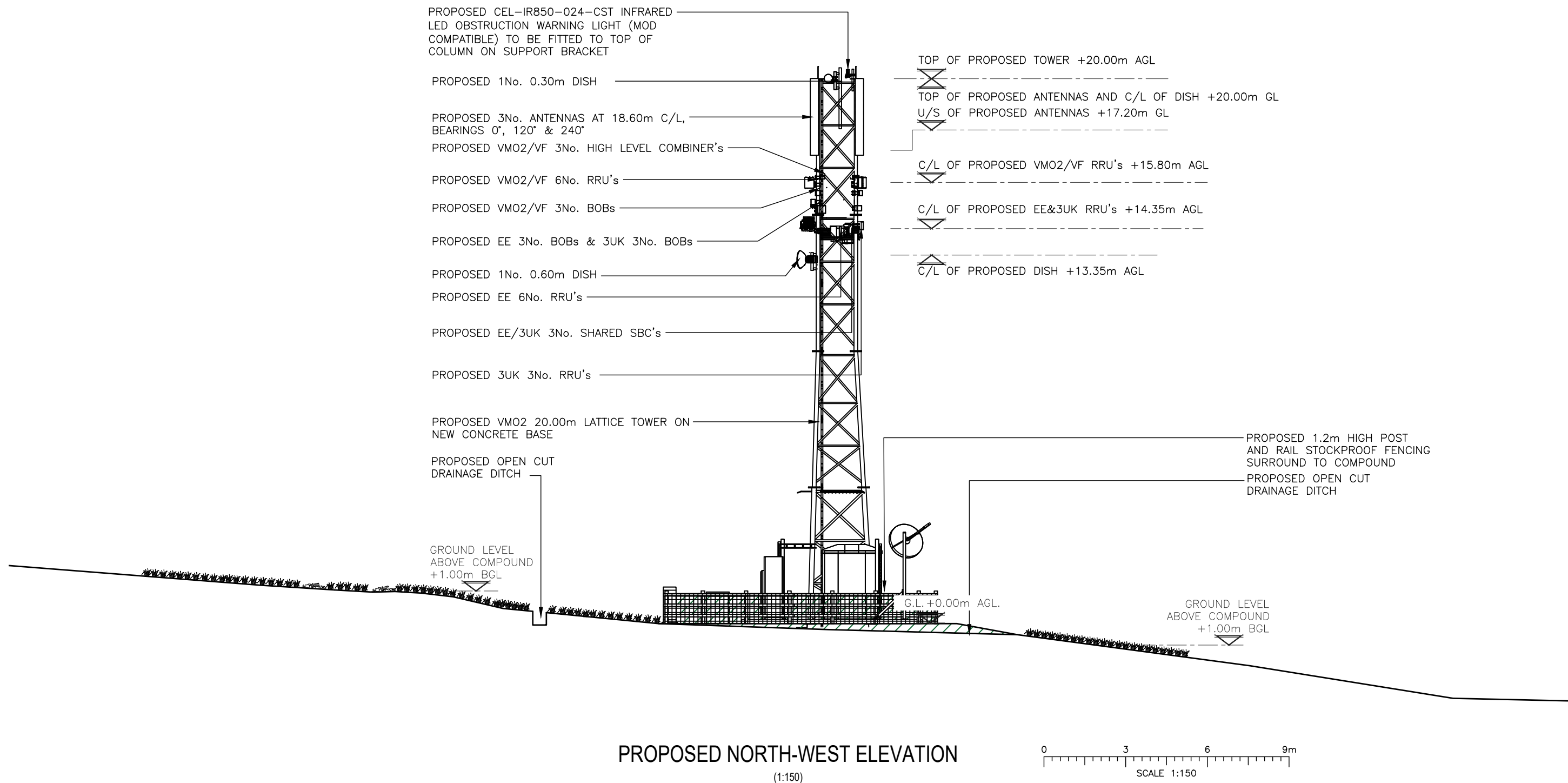
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MM	PJ	08.08.23
B	Scale bar added & dish height adjustment	DEK	PJ	20.10.23
C	Proposed 2No cattle grids included	DJC	SH	10.07.24
D	Aircraft Warning Light included	DJC	SH	16.07.24

