

Agenda Item	5.2
Report No	PLN/088/24

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 4th December 2024
Report Title: 24/02726/FUL: Telefonica UK Ltd
Land 1615m NE of Kernsary, Poolewe
Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Installation of 20m high lattice mast and ancillary apparatus within a fenced compound.
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, ATV access track and associated development located approximately 1615m NE of Kernsary Poolewe.

The proposed telecommunications development is part of the Government backed scheme which is referred to as: Shared Rural Network 'SRN'. The scheme is a collaboration between Mobile Network Operators (Vodafone, VMO2, EE and 3UK), along with the Government, to improve 4G coverage for people living, working and travelling in rural areas which have little to no mobile coverage. The site will be accessed via the public road network to Poolewe and thereafter, off-road access to the Letterewe Estate Offices. The proposed installation lies a further 2.1Km to the east and at the end of approximately 500m of ATV track leading from the new access point. The mast site sits on the 210m contour, approximately 30m higher in elevation than the existing track. The proposed installation also provides resilience to the ESN Network

Specifically, the proposed site involves erecting a new shared rural network telecommunications installation. The installation will comprise of a 20m high lattice tower constructed out of Galvanised Steel, appearing Khaki Grey in colour, supporting radio antennas, transmission dishes and ancillary equipment, ground-based cabinets and ancillary development including an electrical generator with built-in fuel tank which will provide backup, "off grid" electrical power.

- 1.2 There is no existing infrastructure present within the application site, apart from the existing estate tracks leading from the public road.
- 1.3 A Pre-application submission (23/04910/PREAPP) was received on 28th September 2023. This was subsequently closed on 4th April 2024.
- 1.4 The application is supported by a:
- Construction Method Statement
 - Design and Access Statement
 - Ecology Assessment
 - Landscape Character Areas
 - Landscape Designations
 - Photomontages and Wireframe*
 - ICNIRP Certificate
 - SRN Mast Location Selection Fact Sheet
 - National Vegetation Classification Report
 - Preliminary Ecological Appraisal (PEA)
 - Wild Land Assessment
 - Peatland Assessment
 - ZTV
 - Landscape and Visual Impact Assessment
 - Mast Build Datasheet
 - Mast Fact Datasheet

- Mast Location Selection
- SRN Cover Letter
- Photomontage
- Parts of a Mast Factsheet
- Predicted Coverage
- Planning Statement

1.5 Variations: None

2. **SITE DESCRIPTION**

2.1 The site lies within the Wester Ross National Scenic Area (NSA) and Fisherfield – Letterewe - Fannichs Wild Land Area (WLA 28), Wester Ross Lochs Special Protection Area (SPA) and Loch Maree Special Protection Area (SPA). Poolewe lies approximately 5Km to the west with Kernsary Forest lying approximately 600m to the south. The mast is to be positioned on the 210m contour on a relatively flat “rockhead”. The wider compound area will be engineered to provide a flat surface for the installation of ancillary equipment. The main approach is from the west; this passes through and skirts an area of coniferous woodland (Kernsary Forest) and opens up onto the hilltop. Access is ultimately from the east from where the track turns to the north and then east, up the slope from the main access route.

2.2 The estate tracks are widely used by hill walkers and mountain cyclists as they offer relatively easy, well-maintained access to the Fisherfield hills to the east.

3. **PLANNING HISTORY**

3.1 25.10.2023 23/04910/PREAPP: Telecommunications Mast Closed 4th April
2024

4. **PUBLIC PARTICIPATION**

4.1 Advertised: Unknown Neighbour and Sect 34 (Schedule 3) (both 14 Days)

Date Advertised: 12.07.2024

Representation deadline: 03.09.2024

Timeous representations: 12 objections

Support from Wester Loch Ewe Community Council
plus 1 additional letter of support

1 General Comment received

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.
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 NatureScot (North)

No objection – Summary

Wester Ross NSA & Wild Land Area 28 – Fisherfield – Letterewe – Fannichs

The proposal lies within Wester Ross NSA recognised for 'the large sweeps of open, expansive moorland' and 'a landscape of many layers, with visual continuity of coastal, moorland and mountain'. It is also within Fisherfield – Letterewe – Fannichs WLA recognised for its sense of remoteness and sanctuary.

The proposed development would result in localised adverse effects and cumulative effects on two of the NSA special landscape qualities (SLQs). This would affect the experience of the wider surrounding uninhabited moorland landscape and views from the A832, respectively. There will also be localised adverse effects on the attributes of sense of remoteness and sanctuary of WLQ1 of WLA 28. However, these effects would be limited in extent and would not be to a degree that would significantly affect the SLQs of Wester Ross NSA or Wild Land Qualities of WLA28.

Therefore, our advice is that the proposal will not have an adverse effect on the integrity of Wester Ross NSA or the objectives of the designation and is unlikely to significantly affect the qualities of the Fisherfield - Letterewe – Fannichs WLA (WLA 28).

Wester Ross Lochs Special Protection Area (SPA)

Our advice is that this proposal is likely to have a significant effect on Black-throated diver of Wester Ross Lochs SPA.

The proposal could be progressed with appropriate mitigation. However, because it could affect internationally important natural heritage interests, we object to this proposal unless it is made subject to conditions so that the works are done strictly in accordance with the mitigation provided. Conditions have been applied to the decision notice in this regard.

Loch Maree Special Protection Area (SPA)

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.

A Habitats Regulations Appraisal (HRA) (Appropriate Assessment) has been carried out for various aspects of this application as required by the Conservation (Natural Habitats, &c.) Regulations 1994 as amended (the 'Habitats Regulations'). This has been informed by information provided by NatureScot.

5.2 **HISTORIC ENVIRONMENT TEAM**

No Objection – No sensitive issues noted.

5.3 **MOD**

No Objection – The application falls within Tactical Training Area 14T (TTA 14T), an area within which military aircraft may conduct low level flight training. The addition of a development featuring tall or narrow profile structures such as masts or flue stacks in this locality has the potential to introduce a physical obstruction to low flying aircraft operating in the area. The MOD require conditions in respect of identification of position and elevation of the mast. This condition has been applied.

5.4 **HIAL & NATS**

No Objection – No comment.

5.5 **WESTER LOCH EWE COMMUNITY COUNCIL**

No Objection – As noted above, express full support for the development.

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 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
- 61 - Landscape

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

No site-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.

7.2 Determining Issues

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.

7.3 Planning Considerations

The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) Siting, Design and Amenity
- c) Ecology
- d) Impact on public access
- e) any other material considerations

7.4 Development plan/other planning policy

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 Cove, Poolewe, approximately 15km to the north-west, 12Km to the west and 8Km to the east and south. It would provide coverage over what is effectively open hilltops above 230m contour height. Poolewe village would have full coverage.

7.8 Siting, Design and Amenity

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 Poolewe and as stated, would reinforce the capacity, efficiency and connectivity within the area. The installation would improve network coverage, 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.

