

Agenda Item	6.5
Report No	PLN/015/25

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 12th March 2025
Report Title: 24/02818/FUL: Telefoncia UK Ltd
Land 3025m NE of Heights Cottage, Incheril, Kinlochewe
Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Installation of 25m high lattice tower with shared antennas, dish antennas, associated cabinets and ancillary apparatus and installation of “backup” generator within a fenced compound.

Ward: 05 – Wester Ross, Strathpeffer and Lochalsh

Development category: Local

Reason referred to Committee: Objection by Local Community Council (Torridon and Kinlochewe) and number of objections from the public.

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for a new mobile telecommunications installation comprising a 25m high lattice tower and ancillary equipment within a compound area located approximately 3025m NE of Heights Cottage, Incheril, Kinlochewe.

The proposed telecommunications development is part of the Government backed scheme which is referred to as: Shared Rural Network 'SRN'. The scheme is a collaboration between Mobile Network Operators (Vodafone, VMO2, EE and 3UK), along with the Government, to improve 4G coverage for people living, working and travelling in rural areas which have little to no mobile coverage. The site will be accessed via the public road network, thereafter, off-road estate access via a stone track for a further 7.95Km to the proposed ATV track access point. It should be noted that development of the site in respect of delivery and removal of building materials etc. will be by helicopter access only. An ATV route has been identified and this runs for approximately 850m up to the site. Personnel shall access the site via the ATV route. No new track construction is proposed. A new hardstanding is to be formed immediately adjacent to an existing pony track, this leading to the gated and fenced compound areas.

Specifically, the proposed site involves erecting a new shared rural network telecommunications station. The proposal was originally for a mast 35m in height but following re-design, this has been reduced to a 25m high lattice tower. The tower is constructed out of Galvanised Steel and appears Grey in colour; this supports radio antennas, transmission dishes and ancillary equipment. Ground-based equipment cabinets (Grey) and ancillary development including an electrical generator will be located within a fenced compound. Primary power for the mast will be via a mains connection but the generator will provide "backup" electrical power.

- 1.2 There is no existing infrastructure present within the application site, apart from the existing estate tracks leading from the public road which also serves the small cottage situated 3025m SW of the proposed installation and the small power station lying adjacent. It should be noted that a similar mast installation was permitted on the glen floor under ref:24/02266/FUL.
- 1.3 A Pre-application submission (23/04870/PREAPP) was received on 27th September 2023. This was subsequently withdrawn on 4th April 2024.
- 1.4 The application is supported by a:
- Construction Management Statement
 - Design and Access Statement
 - SRN Coverage Prediction
 - Site Specific Supplementary Information
 - Photomontages and Wireframe
 - ICNIRP Certificate
 - SRN Mast Location Selection Fact Sheet
 - SRN Pamphlet
 - Ecology Report
 - Landscape and Visual Impact Assessment
 - Mast Build Journey Factsheet

- Mast Location Selection Factsheet

1.5 Variations: None

2. **SITE DESCRIPTION**

2.1 The site lies within the Fisherfield – Letterewe- Fannichs Wild Land Area (WLA 28), approximately 3025m NE of Heights Cottage. An established track provides wider access around the estate. The landform at the site is relatively flat hilltop to the north with the hill falling away sharply to the south towards Srath Chrombuill; the mast would sit on the 320m contour. The compound will require some reprofiling to provide a level area with the mast sitting on a concrete foundation. The nearest residential property is Heights Cottage lying to the south-west with its associated outbuilding.

2.2 The estate and pony tracks are widely used by hill walkers and mountain cyclists as they offer relatively easy, well-maintained access. ROW (HR27) lies to the south of the site, following the route of a further estate road.

3. **PLANNING HISTORY**

3.1 27.09.2023 23/04870/PREAPP: Telecommunications Mast WITHDRAWN

4. **PUBLIC PARTICIPATION**

4.1 Advertised: Unknown Neighbour (14 Days)

Date Advertised: 19/07/2024 & 14/02/2025 (readvertised following redesign to 25m in height)

Representation deadline: 28/02/2025

Timeous representations: 14 (objections including one from Torridon & Kinlochewe Community Council and two individuals from same address)

1 General Comment received from RSPB

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- Lack of public consultation
- The proposal is not needs based and there is no clear public benefit.
- Will adversely impact on the Wild Land Area and its landscape.
- It does not meet the policy outcomes of NPF4.
- Walkers and workers in remote areas eg. stalkers may use Personal Locator Beacons in case of emergency, or a Starlink base station in a vehicle. This level of mobile phone coverage is unnecessary and not wanted by the walking and mountaineering community.

- f) Today's mobile phones use satellite communications technology for emergency calls – they don't rely on masts which may well become obsolete.
- g) Concern over the rollout of masts such as this in WLA's.
- h) This level of coverage should be provided by satellite technology, not masts.
- i) Concern over the proposed access track arrangements.
- j) Masts such as this should be sited in locations with a resident population and poor coverage to support communities and accord with the aims of the Shared Rural Network programme and national planning policy.
- k) The precautionary principle should be applied.
- l) Impact on carbon rich soils and peat.
- 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 NatureScot (North)

No objection – Summary

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

Whilst there will be localised effects, this proposal is unlikely to result in widespread significant adverse effects on the Wild Land Qualities of the Fisherfield – Letterewe - Fannichs Wild Land Area (WLA28).

The submitted Ecology Report makes a recommendation that all works should take place outwith the bird breeding season (March – August), and that if works are to take place within this period, then pre-construction ornithology surveys are carried out to determine any mitigation measures required to prevent disturbance to species protected under the Wildlife and Countryside Act. NatureScot would agree with this advice, especially given the importance of the wider area for breeding golden eagles which could be disturbed by construction activity. A condition has been applied in this regard.

5.2 Access Officer

No Objection - The designated Core Path (RC28.04) and ROW (HR26 and HR27) lie to the west and south of the site, following the route of a further estate tracks.

Conditions have been recommended in respect of access provision and have been added to the decision notice.

5.3 MOD & Air Industry

No Objection. MOD has recommended conditions, and these have been applied below.

5.4 Historic Environment Team

No Objection.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Framework 4 (2023) (NPF4)

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 5 - Soils

Policy 7 - Historic Assets and Places

Policy 14 - Design Quality and Place

Policy 23 – Health and Safety

Policy 24 - Digital Infrastructure

Policy 29 – Rural Development

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design

29 - Design Quality and Place-making

36 - Development in the Wider Countryside

45 - Communications Infrastructure

46 - Siting and Design of Communications Infrastructure

55 - Peat and Soils

57 - Natural, Built and Cultural Heritage

58 - Protected Species

61 - Landscape

77 - Public Access

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

No site-specific policies apply.

6.4 Highland Council Supplementary Planning Policy Guidance

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Sustainable Design Guide (Jan 2013)

OTHER MATERIAL POLICY CONSIDERATIONS

6.5 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) Siting, Design and Amenity
 - c) Ecology
 - d) Impact on public access
 - 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, 61 – Landscape and 77 – Public Access.

- 7.7 Coverage: this mast proposal would cover a “Total Not Spot”, which is the focus of current Government funding for the Shared Rural Network. The coverage map for this individual mast extends to land approx. 16.4Km towards Loch Fannich to the east, 15.6Km west towards Beinn Eigh, 6Km north towards Beinn Bheag and 4Km south towards Meall a’ Chaorainn where it meets rising ground.