Drawing Title: PROPOSED NORTH-EAST ELEVATION	
Drawing No.: 303	Drawing Revision: D
Drawn By: MM	Drawn On: 20.10.23
Checked By: PJ	Checked On: 20.10.23

Purpose of Issue: PLANNING	
Date of Issue: 16.07.24	Pack Revision: D
Principal Designer: WHP	
Designer: WHP	Surveyed By: D.B



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



Project: SRN TNS (TNS0042A)	
VM02 CSR: 22646 (VF xxxx)	
Sharer 1 Ref: EE 85742	Sharer 2 Ref: 3UK HLD858
Cell Name: COPSE OF TREES	

Site Address: LAND TO REAR OF FANNICH LOCH LOCH FANNICH A832 ACHANALT HIGHLAND IV23 2QE	
National Grid Ref: E: 221930 N: 866442	

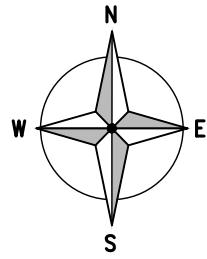
ICNIRP Compliance: DRAWING COMPLIES WITH VM02 STANDARD ICNIRP GUIDELINES AS PER DOCUMENTS SDN0142

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MM	PJ	08.08.23
B	Scale bar added & dish height adjustment	DEK	PJ	20.10.23
C	Proposed 2No cattle grids included	DJC	SH	10.07.24
D	Aircraft Warning Light included	DJC	SH	16.07.24

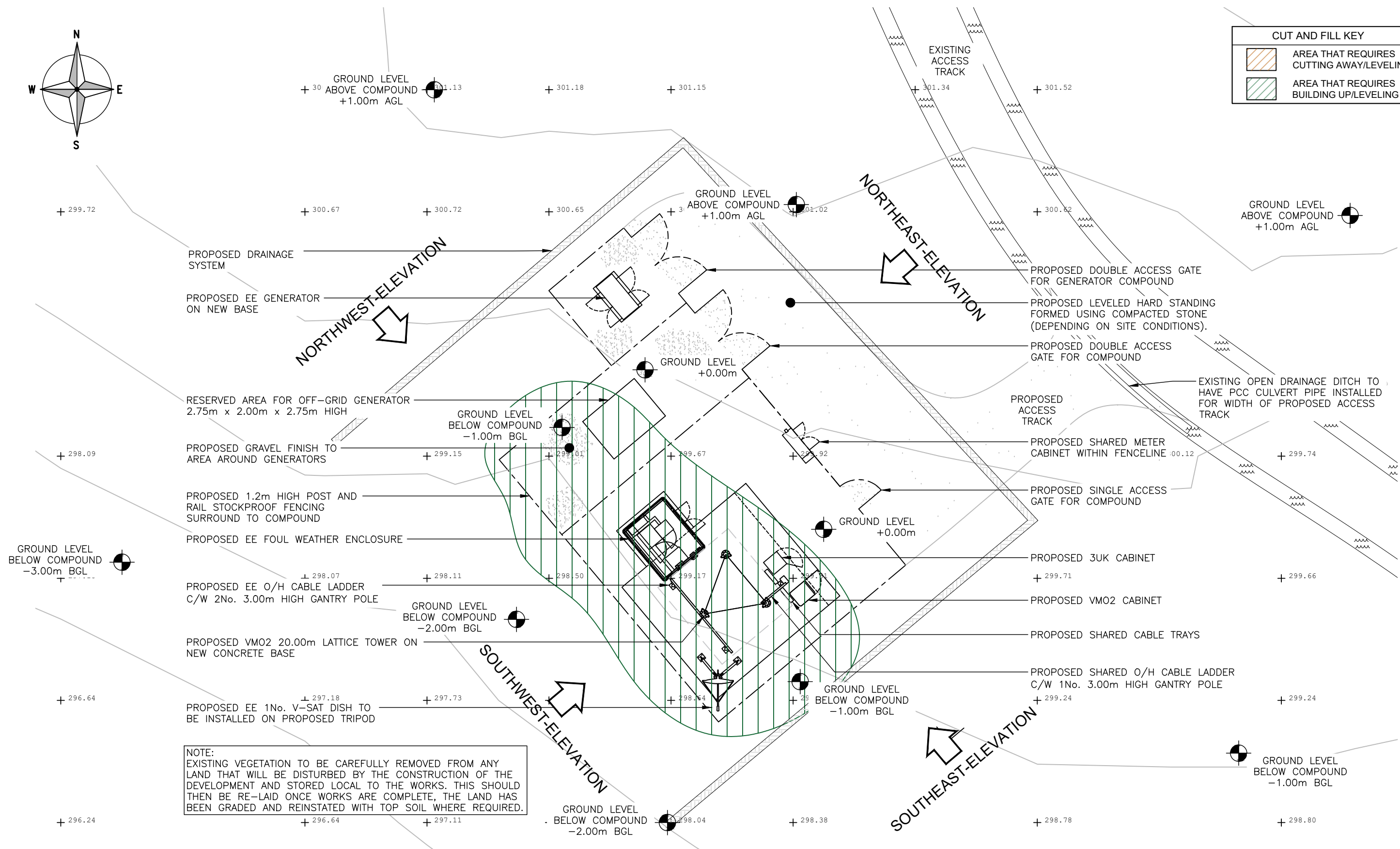
Drawing Title: PROPOSED NORTH-WEST ELEVATION	
Drawing No.: 302	Drawing Revision: D
Drawn By: MM	Drawn On: 20.10.23
Checked By: PJ	Checked On: 20.10.23