7.9 The new lattice mast would be shareable infrastructure, helping to prevent the proliferation of telecommunications masts within the surrounding area, The higher elevation helps provide signal “bounce” to lower-level masts and connectivity to lower ground. The site occupies a relatively flat area of ground on the hilltop and as previously noted, is accessed from an existing estate track leading eastwards from the estate offices to a jetty on Fionn Loch. A plantation of evergreen trees lies to the south of the site. To minimise any visual impact of the proposal, the light-weight lattice tower design is proposed. This 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 ensures that views beyond it are not restricted, allowing people to ‘see through’ the structure. It is proposed to paint the structure Khaki Grey (RAL7008) with the associated equipment the same colour. The mast will be visible as you approach from distance from the south-west but when viewed it will be partially obscured by the rising ground adjacent to the track. It will be most clearly seen when approached from the east from Fionn Loch but given the distance and landform its impact will not be significant. Most public access is along the core path which loops from Poolewe around Loch Kernasary. From here intermittent views will be obtained but when visible it will be from distance and in the context of the undulating topography. Excluding those going to Fionn Loch the majority of walkers and cyclists accessing the Fisherfield area will do so along the access track which runs to the south-east. Although visible from the east, where it can be viewed its impact will be minimised given its lattice construction and distance is such that it does not adversely affect the quality of this landscape to its detriment. Similarly, the views from the adjoining local road network including on the approach before descending into Poolewe from the south are from distance and its visual impact is accordingly diminished. It is worth noting that there will always be a slight visual impact within the surrounding area in the relation to the mast, however, in this instance it is considered that this impact will be minimal due to the occasional screening afforded to the site by the existing landscape, as well as the appropriate permeable design of the structure proposed. The concerns regarding the equipment becoming obsolete over time is understood and a condition is proposed to ensure all equipment is removed within a specified time and the land reinstated appropriately should this occur. The onus on the restoration will lie both with the operator and the landowner. The visual impact is considered slight and not justifiable to warrant refusal of the application.

7.10 In terms of amenity impact, given the separation distance between the proposed lattice tower development and any property, it is considered that the proposal would not result in any adverse impact through noise. The generator will not be required to be in operation at all times to power the development. With regards to whistling noises produced from the lattice tower, particularly during windy conditions, there is more than sufficient distance between the mast and any property to mitigate any unwanted noise.

8. Ecology

8.1 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. Furthermore, in accordance with Policy 5 of the NPF4, Scotland's National Carbon and Peatland map (2016) distinguishes that the site lies on Class 2. Class 2 – Nationally important carbon-rich soils, deep peat and priority peatland habitat. Areas of potentially high conservation value and restoration potential. A maximum soil cover of 87cm and an average peat depth of 32.4 cm is confirmed in the vicinity of the site. Soil information takes precedence over vegetation data. However, supporting information advises that the mast is to be erected on a rock knoll with shallow peat depth.

8.2 Access

As previously noted, the site will be accessed via the public road network and track to the Letterewe Estate Offices; thereafter, off-road estate access via a stone track for a further 2.1Km east to the proposed access point. An ATV track measuring approximately 500m, proceeds to the north and then west from the access point. No new permanent track is proposed but a new gravel finished and fenced compound is to be constructed at the rock head being used for construction. It is anticipated a handful of visits will be required each year, typically 1-2 visits per year.

8.3 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. 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.

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

Resource: Not applicable

Legal: Not Applicable

Community (Equality, Poverty and Rural): Not applicable

Climate Change/Carbon Clever: Not applicable

Risk: Not Applicable

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 hardstanding (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 (1st April to 31st August). If this is not possible, a Breeding Bird Protection Plan is to be agreed with the Highland Council Planning Authority in consultation with NatureScot. This should include the measures that would be in place to protect birds from disturbance for any works or access proposed within 750m of the SPA boundary during the breeding season.

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

3. 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.

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

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

5. In order to maintain aviation safety and to ensure that appropriate safeguards can be introduced to minimise the potential for the construction of the development to have a harmful impact on air safety in the surrounding area, in particular within the Tactical Training Area Northern Scotland, as a minimum, the telecommunications tower that forms the subject of this application shall be fitted with aviation safety lighting which produces Infra-Red (IR) lighting. This light shall be affixed to the highest point of the tower structure. In addition, the developer shall notify in writing, the Planning Authority and Ministry of Defence at least 14 days prior to the start of works, of the following information:

- The date of commencement of the erection of the telecommunications mast
- The maximum height of any construction equipment to be used in the erection of the telecommunications mast
- The date the telecommunications mast is brought into use
- The latitude and longitude and maximum heights of the telecommunications mast

Reason: In the interest of air safety 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 & 150a Rev D
Plan 2 – Site Layout Plan – 151 Rev D
Plan 3 – Proposed Site Layout Plan – 200 Rev D
Plan 4 – Proposed Elevation – North-East – 300 Rev D
Plan 5 – Proposed Elevation – South-West – 301 Rev B
Plan 6 – Proposed Elevation – South-East – 302 Rev B
Plan 7– Proposed Elevation – North-West – 303 Rev B

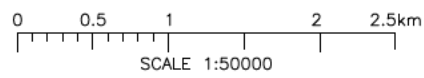
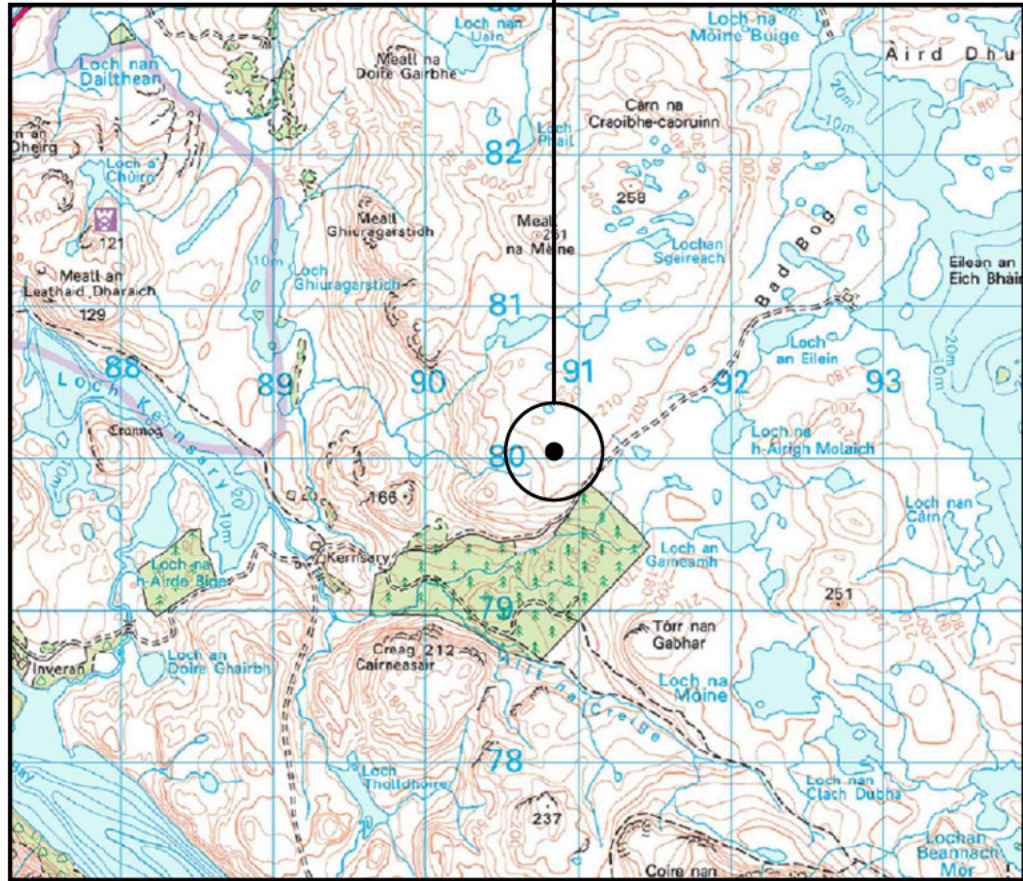
Appendix 1 – Letters of Representation

