

Agenda Item	6.3
Report No	PLN/089/24

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 29 October 2024
Report Title: 24/01220/FUL: EE
Land 2960M NE of 1 Kylestrome, Scourie
Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Installation of 20m high lattice telecommunications tower and ancillary development
Ward: 01 – North, West and Central Sutherland
Development category: Local
Reason referred to Committee: Number of objections from the public and objection from Community Council.

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, hardstanding and associated development located on Grosvenor Estate, approximately 2960m NE of 1 Kylestrome, Scourie.

The tower would support dishes, antennae and transmission equipment at and above 14m on the tower. The tower would be sited on a rock anchor foundation located outside an adjacent fenced compound measuring 8.4m x 5m; this encloses the additional cabinets and gantry supports. An additional compound of 10m x 4m in area lies to the north of and immediately adjacent to the cabinet compound, this is reserved for an off-grid generator. An area of hardstanding measuring 12.5m x 4m lies to the E of the fenced compounds and forms part of the existing ATV route. The tower and associated equipment are proposed to be finished in Khaki Grey (RAL7008).

- 1.2 This mast hosts equipment from 3 mobile network operators (VMO2, 3UK and EE); it would provide 4G coverage to a “total not spot”.
- 1.3 Construction access would be via an existing 4.4Km of estate and ATV track leading from the A837 public road at Kylestrome, and a further short length of ATV track (375m) leading past two small ponds lying to the NE of the site. A small section of the track (12.5m) will be upgraded to form the hardstanding. A build time of 6 to 8 weeks is anticipated for this development.
- 1.4 Pre-Application Consultation: 23/05267/PREAPP closed on 19th December 2023.
- 1.5 Supporting Information:
- Design and Access Statement
 - Developers Notice
 - ICNIRP Certificate
 - Landscape and Visual Impact Assessment and Viewpoints
 - Peat Survey
 - Preliminary Ecological Assessment
 - Programme Summary
 - Supplementary Information
 - Construction Method Statement
 - Habitat Management plan
- 1.6 Variations: None.

2. SITE DESCRIPTION

- 2.1 The site lies within the Reay – Casley Wild Land Area (WLA 34) and Assynt – Coigach National Scenic Area (NSA), on the 425m contour and approximately 3.2Km NE of Kylesku Bridge. Loch a Chairn Bhain is crossed by the bridge approximately 800m SE of Kylestrome. A short mast providing estate communications lies approximately 30m south and on slightly higher ground of the proposed installation and an offer has been made to the estate to move their equipment onto the larger

mast; this offer has been declined. By virtue of the contour height and relatively open land surrounding, the mast has the potential for a wide coverage. Immediately to the south and beyond the small estate mast, the ground drops sharply towards the loch. An estate ATV track provides access to the north and east of the site. The compound and new hardstanding 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 at Kylestrome, some 3Km to the southwest.

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

3. PLANNING HISTORY

3.1 19.12.2023 23/055267/PREAPP: Greenfield CLOSED
Telecommunications Mast

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour and Schedule 3 Development

Date Advertised: 07.06.2024

Representation deadline: 21.06.2024

Timeous representations 7 (including 1 from the NE Mountain Trust and (objections): Scourie Community Council)

Support Comments: 7 (including 1 from the neighbouring Assynt Community Council)

General Comment: 1.

4.2 Material considerations raised are summarised as follows:

- a) The proposal is not needs based; no clear public benefit.
- b) Road safety concerns related to vehicular movement.
- c) Impact on the Wild Land Area – landscape.
- d) Not a Total Not Spot – Vodafone 2G is available.
- e) Hillwalkers do not want it.
- f) Conflicts with Policy 4 of NPF4.
- g) Impact on protected species (eagles).
- h) Impact on Cape Wrath Trail.
- i) Impact on NC500.
- j) Walkers and workers in remote areas eg. stalkers may use Personal Locator Beacons in case of emergency, or a Starlink base station in a vehicle – this level of mobile phone coverage is unnecessary; not wanted by the walking and mountaineering community – see Mountaineering Scotland’s public call for a review of the SRN rollout.
- k) As one of a large number of masts in WLAs the proposal should be refused, and the overall project considered at appeal at Scottish Government level.
- l) This level of coverage should be provided by satellite technology, not masts.

m) 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 safeguarding objection.

5.4 Archaeology

No sensitive historic environment issues in regard to this application.

5.5 NatureScot (North)

No objection: Summary - do not consider that it would raise issues of National Interest in relation to its landscape, visual or cumulative effects. This is not to say that the development would not result in significant landscape or visual effects, rather that NatureScot does not judge these effects to meet our threshold in respect of our national remit for landscapes.

5.6 Scourie and District Community Council

"The Community Council feel, that while we do not want to get in the way of connectivity in the Highlands, we feel the placement of a lot of these masts, including this one at Kylestrome have been poorly thought out and the negative impacts outweigh the benefits.

To scar such a stunningly beautiful wild place, the benefit to the surrounding communities should be immense. It is mostly open hill that benefits from improved signal here. It would require road access due to being reliant on diesel to run. This will further scar and disturb the areas flora and fauna.

Connectivity is very important, but communities should feel that if we have to sacrifice our wild places it is because all other options have been exhausted and the community benefit balances the decision.

The CC feel the mast could be better placed and given the costs associated with this project, there could be a missed opportunity here to place it where it could enhance the populated and dead spots in our district with little or no signal.

In conclusion, we would like SRN to be asked to consult more with communities around the placement of these masts before going ahead."

Scourie Community Council has confirmed they are objecting to the proposed 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 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

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 Caithness and Sutherland Local Development Plan (August 2018)

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.

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 and National Scenic Area
 - e) 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.

- 7.7 Coverage: this mast proposal would cover a reported “Total Not Spot”, which is the focus of current Government funding for the Shared Rural Network. The claimed 2G connectivity provided by Vodafone was retired in March 2024. The coverage map for this individual mast extends to Drumbeg approximately 15km to the west, to land south of Loch a Chairn Bhain and Loch Gleann Dubh and north-east beyond Achfary, some 5Km distant.
- 7.8 6 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, EE and 3UK, along with the Government to provide 4G coverage to the local area in and around Kylesku and as stated, would reinforce the capacity, efficiency and connectivity within the area. The installation would improve network coverage for the benefit of 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 a hilltop sitting above the settlements of Kylesku and Unapool. To minimise any visual impact of the proposal, the light-weight lattice tower is finished in Khaki Grey (RAL7008); this design is considered to be a permeable structure, particularly when viewed within the surrounding backdrop of a rural landscape consisting of a range of hills. The site lies immediately adjacent to the Achfary to Kylestrom track which is mainly is a rough hardcore ATV track. This is a popular access route which affords fine views of this rough and remote area of north-west Sutherland. Due to the general topography of the area which encompasses many hills, open bogland and Loch, it is considered that views of the structure would be generally backgrounded and limited. Some “skyling” is inevitable when the mast is viewed from lower levels. 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 largely long views

of it. In addition, the mast will be viewed in the context of the existing mast which albeit smaller sits on slightly higher ground. The proposed mast will however be a taller feature in the landscape and will be viewed in the context of the existing track and mast to short distance views. From further afield and in particular the A894 given the distance, topography and its lattice design, it is not considered the siting of the mast in this location will adversely affect the setting of the area to its detriment. The visual impact is considered slight and not justifiable to warrant refusal of the application.