Purpose of Issue: PLANNING	
Date of Issue: 16.07.24	Pack Revision: D
Principal Designer: WHP	
Designer: WHP	Surveyed By: D.B



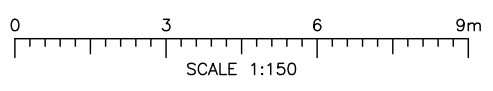


CUT AND FILL KEY	
	AREA THAT REQUIRES CUTTING AWAY/LEVELING
	AREA THAT REQUIRES BUILDING UP/LEVELING



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

PROPOSED SITE PLAN
(1:150)



Project: SRN TNS (TNS0042A)
VMO2 CSR: 22646 (VF xxxx)
Sharer 1 Ref: EE 85742
Sharer 2 Ref: 3UK HLD858
Cell Name: COPSE OF TREES

Site Address: LAND TO REAR OF FANNICH LOCH
LOCH FANNICH
A832 ACHANALT
HIGHLAND
IV23 2QE
National Grid Ref: E: 221930 N: 866442

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

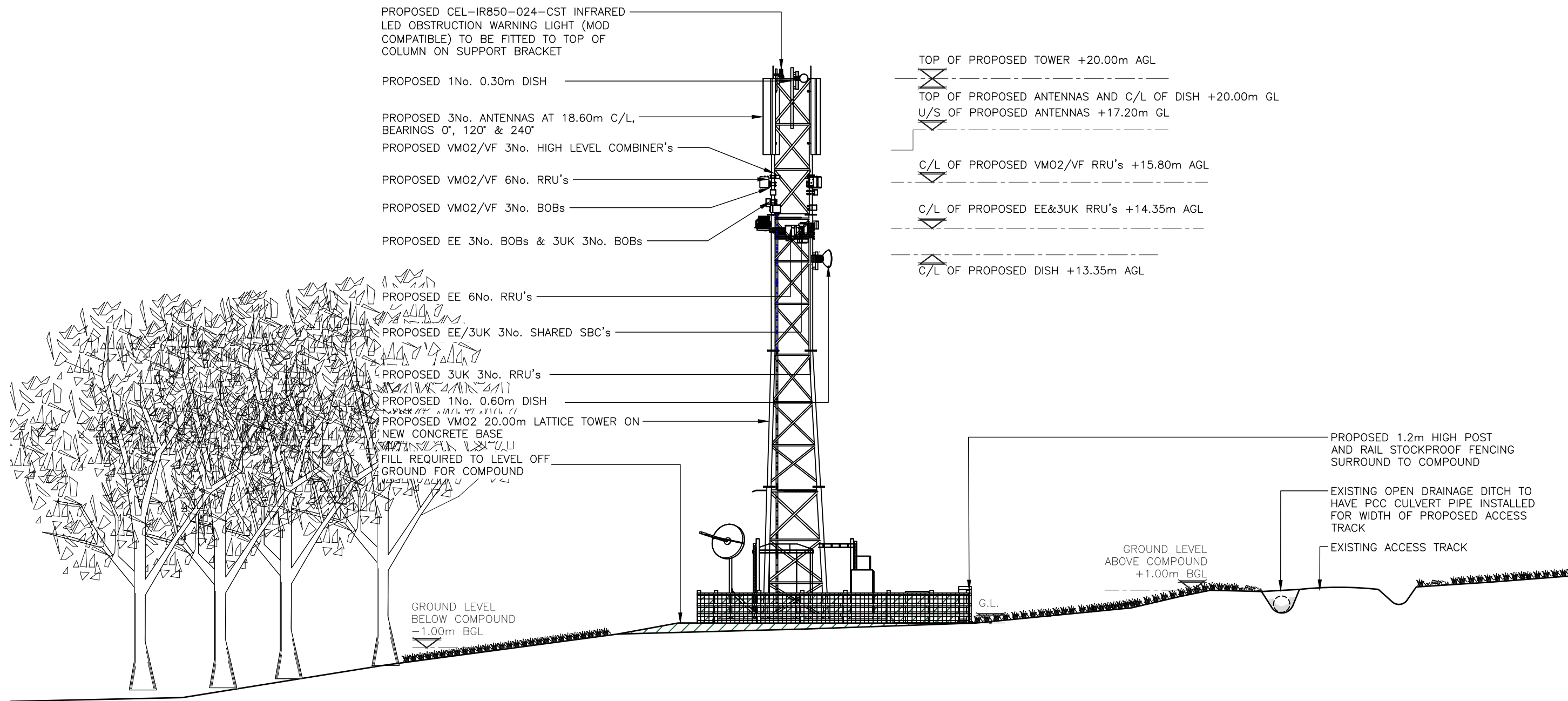
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MM	PJ	08.08.23
B	Scale bar added	DEK	PJ	20.10.23
