

Agenda Item	7.1
Report No	PLN/003/25

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 22 January 2025

**Report Title:** 24/01932/FUL: Three UK

Glencalvie Forest, Glencalvie Estate, Ardgay.

**Report By:** Area Planning Manager - North

### Purpose/Executive Summary

**Description:** Installation of a 25m high lattice mast accommodating transmission dishes and ancillary development in a levelled compound surrounded by a deer fence. The proposed compound will also accommodate 4No outdoor equipment cabinets; 1No electrical meter cabinet; 1No Off-Grid Power Generator and ancillary development. Formation of 194m long ATV route (no physical ground works) from the existing ATV track lying to the northeast.

**Ward:** 01 – North, West and Central Sutherland

**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 25m high lattice tower, ancillary equipment, compound, hardstanding and associated development located on Glencalvie Estate, approximately 2.2Km SW of Glencalvie Lodge.

The tower would support dishes, antennae and transmission equipment mounted on a headframe above 22m on the tower. Smaller dish antennae are mounted just below the headframe.

The tower would be sited within a levelled area on a concrete foundation and within a fenced compound measuring 12m x 8m; this also encloses the standby generator, cabinets and gantry supports. A hardstanding / parking area measuring 12m x 4m lies to the west of, and immediately adjacent to the main compound and is accessed via the ATV route. The tower and associated equipment are proposed to be finished in Fir Green (RAL6009) given the proximity of the small woodland immediately to the south of the site.

- 1.2 This mast would host equipment from 3 mobile network operators (VF, 3UK and EE); it would provide 4G coverage to a “total not spot”.
- 1.3 Personnel construction access would be via the public road network to Glencalvie Lodge and thereafter, via an established estate 4WD track. A new length of ATV track measuring 1.7Km will provide the final section of access to the site which lies just to the north of a small woodland; there are no physical works involved in establishing the ATV route. Given local peat depths, component delivery will be carried out by helicopters. A condition has been applied in this regard.
- 1.4 Pre-Application Consultation: 24/00560/PREAPP closed on 15<sup>th</sup> May 2024.
- 1.5 Supporting Information:
- ICNIRP Declaration
  - SRN Leaflet
  - Supporting Statement
  - Peat Management Plan
  - Landscape and Visual Impact Assessment
- 1.6 Variations: None.

## **2. SITE DESCRIPTION**

- 2.1 The site lies within the Rhiddoroch – Beinn Dearg – Ben Wyvis Wild Land Area (WLA 29) and Fannichs, Beinn Dearg and Glencalvie Special Landscape Area (SLA), on the 310m contour and approximately 2.2Km SW of Glencalvie Lodge. A small, forest plantation lies to the south of the site. By virtue of the contour height and relatively open land surrounding, the mast has the potential for a wide coverage. The compound and hardstanding would be on a generally flat area engineered into the

sloping ground. The nearest residential property is Glencalvie Lodge, some 2.2Km distant.

- 2.2 The estate tracks are widely used by hill walkers and mountain cyclists as they offer relatively easy, well-maintained access to Carn Chuinneag, Strath Rusdale and the surrounding area.

### 3. PLANNING HISTORY

- 3.1 15.05.2024 24/00560/PREAPP: Telecommunications Mast CLOSED

### 4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour and Schedule 3 Development

Date Advertised: 31.05.2024

Representation deadline: 14.06.2024

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

Non-Timeous: 1

- 4.2 Material considerations raised are summarised as follows:

- a) Impact on the Wild Land Area – landscape.
- b) Hillwalkers do not want it.
- c) Conflicts with Policy 4 of NPF4.
- d) Impact on landscape of proposed new ATV track
- e) 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.
- f) Off grid power generation – noise, emissions, fumes etc.
- g) 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.
- h) This level of coverage should be provided by satellite technology, not masts.
- i) Risk of abandonment of structures with no guarantee of removal when useful life has ceased.
- j) Contend that this is not a “Not Spot” – 2G available.
- k) Late provision of LVIA – unavailable when application first submitted so doesn’t allow objectors full appreciation of development.

- 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](http://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)**

NatureScot initially raised a holding objection in respect of this application and the potential cumulative impact of telecommunications masts within the Glen / Wild Land Area. Further installations had been proposed further to the west. However, these are not supportable as they raise issues of cumulative impact. Given this mast lies at the eastern end of the Glen where there is more human related development, it is considered on balance to be acceptable, and NatureScot has removed their objection in respect of cumulative impact.

### **5.6 Civil Aviation Authority**

No Response

### **5.7 Ardgay and District Community Council**

No Response

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

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

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 4 - Natural Places

Policy 5 - Soils

Policy 7 - Historic Assets and Places

Policy 14 - Design Quality and Place

Policy 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 25m lattice tower and associated infrastructure, the proposal requires to be primarily assessed against Policy 24 – Digital Infrastructure of the National Planning Framework 4. Policy 24 states that proposals that incorporate appropriate, universal and future proofed digital infrastructure will be supported. This policy also states that proposals which deliver new digital services or provide technological improvements, particularly in areas with no or low connectivity capacity, will be supported, and proposals that are aligned with and support the delivery of local or national programmes for the roll-out of digital infrastructure will be supported. Finally, Policy 24 also states that development which delivers new connectivity will also be supported where there are benefits of this connectivity for communities and the local economy. Other pertinent policy considerations from the NPF4 include policies: 1 – Tackling the Climate and Nature Crises, 2 – Climate Mitigation and Adaptation 3 - Biodiversity, 5 – Soils, 7 – Historic Assets and Places, 14 – Design, Quality and Place, and 23 - Health and Safety.
- 7.6 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. Objectors claim that 2G connectivity is still available; this was provided by Vodafone but was retired

in 2024. The coverage map for this individual mast shows the extent of the theoretical signal extending NE towards Strathcarron approximately 10km distant, to Deanich Lodge 10Km to the SW and land within the greater Glencalvie Forest area to the west. Coverage to the north towards Croick, is limited to approximately 5Km given the more mountainous nature of the land in that direction. Cover is essentially restricted to the bowl formed by the higher hills forming the boundaries of the site.

- 7.8 3 alternative sites were considered by the applicant but discounted for various reasons including visual impact and access issues.

### **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 VF, EE and 3UK, along with the Government to provide 4G coverage to the local area in and around the Glencalvie / Alladale area 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 Glencalvie, Alladale and Croick. This mast lies at the eastern end of the Glen where there is more human related development, it is therefore considered on balance to be acceptable within an area where there is human activity as evidenced by the presence of the coniferous plantation to the immediate rear. In addition the masts require to be removed on cessation of their use and their presence within this landscape will be temporal. NatureScot initially raised a holding objection in respect of this application and the potential cumulative impact of telecommunications masts within the Glen / Wild Land Area. Further installations had been proposed further to the west. However for the reasons outlined above NatureScot withdrew their objection.
- 7.11 To minimise any visual impact of the proposal, the light-weight lattice tower is finished in Fir Green (RAL6009); 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 a small immature forest plantation but some “skyling” is inevitable when the mast is viewed from lower levels. When travelling along Glencalvie the mast will be largely hidden by the topography and only partially visible from some sections. In some instances, clearer views can be obtained but where this is achieved, it will be at some distance where its impact is diminished. The visual impact is considered slight and not justifiable to warrant refusal of the application.
- 7.12 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**

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.

8.2 Furthermore, in accordance with Policy 5 of the NPF4, Scotland's National Carbon and Peatland map (2016) distinguishes that the mast site lies within class 5 of carbon and peatland, Class 5 - Nationally important carbon-rich soils, deep peat and priority peatland habitat. Soil information takes precedence over vegetation data. However, the proposed access track runs over Class 1 Peatland - Nationally important carbon-rich soils, deep peat and priority peatland habitat. Areas likely to be of high conservation value. 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:

- 8.3
- 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.

8.4 The majority of peat within the site is under 50cm in depth. However, probing has indicated that there are areas of greater peat depth lying within the line of the access. The proposed access is a new ATV track which requires no physical groundworks. Given the presence of deeper peat, it is considered that delivery of components to site should be made via helicopter only. This does not preclude travel by staff for the construction and maintenance of the mast thereafter. This is secured by condition as noted below and has been agreed to by the applicants.