- 7.11 It is considered that the proposal would not result in any adverse impact on privacy or amenity through noise. The generator is required to provide secondary power as a “back-up” to the primary mains. However, to ensure noise levels are kept to an acceptable level when the back-up is required, and in the interests of amenity, it is reasonable 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 any nearby property, it is considered that this will not raise any significant noise level and is acceptable. There are no habitable properties within 2km of the site.

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 bulk of the site lies within 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. 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;
- 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 Most of the peat within the Site is under 50cm in depth with only small sections in the western and northern edges exceeding 50cm. Peat deeper than 10cm is generally recommended not to be developed on and peat exceeding 50cm is usually protected from any developments. It is noted that the mast is proposed to be sited upon a “rock-head” with little or no peat cover.

- 8.3 Protected species survey results have been provided and these confirm that the impact of the development on protected species is considered low. In line with

8.4 recommendations, a condition limiting groundwork to being outwith bird breeding season has been attached to the decision.

Access

As previously noted, construction access would be via an existing 4.4Km of estate and ATV track leading from the A837 public road at Kylestrome, and a further short length of ATV track (375m) leading past two small ponds lying to the NE of the site. A small section of the track (12.5m) will be upgraded to form the hardstanding. A build time of 6 to 8 weeks is anticipated for this development. 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. The proposal gives rise to no road safety concerns.

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, existing tracks are to be used. 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 access track upgrade (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).

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 TNS1038A-85711-GA REV C
Plan 2 – Site Layout Plan 008b REV D

Plan 3 –Site Layout Plan 008c REV D

Plan 4 – Proposed Site layout Plan 150 REV D

Plan 5 – Proposed Elevation – East 252 REV D

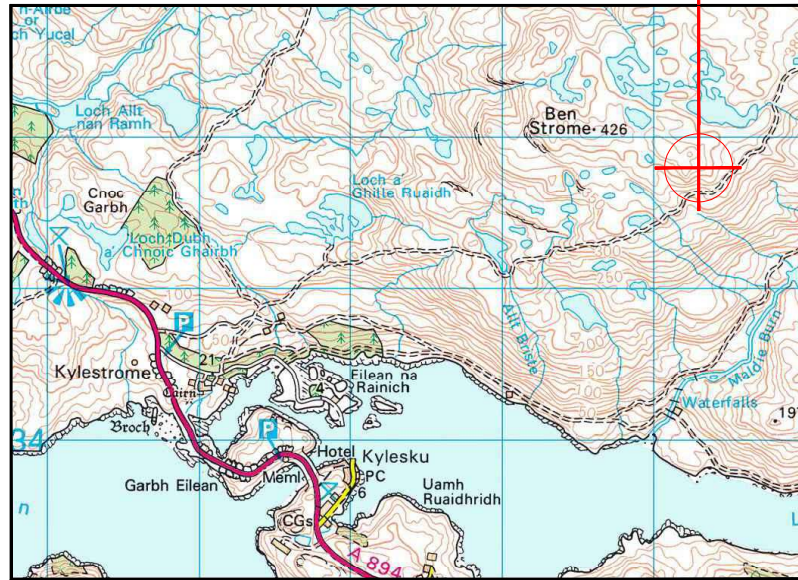
Plan 6 – Proposed Elevation – West 253 REV D

Plan 7 – Proposed elevation – South 251 REV D

Plan 8 – Proposed Elevation – North 250 REV D

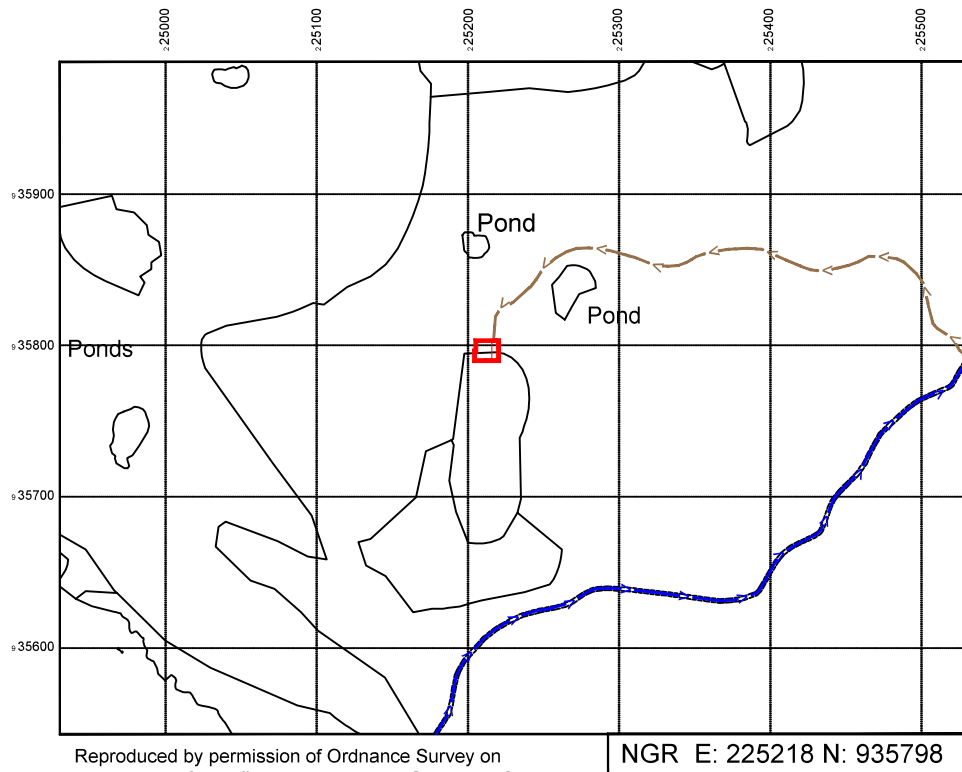
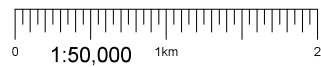


SITE LOCATION



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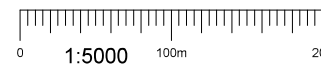
SITE AREA PLAN



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NGR E: 225218 N: 935798

SITE LOCATION PLAN



SITE PHOTOGRAPH



GOOGLE MAPS QR CODE

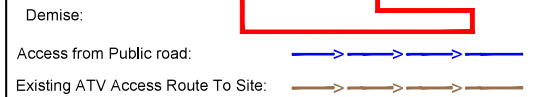
What3Words

Site Location - compose.crumb.tells

End of Public access road - flexed.justifies.spared

NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.
- DIRECTIONS TO SITE: Heading north on the A837 until reaching A894 heading north towards NGR E221711 N934722. From here follow the forestry access track, after 700m (approx.) turn left onto the existing ATV Access track. Follow the ATV Access to NGR E22527 N935786. From here follow the existing ATV Access route to the proposed site location



Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	C
M001	MBNL	Revision / Upgrade Description: Updated to Planning comments					
Date:	28/03/2024	Drawn:	GCS	Checked:	MG	Approved:	PJ
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	B
M001	MBNL	Revision / Upgrade Description: Updated to show REC Supply					
Date:	25/03/2024	Drawn:	GCS	Checked:	MG	Approved:	PJ
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	A
M001	MBNL	Revision / Upgrade Description: First Issue					
Date:	18/10/2023	Drawn:	GCS	Checked:	MG	Approved:	PJ



Hatfield Business Park
Hatfield
Hertfordshire
AL10 9BW

Tel: 01707 315000
Fax: 01707 319001

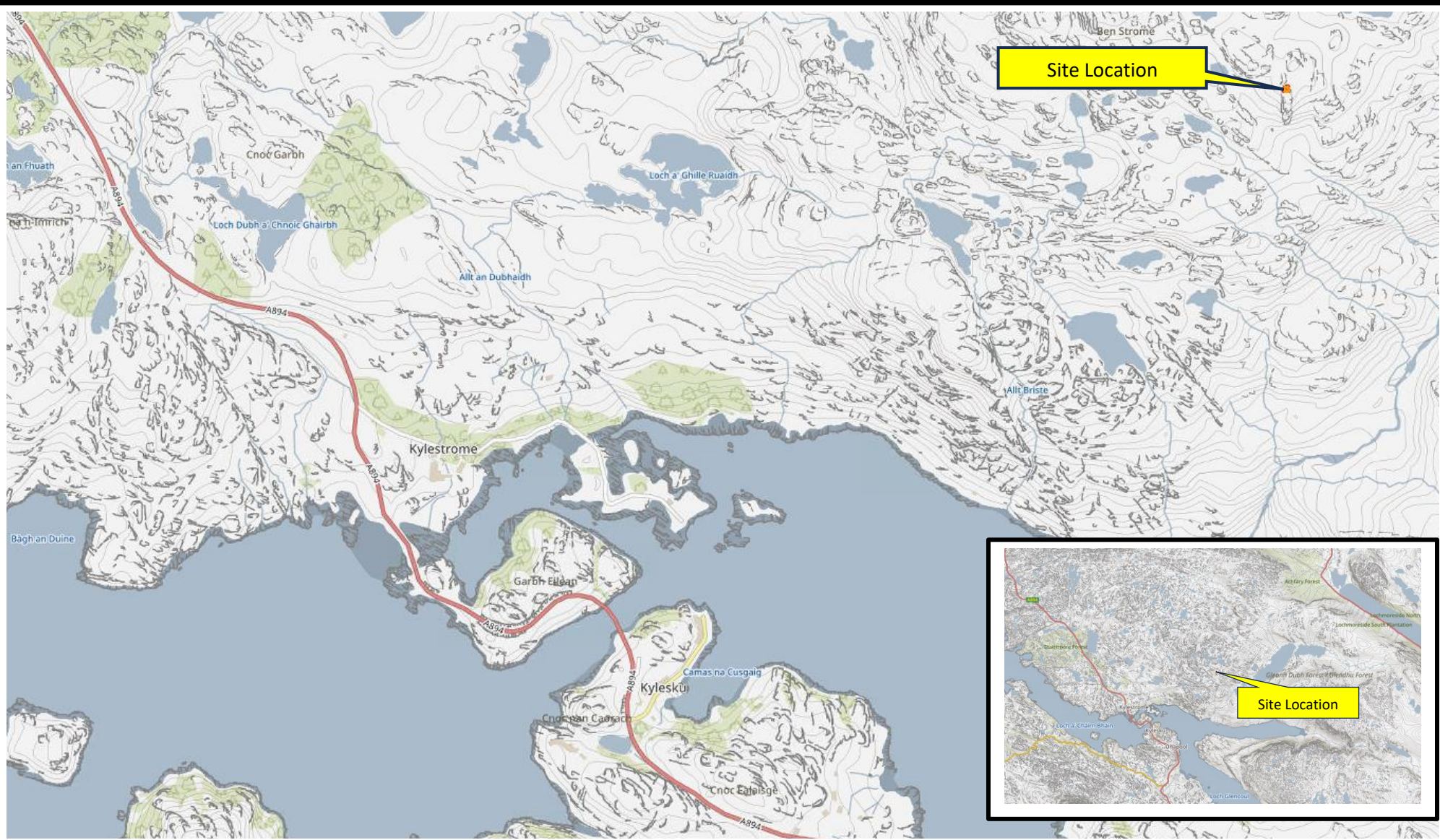
Design Consultant & Principal Contractor:

