

Agenda Item	6.6
Report No	PLN/016/25

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 12 March 2024
Report Title: 24/04147/FUL: Telefonica UK Limited
Land 3.4Km SW of Aultdearg, Lochluichart, Garve
Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Erection of a 25m tall lattice telecommunications tower, 2no. shared antennas, 4no. transmission dishes, with 3no. associated equipment cabinets, formation of access and off grid generator within a fenced compound and other associated ancillary apparatus and development thereto

Ward: 05 – Wester Ross, Strathpeffer and Lochalsh

Development category: Local

Reason referred to Committee: Number of objections from the public

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

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for a new mobile telecommunications installation comprising a 25m high lattice tower, ancillary equipment, compound, access route and associated development located approximately 4Km SE of Fannich Lodge.

The tower would support an infrared LED obstruction warning light, dishes, antennae and transmission equipment above 20.1m on the tower. The tower will be sited on a concrete foundation measuring 6.5m x 6.5m and within a fenced compound measuring 10m x 10m. An area of 10m x 4m lying immediately to the SW of the main compound is reserved for an off-grid generator up to 2.75m in height. An area of hardstanding measuring 14m x 4m lies to the NW of the fenced compounds. A Khaki Grey (RAL 7008) finish is proposed, and this is considered to be acceptable in this location.

- 1.2 This mast would be capable of hosting equipment from up to 4 mobile network operators VMO2 as network provider with Vodafone Ltd, 3UK and EE Ltd as operators; it would provide 4G coverage to a “total not spot”.

- 1.3 Construction would be via 10.4Km of estate track leading from the A832 public road at Grudie, Lochluichart. A twinwall culvert is to be inserted into the existing access track drain; this allows ATV access to the new 330m long route to the site and this leads past a small forestry plantation on the lower slopes to the west and north. All construction materials for this installation will be delivered and removed by means of helicopter with personnel access being taken overland via the track network. A build time of 6 to 8 weeks is anticipated for this development.

- 1.4 Pre-Application Consultation: 24/02683/PREAPP was received on 5th June 2024 but contained insufficient information to be made valid and was subsequently withdrawn.

- 1.5 Supporting Information:

- Construction Method Statement
- Coverage Plots
- Future Telecomms Infrastructure Review
- Design and Access Statement
- Ecological Assessment
- ESN Pamphlet
- Landscape and Visual Impact Assessment
- Mast Build Factsheet
- Mast Location Selection Factsheet
- Mast Parts Factsheet
- Photomontage
- Planning Statement
- Programme Structure
- Programme Summary
- About the emergency Service Network
- Timeline
- UK Connected Nations & Update 2023
- The Shared Rural Network (SRN) in Scotland

- ICNIRP Declaration
- Landowner Notice

1.6 Variations: None

2. SITE DESCRIPTION

2.1 The site lies within the Fisherfield – Letterewe- Fannichs Wild Land Area (WLA 28), on the 320m contour and approximately 4Km SE of Fannich Lodge which sits to the northern edge of Loch Fannich. A small Hydro Electricity Station lies on the southern edge of Loch Fannich some 200m to the NW of the site with a small forest plantation between. Overhead power lines run to the south of and parallel to the access road to the Hydro Station. The landform is relatively open hill land to the east and west with higher rising ground to the south. The land also rises from the northern side of the Loch. The compound and hardstanding would be on a generally flat area, but some re-profiling will be required to provide a level pad. The surrounding land is well drained modified bog. The nearest residential property is Aultdearg 3km to the east and Fannich Lodge lying 4Km to the NW.

2.2 The estate tracks are widely used by hill walkers and mountain cyclists as they offer relatively easy, well-maintained access to the Fannich range and through routes. A designated Right of Way (HR29) lies on the northern side of Loch Fannich. The track running on the southern side of the Loch extends to approximately 1.2Km west of the hydro Station, where it terminates.