Siting, Design and Amenity

- 7.8 The development is part of the Government backed scheme known as the Shared Rural Network (SRN) which is aimed at improving mobile data coverage in rural areas. In this case, a new installation is proposed to support VMO2, Vodafone, EE and 3UK, along with the Government to provide 4G coverage to the local area in and around Incheril and Kinlochewe and as stated, would reinforce the capacity, efficiency and connectivity within the area. The installation would improve network coverage, benefiting residents, businesses and visitors to the area, including hillwalkers. Therefore, in accordance with Policy 24 of the NPF4, the proposal would provide technological improvements in areas of low connectivity and would support the delivery of a national programme in the form of the SRN, with their considered to be significant benefits of this connectivity for communities and the local economy.
- 7.9 The new lattice mast would be shareable infrastructure, helping to prevent the proliferation of telecommunications masts within the surrounding area, would be positioned above the glen and provide connectivity to the lower ground. The site occupies a relatively flat area of ground on the hillside to the east of Kinlochewe Forest where there are no existing residential properties. The site is accessed from an estate track lying on the glen floor. As noted above, the last 850m to the site is via a new ATV route. The light-weight lattice tower design is considered a permeable structure, particularly when viewed within the surrounding backdrop of an upland landscape consisting of a series of hills. The design of the lattice mast would ensure that when viewed from a distance, it would have an appearance which allows views beyond to be unrestricted, effectively making it ‘see through’. The mast will be visible as you approach from the south-west but when seen, it will be partially screened by the rising terrain; it will however, be skylined from certain views. It is worth noting that there will always be a slight visual impact within the surrounding area in the relation to this type of installation. However, in this instance it is considered that this impact will be minimal due to the natural screening afforded to the site by the existing landscape, as well as the appropriate

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

- 7.10 In terms of amenity impact, given the separation distance between the proposed lattice tower and nearby residential property (3025m), it is considered that the proposal would not result in any adverse impact on privacy or amenity through noise. The generator will not be required to be in operation at all times to power the development given primary power is via a grid connection. However, to ensure noise levels are kept to an acceptable level, and in the interests of amenity, a standard condition is attached to ensure the noise levels are within acceptable limits. With regard to whistling noises produced from the lattice tower, particularly during windy conditions, again given the significant distance between the mast and the nearest property, it is considered that this will not raise any background noise level and is acceptable.

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 mast site to be Class 6.3 - Land capable of use as rough grazings with low quality plants & 6.2 - Land capable of use as rough grazings with moderate quality plants along the ATV Route. It is therefore 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) indicates that the site lies on Class 1 Peat – Area of peat soil and peatland habitats. The access route crosses Class 0 – Area of mineral soil, no peat and Class 5 - Peat Soil greater than 500mm. However, the Peat Depth Survey undertaken at the micro sited mast position indicates a peat depth of between 0.2m and 0.5m.
- 8.3 A Habitat and Protected Species Survey as well as Peat Depth information has been provided. The impact of the development on protected species is considered low given no evidence of protected species was found. It is anticipated that works will be carried out outside the breeding bird season between March-August. However, if works are to commence during the breeding season, a pre-construction check for ground nesting birds will be carried out prior to any construction activities on site. In addition, pre-construction ornithology surveys will be carried out to determine any mitigation measures required to prevent disturbance to species protected under the Wildlife and Countryside Act. A condition in this respect will be attached to the decision.

Access

- 8.4 As previously noted, the site will be accessed via the public road network and thereafter off-road estate access via a stone track for a further 7.95Km to the proposed position of the ATV route; it is a further 850m to the installation site from

that point. Originally it was proposed to use the existing access route from the old ruin at Leckie however given the length of the route and its nature concerns were raised about its ability to accommodate construction traffic of the nature proposed. Accordingly, the Planning Service were concerned about the damage and scarring that could with this. Following negotiations a helicopter installed development is now proposed, therefore the traffic to the site would be for construction personnel only. It is anticipated a limited number of visits will be required each year, typically 1-2.

Other Material Considerations

9. There are no other material considerations

CONCLUSION

The application proposes the installation of a new telecoms lattice tower and associated infrastructure. It is considered that the proposal will help provide enhanced network coverage within the area and broadly accords with the aims of Policy 24 of NPF4. The issues and concerns related to the application where relevant to planning as outlined above have been addressed or can be mitigated for by condition.

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

Resource: Not applicable

Legal: Not Applicable

Community (Equality, Poverty and Rural): Not applicable

Climate Change/Carbon Clever: Not applicable

Risk: Not Applicable

Gaelic: Not Applicable

11. RECOMMENDATION

Action required before decision issued N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

Subject to the above actions, it is recommended to **GRANT** the application subject to the following conditions and reasons:

1. No development or work shall commence until a detailed specification for all proposed materials and finish colour of the proposed new hardstanding (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to enable the planning authority to consider this matter(s) in detail prior to the commencement of development; in the interests of visual amenity.

2. No works associated to the proposed development shall take place during bird breeding season (March to August). If works are to take place within this period then pre-construction ornithology surveys are carried out to determine any mitigation measures required to prevent disturbance to species protected under the Wildlife and Countryside Act. In addition, a pre-construction check for ground nesting birds will be carried out prior to any construction activities on site.

Reason: To ensure that the development has no adverse impact on breeding birds.

3. Public access along tracks that are recorded public rights of way (HR26 & HR27) and core path ((RC28.04) shall not be impeded before, during or after construction. This would include any of the following:
 - the placing of materials on the path allowing water, soil or any other substance to flow or spill onto the path
 - Erecting any fence or locked gates
 - Prohibitory signs or notices
 - Plant or overhang any vegetation on the path
 - Projections from building
 - Park vehicles or place other structures

Any disturbance or damage to these routes must be repaired to as good or better a standard than pre-development within 14 days of the disturbance occurring, or such longer period as agreed with the local authority.

Reason: To comply with the Councils statutory duty to uphold access rights.

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 temporary 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 temporary 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 mast shall remain operational for the lifetime of the development.

Reason: 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. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise-sensitive premises with windows open for ventilation purposes. For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels & Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

7. 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.

8. Delivery and removal of construction materials shall be by helicopter only.

Reason: In the interest of visual impact reduction 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