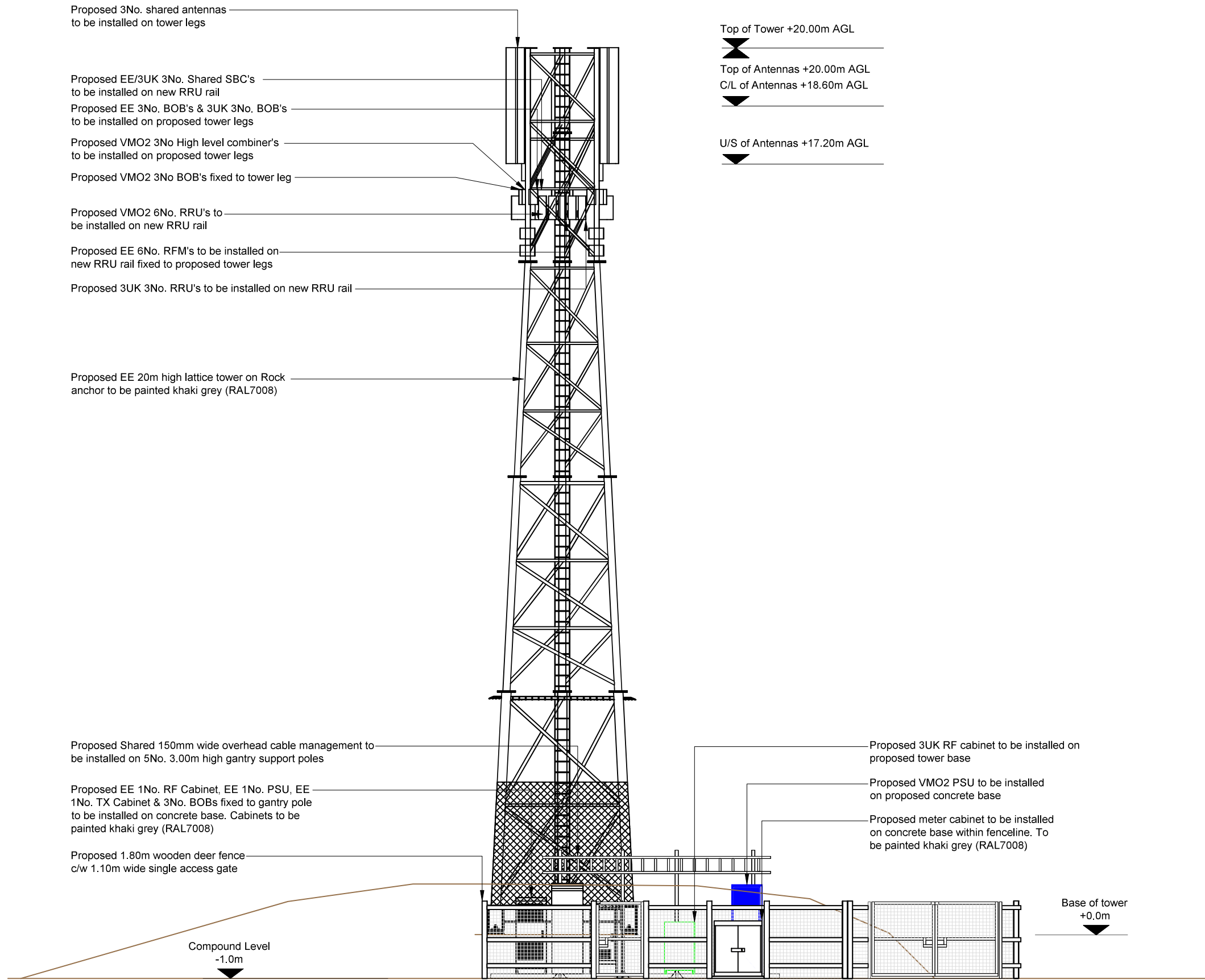


WHP Telecoms
Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH

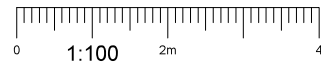
Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name:	LOCH AN LEATHIAD BHUAIN	
Site ID:	TNS1038A	
Address:	WEST OF LOCH AN LEATHIAD BHUAIN, BEN STROME KYLESTROME LAIRG IV27 4TL	
Title:	008 - PLANNING REDLINE DEMISE AREA	
Project:	SRN-TNS	
Purpose of Issue:	PLANNING	
EE Cell ID:	VM02 Cell ID:	3UK Cell ID:
85711	24993	HLD834
Master Drawing No:	TNS1038A_85711_GA_REV_C	
Issue:	C	





PROPOSED SITE ELEVATION C - EAST



NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Exact ancillary mounting to be confirmed

Sharer equipment to be installed by sharer

Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	D
Date:	26/04/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to Planning comments					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	C
Date:	28/03/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to Planning comments					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	B
Date:	25/03/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to show REC Supply					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	A
Date:	18/10/2023	Revision / Upgrade Description:					
Drawn:	GCS	First Issue					
Checked:	MG						
Approved:	PJ						



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Design Consultant & Principal Contractor:



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Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH

Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name: **LOCH AN LEATHIAD BHUAIN**

Site ID: **TNS1038A**

Address:
**WEST OF LOCH AN LEATHIAD BHUAIN,
BEN STROME
KYLESTROME
LAIRG
IV27 4TL**

Title: **252 PROPOSED SITE ELEVATION C - EAST**

Project: **SRN-TNS**

Purpose of Issue: **PLANNING**

EE Cell ID:	VM02 Cell ID:	3UK Cell ID:
85711	24993	HLD834

Master Drawing No: **TNS1038A_85711_GA_REV_D** Issue: **D**

100mm
50mm
10mm

Proposed EE 1No. 0.6m Dish to be installed on proposed stand off bracket

Proposed 3No. shared antennas to be installed on tower legs

Proposed EE/3UK 3No. Shared SBC's to be installed on new RRU rail

Proposed EE 3No. BOB's & 3UK 3No. BOB's to be installed on proposed tower legs

Proposed VMO2 3No High level combiner's to be installed on proposed tower legs

Proposed VMO2 3No BOB's fixed to tower leg

Proposed VMO2 6No. RRU's to be installed on new RRU rail

Proposed EE 6No. RFM's to be installed on new RRU rail fixed to proposed tower legs

Proposed 3UK 3No. RRU's to be installed on new RRU rail

Proposed EE 20m high lattice tower on Rock anchor to be painted khaki grey (RAL7008)

Proposed EE 1No. RF Cabinet, EE 1No. PSU, EE 1No. TX Cabinet & 3No. BOBs fixed to gantry pole to be installed on concrete base. Cabinets to be painted khaki grey (RAL7008)

Proposed EE Change over switch to be installed on half height gantry support pole

Proposed meter cabinet to be installed on concrete base within fenceline. To be painted khaki grey (RAL7008)

Proposed 1.80m wooden deer fence c/w 1.10m wide single access gate

Compound Level -1.0m

Top of Tower +20.00m AGL

Top of Antennas +20.00m AGL
C/L of Antennas +18.60m AGL

U/S of Antennas +17.20m AGL

C/L of Proposed Dishes +14.00m AGL

Proposed EE 1No. 0.9m Dish to be installed on tower leg

Proposed 3UK RF cabinet to be installed on proposed tower base

Proposed VMO2 PSU to be installed on proposed concrete base



Proposed Anti-Climb mesh

Proposed EE GPS Node to be installed on gantry support pole

Proposed Shared 150mm wide overhead cable management to be installed on 5No. 3.00m high gantry support poles

Base of tower +0.0m

CUT AND FILL KEY

-  AREA THAT REQUIRES CUTTING AWAY/LEVELING
-  AREA THAT REQUIRES BUILDING UP/LEVELING

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Exact ancillary mounting to be confirmed

Sharer equipment to be installed by sharer


Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	D
Date:	26/04/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to Planning comments					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	C
Date:	28/03/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to Planning comments					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	B
Date:	25/03/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to show REC Supply					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	A
Date:	18/10/2023	Revision / Upgrade Description:					
Drawn:	GCS	First Issue					
Checked:	MG						
Approved:	PJ						



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Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name: **LOCH AN LEATHIAD BHUAIN**