3. PLANNING HISTORY

3.1	19.10.2023	23/05140/PREAPP: Telecommunications Mast	Greenfield WITHDRAWN
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4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 18/10/2024

Representation deadline: 01/11/2024

Timeous representations: 13

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) The proposal is not needs based and there is no clear public benefit.
- b) Will adversely impact on the Wild Land Area and its landscape.
- c) It does not meet the policy outcomes of NPF4.
- d) Walkers and workers in remote areas eg. stalkers may use Personal Locator Beacons in case of emergency, or a Starlink base station in a vehicle. This level of mobile phone coverage is unnecessary and not wanted by the walking and mountaineering community.
- e) Today's mobile phones use satellite communications technology for emergency calls – they don't rely on masts which may well become obsolete.

- f) Concern over the rollout of masts such as this in WLA's.
- g) This level of coverage should be provided by satellite technology, not masts.
- h) Cost of development.
- 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 Highlands and Islands Airports Limited

No Objection.

5.2 Ministry of Defence

No Objection subject to condition requiring aviation safety lighting.

5.3 National Air Traffic Services En Route Plc

No Objection.

5.4 Archaeology

No sensitive issues.

5.5 Access Officer

No Objection. Advise condition and this has been applied.

5.6 NatureScot (North)

No objection: Summary

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

The proposal is unlikely to significantly affect the qualities of the Fisherfield - Letterewe – Fannichs WLA (WLA 28).

5.7 Civil Aviation Authority

No response received

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Framework 4 (2023) (NPF4)

Policy 1 - Tackling the Climate and Nature Crises
Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity
Policy 4 - Natural Places
Policy 5 - Soils
Policy 7 - Historic Assets and Places
Policy 14 - Design Quality and Place
Policy 23 – Health and Safety
Policy 24 - Digital Infrastructure
Policy 29 – Rural Development

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design
29 - Design Quality and Place-making
36 - Development in the Wider Countryside
45 - Communications Infrastructure
46 - Siting and Design of Communications Infrastructure
55 - Peat and Soils
57 - Natural, Built and Cultural Heritage
58 - Protected Species
61 - Landscape
77 - Public Access

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

No specific policies apply.

6.4 Highland Council Supplementary Planning Policy Guidance

Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Sustainable Design Guide (Jan 2013)

6.5 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 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, and 61 – Landscape & 77 – Public Access.

- 7.7 Coverage: this mast proposal would cover a “Total Not Spot”, which is the focus of current Government funding for the Shared Rural Network. The coverage map for this individual mast extends to land approx. 14km to the west, towards Kinlochewe. It would provide coverage to land 7Km north and east of Loch Fannich and approximately 7.9Km east and south-east towards Lochluichart; Little additional coverage would be provided to the south given the steeply rising ground in that direction. This mast effectively covers the bowl with Loch Fannich at its centre and provides a repeater to extend the signal to the west.
- 7.8 7 alternative sites were considered by the applicant but discounted for various reasons including visual impact.

Siting Design and Amenity

- 7.9 The development is part of the Government backed scheme known as the Shared Rural Network (SRN) which is aimed at improving mobile data coverage in rural areas. In this case, a new installation is proposed to support VMO2, Vodafone, EE and 3UK, along with the Government to provide 4G coverage to the local area in and around Loch Fannich / Lochluichart and as stated, would reinforce the capacity, efficiency and connectivity within the area. The installation would improve network coverage between Lochluichart and Kinlochewe, benefiting residents, businesses and visitors to the area, including hillwalkers. Therefore, in accordance with Policy 24 of the NPF4, the proposal would provide technological improvements in areas of low connectivity and would support the delivery of a national programme in the form of the SRN, with their considered to be significant benefits of this connectivity for communities and the local economy.
- 7.10 The new lattice mast would be shareable infrastructure, helping to prevent the proliferation of telecommunications masts within the surrounding area and would be positioned on an elevated hillside which sits above and to the south of Loch Fannich. The site is to the south of a small coniferous plantation close to the small Hydro Station on the southern shore of the Loch. To minimise any visual impact of the proposal, the light-weight lattice tower design is considered a permeable structure, particularly when viewed within the surrounding backdrop of a rural landscape consisting of a series of hills and small tree plantations. The design of the lattice mast would ensure that when viewed from a distance, it would have an appearance which allows views beyond not to be restricted, allowing people to ‘see through’ the structure. Due to the general topography of the area which encompasses many hills, open bogland and Loch, it is considered that views of the structure would be backdropped and where visible its impact diminished. Concerns have been raised regarding the landscape impact of the mast within such a location given it allows