LIST OF REPRESENTATIONS FOR Installation of a 20m lattice mast and ancillary apparatus within a fenced compound AT LAND 1615M NE OF KERNSARY, POOLEWE. 24/02726/FUL

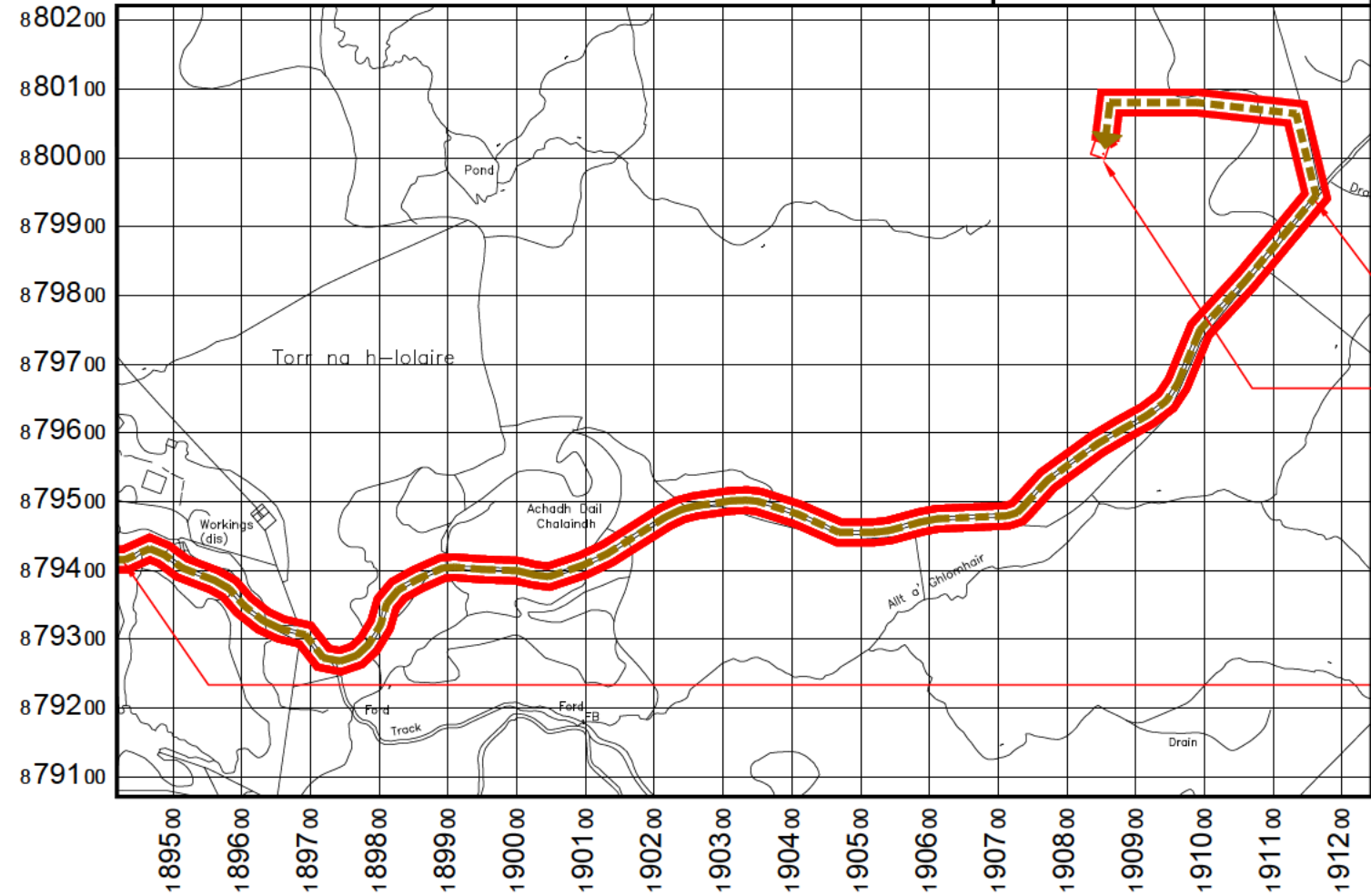
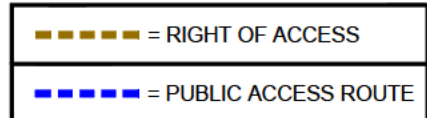
OBJECTORS

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SITE LOCATION



SITE LOCATION
(Scale 1:50000)

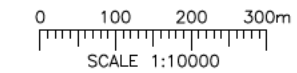


PROPOSED CULVERT
NGR 191161 , 879946

SITE LOCATION
(APPROX 4.88km
FROM SITE ACCESS)

POINT OF ACCESS
FROM PUBLIC
ROAD 3.59km WEST

OVERALL SITE LOCATION
(Scale 1:10000)



SITE PHOTOGRAPH

DIRECTIONS TO SITE:

From Gairloch, head north on the A832 until reaching the village of Poolewe. Cross over the stone bridge over the River Ewe and then turn right onto Riverside Drive. Follow this road for 5.35km then turn left and cross a small bridge to the Letterewe Estate offices. Continue for a further 600m to the fork and follow the track to the left for a further 1.5km. The proposed site is on the left hand side approx. 500m up the slope to the small rocky outcrop summit.

W3W Site Location:

mandolin.kicks.baguette

W3W Point Of Access From Public Road:

goats.birdcage.rinse

W3W Start Of ATV Route:

presuming.hugs.vans



UKDBS_DOC_0904 v0.8

Project: SRN TNS (TNS1034A)	
VMO2 CSR: 22593 (VF xxxx)	
Sharer 1 Ref: EE 85787	Sharer 2 Ref: 3UK HLD945
Cell Name: LAND AT KERNSARY	

Site Address: KERNSARY LETTEREWE ACHNASHEEN ROSS-SHIRE IV22 2LB	
National Grid Ref. E:	190853
N:	880006