## **9. Access**

As previously noted, construction access would be via the existing public road network and thereafter estate 4x4 tracks leading to the start of the proposed new ATV track. 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**

- 9.1 There are no other material considerations

## **CONCLUSION**

- 10 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.

- 10.1 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.

## **IMPLICATIONS**

10.2

- 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

## **RECOMMENDATION**

11. 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. 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.

3. 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.

4. No development shall take place until such time as an aviation lighting scheme has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Ministry of Defence. The aviation lighting scheme should contain, but not be limited to:
  - details of location and specification (to include model numbers and performance) of any aviation safety lighting that will be installed on the lattice mast.
  - details of any construction equipment and/or temporal structures with a total height of 15 metres or greater (above ground level) that will be deployed during the construction/installation of the lattice mast and details of any aviation warning lighting they will display; and
  - a schedule identifying when any construction equipment and/or temporal structures with a total height of 15 metres or greater (above ground level) will be deployed during the construction/installation of the lattice mast and a plan showing where they will be deployed.

The development shall be carried out and subsequently maintained strictly in accordance with the details approved, and the lighting installed on the lattice tower shall remain operational for the lifetime of the development.

**Reason:** 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.

5. The undertaker must notify the Ministry of Defence, at least 14 days prior to the commencement of the works, in writing of the following information:
  - a. the date of the commencement of the erection of the lattice mast.
  - b. the maximum height of any construction equipment to be used in the erection of the telecommunications lattice mast
  - c. the date the lattice mast is brought into use.
  - d. the latitude and longitude and maximum heights of the lattice mast.

The Ministry of Defence must be notified of any changes to the information supplied in accordance with these requirements and of the completion of the construction of the development.

**Reason:** To maintain aviation safety.

6. Delivery of mast components, cabinets and associated equipment to site shall be by helicopter only.

**Reason:** Due to the potential for damage to nearby deep peat 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 accords with the principles and policies contained within the Development Plan and is acceptable 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](mailto: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 TNS1035C\_HLD742\_GA REV A  
Plan 2 – Site Layout Plan TNS1035C\_HLD742\_GA REV A  
Plan 3 –Site Layout Plan TNS1035C\_HLD742\_GA REV A Build Area  
Layout A  
Plan 4 – Site Layout Plan TNS1035C\_HLD742\_GA REV A Build Area  
Layout B  
Plan 5 – Proposed Site Layout Plan 210 REV B  
Plan 6 – Proposed Elevation - West 260 REV B  
Plan 7 – Proposed Elevation – North 261 REV B  
Plan 8 – Proposed Elevation – East 262 REV B

## Appendix 1 – Letters of Representation

LIST OF REPRESENTATIONS FOR Installation of a Installation of 25m high lattice tower and ancillary development AT GLENCALVIE FOREST, GLENCALVIE, ARDGAY.  
24/01932/FUL

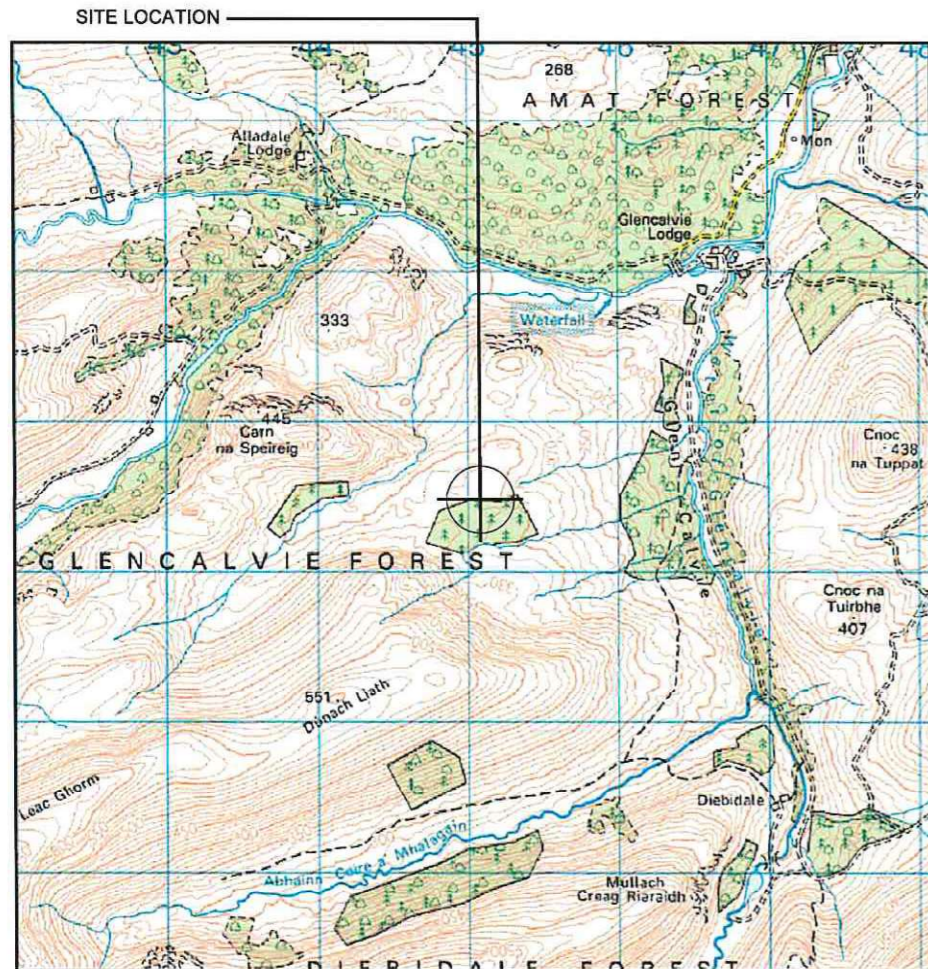
### OBJECTORS

1.	Dr A Giddy	Muirton House, Munlochy, IV18 8PG	24/05/2024
2.	Mr Robert Giddy	10 Bruce Avenue, Inverness, IV3 5HA	30/05/2024
3.	Mr Peter Dunn	Glencairn, 21 Ruisaurie, Beauly, IV4 7EY	01/06/2024
4.	Mr D Windle (on behalf of the North-East Mountain Trust)	30 Hillview Road, Cults, Aberdeen, AB15 9HA	02/06/2024
5.	Mr William Munro	7 Hilltop Drive, Westhill, Aberdeen, AB32 6PL	04/06/2024
6.	Miss Jane Meek	75 Glasgow Road, Blanefield, Glasgow, G63 9HP	05/06/2024
7.	Mr Robert Craig	4 Craigpark Terrace, Glasgow, G31 2NE	06/06/2024

### NON-TIMEOUS

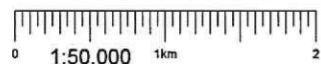
1.	Mr A Harington	Clark Thomson House, Fairways Business Park, Inverness IV2 6AA	02/09/2024
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SITE AREA PLAN



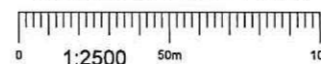
SITE PHOTOGRAPH



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NGR E: 245065 N: 887472

SITE LOCATION PLAN



GOOGLE MAPS QR CODE

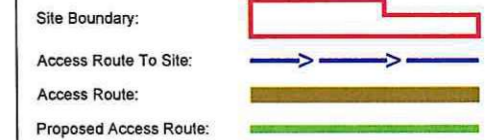
GOOGLE MAPS - <https://maps.app.goo.gl/BpEr3kHnpEBVGr6J9>  
 GOOGLE STREETVIEW - <https://maps.app.goo.gl/e4o6JH7C7Byj8Sva8>  
 what3words Site Location - zebra.amps.reserving  
 what3words Access Point Location - completed.skylights.models

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

DIRECTIONS TO SITE:

From Inverness head North on A9 for 16.4 miles. Turn left onto B9176 Struie Road for 15.2 miles. Turn left onto A836 for 3.0 miles to Ardgay. From Ardgay take the Cadh'an Tartair road for 7.7 miles, at the phone box and the junction for The Croick Estate, turn left, after 1.4 miles turn left into The Glencarvie Estate. W3W: coats.sharpens.built. Turn down into the estate following the road around the estate buildings and onto a 4WD track to W3W: evolving.tadpole.juror. Access to the site is by ATV or walk approx. 1.7km via ATV Track over boggy undulating land to the site location in front of the tree line. W3W: zebra.amps.reserving. Proposed new ATV track for last section.