Site ID: **TNS1038A**

Address: **WEST OF LOCH AN LEATHIAD BHUAIN,
BEN STROME
KYLESTROME
LAIRG
IV27 4TL**

Title: **250 PROPOSED SITE ELEVATION A - NORTH**

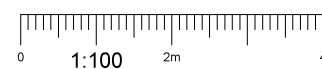
Project: **SRN-TNS**

Purpose of Issue: **PLANNING**

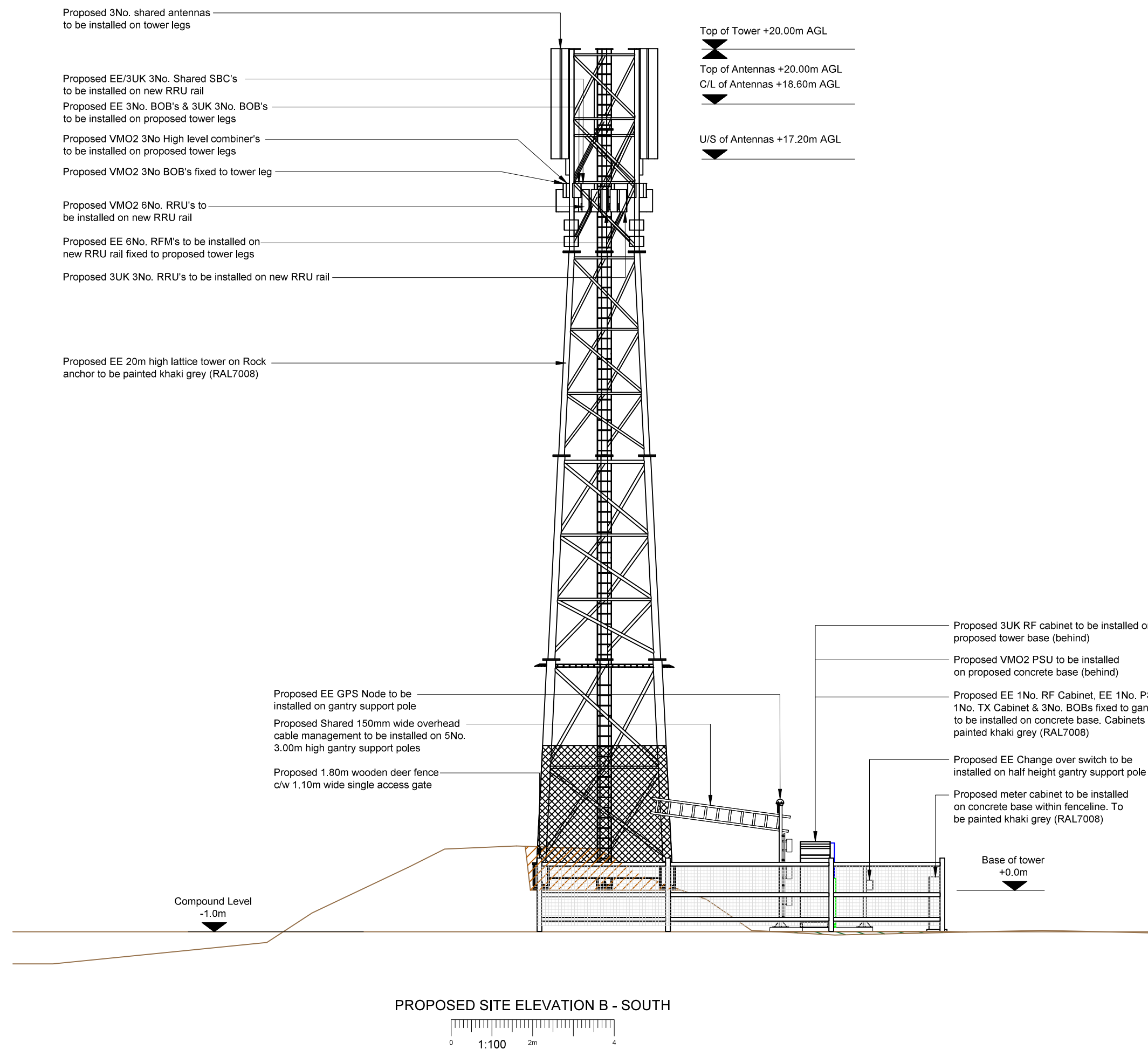
EE Cell ID:	VMO2 Cell ID:	3UK Cell ID:
85711	24993	HLD834

Master Drawing No: **TNS1038A_85711_GA_REV_D** Issue: **D**

PROPOSED SITE ELEVATION A - NORTH



100mm
50mm
10mm



NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Exact ancillary mounting to be confirmed
Sharer equipment to be installed by sharer

Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	D
Date:	26/04/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to Planning comments					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	C
Date:	28/03/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to Planning comments					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	B
Date:	25/03/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to show REC Supply					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	A
Date:	18/10/2023	Revision / Upgrade Description:					
Drawn:	GCS	First Issue					
Checked:	MG						
Approved:	PJ						



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Low Fields Avenue, Leeds
LS12 6HH

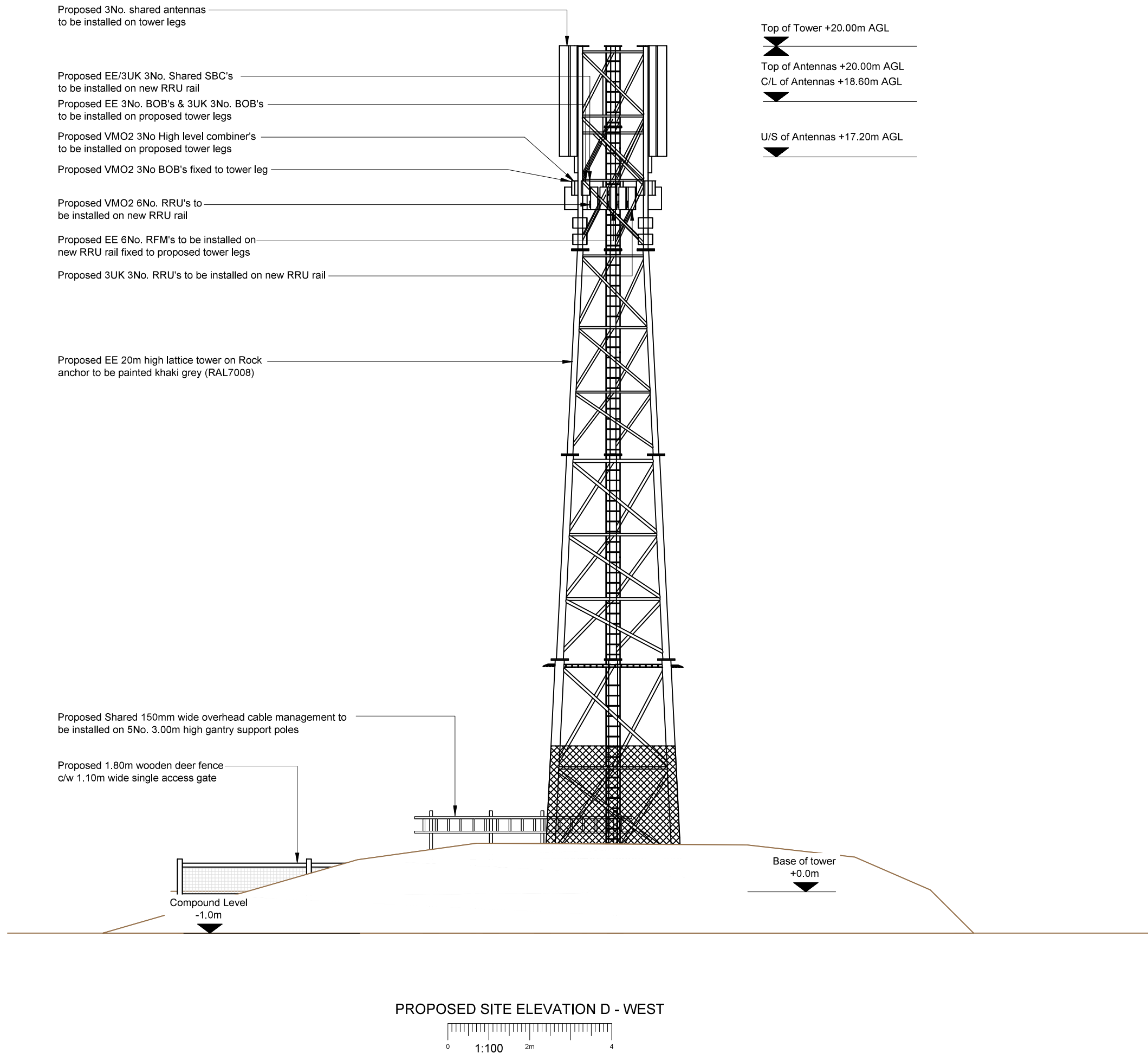
Tel: 01133023550
e-mail: info@whptelecoms.com