C	Proposed 2No cattle grids included	DJC	SH	10.07.24
D	Aircraft Warning Light included	DJC	SH	16.07.24

Drawing Title: PROPOSED SITE PLAN
Drawing No.: 200
Drawing Revision: D
Drawn By: MM
Drawn On: 20.10.23
Checked By: PJ
Checked On: 20.10.23

Purpose of Issue: PLANNING
Date of Issue: 16.07.24
Pack Revision: D
Principal Designer: WHP
Designer: WHP
Surveyed By: D.B

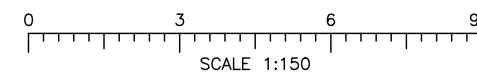


CUT AND FILL KEY	
	AREA THAT REQUIRES CUTTING AWAY/LEVELING
	AREA THAT REQUIRES BUILDING UP/LEVELING



PROPOSED SOUTH-EAST ELEVATION

(1:150)



UKDBS_DOC_0904 v0.8

Project: SRN TNS (TNS0042A)	
VMO2 CSR: 22646 (VF xxxx)	
Sharer 1 Ref: EE 85742	Sharer 2 Ref: 3UK HLD858
Cell Name: COPESE OF TREES	

Site Address: LAND TO REAR OF FANNICH LOCH LOCH FANNICH A832 ACHANALT HIGHLAND IV23 2QE	
National Grid Ref: E: 221930	N: 866442