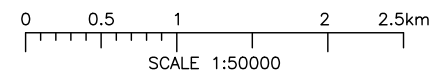
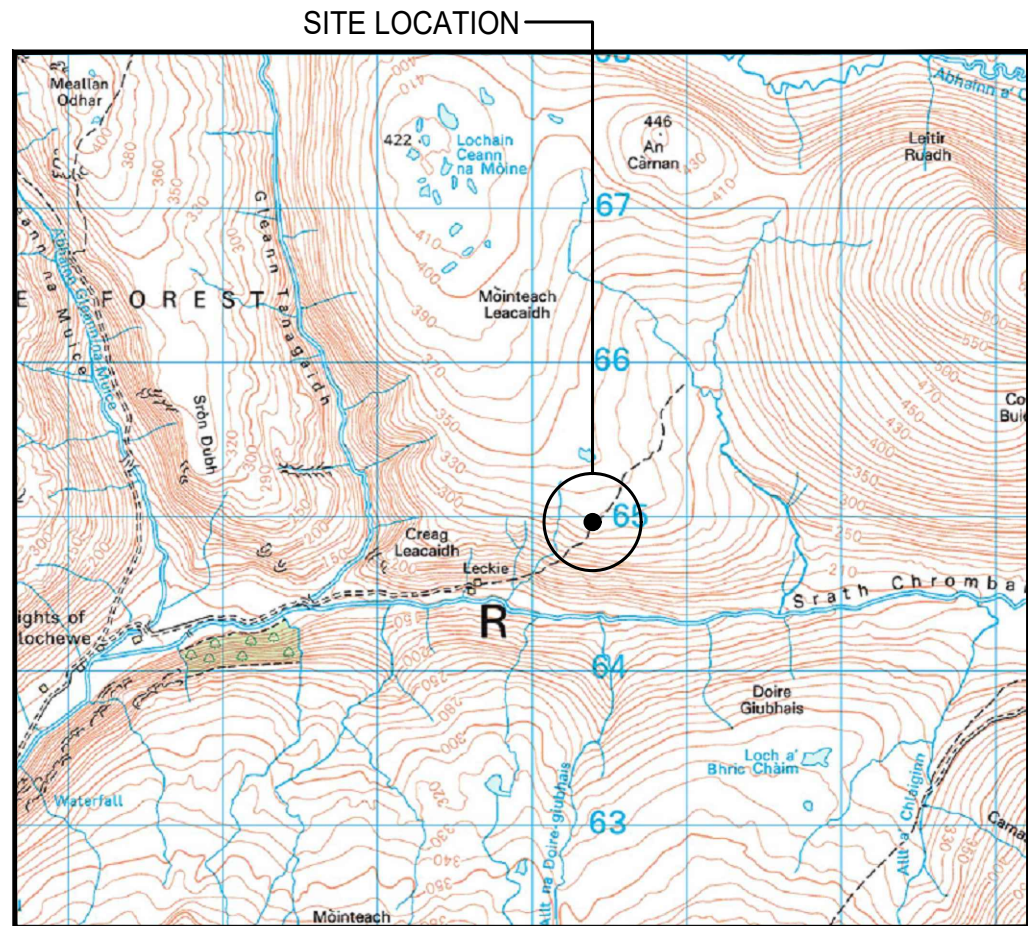
Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – Location Plan – 1 150 Rev J

Plan 2 – Location Plan / Access Route – 2 150a Rev J

Plan 3 – Site Location Plan – 3 150b Rev J

Plan 4 – Proposed Site Layout Plan – 200 Rev J
Plan 5 – Proposed Elevation - East – 300 Rev J
Plan 6 – Proposed Elevation – South – 301 Rev J
Plan 7 – Proposed Elevation – West – 302 Rev J
Plan 8 – Proposed Elevation – North – 303 Rev J

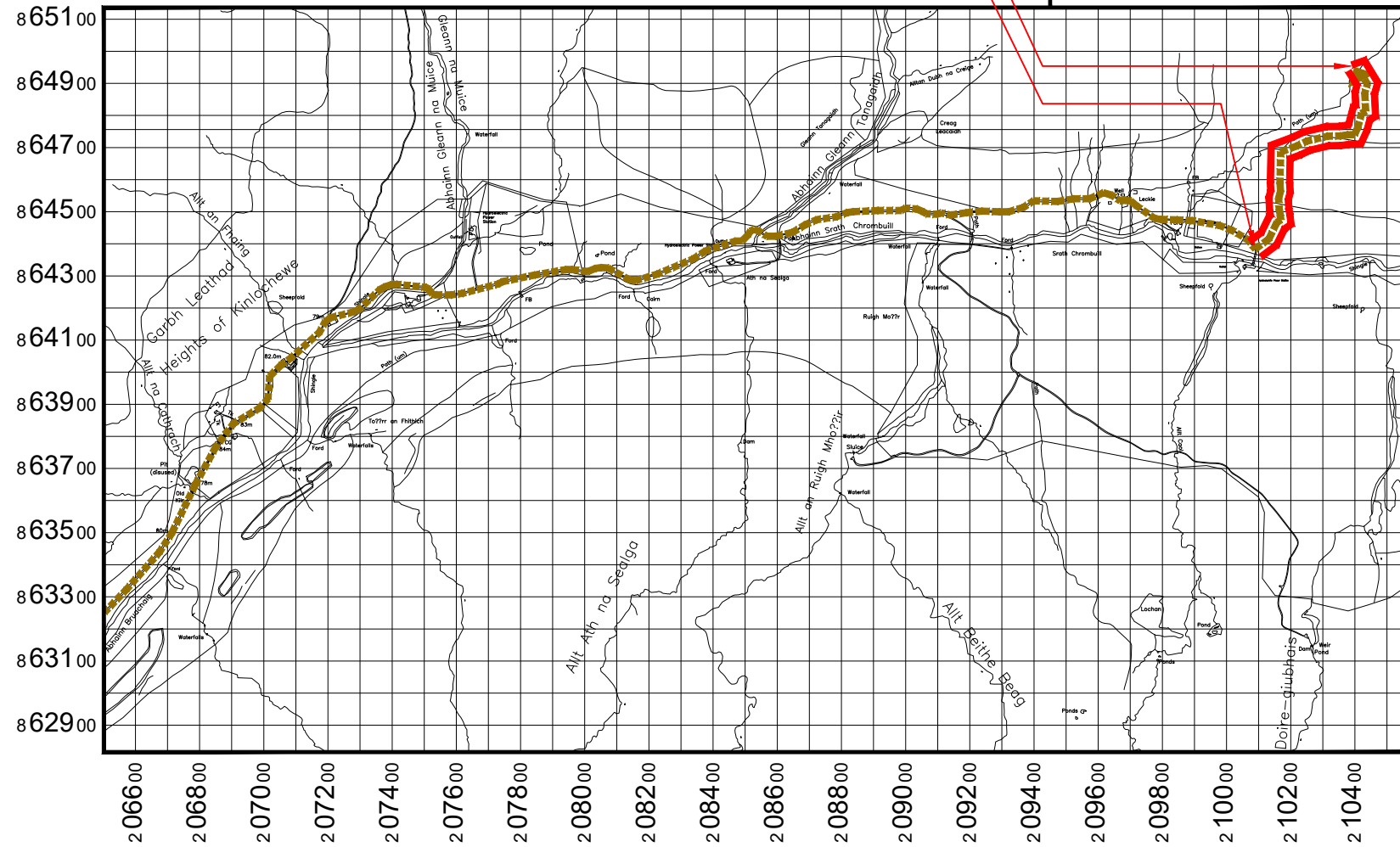
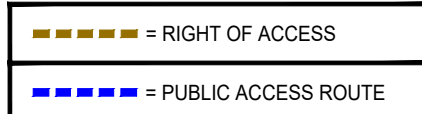


SITE LOCATION
(Scale 1:50000)

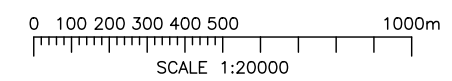


SITE PHOTOGRAPH

PROPOSED SITE LOCATION
END OF EXISTING STONE TRACK &
START EXISTING OF ATV ACCESS



OVERALL SITE LOCATION
(Scale 1:20000)



DIRECTIONS TO SITE:

From Garve head northwest on A835 for 1km, and then left exit to Achnasheen for 25km. At Achnasheen Roundabout, take the 2nd exit and stay on A832 for a further 14km. Approx. 1km before Kinlochewe settlement, look for the unclassified single track access road which extends right into Incheril Car Park. Keep right of this area of public parking and continue along the single track road. The Estate manager lives in the house adjoining boundary access gate. From this point, off-road access extends 7.95km along the stone-based track and thereafter, part ATV access 700m into the target hillside location.

what3words Site Location:

soak.dispensed.mine

what3words Point Of Access From Public Road:

february.worker.tightrope



UKDBS_DOC_0904 v0.8

Project: SRN TNS (TNS1032A)	
VMO2 CSR: 22652 (VF xxxx)	
Sharer 1 Ref: EE 85785	Sharer 2 Ref: 3UK HLD943
Cell Name: HEIGHTS OF KINLOCHEWE	