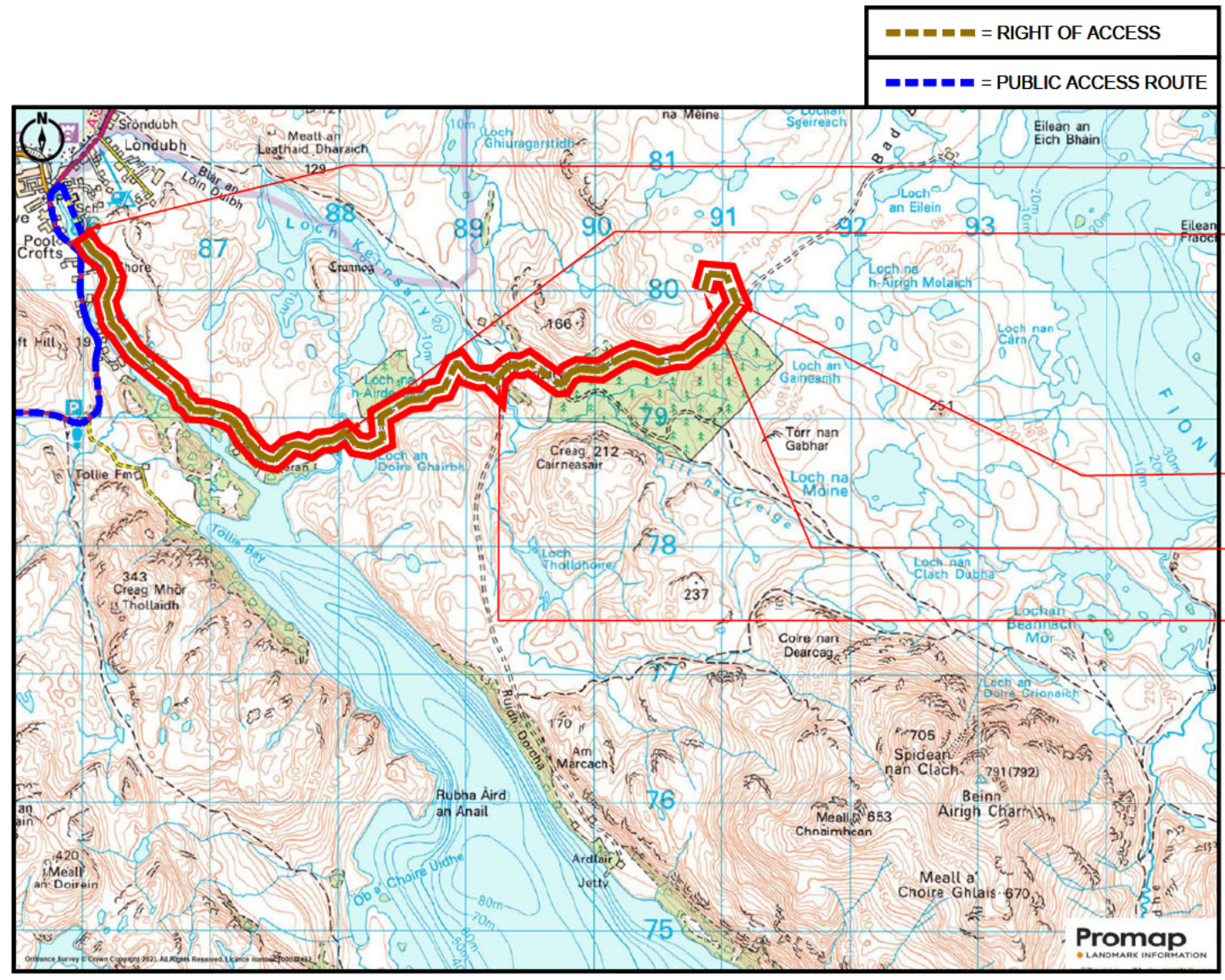
ICNIRP Compliance:
DRAWING COMPLIES
WITH VMO2
STANDARD
ICNIRP GUIDELINES
AS PER DOCUMENTS
SDN0142

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
B	Issued for Approval	NJ	PJ	16.10.23
D	Access route & Heli set-down area adjusted	DJC	SH	24.05.24

Drawing Title: PLANNING SITE LOCATION MAPS 1 OF 2	
Drawing No.:	150
Drawing Revision:	D
Drawn By:	MF
Checked By:	SH
Drawn On:	16.10.23
Checked On:	16.10.23

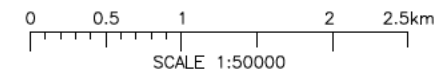
Purpose of Issue: PLANNING	
Date of Issue:	24.05.24
Pack Revision:	D
Principal Designer: WHP	
Designer:	WHP
Surveyed By:	F.G





- ACCESS FROM PUBLIC ROAD
- BRIDGE CROSSING E188046 , N878881
- PROPOSED CULVERT NGR 191161 , 879946
- SITE LOCATION
- BRIDGE CROSSING E189253 , N879271

SITE ACCESS ROUTE
(Scale 1:50000)



W3W Site Location:
mandolin.kicks.baguette

W3W Point Of Access From Public Road:
goats.birdcage.rinse

W3W Start Of ATV Route:
presuming.hugs.vans



Project: SRN TNS (TNS1034A)
VMO2 CSR: 22593 (VF xxxx)
Sharer 1 Ref: EE 85787
Sharer 2 Ref: 3UK HLD945
Cell Name: LAND AT KERNSARY

Site Address: KERNSARY LETTEREWE ACHNASHEEN ROSS-SHIRE IV22 2LB
National Grid Ref: E: 190853 N: 880006

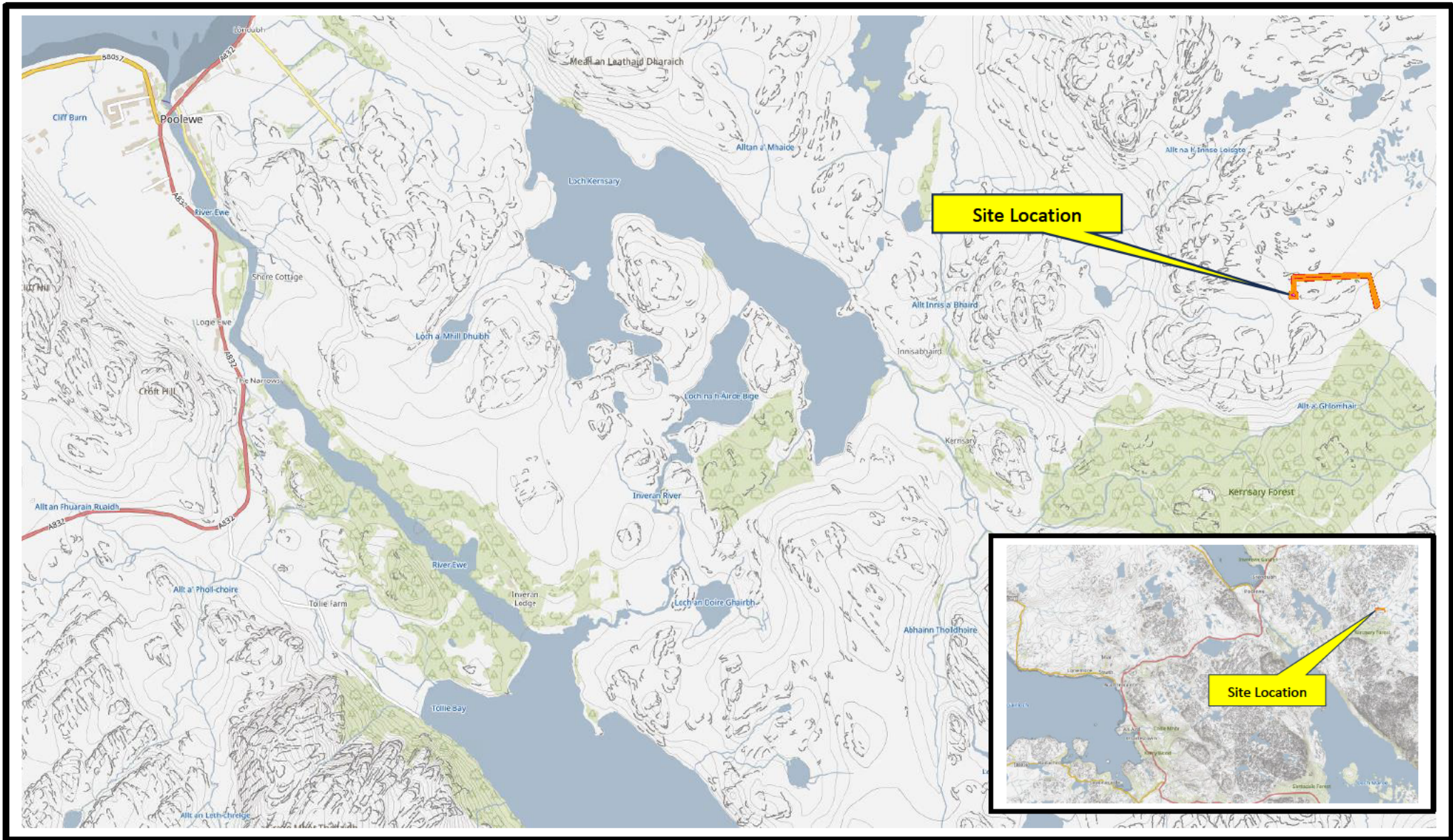
ICNIRP Compliance: DRAWING COMPLIES WITH VMO2 STANDARD ICNIRP GUIDELINES AS PER DOCUMENTS SDN0142