Master	MBSL / EEL / 3UK	Project	Purpose of Issue	Issue
M001	3UK	3UK UNILATERAL	General Arrangement	A
Date	03/05/2024 Revision - Upgrade Description			
Drawn	Keerthana.R First Issue			
Checked	Karthick			
Approved	Mitie DA			



Hutchison 3G UK Limited  
 450 Longwater Avenue, Green Park  
 Reading, RG2 6GF  
 Tel: 01628 765 000  
 Fax: 01628 765 001

3UK Base Station Information line:  
 0845 6043000  
 Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:



Site Name: GLENCALVIE FOREST

SRN Site Ref: TNS1035C NGR: E: 245065 N: 887472

Address: GLENCALVIE ESTATE  
 BY ARDGAY  
 HIGHLAND  
 IV24 3BS

Title: 002A SITE LOCATION PLAN SHEET 1 OF 4

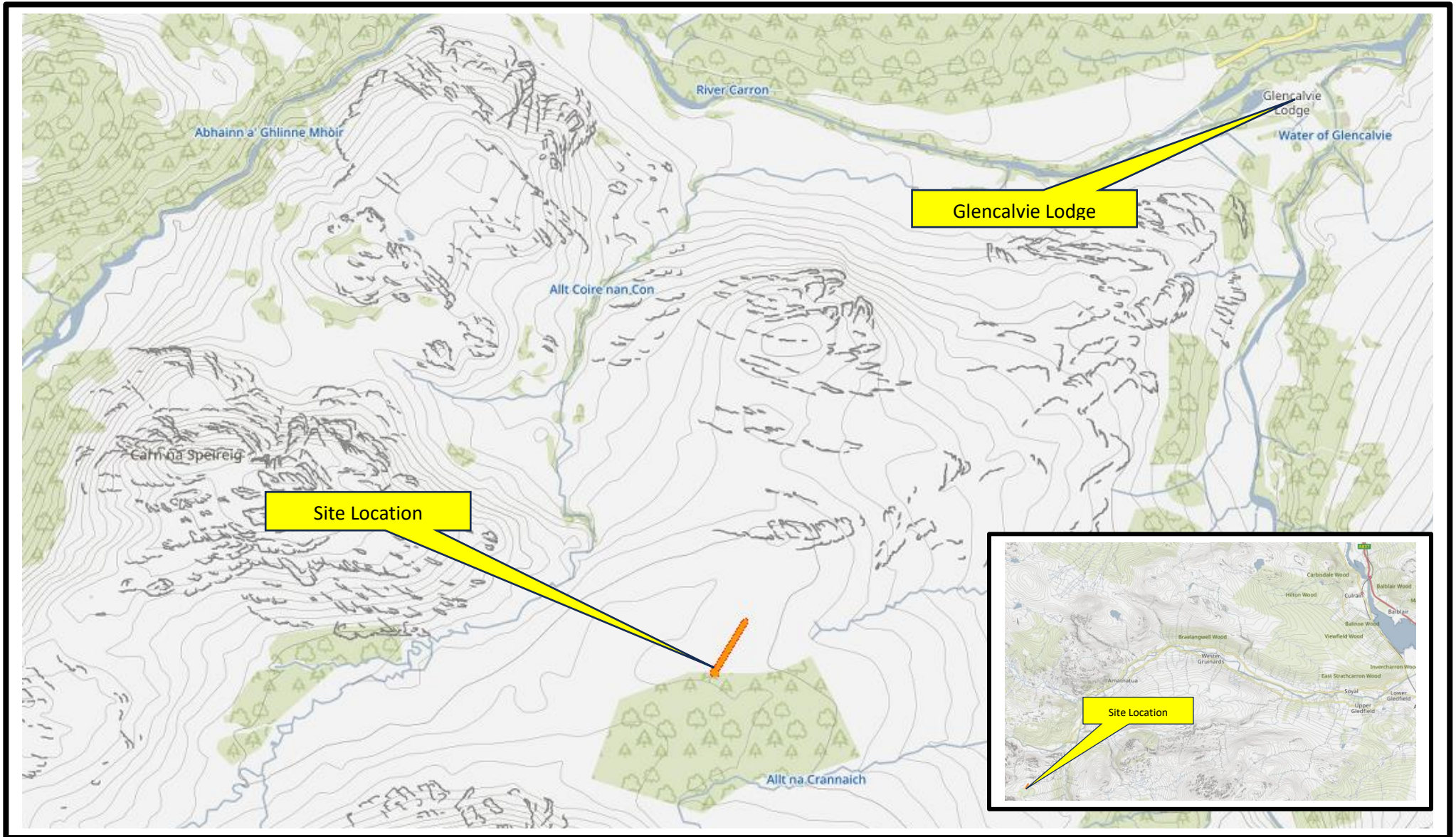
Project: THREE UK TNS

Purpose of Issue: GENERAL ARRANGEMENT

3UK Cell ID:	EE Cell ID:	VM02 Cell ID:	VF Cell ID:
HLD742	85636	N/A	27734_0

Master Drawing No: TNS1035C\_HLD742\_GA\_REV\_A Issue: A





The Highland Council  
Comhairle na Gàidhealtachd

Infrastructure and Environment Service

24/01932/FUL

Installation of a 25m high lattice mast accommodating transmission dishes and ancillary development in a levelled compound surrounded by a deer fence. The proposed compound will also accommodate 4No outdoor equipment cabinets; 1No electrical meter cabinet; 1No Off-Grid Power Generator and ancillary development. Formation of 194m long ATV route (no physical ground works) from the existing ATV track to the northeast at Glencalvie Forest, Glencalvie Estate, Ardgay.







January 2025





**HAZARDS**  
 1) ALL TOWERS SHALL BE FITTED WITH ANTI-CLIMB AROUND EACH FACE TOGETHER WITH PADLOCKED INTERNAL LADDER GATE TO PREVENT UNAUTHORIZED CLIMBING.  
 2) SITE IS REMOTE, MIN 2-PERSON ACCESS AND PRECAUTIONS TO BE TAKEN DEPENDING ON TIME OF YEAR AND WEATHER CONDITIONS / FORECAST. MOBILE PHONE COVERAGE ONLY AVAILABLE IF SITE FULLY OPERATIONAL.

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

SRN/TNS EQUIPMENT COLOUR KEY	
3UK EQUIPMENT	
EE EQUIPMENT	
VF EQUIPMENT	
3UK/EE SHARED EQUIPMENT	
3UK/EE/VF SHARED EQUIPMENT	
3UK/EE/VF SHARED TOWER	

Master:	MBNL / EE / 3UK:	Project:	Purpose of Issue:	Issue:
M003	3UK	3UK UNILATERAL	General Arrangement	B
Date:	20/06/2024			
Drawn:	Vignesh			
Checked:	Karthick			
Approved:	Mitie DA			
Revision / Upgrade Description: First Issue : FLI LOC requires tower change to ATS1301 4 legged type, GA B for planning, Drone Topo applied NGR change to 245065 / 887472.				
Master:	MBNL / EE / 3UK:	Project:	Purpose of Issue:	Issue:
M002	3UK	3UK UNILATERAL	Detailed Design	A1
Date:	30/04/2024			
Drawn:	Keerthana.R			
Checked:	Karthick			
Approved:	Mitie DA			
Revision / Upgrade Description: First Issue : Detailed Design				
Master:	MBNL / EE / 3UK:	Project:	Purpose of Issue:	Issue:
M001	3UK	3UK UNILATERAL	General Arrangement	A
Date:	06/12/2023			
Drawn:	Keerthana.R			
Checked:	Karthick			
Approved:	Mitie DA			
Revision / Upgrade Description: First Issue				



Hutchison 3G UK Limited  
 450 Longwater Avenue, Green Park  
 Reading, RG2 6GF  
 Tel: 01628 765 000  
 Fax: 01628 765 001

3UK Base Station Information line:  
 0845 6043000  
 Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:



The Shard, Level 12  
 32 London Bridge Street,  
 Southwark,  
 London,  
 SE1 9SG

Site Name: **GLENCALVIE FOREST**

SRN Site Ref: **TNS1035C** NGR: **E: 245065 N: 887472**

Address:  
**GLENCALVIE ESTATE  
 BY ARDGAY  
 HIGHLAND  
 IV24 3BS**

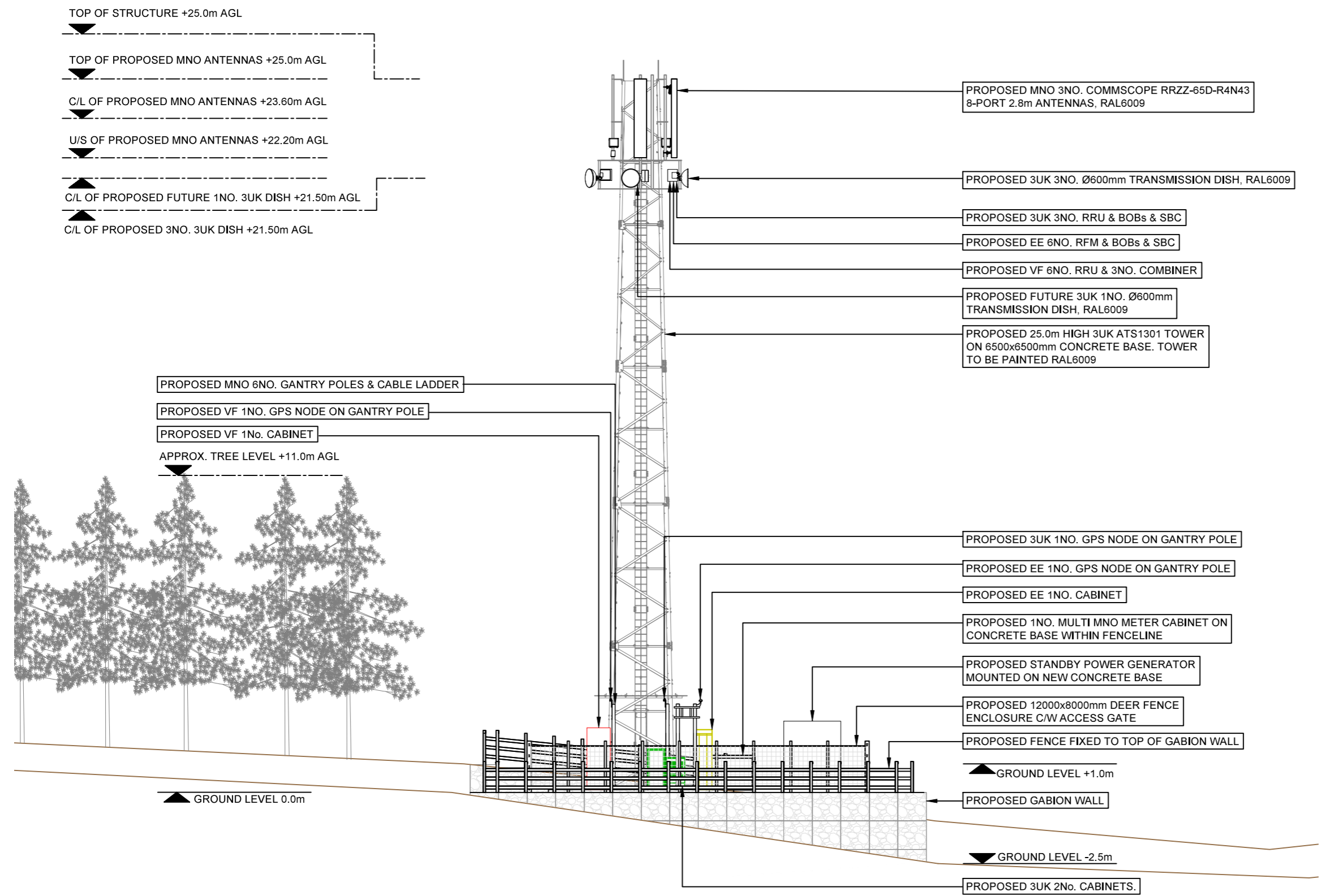
Title: **262 PROPOSED SITE ELEVATION C - E VIEW**

Project: **THREE UK TNS**

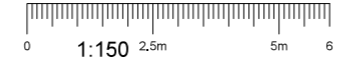
Purpose of Issue: **GENERAL ARRANGEMENT**

3UK Cell ID:	EE Cell ID:	VM02 Cell ID:	VF Cell ID:
HLD742	85636	N/A	27734_0

Master Drawing No: **TNS1035C\_HLD742\_GA\_REV\_B** Issue: **B**



PROPOSED SITE ELEVATION C - E VIEW

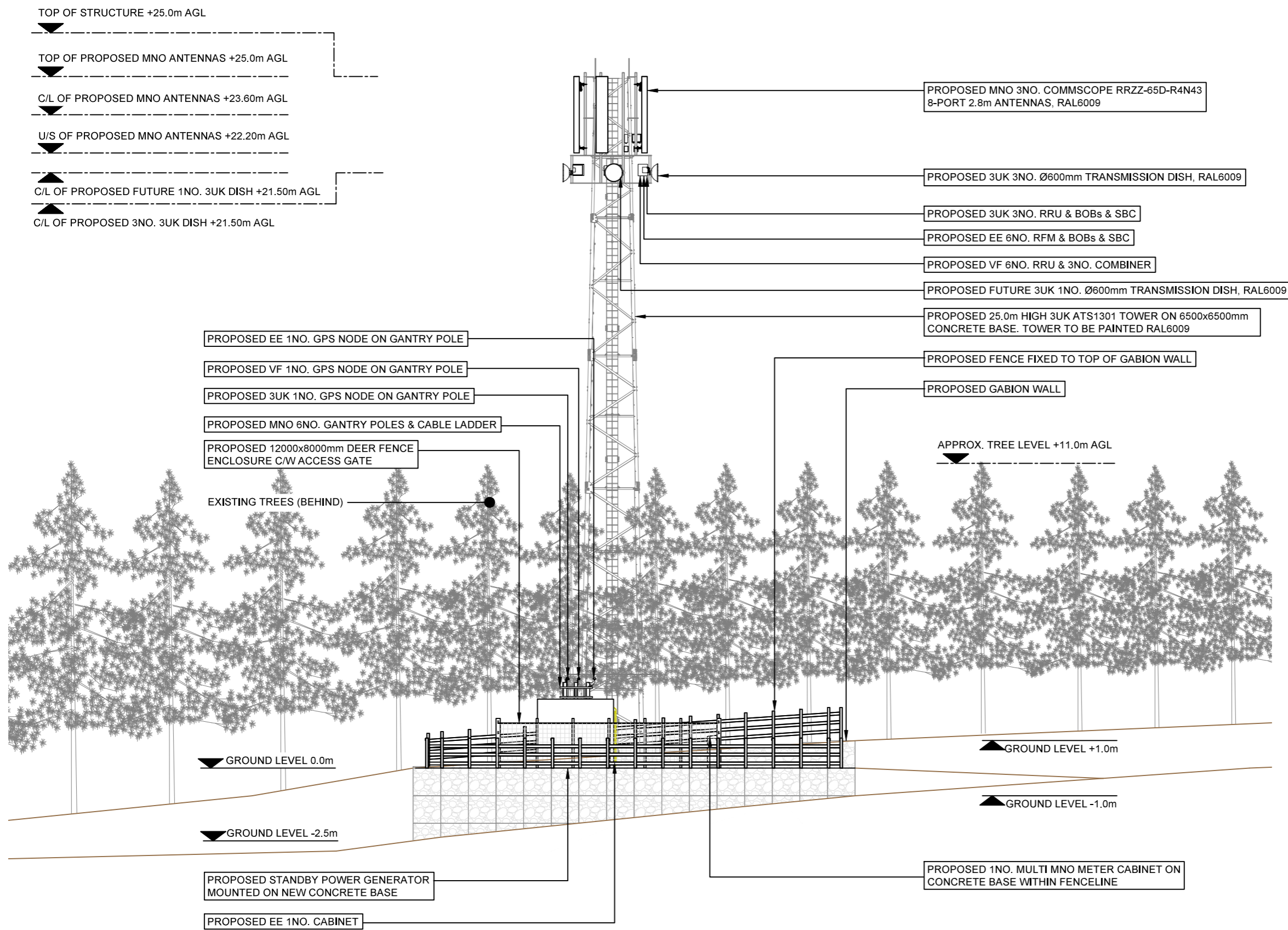


100mm  
50mm  
10mm

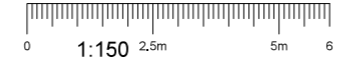
**HAZARDS**  
 1) ALL TOWERS SHALL BE FITTED WITH ANTI-CLIMB AROUND EACH FACE TOGETHER WITH PADLOCKED INTERNAL LADDER GATE TO PREVENT UNAUTHORIZED CLIMBING.  
 2) SITE IS REMOTE, MIN 2-PERSON ACCESS AND PRECAUTIONS TO BE TAKEN DEPENDING ON TIME OF YEAR AND WEATHER CONDITIONS / FORECAST. MOBILE PHONE COVERAGE ONLY AVAILABLE IF SITE FULLY OPERATIONAL.