access to this remote landscape and the Fannichs to the north which are understood. There is however a degree of man-made visual intrusion on the approach here along the tarred road from the A832 leading to the dam along Loch Fannich as well as the elevated overground pipeline and Hydro Station. This coupled with the siting of the mast to the south of a coniferous plantation on the lower slope reduces the degree of intrusion that other less disturbed sites may offer. It is worth noting that there will always be a slight visual impact within the surrounding area in the relation to the mast, however, in this instance it is considered that this impact will be minimised. The mast will be visible to longer distance views but due to the increased separation, lattice design and backdrop its impact will not be so significant to diminish and adversely affect the wider landscape setting. The concerns regarding the equipment becoming obsolete over time is understood and a condition is applied to ensure all equipment is removed and the land reinstated appropriately should this occur. The onus on the restoration will lie both with the operator and the landowner. Overall, the visual impact is considered slight and not justifiable to warrant refusal of the application.

- 7.11 In terms of amenity impact, given the separation distance between the proposed lattice tower development and any nearby residential properties, 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 the primary power source 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 regards to whistling noises produced from the lattice tower, particularly during windy conditions, again given the sufficient distance between the mast and any property, it is considered that this will not raise any significant 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 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 NPF4, Scotland's National Carbon and Peatland map (2016) indicates that the entire site area, including the mast location and proposed access route, has previously been mapped as Class 3 Peatland, Class 3 – Peaty soil with some / mostly peat forming vegetation. No Class 1 or 2 peatland habitat was recorded. In accordance with Policy 5, where development on peatland, carbon-rich soils or priority peatland habitat is proposed, a detailed site-specific assessment will be required to identify: i. the baseline depth, habitat condition, quality and stability of carbon rich soils; ii. the likely effects of the development on peatland, including on soil disturbance; and iii. the likely net effects of the development on climate emissions and loss of carbon. As such, at the request of the Planning Authority, the applicant has submitted a Peat Depth Survey and Preliminary Ecological Appraisal.
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It is noted that the entire proposal lies within an area of Annexe 1, wet heath with a peat depth of <50cm.

- 8.3 Protected species survey results have been provided and these show that there are no current signs, within 250m of the site, of Water vole, Otter, Bats, Badger, Pine Marten, Red Squirrel and Wild Cat. The impact of the development on protected species is considered low, subject to pre-construction checks, including nest checks for birds. A condition in this respect will be attached to the decision.

Biodiversity enhancement is to be provided by the planting of trees around the mast compound and also between the compound and the plantation to the north and west.

8.4 **Access**

As previously noted, the mast would be accessed via existing tracks measuring approximately 10.4Km leading from the public road at Lochluichart, thereafter ccess will follow the line of a new ATV route running south from the Lochside track to the south of the existing plantation surrounding the Hydro installation. The Method Statement advises that mast construction is via helicopter installation with all materials and components flown from a staging area sited 2.1Km to the NE of the site (adjacent to the bridge spanning the River Grudie). Small tools and personnel will travel overland to the site via the ATV route. It is noted that there is no construction to be undertaken in respect of the ATV route. A limited number of visits will be required each year for servicing purposes, typically 1-2.

Other Material Considerations

There are no other material considerations

9. CONCLUSION

- 9.1 The application proposes the installation of a new telecoms lattice tower and associated infrastructure, 4Km SE of Fannich Lodge. For the reasons set out above It is considered that the proposal will help provide enhanced network coverage within the area and broadly accords with the aims of Policy 24 of NPF4. The issues and concerns related to the application where relevant to planning as outlined above have been addressed or can be mitigated for by condition.