Site Address: HEIGHTS OF KINLOCHEWE KINLOCHEWE HIGHLANDS IV23 2QE	
National Grid Ref: E: 210401	N: 864957

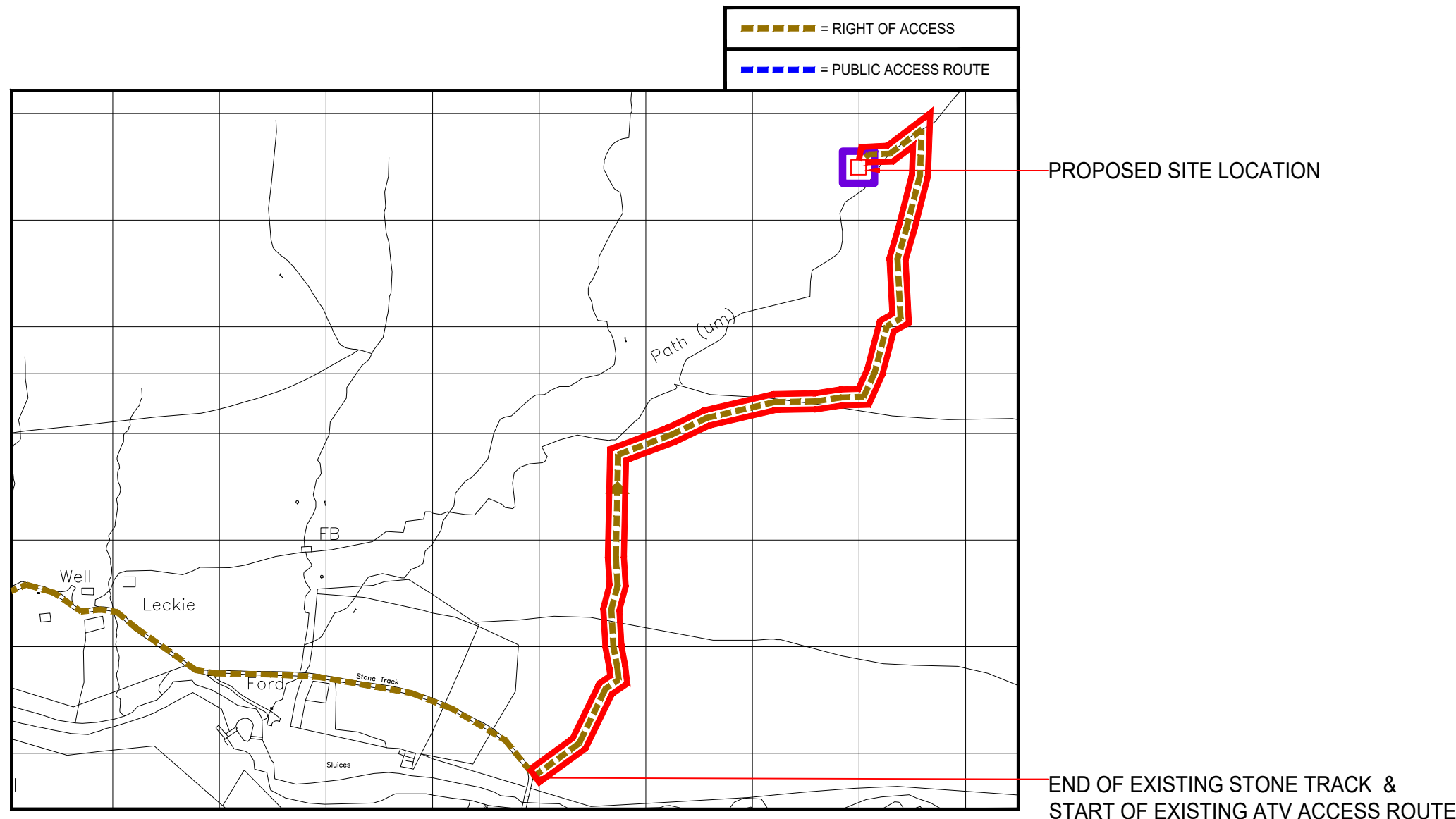
ICNIRP Compliance:
**DRAWING COMPLIES
WITH VMO2
STANDARD
ICNIRP GUIDELINES
AS PER DOCUMENTS
SDN0142**

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MF	SH	24.07.23
B	Minor demise amends	MF	SH	24.07.23
C	Acquisition comments updates	AM	SH	09.09.24
D	Acquisition comments updates	AM	SH	09.09.24
F	Scale bar added	NJ	PJ	09.09.24
G	Site move as per VMO2 request	DJC	SH	27.06.24
H	Off-grid generator note updated	DJC	SH	09.09.24
J	Tower height reduction from 35m to 25m. VMO2 request	DJC	SH	30.01.25

Drawing Title: PLANNING SITE LOCATION MAPS 1 OF 3	
Drawing No.: 150	Drawing Revision: J
Drawn By: MF	Drawn On: 09.09.24
Checked By: SH	Checked On: 09.09.24

Purpose of Issue: PLANNING	
Date of Issue: 30.01.25	Pack Revision: J
Principal Designer: WHP	
Designer: WHP	Surveyed By: F.D

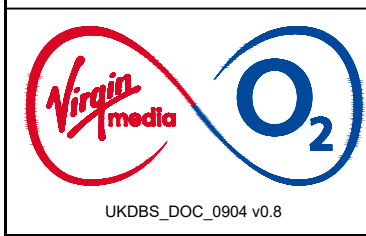




SITE ACCESS ROUTE
(Scale 1:5000)

0 50 100 150 200 250m
SCALE 1:5000

what3words Site Location:
soak.dispensed.mine



Project: **SRN TNS (TNS1032A)**
VMO2 CSR: **22652 (VF xxxx)**
Sharer 1 Ref: **EE 85785** Sharer 2 Ref: **3UK HLD943**
Cell Name: **HEIGHTS OF KINLOCHEWE**

Site Address: **HEIGHTS OF KINLOCHEWE
KINLOCHEWE
HIGHLANDS
IV23 2QE**
National Grid Ref: **E: 210401 N: 864957**