Site Name: **LOCH AN LEATHIAD BHUAIN**
Site ID: **TNS1038A**
Address: **WEST OF LOCH AN LEATHIAD BHUAIN,
BEN STROME
KYLESTROME
LAIRG
IV27 4TL**

Title: **251 PROPOSED SITE ELEVATION B - SOUTH**
Project: **SRN-TNS**
Purpose of Issue: **PLANNING**
EE Cell ID: **85711** VMO2 Cell ID: **24993** 3UK Cell ID: **HLD834**
Master Drawing No: **TNS1038A_85711_GA_REV_D** Issue: **D**

PROPOSED SITE ELEVATION B - SOUTH
1:100



NOTES:
 1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Exact ancillary mounting to be confirmed

Sharer equipment to be installed by sharer


Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	D
Date:	26/04/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to Planning comments					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	C
Date:	28/03/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to Planning comments					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	B
Date:	25/03/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to show REC Supply					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	A
Date:	18/10/2023	Revision / Upgrade Description:					
Drawn:	GCS	First Issue					
Checked:	MG						
Approved:	PJ						



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Site Name:	LOCH AN LEATHIAD BHUAIN	
Site ID:	TNS1038A	
Address:	WEST OF LOCH AN LEATHIAD BHUAIN, BEN STROME KYLESTROME LAIRG IV27 4TL	
Title:	253 PROPOSED SITE ELEVATION D - WEST	
Project:	SRN-TNS	
Purpose of Issue:	PLANNING	
EE Cell ID:	VM02 Cell ID:	3UK Cell ID:
85711	24993	HLD834
Master Drawing No:		Issue:
TNS1038A_85711_GA_REV_D		D

100mm
50mm
10mm



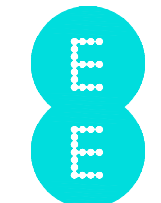
CUT AND FILL KEY

-  AREA THAT REQUIRES CUTTING AWAY/LEVELING
-  AREA THAT REQUIRES BUILDING UP/LEVELING

NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Sharer equipment to be installed by sharer


Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	D
Date:	26/04/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to Planning comments					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / MBNL	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	C
Date:	28/03/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to Planning comments					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / MBNL	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	B
Date:	25/03/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to show REC Supply					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / MBNL	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	A
Date:	18/10/2023	Revision / Upgrade Description:					
Drawn:	GCS	First Issue					
Checked:	MG						
Approved:	PJ						



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e-mail: info@whptelecoms.com

Site Name: **LOCH AN LEATHIAD BHUAIN**

Site ID: **TNS1038A**

Address:
**WEST OF LOCH AN LEATHIAD BHUAIN,
BEN STROME
KYLESTROME
LAIRG
IV27 4TL**

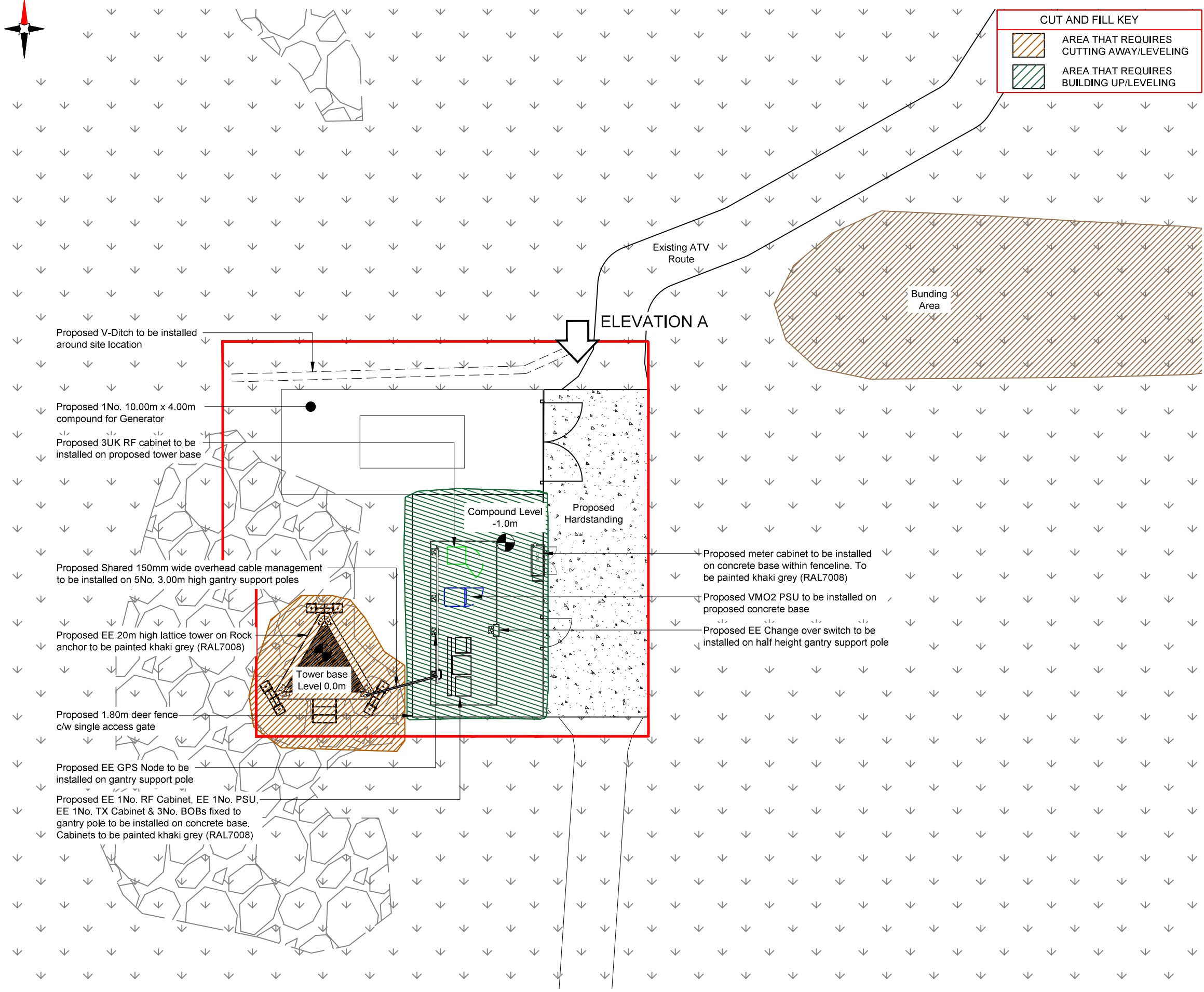
Title: **150 PROPOSED SITE PLAN**

Project: **SRN-TNS**

Purpose of Issue: **PLANNING**

EE Cell ID: 85711	VM02 Cell ID: 24993	3UK Cell ID: HLD834
-----------------------------	-------------------------------	-------------------------------