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MF	SH	14.07.23
B	Map update and scale bar added	NJ	PJ	16.10.23
D	Access route & Heli set-down area adjusted	DJC	SH	24.05.24

Drawing Title: PLANNING SITE LOCATION MAPS 2 OF 2
Drawing No.: 150a
Drawing Revision: D
Drawn By: MF
Checked By: SH

Purpose of Issue: PLANNING
Date of Issue: 24.05.24
Pack Revision: D
Principal Designer: WHP
Designer: WHP
Surveyed By: F.G







Infrastructure and Environment Service

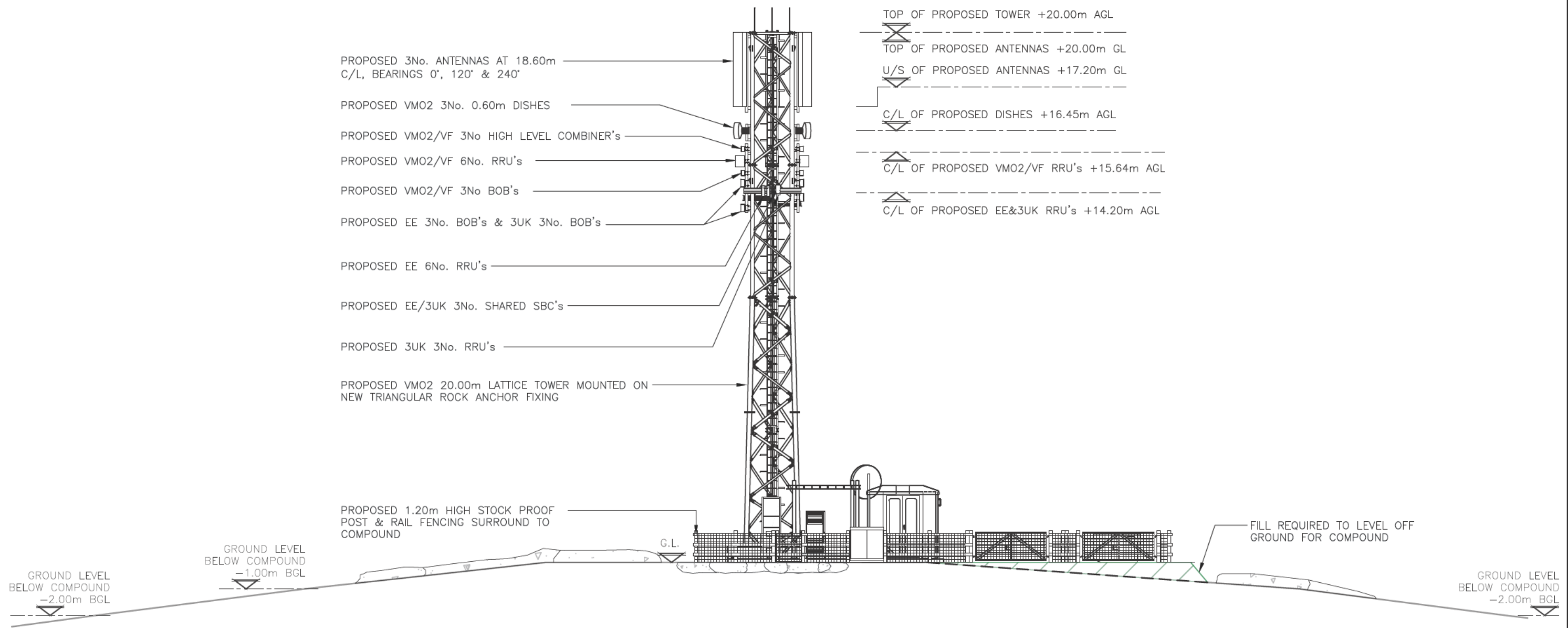
24/02726/FUL

Installation of a 20m lattice telecommunications mast and ancillary apparatus within a fenced compound at Land 1615m NE of Kersary, Poolewe.

December 2024

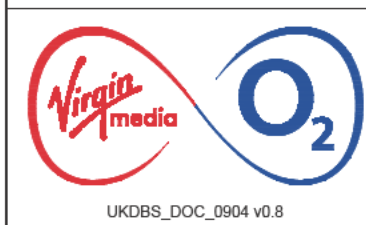


CUT AND FILL KEY	
	AREA THAT REQUIRES CUTTING AWAY/LEVELING
	AREA THAT REQUIRES BUILDING UP/LEVELING



PROPOSED NORTH-EAST ELEVATION

(1:150)



Project: SRN TNS (TNS1034A)
 VM02 CSR: 22593 (VF xxxx)
 Sharer 1 Ref: EE 85787
 Sharer 2 Ref: 3UK HLD945
 Cell Name: LAND AT KERNSARY

Site Address: KERNSARY LETTEREWE ACHNASHEEN ROSS-SHIRE IV22 2LB
 National Grid Ref: E: 190853 N: 880006



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

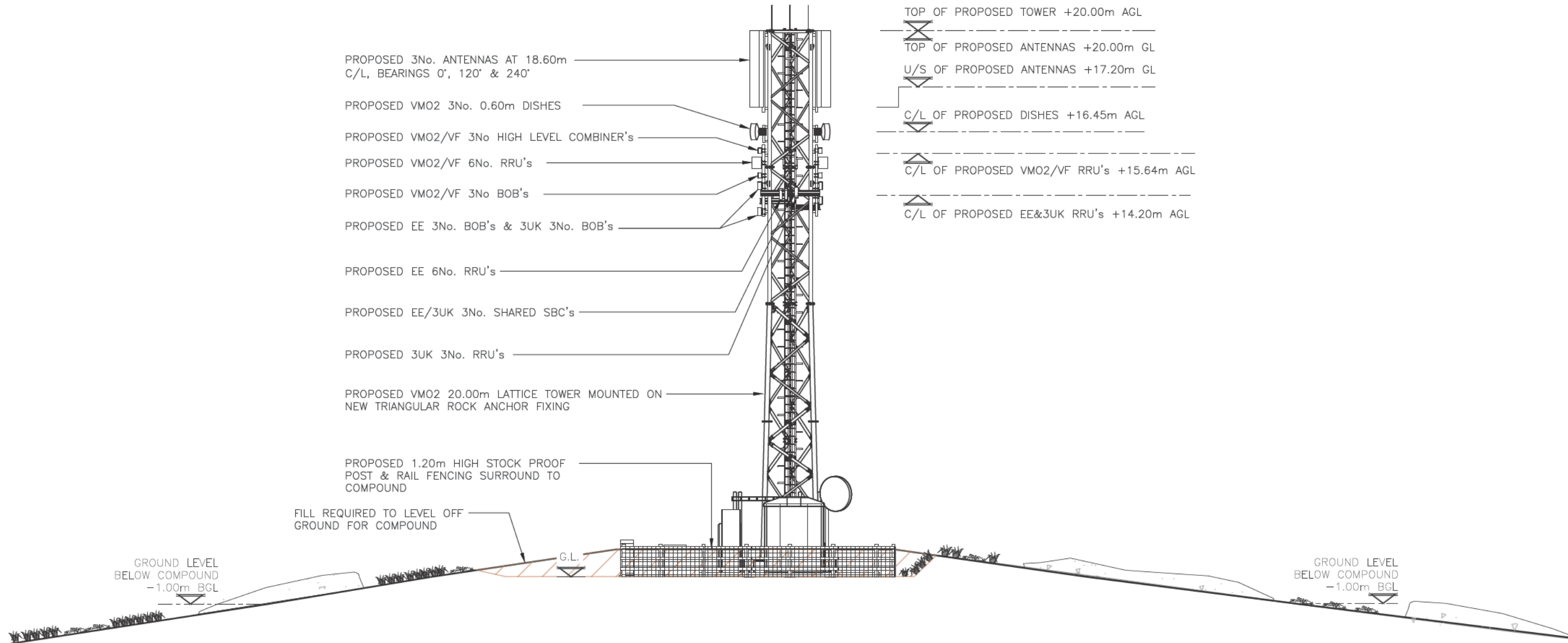
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MF	SH	14.07.23
B	Scale bar, Fence, Dish, Commscope tower update	NJ	PJ	01.11.23
C	Commscope tower update	PO	SH	01.11.23
D	Access route & Heli set-down area adjusted	DJC	SH	24.05.24