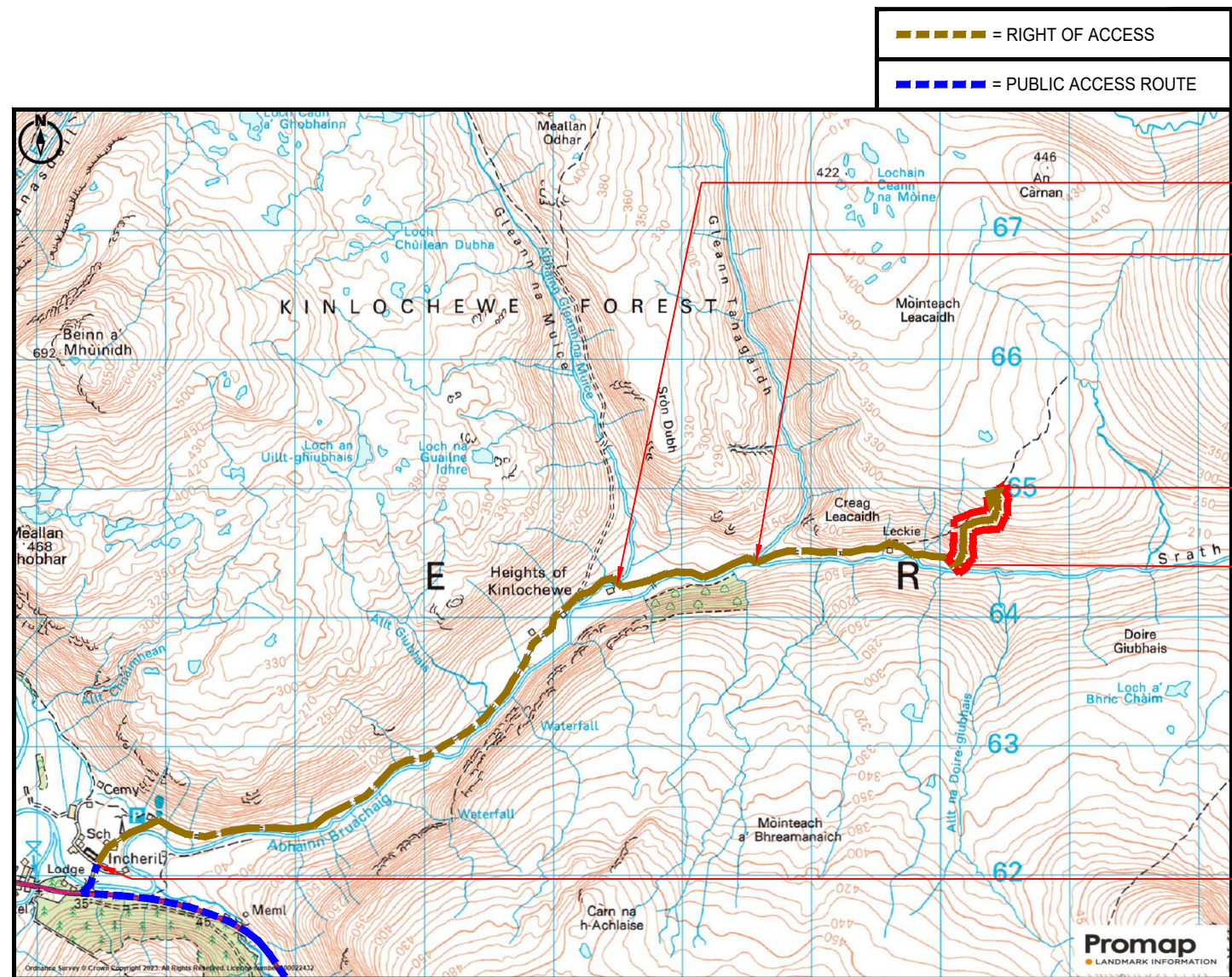
ICNIRP Compliance: **DRAWING COMPLIES WITH VMO2 STANDARD ICNIRP GUIDELINES AS PER DOCUMENTS SDN0142**

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE					
Rev	Modification	By	Ch	Date	
A	Issued for Approval	MF	SH	24.07.23	
B	Minor demise amends	MF	SH	24.07.23	
C	Acquisition comments updates	AM	SH	09.09.24	
F	Map update and scale bar added	NJ	PJ	09.09.24	
G	Site move as per VMO2 request	DJC	SH	27.06.24	
H	Off-grid generator note updated	DJC	SH	09.09.24	
J	Tower height reduction from 35m to 25m. VMO2 request	DJC	SH	30.01.25	

Drawing Title: **PLANNING SITE LOCATION MAPS 3 OF 3**
Drawing No.: **150b** Drawing Revision: **J**
Drawn By: **MF** Drawn On: **09.09.24**
Checked By: **SH** Checked On: **09.09.24**

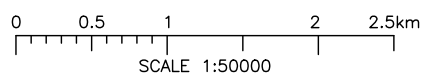
Purpose of Issue: **PLANNING**
Date of Issue: **30.01.25** Pack Revision: **J**
Principal Designer: **WHP**
Designer: **WHP** Surveyed By: **F.D**





- BRIDGE CROSSING
- BRIDGE CROSSING
- PROPOSED SITE LOCATION
- END OF EXISTING STONE TRACK & START OF EXISTING ATV ACCESS ROUTE
- ACCESS FROM PUBLIC ROAD - A832

SITE ACCESS ROUTE
(Scale 1:50000)



what3words Site Location:
soak.dispensed.mine

what3words Point Of Access From Public Road:
february.worker.tightrope



Project: SRN TNS (TNS1032A)
VMO2 CSR: 22652 (VF xxxx)
Sharer 1 Ref: EE 85785
Sharer 2 Ref: 3UK HLD943
Cell Name: HEIGHTS OF KINLOCHEWE

Site Address: HEIGHTS OF KINLOCHEWE
KINLOCHEWE
HIGHLANDS
IV23 2QE
National Grid Ref:
E: 210401 N: 864957



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

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MF	SH	24.07.23
B	Minor demise amends	MF	SH	24.07.23
C	Acquisition comments updates	AM	SH	09.09.24
F	Map update and scale bar added	NJ	PJ	09.09.24
G	Site move as per VMO2 request	DJC	SH	27.06.24
H	Off-grid generator note updated	DJC	SH	09.09.24
J	Tower height reduction from 35m to 25m. VMO2 request	DJC	SH	30.01.25

Drawing Title: PLANNING SITE LOCATION MAPS 2 OF 3	
Drawing No.: 150a	Drawing Revision: J
Drawn By: MF	Drawn On: 09.09.24
Checked By: SH	Checked On: 09.09.24

Purpose of Issue: PLANNING	
Date of Issue: 30.01.25	Pack Revision: J
Principal Designer: WHP	
Designer: WHP	Surveyed By: F.D



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

- PROPOSED 3No. ANTENNAS AT 23.60m C/L, BEARINGS 0°, 120° & 240°
- PROPOSED VMO2/VF 3No. HIGH LEVEL COMBINERS (1No. PER SECTOR)
- PROPOSED VMO2/VF 6No. ERS (2No. OF EACH PER SECTOR)
- PROPOSED VMO2/VF 3No. BOB (1No. PER SECTOR)
- PROPOSED 3UK 1No. BOB
- PROPOSED EE 3No. 1800 RFM & 3No. 800 RFM
- PROPOSED EE/3UK 3No. 800/800 SBC (1No. PER SECTOR)
- PROPOSED 3UK 3No. ERS (1No. PER SECTOR)
- PROPOSED EE 2No. BOB (1No. PER SECTOR) MOUNTED ON TOWER LEGS BELOW EQUIPMENT RAIL
- PROPOSED 1No. 0.90m, 1No. 0.60m, & 1No. 0.30m DISHES

- TOP OF PROPOSED TOWER +25.00m AGL
- TOP OF PROPOSED ANTENNAS +25.00m AGL
- U/S OF PROPOSED ANTENNAS +22.20m AGL
- C/L OF PROPOSED EQUIPMENT RAIL +22.10m AGL
- C/L OF PROPOSED EE BOBs +21.75m AGL
- C/L OF PROPOSED DISHES +20.10m AGL

PROPOSED VMO2 25.0m LATTICE TOWER ON NEW CONCRETE BASE

PROPOSED 1.80m DEERPROOF POST & MESH FENCING SURROUND TO COMPOUND

FILL REQUIRED TO LEVEL OFF GROUND FOR COMPOUND

CUT REQUIRED TO LEVEL OFF GROUND FOR COMPOUND

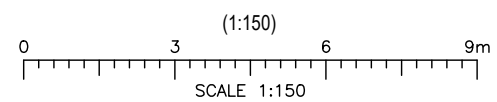
GROUND LEVEL ABOVE COMPOUND +1.00m AGL

GROUND LEVEL ABOVE COMPOUND +2.00m AGL

GROUND LEVEL BELOW COMPOUND -1.00m BGL

NOTE:
PROPOSED EXCAVATED LAND FROM COMPOUND TO BE REDISTRIBUTED AROUND THE SITE WHERE POSSIBLE

PROPOSED EAST ELEVATION



Project: SRN TNS (TNS1032A)	
VMO2 CSR: 22652 (VF xxxx)	
Sharer 1 Ref: EE 85785	Sharer 2 Ref: 3UK HLD943
Cell Name: HEIGHTS OF KINLOCHEWE	