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

10 IMPLICATIONS

- 10.1 Resource: Not applicable
10.2 Legal: Not Applicable
10.3 Community (Equality, Poverty and Rural): Not applicable
10.4 Climate Change/Carbon Clever: Not applicable
10.5 Risk: Not Applicable
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10.6 Gaelic: Not Applicable

11. RECOMMENDATION

Action required before decision issued N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

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

1. No works associated to the proposed development shall take place during bird breeding season (March to August) unless a Nesting Survey is undertaken not more than 24 hours prior to works, by an appropriately qualified Ornithologist or Ecologist.

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

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

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

3. Prior to commencing construction of the telecommunications mast, or deploying any construction equipment or temporal structure(s) 15.2 metres or more in height (above ground level) the undertaker must submit an aviation lighting scheme for the approval of the Highland Council in conjunction with the Ministry of Defence defining how the development will be lit throughout its life.

This should set out:

a) details of any construction equipment and temporal structures with a total height of 15.2 metres or greater (above ground level) that will be deployed during the construction of the telecommunications mast and details of any aviation warning lighting that it will be fitted with;

and

b) the location and height of the telecommunications mast identifying the position of the lights on the mast; the type(s) of lights that will be fitted and the performance specification(s) of the lighting type(s) to be used.

Thereafter, the undertaker must exhibit such lights as detailed in the approved aviation lighting scheme. The lighting installed will remain operational for the lifetime of the development.

Reason: to maintain civil and military aviation safety requirements as determined necessary for aviation safety by the Ministry of Defence.

4. 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.

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

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

6. Access to this proposed development coincides with a public right of way and candidate core path. There should be no hindrance to use by the public to that route. The proposed development should not obstruct or deter its use 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
- Reason To comply with the Councils statutory duty to uphold access rights.
- Any disturbance or damage to the route 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.

7. Delivery and removal of all construction materials and equipment for the approved mast shall be by helicopter only.

Reason: In the interest of the reduction of visual impact and as set out in the supporting Construction Method Statement & Traffic Management Plan received on 30th September 2024.

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 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:

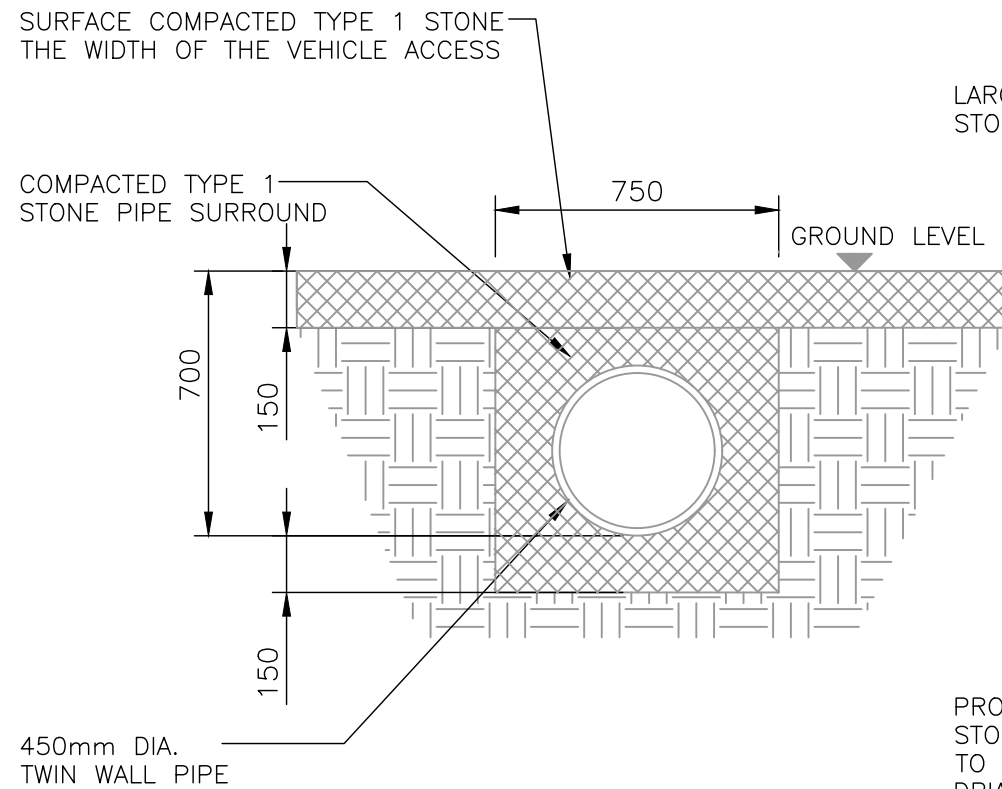
Designation: Area Planning Manager - North