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

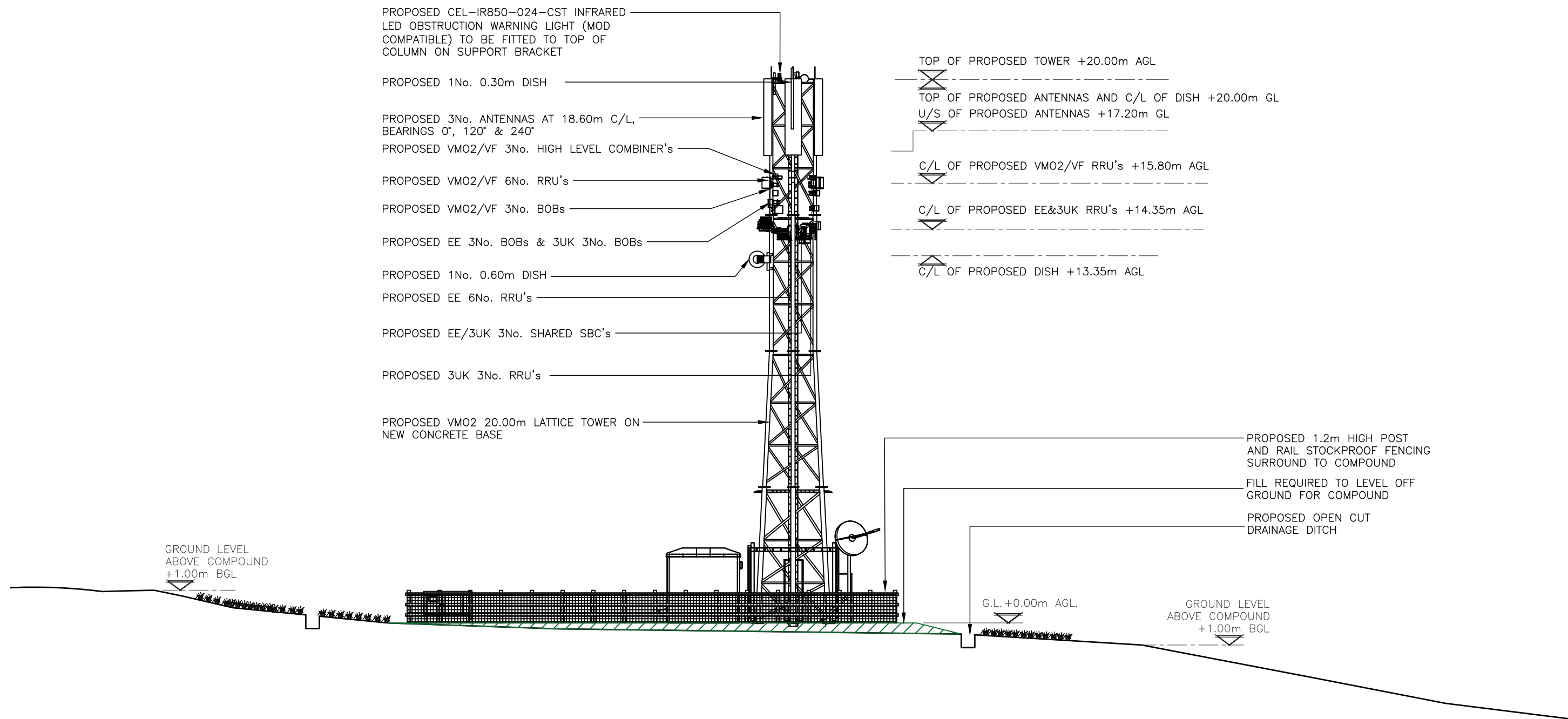
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MM	PJ	08.08.23
B	Scale bar added & dish height adjustment	DEK	PJ	20.10.23
C	Proposed 2No cattle grids included	DJC	SH	10.07.24
D	Aircraft Warning Light included	DJC	SH	16.07.24

Drawing Title: PROPOSED SOUTH-EAST ELEVATION	
Drawing No.: 300	Drawing Revision: D
Drawn By: MM	Drawn On: 20.10.23
Checked By: PJ	Checked On: 20.10.23