Drawing Title: PROPOSED NORTH-EAST ELEVATION
 Drawing No.: 300
 Drawing Revision: D
 Drawn By: MF
 Drawn On: 01.11.23
 Checked By: SH
 Checked On: 01.11.23

Purpose of Issue: PLANNING
 Date of Issue: 24.05.24
 Pack Revision: D
 Principal Designer: WHP
 Designer: WHP
 Surveyed By: F.G



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



PROPOSED NORTH-WEST ELEVATION
(1:150)



Project: SRN TNS (TNS1034A)
 VMO2 CSR: 22593 (VF xxxx)
 Sharer 1 Ref: EE 85787
 Sharer 2 Ref: 3UK HLD945
 Cell Name: LAND AT KERNSARY

Site Address: KERNSARY LETTEREWE ACHNASHEEN ROSS-SHIRE IV22 2LB
 National Grid Ref: E: 190853 N: 880006



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

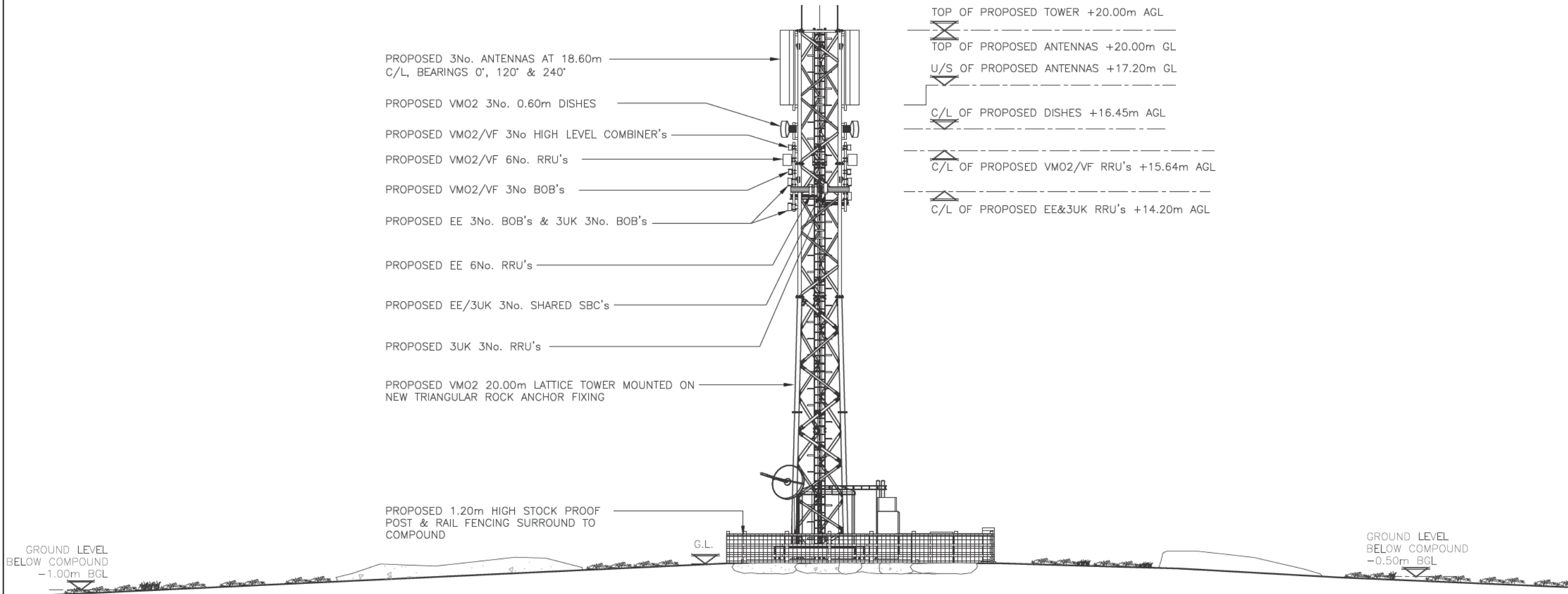
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
D	Access route & Heli set-down area adjusted	DJC	SH	24.05.24

Drawing Title: PROPOSED NORTH- WEST ELEVATION
 Drawing No.: 303
 Drawing Revision: B
 Drawn By: MF
 Drawn On: 05.10.23
 Checked By: SH
 Checked On: 05.10.23

Purpose of Issue: PLANNING
 Date of Issue: 24.05.24
 Pack Revision: D
 Principal Designer: WHP
 Designer: WHP
 Surveyed By: F.G



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 (TNS1034A)	
VM02 CSR: 22593 (VF xxxx)	
Sharer 1 Ref: EE 85787	Sharer 2 Ref: 3UK HLD945
Cell Name: LAND AT KERNSARY	

Site Address: KERNSARY LETTEREWE ACHNASHEEN ROSS-SHIRE IV22 2LB	
National Grid Ref: E: 190853	N: 880006