Site Address: HEIGHTS OF KINLOCHEWE KINLOCHEWE HIGHLANDS IV23 2QE	
National Grid Ref: E: 210401	N: 864957



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

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MF	SH	20.06.23
B	Acquisition comments updates	MF	SH	24.07.23
C	Acquisition comments updates	AM	SH	09.09.24
D	Acquisition comments updates	AM	SH	09.09.24
E	Acquisition comments updates	AM	SH	29.08.23
F	Scale bar added	NJ	PJ	09.09.24
G	Site move as per VMO2 request	DJC	SH	27.06.24
H	Off-grid generator note updated	DJC	SH	09.09.24
J	Tower height reduction from 35m to 25m. VMO2 request	DJC	SH	30.01.25

Drawing Title: PROPOSED EAST ELEVATION	
Drawing No.: 300	Drawing Revision: J
Drawn By: MF	Drawn On: 09.09.24
Checked By: SH	Checked On: 09.09.24

Purpose of Issue: PLANNING	
Date of Issue: 30.01.25	Pack Revision: J
Principal Designer: WHP	Designer: WHP
Surveyed By: F.D	



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

PROPOSED 3No. ANTENNAS AT 23.60m
C/L, BEARINGS 0°, 120° & 240°

PROPOSED VMO2/VF 3No. HIGH LEVEL COMBINERS
(1No. PER SECTOR)
PROPOSED VMO2/VF 6No. ERS (2No. OF EACH PER SECTOR)
PROPOSED VMO2/VF 3No. BOB (1No. PER SECTOR)
PROPOSED 3UK 1No. BOB
PROPOSED EE 3No. 1800 RFM & 3No. 800 RFM
PROPOSED EE/3UK 3No. 800/800 SBC (1No. PER SECTOR)
PROPOSED 3UK 3No. ERS (1No. PER SECTOR)

PROPOSED EE 2No. BOB (1No. PER SECTOR)
MOUNTED ON TOWER LEGS BELOW EQUIPMENT RAIL

PROPOSED 1No. 0.90m, 1No.
0.60m, & 1No. 0.30m DISHES

PROPOSED VMO2 25.0m LATTICE
TOWER ON NEW CONCRETE BASE

PROPOSED 1.80m DEERPROOF POST &
MESH FENCING SURROUND TO
COMPOUND

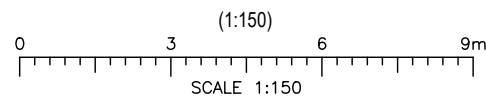
CUT REQUIRED TO LEVEL OFF
GROUND FOR COMPOUND

TOP OF PROPOSED TOWER +25.00m AGL
TOP OF PROPOSED ANTENNAS +25.00m AGL

U/S OF PROPOSED ANTENNAS +22.20m AGL
C/L OF PROPOSED EQUIPMENT RAIL +22.10m AGL
C/L OF PROPOSED EE BOBs +21.75m AGL
C/L OF PROPOSED DISHES +20.10m AGL

NOTE:
PROPOSED EXCAVATED LAND FROM
COMPOUND TO BE REDISTRIBUTED
AROUND THE SITE WHERE POSSIBLE

PROPOSED NORTH ELEVATION



GROUND LEVEL
ABOVE COMPOUND
+0.50m AGL

GROUND LEVEL
+0.00m AGL

GROUND LEVEL
BELOW COMPOUND
-1.00m BGL

PROPOSED OPEN CUT DRAINAGE
DITCH TO DIVERT EXISTING
HILLSIDE RUN-OFF



UKDBS_DOC_0904 v0.8

Project: SRN TNS (TNS1032A)	
VMO2 CSR: 22652 (VF xxxx)	
Sharer 1 Ref: EE 85785	Sharer 2 Ref: 3UK HLD943
Cell Name: HEIGHTS OF KINLOCHEWE	

Site Address: HEIGHTS OF KINLOCHEWE KINLOCHEWE HIGHLANDS IV23 2QE	
National Grid Ref: E: 210401	N: 864957



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

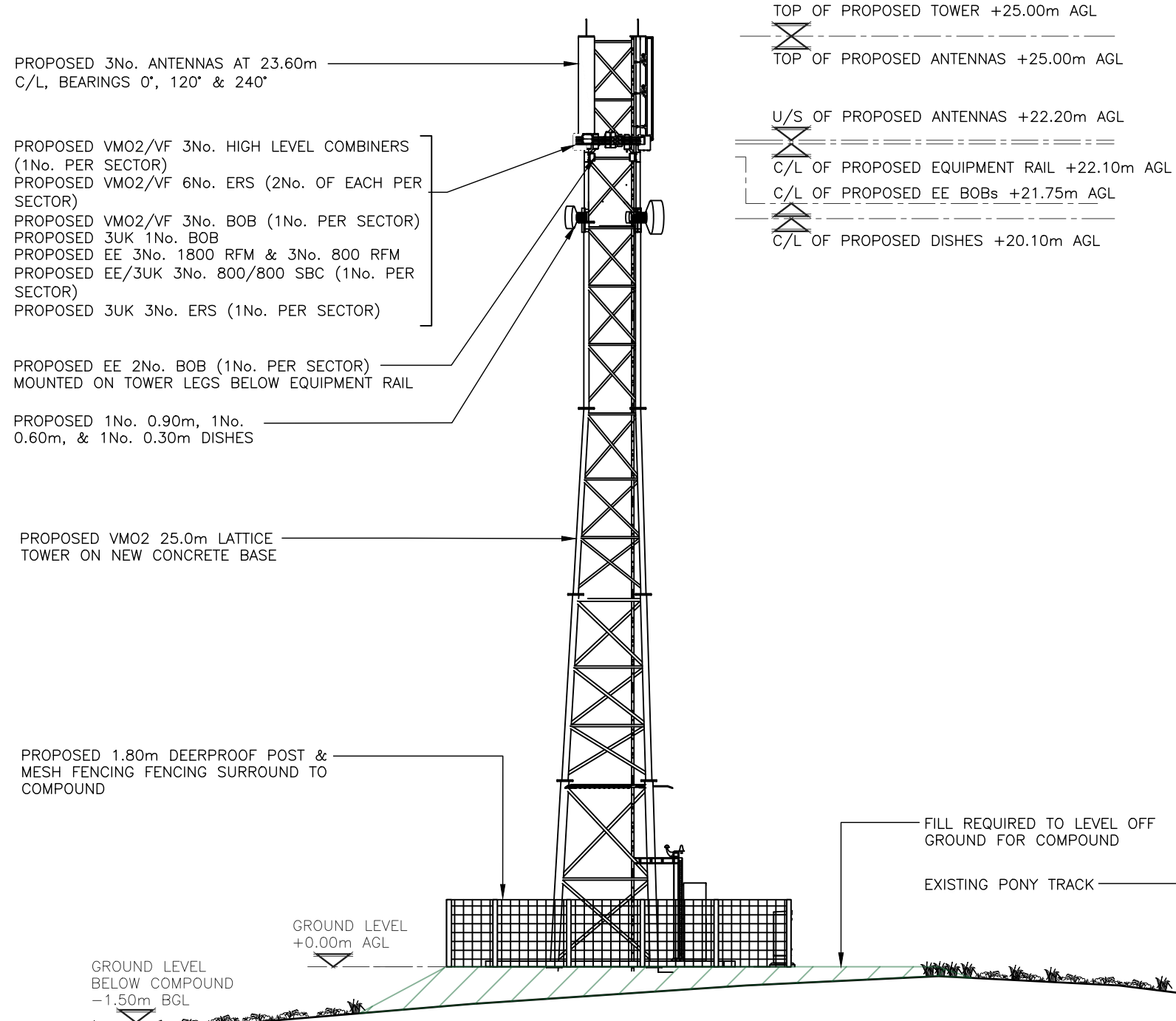
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MF	SH	20.06.23
B	Acquisition comments updates	MF	SH	24.07.23
C	Acquisition comments updates	AM	SH	09.09.24
D	Acquisition comments updates	AM	SH	09.09.24
E	Acquisition comments updates	AM	SH	29.08.23
F	Scale bar added	NJ	PJ	09.09.24
G	Site move as per VMO2 request	DJC	SH	27.06.24
H	Off-grid generator note updated	DJC	SH	09.09.24
J	Tower height reduction from 35m to 25m. VMO2 request	DJC	SH	30.01.25