Purpose of Issue: PLANNING	
Date of Issue: 16.07.24	Pack Revision: D
Principal Designer: WHP	
Designer: WHP	Surveyed By: D.B

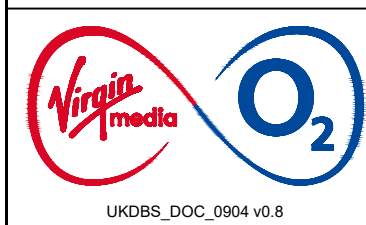
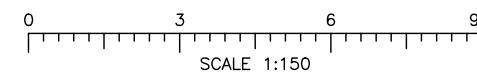


CUT AND FILL KEY	
	AREA THAT REQUIRES CUTTING AWAY/LEVELING
	AREA THAT REQUIRES BUILDING UP/LEVELING



PROPOSED SOUTH-WEST ELEVATION

(1:150)



Project: SRN TNS (TNS0042A)
 VMO2 CSR: 22646 (VF xxxx)
 Sharer 1 Ref: EE 85742
 Sharer 2 Ref: 3UK HLD858
 Cell Name: COPSE OF TREES

Site Address: LAND TO REAR OF FANNICH LOCH
 LOCH FANNICH
 A832 ACHANALT
 HIGHLAND
 IV23 2QE
 National Grid Ref: E: 221930 N: 866442

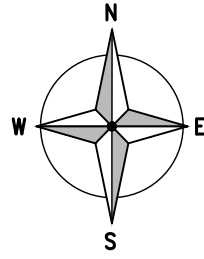
ICNIRP Compliance: DRAWING COMPLIES WITH VMO2 STANDARD ICNIRP GUIDELINES AS PER DOCUMENTS SDN0142

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MM	PJ	08.08.23
B	Scale bar added & dish height adjustment	DEK	PJ	20.10.23
C	Proposed 2No cattle grids included	DJC	SH	10.07.24
D	Aircraft Warning Light included	DJC	SH	16.07.24

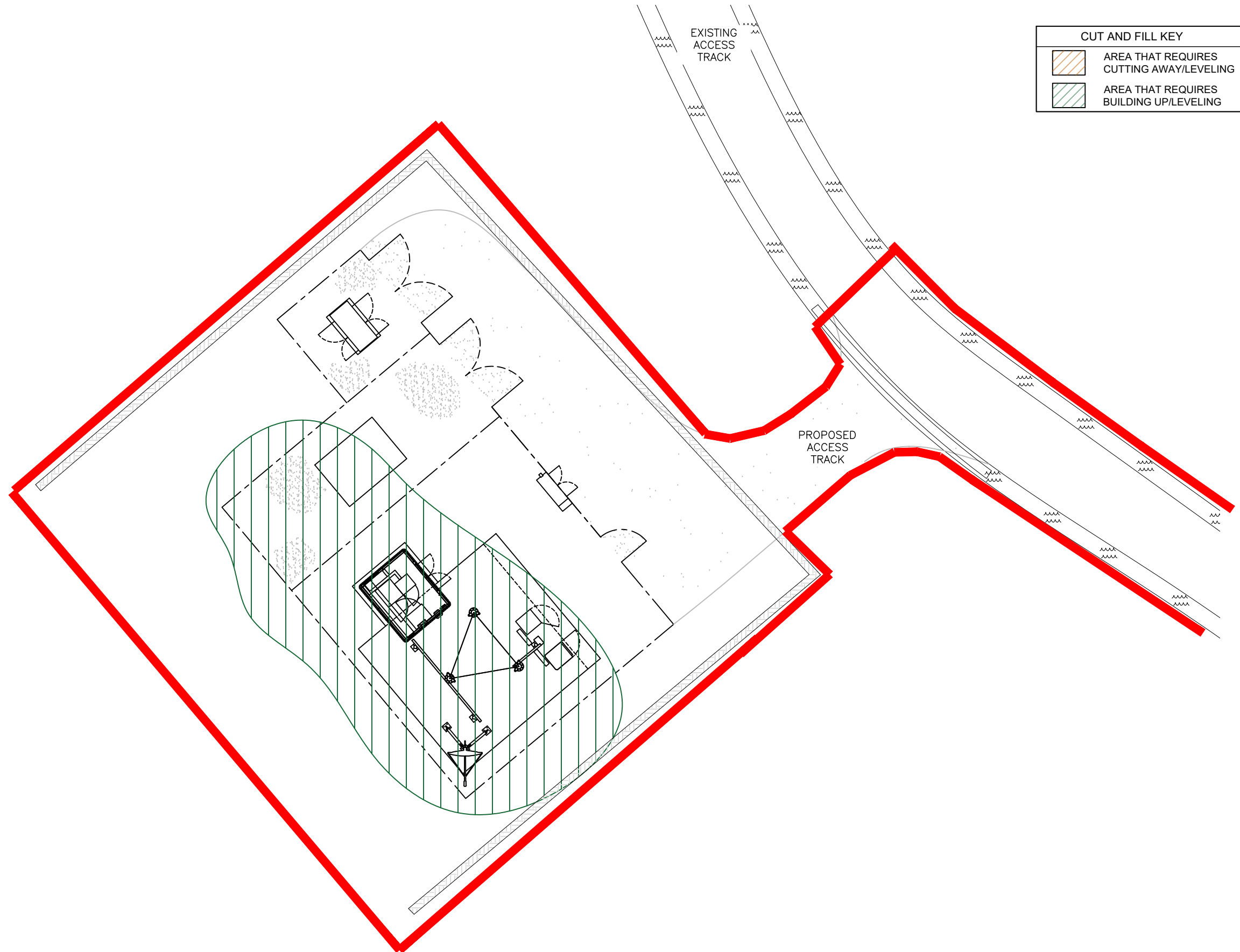
Drawing Title: PROPOSED SOUTH-WEST ELEVATION
 Drawing No.: 301
 Drawing Revision: D
 Drawn By: MM
 Drawn On: 20.10.23
 Checked By: PJ
 Checked On: 20.10.23