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

SRN/TNS EQUIPMENT COLOUR KEY	
3UK EQUIPMENT	
EE EQUIPMENT	
VF EQUIPMENT	
3UK/EE SHARED EQUIPMENT	
3UK/EE/VF SHARED EQUIPMENT	
3UK/EE/VF SHARED TOWER	



PROPOSED SITE ELEVATION B - N VIEW



Master	MBNL / EE / 3UK	Project	Purpose of Issue	Issue
M003	3UK	3UK UNILATERAL	General Arrangement	B
Date: 20/06/2024		Revision / Upgrade Description:		
Drawn: Vignesh		First Issue : FU LOC requires tower change to ATS1301 4 legged type, GA B for planning, Drone Topo applied NGR change to 245065 / 887472.		
Checked: Karthick				
Approved: Mitie DA				
Master	MBNL / EE / 3UK	Project	Purpose of Issue	Issue
M002	3UK	3UK UNILATERAL	Detailed Design	A1
Date: 30/04/2024		Revision / Upgrade Description:		
Drawn: Keerthana.R		First Issue : Detailed Design		
Checked: Karthick				
Approved: Mitie DA				
Master	MBNL / EE / 3UK	Project	Purpose of Issue	Issue
M001	3UK	3UK UNILATERAL	General Arrangement	A
Date: 06/12/2023		Revision / Upgrade Description:		
Drawn: Keerthana.R		First Issue		
Checked: Karthick				
Approved: Mitie DA				

Hutchison 3G UK Limited  
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3UK Base Station Information line:  
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 Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:

The Shard, Level 12  
 32 London Bridge Street,  
 Southwark,  
 London,  
 SE1 9SG

Site Name: **GLENCALVIE FOREST**

SRN Site Ref: **TNS1035C** NGR: **E: 245065 N: 887472**

Address: **GLENCALVIE ESTATE  
 BY ARDGAY  
 HIGHLAND  
 IV24 3BS**

Title: **261 PROPOSED SITE ELEVATION B - N VIEW**

Project: **THREE UK TNS**

Purpose of Issue: **GENERAL ARRANGEMENT**

3UK Cell ID:	EE Cell ID:	VM02 Cell ID:	VF Cell ID:
HLD742	85636	N/A	27734_0

Master Drawing No: **TNS1035C\_HLD742\_GA\_REV\_B** Issue: **B**



**HAZARDS**  
 1) ALL TOWERS SHALL BE FITTED WITH ANTI-CLIMB AROUND EACH FACE TOGETHER WITH PADLOCKED INTERNAL LADDER GATE TO PREVENT UNAUTHORIZED CLIMBING.  
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 1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

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EE EQUIPMENT	
VF EQUIPMENT	
3UK/EE SHARED EQUIPMENT	
3UK/EE/VF SHARED EQUIPMENT	
3UK/EE/VF SHARED TOWER	

Master:	MBNL / EE / 3UK:	Project:	Purpose of Issue:	Issue:
M003	3UK	3UK UNILATERAL	General Arrangement	B
Date:	20/06/2024			
Drawn:	Vignesh			
Checked:	Karthick			
Approved:	Mitie DA			
Revision / Upgrade Description: First Issue : FLI LOC requires tower change to ATS1301 4 legged type, GA B for planning, Drone Topo applied NGR change to 245065 / 887472.				
Master:	MBNL / EE / 3UK:	Project:	Purpose of Issue:	Issue:
M002	3UK	3UK UNILATERAL	Detailed Design	A1
Date:	30/04/2024			
Drawn:	Keerthana.R			
Checked:	Karthick			
Approved:	Mitie DA			
Revision / Upgrade Description: First Issue : Detailed Design				
Master:	MBNL / EE / 3UK:	Project:	Purpose of Issue:	Issue:
M001	3UK	3UK UNILATERAL	General Arrangement	A
Date:	06/12/2023			
Drawn:	Keerthana.R			
Checked:	Karthick			
Approved:	Mitie DA			
Revision / Upgrade Description: First Issue				



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Design Consultant & Principal Contractor:



The Shard, Level 12  
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 SE1 9SG

Site Name: **GLENCALVIE FOREST**

SRN Site Ref: **TNS1035C**    NGR: **E: 245065    N: 887472**

Address:  
**GLENCALVIE ESTATE  
 BY ARDGAY  
 HIGHLAND  
 IV24 3BS**

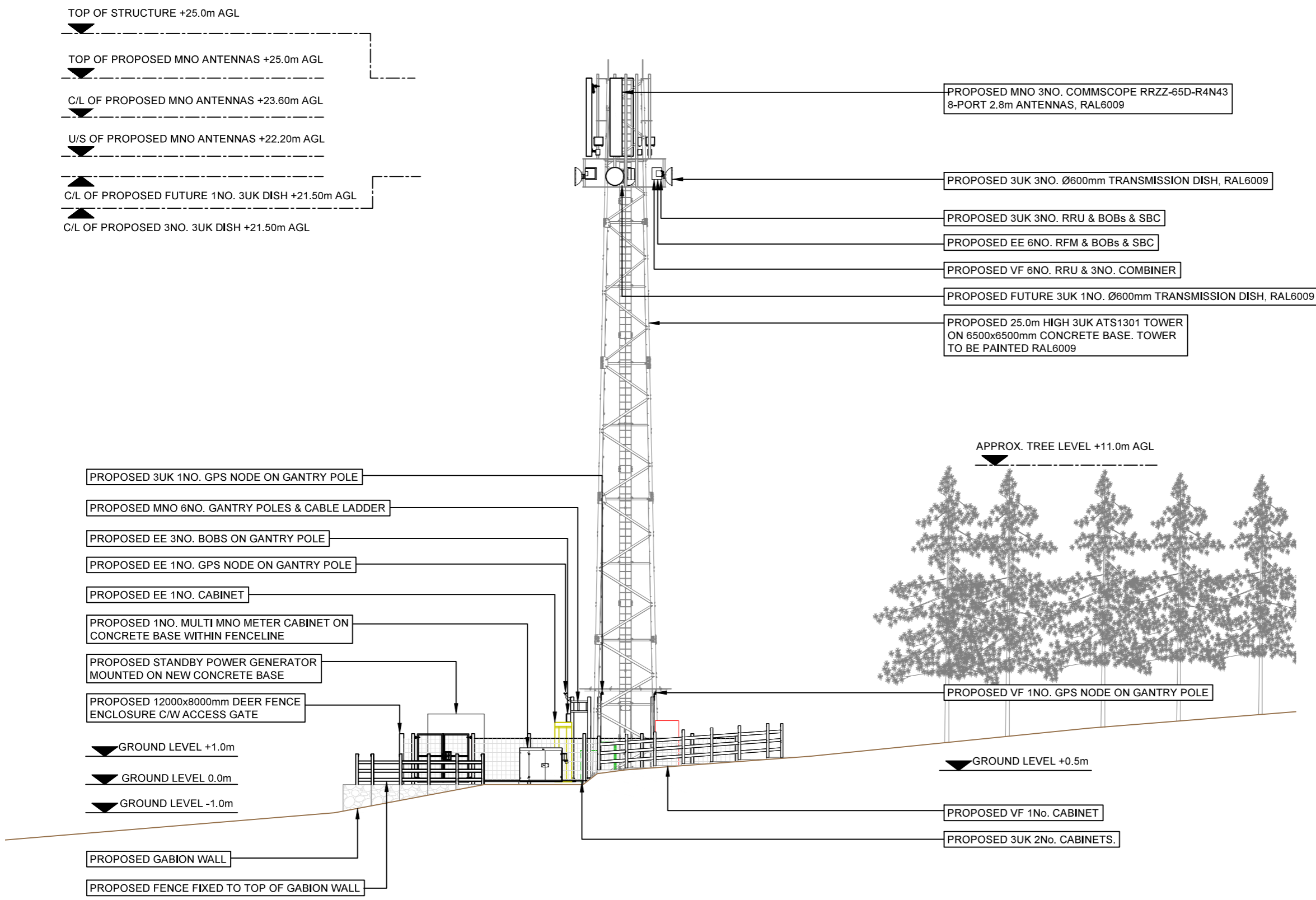
Title: **260 PROPOSED SITE ELEVATION A - W VIEW**