Author: David Borland

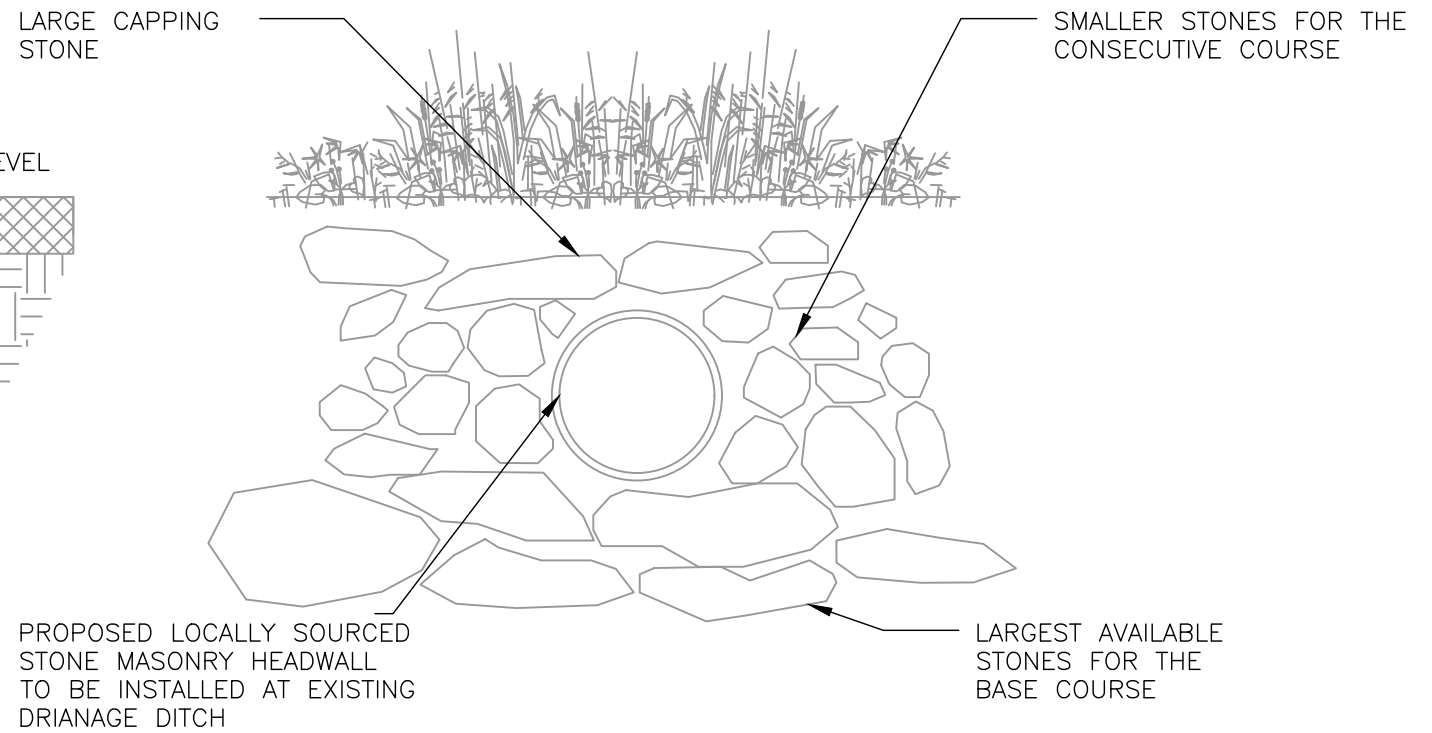
Background Papers: Documents referred to in report and in case file.