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

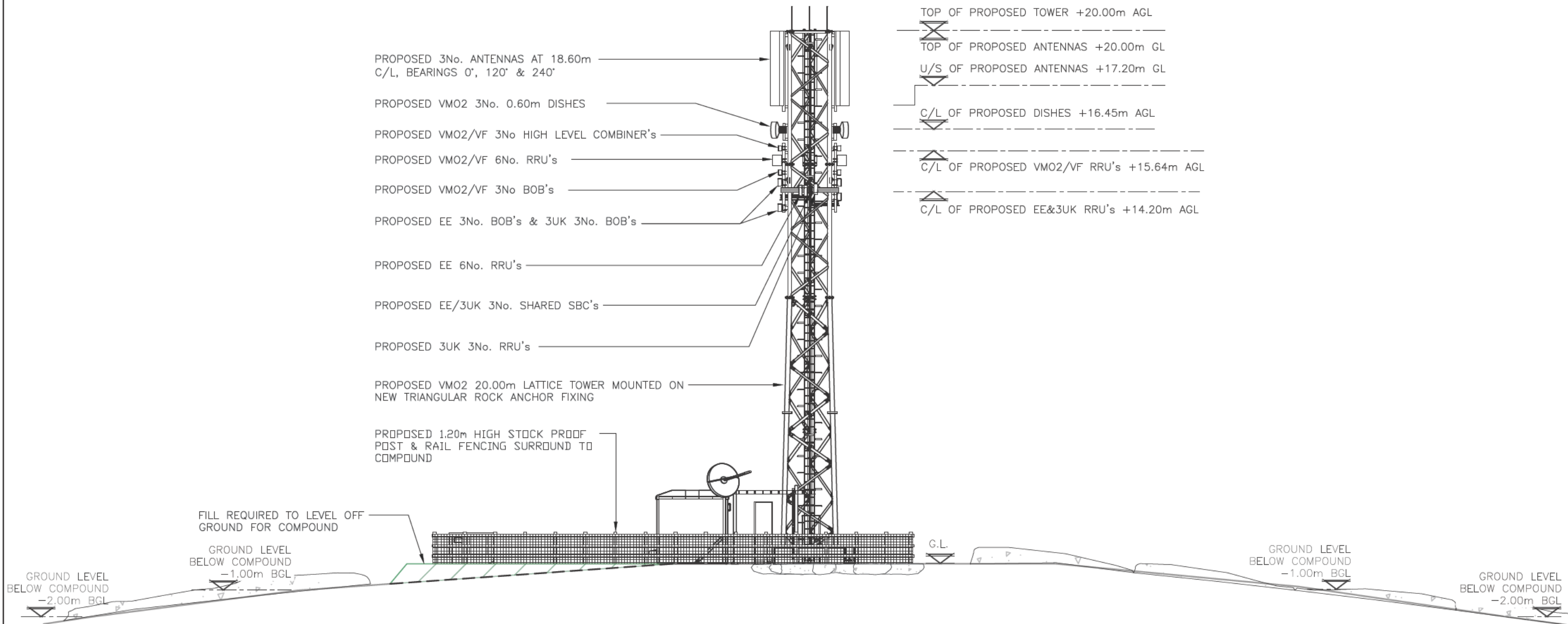
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
D	Access route & Heli set-down area adjusted	DJC	SH	24.05.24

Drawing Title: PROPOSED SOUTH-EAST ELEVATION	
Drawing No.: 302	Drawing Revision: B
Drawn By: MF	Drawn On: 05.10.23
Checked By: SH	Checked On: 05.10.23

Purpose of Issue: PLANNING	
Date of Issue: 24.05.24	Pack Revision: D
Principal Designer: WHP	
Designer: WHP	Surveyed By: F.G

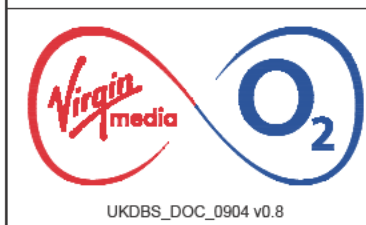


CUT AND FILL KEY	
	AREA THAT REQUIRES CUTTING AWAY/LEVELING
	AREA THAT REQUIRES BUILDING UP/LEVELING



PROPOSED SOUTH-WEST ELEVATION

(1:150)



Project: SRN TNS (TNS1034A)
 VMO2 CSR: 22593 (VF xxxx)
 Sharer 1 Ref: EE 85787
 Sharer 2 Ref: 3UK HLD945
 Cell Name: LAND AT KERNSARY

Site Address: KERNSARY LETTEREWE ACHNASHEEN ROSS-SHIRE IV22 2LB
 National Grid Ref: E: 190853 N: 880006

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
D	Access route & Heli set-down area adjusted	DJC	SH	24.05.24

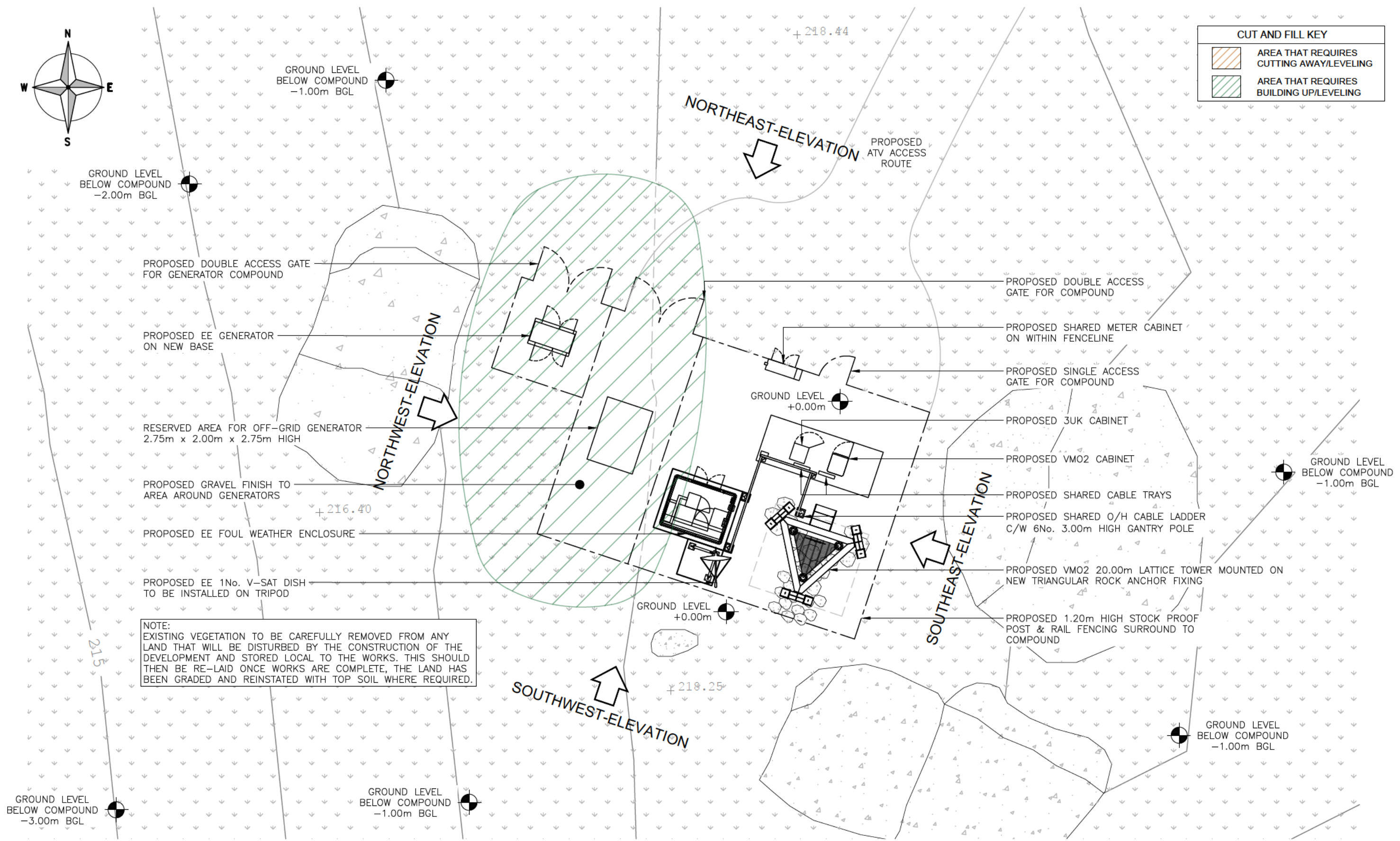
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 Drawing No.: 301
 Drawing Revision: B
 Drawn By: MF
 Drawn On: 05.10.23
 Checked By: SH
 Checked On: 05.10.23