Project: **THREE UK TNS**

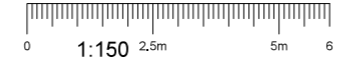
Purpose of Issue: **GENERAL ARRANGEMENT**

3UK Cell ID: <b>HLD742</b>	EE Cell ID: <b>85636</b>	VM02 Cell ID: <b>N/A</b>	VF Cell ID: <b>27734_0</b>
-------------------------------	-----------------------------	-----------------------------	-------------------------------

Master Drawing No: **TNS1035C\_HLD742\_GA\_REV\_B**    Issue: **B**



PROPOSED SITE ELEVATION A - W VIEW



100mm  
50mm  
10mm



ELEVATION B  
NORTH

**HAZARDS**  
 1) ALL TOWERS SHALL BE FITTED WITH ANTI-CLIMB AROUND EACH FACE TOGETHER WITH PADLOCKED INTERNAL LADDER GATE TO PREVENT UNAUTHORIZED CLIMBING.  
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**NOTES:**  
 1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

**SRN/TNS EQUIPMENT COLOUR KEY**

3UK EQUIPMENT	
EE EQUIPMENT	
VF EQUIPMENT	
3UK/EE SHARED EQUIPMENT	
3UK/EE/VF SHARED EQUIPMENT	
3UK/EE/VF SHARED TOWER	

Master:	MBNL / EE / 3UK:	Project:	Purpose of Issue:	Issue:
M003	3UK	3UK UNILATERAL	General Arrangement	B
Date:	20/06/2024	Revision / Upgrade Description:		
Drawn:	Vignesh	First Issue : FLI LOC requires tower change to ATS1301 4 legged type, GA B for planning, Drone Topo applied NGR change to 245065 / 887472.		
Checked:	Karthick			
Approved:	Mitie DA			
Master:	MBNL / EE / 3UK:	Project:	Purpose of Issue:	Issue:
M002	3UK	3UK UNILATERAL	Detailed Design	A1
Date:	30/04/2024	Revision / Upgrade Description:		
Drawn:	Keerthana.R	First Issue : Detailed Design		
Checked:	Karthick			
Approved:	Mitie DA			
Master:	MBNL / EE / 3UK:	Project:	Purpose of Issue:	Issue:
M001	3UK	3UK UNILATERAL	General Arrangement	A
Date:	06/12/2023	Revision / Upgrade Description:		
Drawn:	Keerthana.R	First Issue		
Checked:	Karthick			
Approved:	Mitie DA			



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Design Consultant & Principal Contractor:



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 SE1 9SG

Site Name: **GLENCALVIE FOREST**

SRN Site Ref: **TNS1035C** NGR: **E: 245065 N: 887472**

Address:  
**GLENCALVIE ESTATE  
 BY ARDGAY  
 HIGHLAND  
 IV24 3BS**

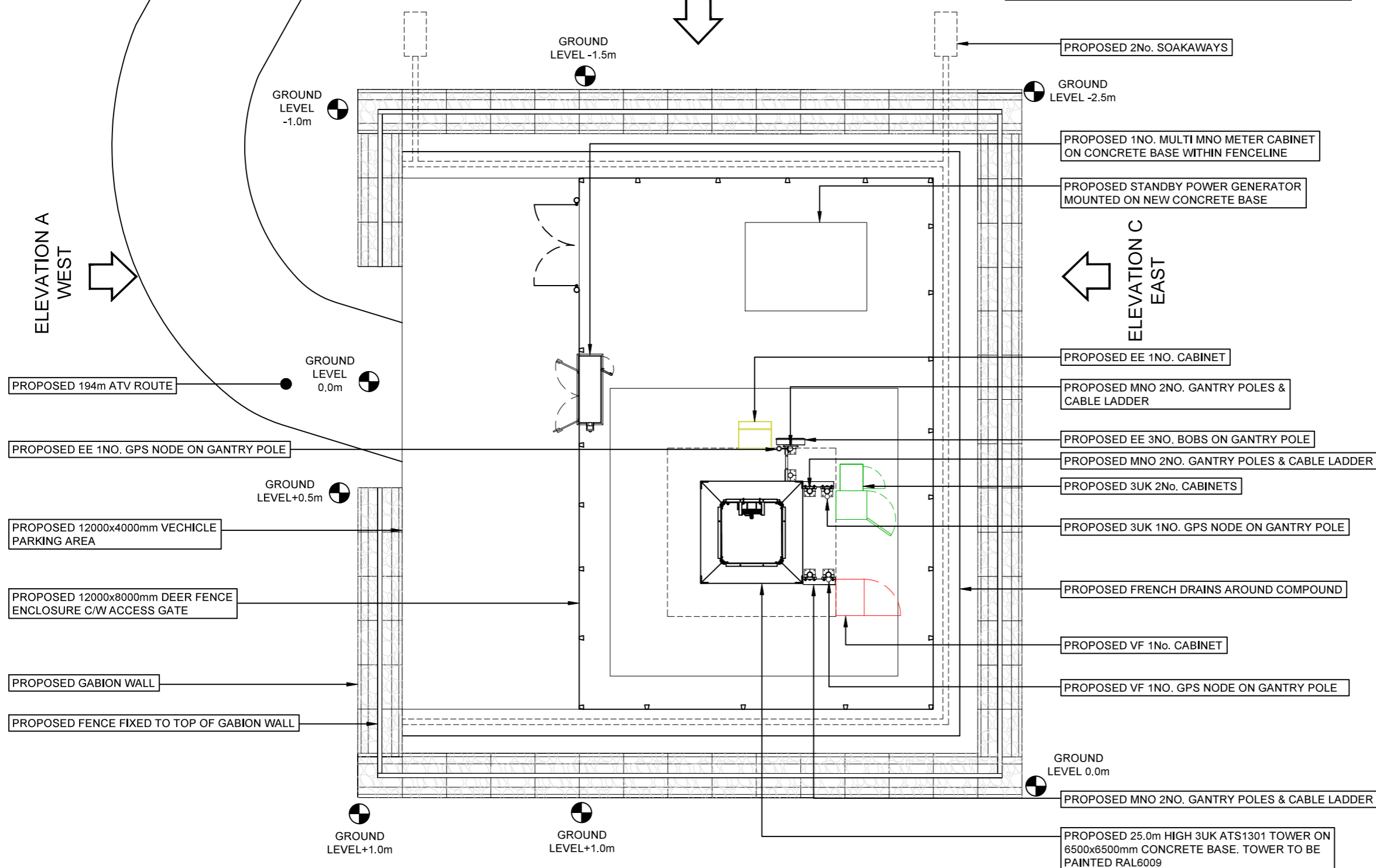
Title: **210 PROPOSED SITE PLAN**

Project: **THREE UK TNS**

Purpose of Issue: **GENERAL ARRANGEMENT**

3UK Cell ID:	EE Cell ID:	VM02 Cell ID:	VF Cell ID:
<b>HLD742</b>	<b>85636</b>	<b>N/A</b>	<b>27734_0</b>