Purpose of Issue: PLANNING
 Date of Issue: 16.07.24
 Pack Revision: D
 Principal Designer: WHP
 Designer: WHP
 Surveyed By: D.B

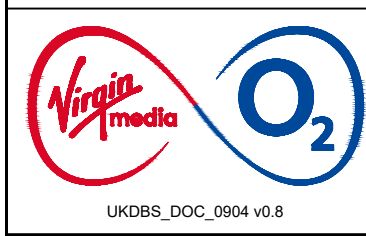
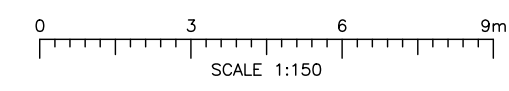




CUT AND FILL KEY	
	AREA THAT REQUIRES CUTTING AWAY/LEVELING
	AREA THAT REQUIRES BUILDING UP/LEVELING



PLANNING APPLICATION SITE BOUNDARY PLAN
(1:150)



Project: SRN TNS (TNS0042A)
 VMO2 CSR: 22646 (VF xxxx)
 Sharer 1 Ref: EE 85742
 Sharer 2 Ref: 3UK HLD858
 Cell Name: COPSE OF TREES

Site Address: LAND TO REAR OF FANNICH LOCH
 LOCH FANNICH
 A832 ACHANALT
 HIGHLAND
 IV23 2QE
 National Grid Ref: E: 221930 N: 866442

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

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MM	PJ	08.08.23
B	Scale bar added	DEK	PJ	20.10.23
C	Proposed 2No cattle grids included	DJC	SH	10.07.24
D	Aircraft Warning Light included	DJC	SH	16.07.24

Drawing Title: PLANNING APPLICATION SITE BOUNDARY		Purpose of Issue: PLANNING	
Drawing No.: 151	Drawing Revision: D	Date of Issue: 16.07.24	Pack Revision: D
Drawn By: MM	Drawn On: 08.08.23	Principal Designer: WHP	
Checked By: PJ	Checked On: 08.08.23	Designer: WHP	Surveyed By: D.B