Drawing Title: PROPOSED NORTH ELEVATION	
Drawing No.: 303	Drawing Revision: J
Drawn By: MF	Drawn On: 09.09.24
Checked By: SH	Checked On: 09.09.24

Purpose of Issue: PLANNING	
Date of Issue: 30.01.25	Pack Revision: J
Principal Designer: WHP	
Designer: WHP	Surveyed By: F.D



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



PROPOSED 3No. ANTENNAS AT 23.60m C/L, BEARINGS 0°, 120° & 240°

PROPOSED VMO2/VF 3No. HIGH LEVEL COMBINERS (1No. PER SECTOR)
 PROPOSED VMO2/VF 6No. ERS (2No. OF EACH PER SECTOR)
 PROPOSED VMO2/VF 3No. BOB (1No. PER SECTOR)
 PROPOSED 3UK 1No. BOB
 PROPOSED EE 3No. 1800 RFM & 3No. 800 RFM
 PROPOSED EE/3UK 3No. 800/800 SBC (1No. PER SECTOR)
 PROPOSED 3UK 3No. ERS (1No. PER SECTOR)

PROPOSED EE 2No. BOB (1No. PER SECTOR) MOUNTED ON TOWER LEGS BELOW EQUIPMENT RAIL

PROPOSED 1No. 0.90m, 1No. 0.60m, & 1No. 0.30m DISHES

PROPOSED VMO2 25.0m LATTICE TOWER ON NEW CONCRETE BASE

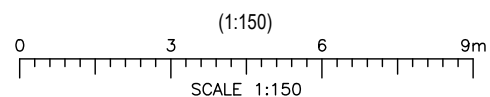
PROPOSED 1.80m DEERPROOF POST & MESH FENCING SURROUND TO COMPOUND

FILL REQUIRED TO LEVEL OFF GROUND FOR COMPOUND

EXISTING PONY TRACK

NOTE:
PROPOSED EXCAVATED LAND FROM COMPOUND TO BE REDISTRIBUTED AROUND THE SITE WHERE POSSIBLE

PROPOSED SOUTH ELEVATION



UKDBS_DOC_0904 v0.8

Project: SRN TNS (TNS1032A)	
VMO2 CSR: 22652 (VF xxxx)	
Sharer 1 Ref: EE 85785	Sharer 2 Ref: 3UK HLD943
Cell Name: HEIGHTS OF KINLOCHEWE	

Site Address: HEIGHTS OF KINLOCHEWE KINLOCHEWE HIGHLANDS IV23 2QE	
National Grid Ref: E: 210401 N: 864957	



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

Rev	Modification	By	Ch	Date
A	Issued for Approval	MF	SH	20.06.23
B	Acquisition comments updates	MF	SH	24.07.23
C	Acquisition comments updates	AM	SH	09.09.24
D	Acquisition comments updates	AM	SH	09.09.24
E	Acquisition comments updates	AM	SH	29.08.23
F	Scale bar added	NJ	PJ	09.09.24
G	Site move as per VMO2 request	DJC	SH	27.06.24
H	Off-grid generator note updated	DJC	SH	09.09.24
J	Tower height reduction from 35m to 25m. VMO2 request	DJC	SH	30.01.25

Drawing Title: PROPOSED SOUTH ELEVATION	
Drawing No.: 301	Drawing Revision: J
Drawn By: MF	Drawn On: 09.09.24
Checked By: SH	Checked On: 09.09.24

Purpose of Issue: PLANNING	
Date of Issue: 30.01.25	Pack Revision: J
Principal Designer: WHP	
Designer: WHP	Surveyed By: F.D



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

PROPOSED 3No. ANTENNAS AT 23.60m C/L, BEARINGS 0°, 120° & 240°

PROPOSED VMO2/VF 3No. HIGH LEVEL COMBINERS (1No. PER SECTOR)
 PROPOSED VMO2/VF 6No. ERS (2No. OF EACH PER SECTOR)
 PROPOSED VMO2/VF 3No. BOB (1No. PER SECTOR)
 PROPOSED 3UK 1No. BOB
 PROPOSED EE 3No. 1800 RFM & 3No. 800 RFM
 PROPOSED EE/3UK 3No. 800/800 SBC (1No. PER SECTOR)
 PROPOSED 3UK 3No. ERS (1No. PER SECTOR)

PROPOSED EE 2No. BOB (1No. PER SECTOR) MOUNTED ON TOWER LEGS BELOW EQUIPMENT RAIL

PROPOSED 1No. 0.90m, 1No. 0.60m, & 1No. 0.30m DISHES

PROPOSED VMO2 25.0m LATTICE TOWER ON NEW CONCRETE BASE

PROPOSED 1.80m DEERPROOF POST & MESH FENCING SURROUND TO COMPOUND

CUT REQUIRED TO LEVEL OFF GROUND FOR COMPOUND

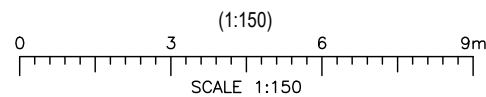
PROPOSED OPEN CUT DRAINAGE DITCH TO DIVERT EXISTING HILLSIDE RUN-OFF

TOP OF PROPOSED TOWER +25.00m AGL
 TOP OF PROPOSED ANTENNAS +25.00m AGL

U/S OF PROPOSED ANTENNAS +22.20m AGL
 C/L OF PROPOSED EQUIPMENT RAIL +22.10m AGL
 C/L OF PROPOSED EE BOBs +21.75m AGL
 C/L OF PROPOSED DISHES +20.10m AGL

NOTE:
 PROPOSED EXCAVATED LAND FROM COMPOUND TO BE REDISTRIBUTED AROUND THE SITE WHERE POSSIBLE

PROPOSED WEST ELEVATION



GROUND LEVEL ABOVE COMPOUND +2.00m AGL

FILL REQUIRED TO LEVEL OFF GROUND FOR COMPOUND

GROUND LEVEL +0.00m AGL

GROUND LEVEL BELOW COMPOUND -1.50m BGL



UKDBS_DOC_0904 v0.8

Project: SRN TNS (TNS1032A)	
VMO2 CSR: 22652 (VF xxxx)	
Sharer 1 Ref: EE 85785	Sharer 2 Ref: 3UK HLD943
Cell Name: HEIGHTS OF KINLOCHEWE	