Master Drawing No: **TNS1035C\_HLD742\_GA\_REV\_B** Issue: **B**

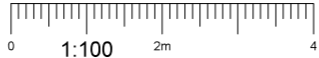


- PROPOSED 194m ATV ROUTE
- PROPOSED EE 1NO. GPS NODE ON GANTRY POLE
- PROPOSED 12000x4000mm VEHICLE PARKING AREA
- PROPOSED 12000x8000mm DEER FENCE ENCLOSURE C/W ACCESS GATE
- PROPOSED GABION WALL
- PROPOSED FENCE FIXED TO TOP OF GABION WALL

- PROPOSED 2No. SOAKAWAYS
- PROPOSED 1NO. MULTI MNO METER CABINET ON CONCRETE BASE WITHIN FENCELINE
- PROPOSED STANDBY POWER GENERATOR MOUNTED ON NEW CONCRETE BASE
- PROPOSED EE 1NO. CABINET
- PROPOSED MNO 2NO. GANTRY POLES & CABLE LADDER
- PROPOSED EE 3NO. BOBS ON GANTRY POLE
- PROPOSED MNO 2NO. GANTRY POLES & CABLE LADDER
- PROPOSED 3UK 2No. CABINETS
- PROPOSED 3UK 1NO. GPS NODE ON GANTRY POLE
- PROPOSED FRENCH DRAINS AROUND COMPOUND
- PROPOSED VF 1No. CABINET
- PROPOSED VF 1NO. GPS NODE ON GANTRY POLE
- PROPOSED MNO 2NO. GANTRY POLES & CABLE LADDER
- PROPOSED 25.0m HIGH 3UK ATS1301 TOWER ON 6500x6500mm CONCRETE BASE. TOWER TO BE PAINTED RAL6009

APPROX. TREE LEVEL +11.0m

PROPOSED SITE PLAN

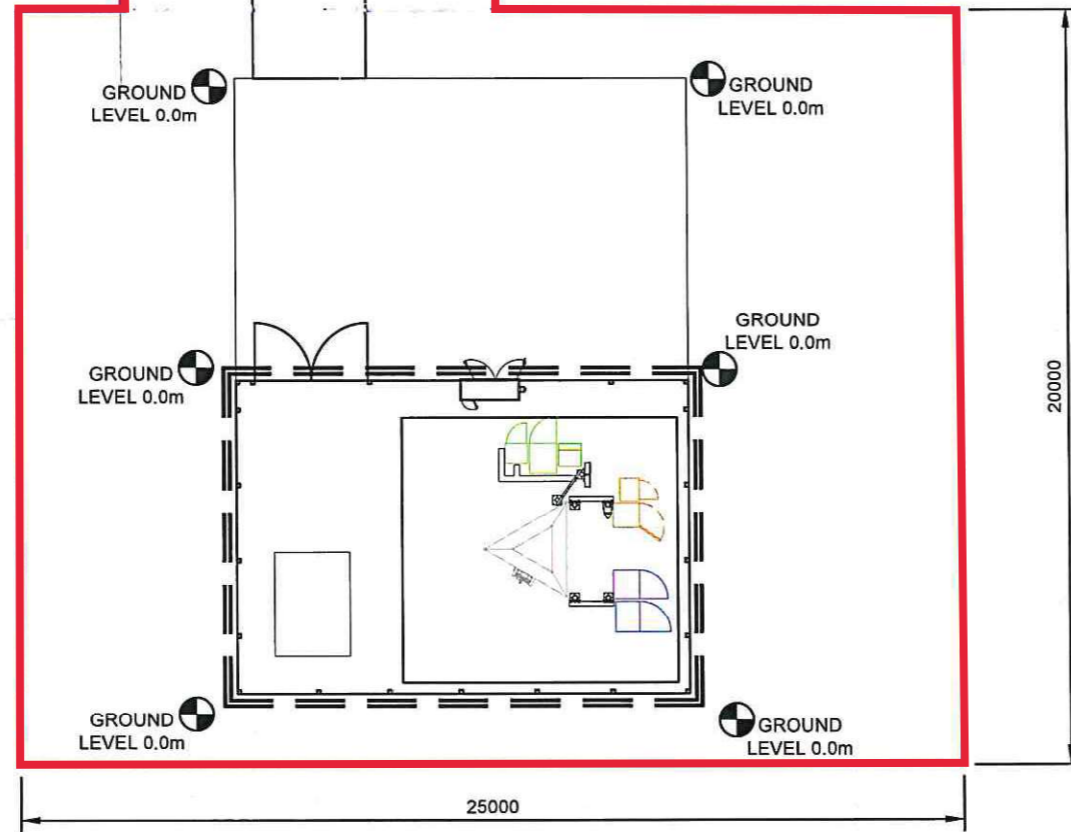


100mm  
50mm  
10mm



PROPOSED 3m WIDE, 179m ATV TRACK

GRASS AREA



BUILD AREA LAYOUT



NEW CODE:		
Demise:	Outlined in Red	
Access Route:	Solid Brown	
Construction Area:	Outlined in Blue	
Build Area:	Outlined in Magenta	

Master	MBNL / EE / 3UK	Project	Purpose of Issue	Issue
M001	3UK	3UK UNILATERAL	General Arrangement	A
Date:	03/05/2024			
Drawn:	Keerthana.R			
Checked:	Karthick			
Approved:	Mitie DA			



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 32 London Bridge Street,  
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 SE1 9SG