Master Drawing No: **TNS1038A_85711_GA_REV_D** Issue: **D**



Proposed V-Ditch to be installed around site location

Proposed 1No. 10.00m x 4.00m compound for Generator

Proposed 3UK RF cabinet to be installed on proposed tower base

Proposed Shared 150mm wide overhead cable management to be installed on 5No. 3.00m high gantry support poles

Proposed EE 20m high lattice tower on Rock anchor to be painted khaki grey (RAL7008)

Proposed 1.80m deer fence c/w single access gate

Proposed EE GPS Node to be installed on gantry support pole

Proposed EE 1No. RF Cabinet, EE 1No. PSU, EE 1No. TX Cabinet & 3No. BOBs fixed to gantry pole to be installed on concrete base. Cabinets to be painted khaki grey (RAL7008)

ELEVATION A

Compound Level -1.0m

Proposed Hardstanding

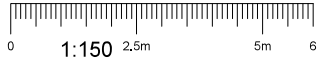
Proposed meter cabinet to be installed on concrete base within fenceline. To be painted khaki grey (RAL7008)

Proposed VM02 PSU to be installed on proposed concrete base

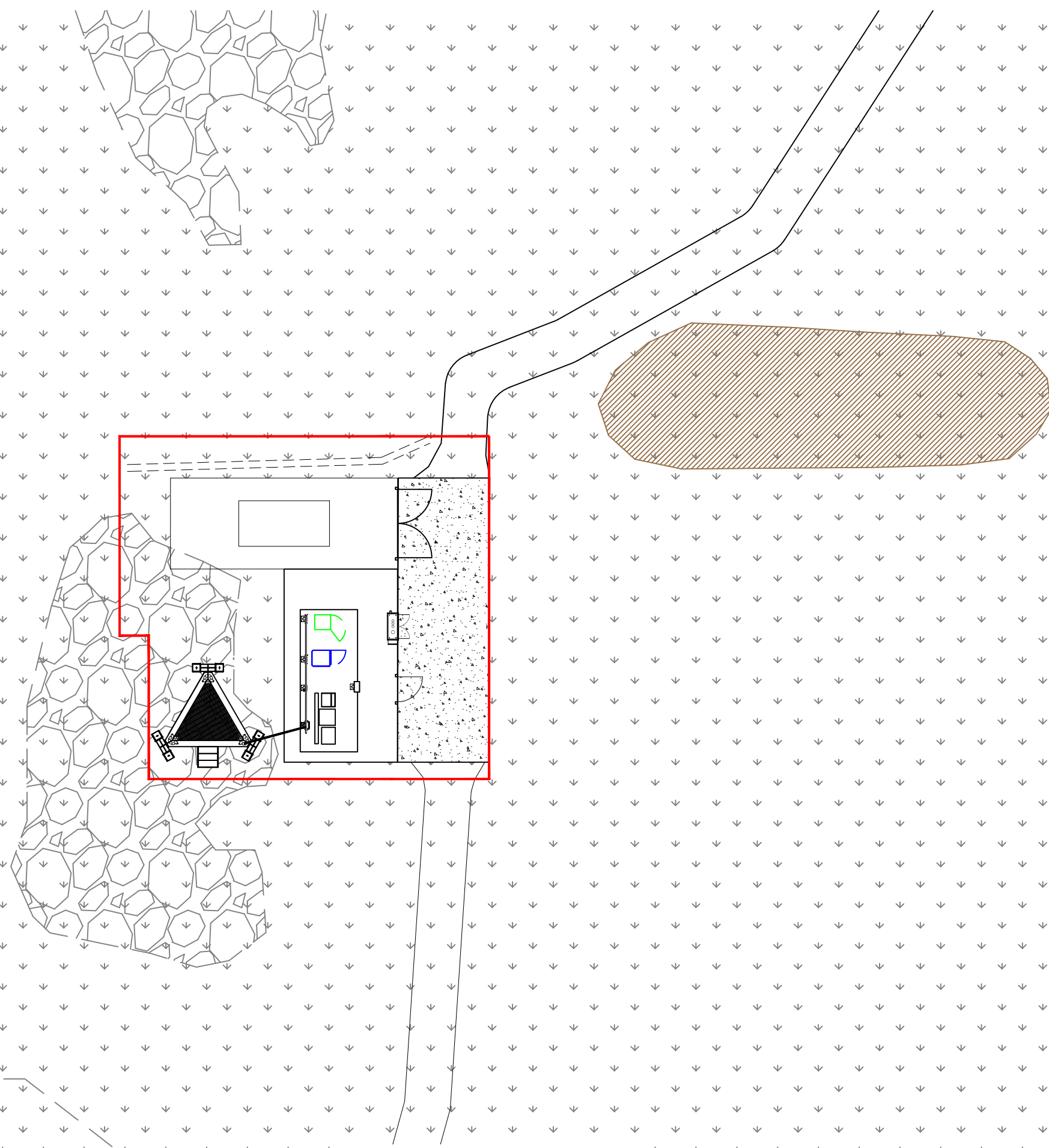
Proposed EE Change over switch to be installed on half height gantry support pole

Tower base Level 0.0m

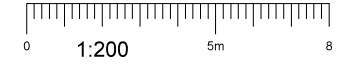
PROPOSED SITE PLAN



100mm
150mm
10mm



PLANNING REDLINE DEMISE AREA



NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

NEW CODE:

Planning Redline : Outlined in Red

Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	D
Date:	26/04/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to Planning comments					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	C
Date:	28/03/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to Planning comments					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	B
Date:	25/03/2024	Revision / Upgrade Description:					
Drawn:	GCS	Updated to show REC Supply					
Checked:	MG						
Approved:	PJ						
Master:	MBNL / EE / H3G	Project:	TNS-SRN	Purpose of Issue:	Planning	Issue:	A
Date:	18/10/2023	Revision / Upgrade Description:					
Drawn:	GCS	First Issue					
Checked:	MG						
Approved:	PJ						



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Design Consultant & Principal Contractor:



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e-mail: info@whptelecoms.com