Purpose of Issue: PLANNING
 Date of Issue: 24.05.24
 Pack Revision: D
 Principal Designer: WHP
 Designer: WHP
 Surveyed By: F.G



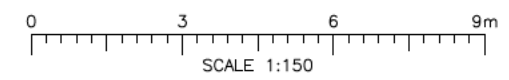


CUT AND FILL KEY	
	AREA THAT REQUIRES CUTTING AWAY/LEVELING
	AREA THAT REQUIRES BUILDING UP/LEVELING



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 (TNS1034A)**
 VMO2 CSR: **22593 (VF xxxx)**
 Sharer 1 Ref: **EE 85787** Sharer 2 Ref: **3UK HLD945**
 Cell Name: **LAND AT KERNARY**

Site Address: **KERNARY LETTEREWE ACHNASHEEN ROSS-SHIRE IV22 2LB**
 National Grid Ref: **E: 190853 N: 880006**

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	MF	SH	14.07.23
B	Scale bar, Fence, Commscope tower update	NJ	PJ	01.11.23
C	Commscope tower update	PO	SH	01.11.23
D	Access route & Heli set-down area adjusted	DJC	SH	24.05.24

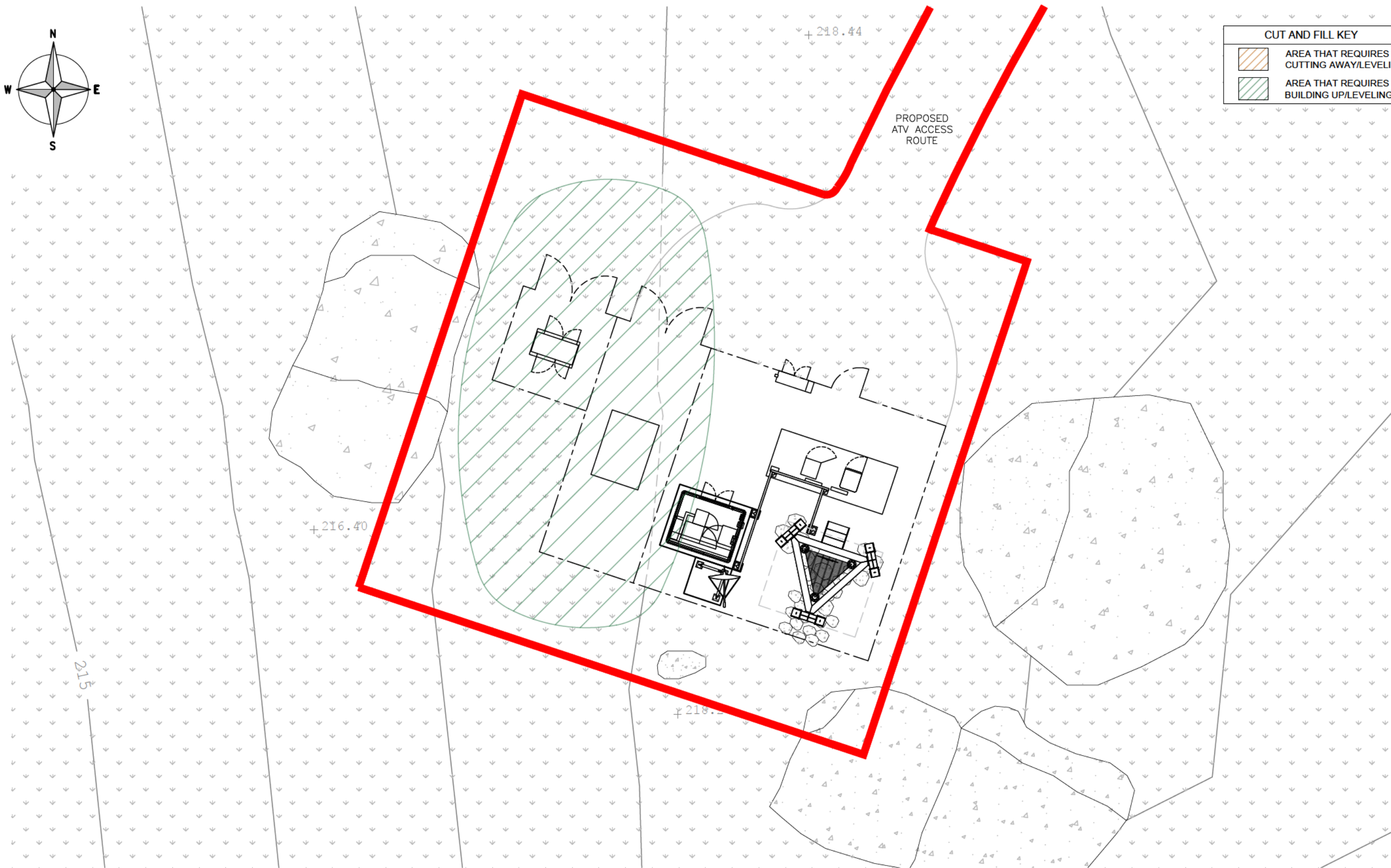
Drawing Title: **PROPOSED SITE PLAN**
 Drawing No.: **200**
 Drawing Revision: **D**
 Drawn By: **MF**
 Drawn On: **01.11.23**
 Checked By: **SH**
 Checked On: **01.11.23**

Purpose of Issue: **PLANNING**
 Date of Issue: **24.05.24**
 Pack Revision: **D**
 Principal Designer: **WHP**
 Designer: **WHP**
 Surveyed By: **F.G**

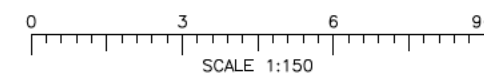




CUT AND FILL KEY	
	AREA THAT REQUIRES CUTTING AWAY/LEVELING
	AREA THAT REQUIRES BUILDING UP/LEVELING



PLANNING APPLICATION SITE BOUNDARY PLAN
(1:150)



UKDBS_DOC_0904 v0.8

Project: **SRN TNS (TNS1034A)**
 VMO2 CSR: **22593 (VF xxxx)**
 Sharer 1 Ref: **EE 85787** Sharer 2 Ref: **3UK HLD945**
 Cell Name: **LAND AT KERNARY**

Site Address: **KERNARY LETTEREWE ACHNASHEEN ROSS-SHIRE IV22 2LB**
 National Grid Ref: **E: 190853 N: 880006**

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	MF	SH	14.07.23
B	Scale bar added	NJ	PJ	16.10.23
C	Commscope tower update	PO	SH	01.11.23
D	Access route & Heli set-down area adjusted	DJC	SH	24.05.24

Drawing Title: **PLANNING APPLICATION SITE BOUNDARY**
 Drawing No.: **151**
 Drawn By: **MF**
 Checked By: **SH**

Purpose of Issue: **PLANNING**
 Drawing Revision: **D**
 Date of Issue: **24.05.24**
 Principal Designer: **WHP**
 Designer: **WHP**
 Pack Revision: **D**
 Surveyed By: **F.G**



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