Site Address: HEIGHTS OF KINLOCHEWE KINLOCHEWE HIGHLANDS IV23 2QE	
National Grid Ref: E: 210401	N: 864957

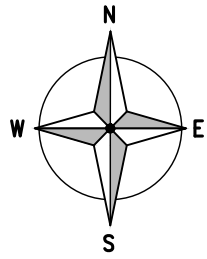
ICNIRP Compliance:
 DRAWING COMPLIES WITH VMO2 STANDARD ICNIRP GUIDELINES
 AS PER DOCUMENTS SDN0142

Rev	Modification	By	Ch	Date
A	Issued for Approval	MF	SH	20.06.23
B	Acquisition comments updates	MF	SH	24.07.23
C	Acquisition comments updates	AM	SH	09.09.24
D	Acquisition comments updates	AM	SH	09.09.24
E	Acquisition comments updates	AM	SH	29.08.23
F	Scale bar added	NJ	PJ	09.09.24
G	Site move as per VMO2 request	DJC	SH	27.06.24
H	Off-grid generator note updated	DJC	SH	09.09.24
J	Tower height reduction from 35m to 25m. VMO2 request	DJC	SH	30.01.25

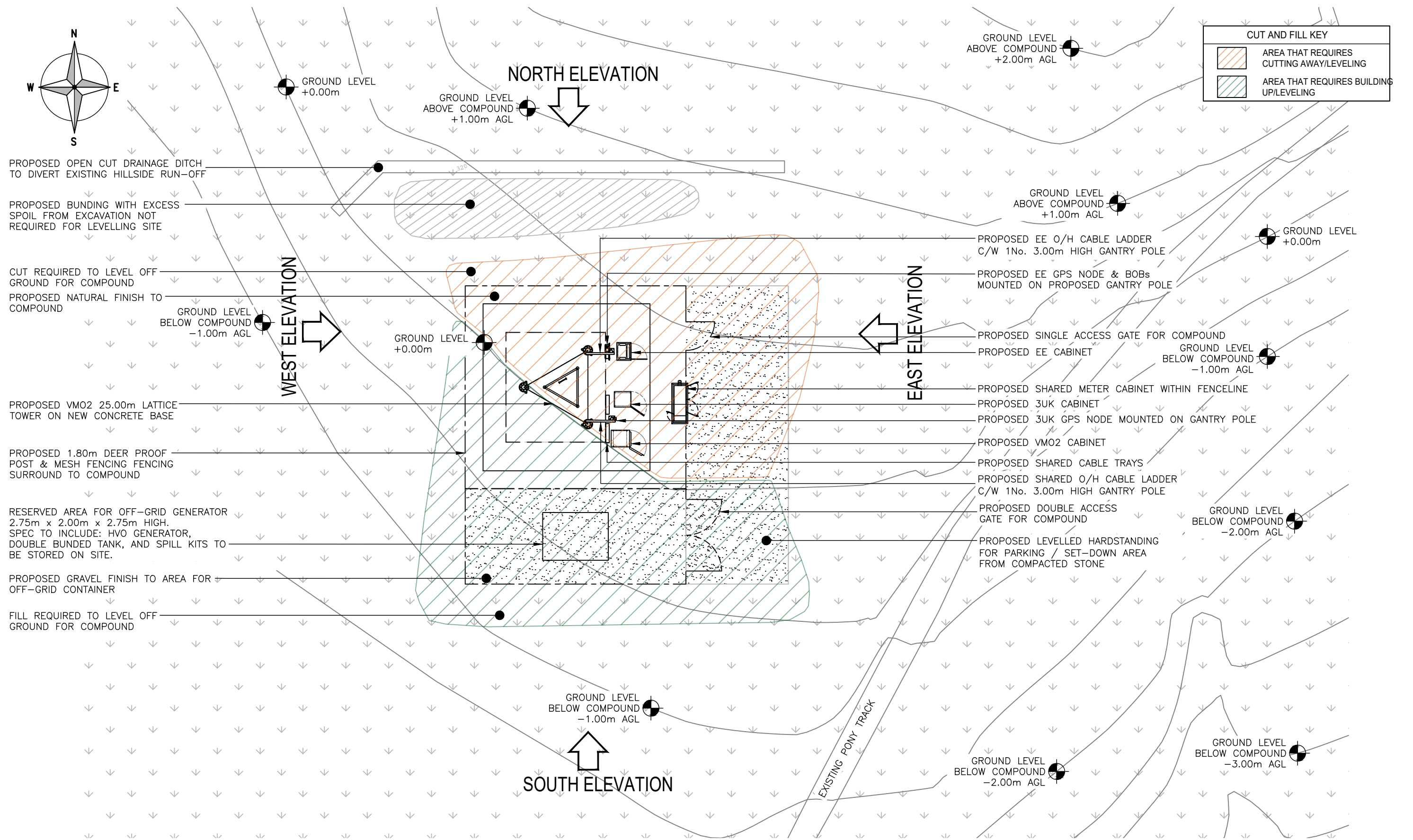
Drawing Title: PROPOSED WEST ELEVATION	
Drawing No.: 302	Drawing Revision: J
Drawn By: MF	Drawn On: 09.09.24
Checked By: SH	Checked On: 09.09.24

Purpose of Issue: PLANNING	
Date of Issue: 30.01.25	Pack Revision: J
Principal Designer: WHP	Designer: WHP
Surveyed By: F.D	

WHP Telecoms
 Unit 1 Maple Park,
 Low Fields Avenue, Leeds
 LS12 6HH
 Tel: 01133023550
 e-mail: info@whptelecoms.com

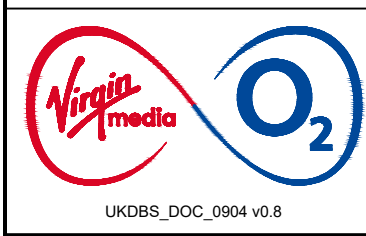
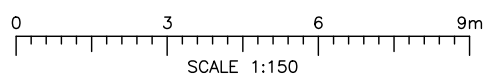


CUT AND FILL KEY	
	AREA THAT REQUIRES CUTTING AWAY/LEVELLING
	AREA THAT REQUIRES BUILDING UP/LEVELLING



PROPOSED SITE PLAN

(1:150)



Project: SRN TNS (TNS1032A)
 VMO2 CSR: 22652 (VF xxxx)
 Sharer 1 Ref: EE 85785
 Sharer 2 Ref: 3UK HLD943
 Cell Name: HEIGHTS OF KINLOCHEWE

Site Address: HEIGHTS OF KINLOCHEWE
 KINLOCHEWE
 HIGHLANDS
 IV23 2QE
 National Grid Ref: E: 210401 N: 864957

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

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MF	SH	20.06.23
B	Increased foundation size & minor annotation amends	MF	SH	24.07.23
C	Acquisition comments updates	AM	SH	09.09.24
D	Acquisition comments updates	AM	SH	09.09.24
E	Acquisition comments updates	AM	SH	29.08.23
F	Scale bar added	NJ	PJ	09.09.24
G	Site move as per VMO2 request	DJC	SH	27.06.24
H	Off-grid generator note updated	DJC	SH	09.09.24
J	Tower height reduction from 35m to 25m. VMO2 request	DJC	SH	30.01.25

Drawing Title: PROPOSED SITE PLAN
 Drawing No.: 200
 Drawing Revision: J
 Drawn By: MF
 Drawn On: 09.09.24
 Checked By: SH
 Checked On: 09.09.24

Purpose of Issue: PLANNING
 Date of Issue: 30.01.25
 Pack Revision: J
 Principal Designer: WHP
 Designer: WHP
 Surveyed By: F.D