Site Name: **LOCH AN LEATHIAD BHUAIN**

Site ID: **TNS1038A**

Address:
**WEST OF LOCH AN LEATHIAD BHUAIN,
BEN STROME
KYLESTROME
LAIRG
IV27 4TL**

Title: **008b - PLANNING REDLINE DEMISE AREA**

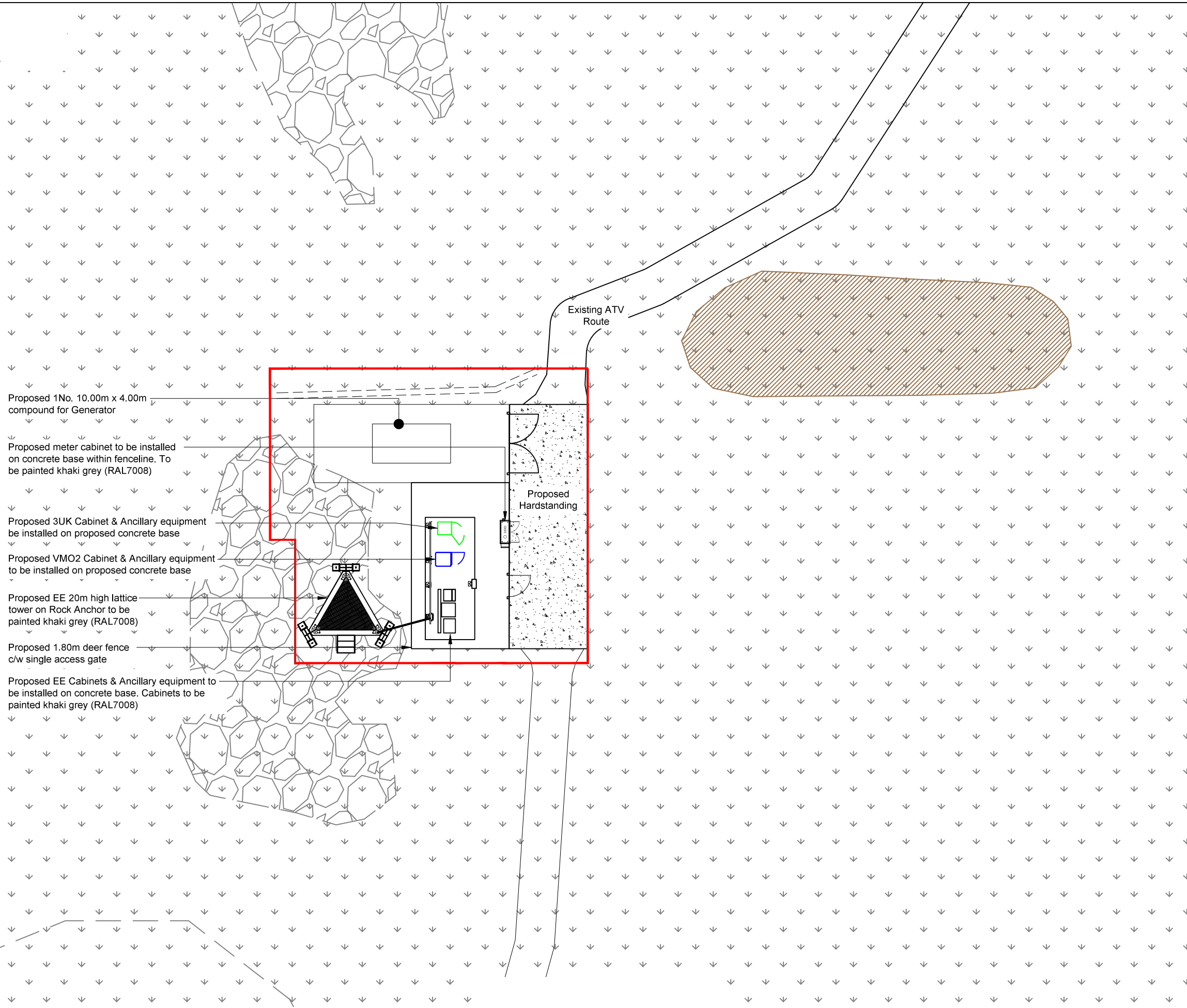
Project: **SRN-TNS**

Purpose of Issue: **PLANNING**

EE Cell ID: 85711	VM02 Cell ID: 24993	3UK Cell ID: HLD834
-----------------------------	-------------------------------	-------------------------------

Master Drawing No: **TNS1038A_85711_GA_REV_D** Issue: **D**

100mm
50mm
10mm



Proposed 1No. 10.00m x 4.00m compound for Generator

Proposed meter cabinet to be installed on concrete base within fenceline. To be painted khaki grey (RAL7008)

Proposed 3UK Cabinet & Ancillary equipment be installed on proposed concrete base

Proposed VMO2 Cabinet & Ancillary equipment to be installed on proposed concrete base

Proposed EE 20m high lattice tower on Rock Anchor to be painted khaki grey (RAL7008)

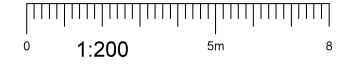
Proposed 1.80m deer fence c/w single access gate

Proposed EE Cabinets & Ancillary equipment to be installed on concrete base. Cabinets to be painted khaki grey (RAL7008)

Existing ATV Route

Proposed Hardstanding


PLANNING REDLINE DEMISE AREA



NOTES:
 1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

NEW CODE:
 Planning Redline : Outlined in Red


Master: M001	MBNL / EE / H3G	Project: TNS-SRN	Purpose of Issue: Planning	Issue: D
Date: 26/04/2024	Revision / Upgrade Description: Updated to Planning comments			
Drawn: GCS				
Checked: MG				
Approved: PJ				
Master: M001	MBNL	Project: TNS-SRN	Purpose of Issue: Planning	Issue: C
Date: 28/03/2024	Revision / Upgrade Description: Updated to Planning comments			
Drawn: GCS				
Checked: MG				
Approved: PJ				
Master: M001	MBNL / EE / H3G	Project: TNS-SRN	Purpose of Issue: Planning	Issue: B
Date: 25/03/2024	Revision / Upgrade Description: Updated to show REC Supply			
Drawn: GCS				
Checked: MG				
Approved: PJ				
Master: M001	MBNL	Project: TNS-SRN	Purpose of Issue: Planning	Issue: A
Date: 18/10/2023	Revision / Upgrade Description: First Issue			
Drawn: GCS				
Checked: MG				
Approved: PJ				



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Design Consultant & Principal Contractor:



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 Low Fields Avenue, Leeds
 LS12 6HH

Tel: 01133023550
 e-mail: info@whptelecoms.com

Site Name: **LOCH AN LEATHIAD BHUAIN**

Site ID: **TNS1038A**

Address: **WEST OF LOCH AN LEATHIAD BHUAIN,
 BEN STROME
 KYLESTROME
 LAIRG
 IV27 4TL**

Title: **008c - PLANNING SITE PLAN**

Project: **SRN-TNS**

Purpose of Issue: **PLANNING**

EE Cell ID: 85711	VMO2 Cell ID: 24993	3UK Cell ID: HLD834
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Master Drawing No: **TNS1038A_85711_GA_REV_D** Issue: **D**

100mm
50mm
10mm