Site Name: GLENCALVIE FOREST

SRN Site Ref: TNS1035C NGR: E: 245065 N: 887472

Address: GLENCALVIE ESTATE  
 BY ARDGAY  
 HIGHLAND  
 IV24 3BS

Title: 002E BUILD AREA LAYOUT A

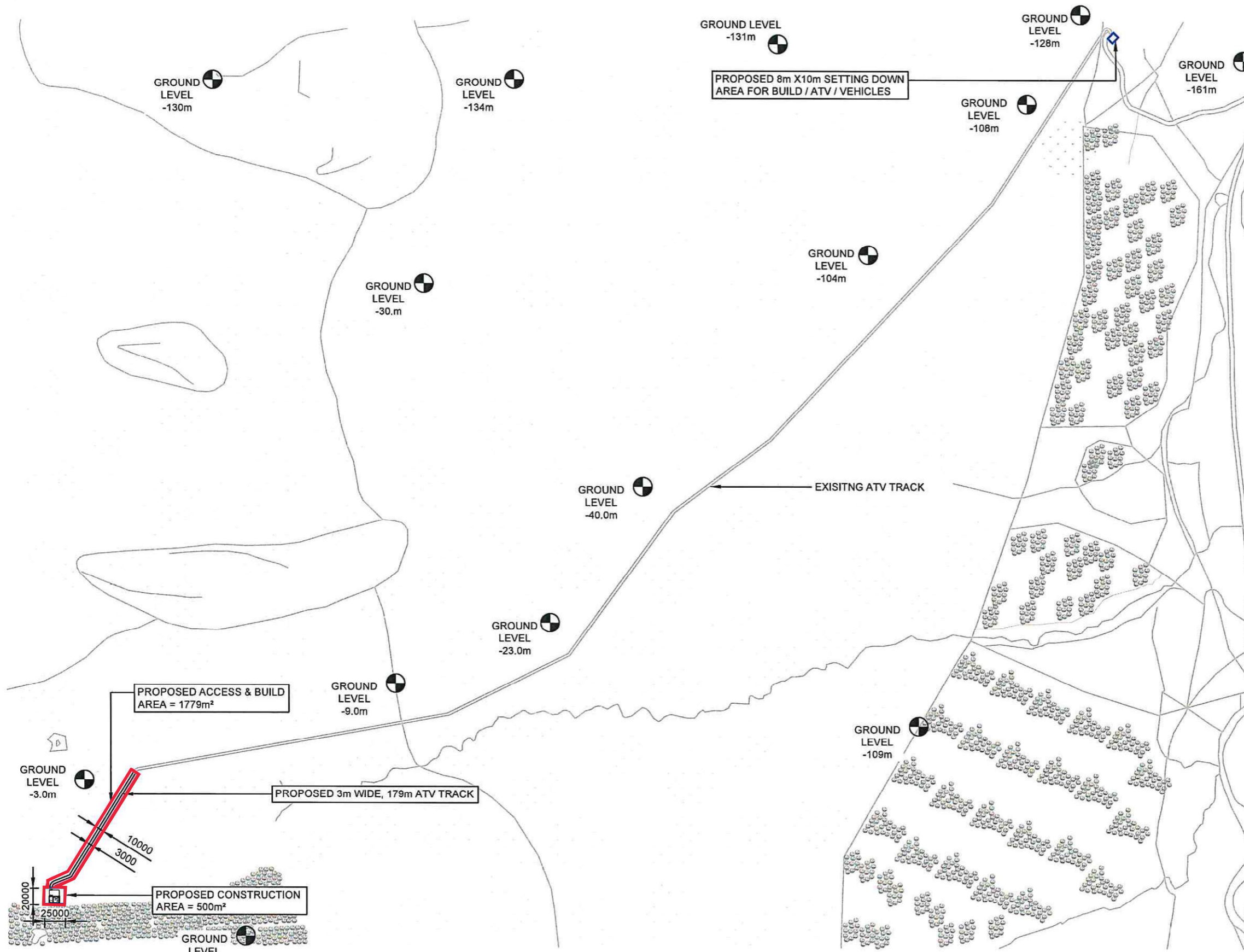
Project: THREE UK TNS

Purpose of Issue: GENERAL ARRANGEMENT

3UK Cell ID:	EE Cell ID:	VM02 Cell ID:	VF Cell ID:
HLD742	85636	N/A	27734_0

Master Drawing No:	Issue:
TNS1035C_HLD742_GA_REV_A	A





**BUILD AREA LAYOUT**  
 0 1:5000 100m 200

**NEW CODE:**

Demise:	Outlined in Red	
Access Route:	Solid Brown	
Construction Area:	Outlined in Blue	
Build Area:	Outlined in Magenta	

Master	M001	3UK	3UK UNILATERAL	General Arrangement	A
Date:	03/05/2024				
Drawn:	Keerthana.R				
Checked:	Karthick				
Approved:	Mitie DA				



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Site Name: **GLENCALVIE FOREST**

SRN Site Ref: **TNS1035C** NGR: **E: 245065 N: 887472**

Address:  
**GLENCALVIE ESTATE  
 BY ARDGAY  
 HIGHLAND  
 IV24 3BS**

Title: **002F BUILD AREA LAYOUT B**

Project: **THREE UK TNS**

Purpose of Issue: **GENERAL ARRANGEMENT**

3UK Cell ID:	EE Cell ID:	VM02 Cell ID:	VF Cell ID:
<b>HLD742</b>	<b>85636</b>	<b>N/A</b>	<b>27734_0</b>

Master Drawing No: **TNS1035C\_HLD742\_GA\_REV\_A** Issue: **A**



EXISTING ATV TRACK

**P4.** =SET DOWN AREA  
w3w:learns.circulate.potato  
NGR:246339 , 888518



**P3.** =ACCESS ROUTE  
w3w:reservoir.goggles.decisions  
NGR: 246593 , 888751

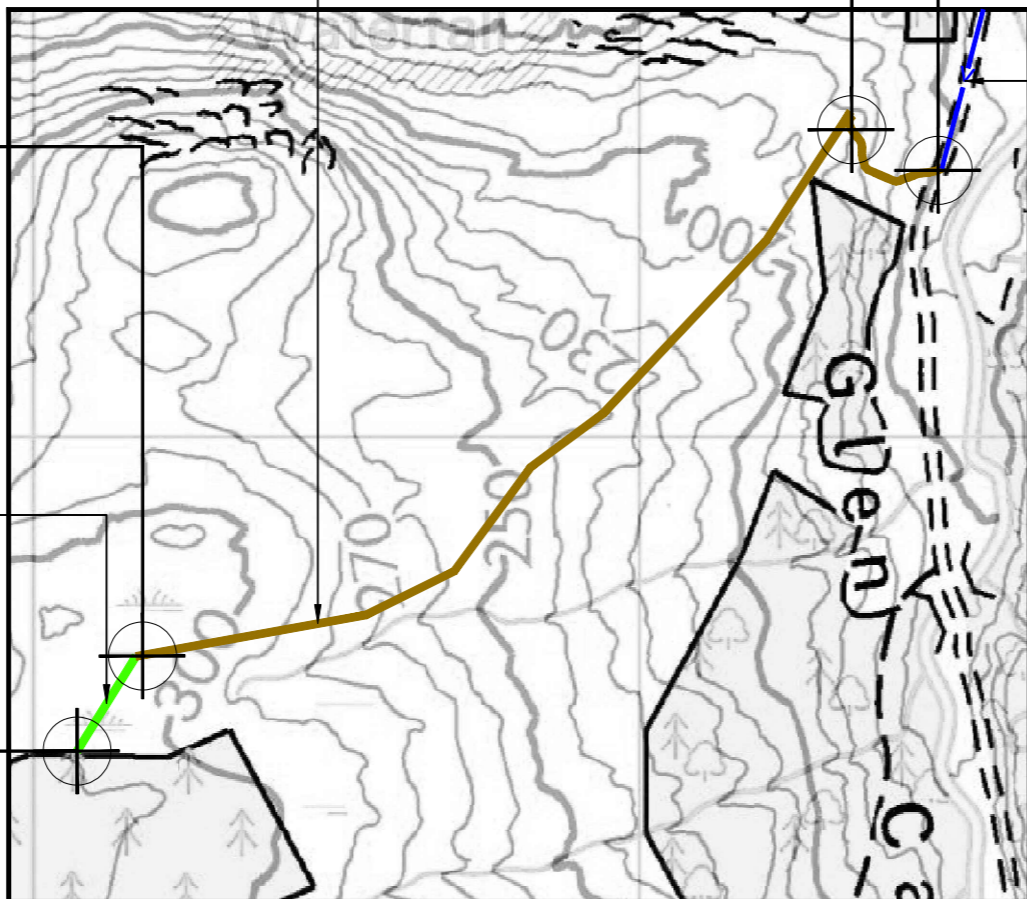


**P5.** =ATV TRACK & STREAM  
w3w:expose.paddlers.pinch  
NGR: 245128 , 887588



PROPOSED ATV TRACK

**P6.** =SITE LOCATION  
w3w: zebra.amps.reserving  
NGR: 245056, 887472



EXISTING FORESTRY TRACK

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SITE AREA PLAN - C



NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

DIRECTIONS TO SITE:

From Inverness head North on A9 for 16.4 miles. Turn left onto B9176 Struie Road for 15.2 miles. Turn left onto A836 for 3.0 miles to Ardgay. From Ardgay take the Cadh'an Tartair road for 7.7 miles, at the phone box and the junction for The Croick Estate, turn left, after 1.4 miles turn left into The Glencarvie Estate. W3W: coats.sharpens.built. Turn down into the estate following the road around the estate buildings and onto a 4WD track to W3W: evolving.tadpole.juror. Access to the site is by ATV or walk approx. 1.7km via ATV Track over boggy undulating land to the site location in front of the tree line. W3W: zebra.amps.reserving. Proposed new ATV track for last section.



Master:	MBNL / EE / 3UK:	Project:	Purpose of Issue:	Issue:
M001	3UK	3UK UNILATERAL	General Arrangement	A
Date:	06/12/2023	Revision / Upgrade Description:		
Drawn:	Keerthana,R	First Issue		
Checked:	Karthick			
Approved:	Mitie DA			



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Site Name: **GLENCALVIE FOREST**

SRN Site Ref: **TNS1035C** NGR: **E: 245065 N: 887472**

Address:  
**GLENCALVIE ESTATE  
BY ARDGAY  
HIGHLAND  
IV24 3BS**

Title: **002C SITE LOCATION PLAN SHEET 3 OF 4**

Project: **THREE UK TNS**

Purpose of Issue: **GENERAL ARRANGEMENT**

3UK Cell ID:	EE Cell ID:	VM02 Cell ID:	VF Cell ID:
<b>HLD742</b>	<b>85636</b>	<b>N/A</b>	<b>27734_0</b>

Master Drawing No: **TNS1035C\_HLD742\_GA\_REV\_A** Issue: **A**

100mm  
50mm  
10mm