Relevant Plans:

- Plan 1 – Location Plan 101 Rev C
- Plan 2 – Location Plan 150 Rev D
- Plan 3 – Site Access Plan 150A Rev C
- Plan 4 – Site Layout Plan 151 Rev C
- Plan 5 – Proposed Site Layout Plan 200 Rev C
- Plan 6 – Proposed Elevation – East 300 Rev C
- Plan 7 – Proposed Elevation – North 301 Rev C
- Plan 8 – Proposed Elevation – West 302 Rev C
- Plan 9 – Proposed Elevation – South 303 Rev C
- Plan 10 – Culverting Details – 350 Rev C
- Plan 11 – Landscaping Plan –LP/5217/Y/100

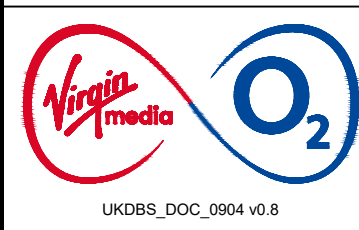
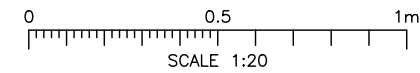


CULVERT DETAIL
(1:20)



HEADWALL DETAIL
(1:20)

PROPOSED TYPICAL CULVERT DETAIL
(1:20)



Project: SRN TNS (TNS1031C)
 VMO2 CSR: 22651 (VF xxxx)
 Sharer 1 Ref: EE 85784
 Sharer 2 Ref: 3UK HLD942
 Cell Name: LOCH FANNICH

Site Address: LOCH FANNICH STRATHBAN FOREST A832 ACHANALT HIGHLAND IV23 2QD
 National Grid Ref: E: 225546 N: 864720

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	DJC	SH	16.05.24
B	Revised to 2 sector site as per VMO2 requirement	DJC	SH	23.05.24
C	4No Tx dishes shown as per VMO2 requirement	DJC	SH	24.05.24
D	Redline adjusted to proposed ATV route	DJC	SH	07.08.24

Drawing Title: PROPOSED TYPICAL CULVERT DETAIL
 Drawing No.: 350
 Drawing Revision: C
 Drawn By: DJC
 Drawn On: 16.05.24
 Checked By: SH
 Checked On: 16.05.24

Purpose of Issue: PLANNING
 Date of Issue: 07.08.24
 Pack Revision: D
 Principal Designer: WHP
 Designer: WHP
 Surveyed By: WHP





Trees		
Species	Form	Quantity
Betula pendula	40-60cm 1+0	42
Sorbus aucuparia	40-60cm 1+0	42
Betula pubescens	40-60cm 1+0	43
Pinus sylvestris	40-60cm 1u1	198
		325

TREE PLANTING SPECIFICATION
TREES

All plant material to comply with BS 3936 Part 1:1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root. If the trees are planted outside of the planting season then containerised stock to be used in lieu of root balled but the same tree heights are still required - allowance to be made for this at tender stage if required once timetable is known and CA informed immediately.

Trees to be slit or notch planted.
Planting at 2m spacing for Pinus.
Planting at 2.5m spacing for Betula and Sorbus spp.

PROTECTION
None.

SUBSTITUTIONS:

Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices. All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval before any change is made.

TIMES OF YEAR FOR PLANTING:

Landscape works to be carried out during the final possible planting periods prior to practical completion of the building and associated engineering works in accordance with the following:
- Native trees: During dormant winter period - Late October to late March (only if planted in the planting season otherwise containerised stock to be used).

No planting on frozen ground.

- Bare root native transplants: During dormant winter period - Late October to April.
- Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favourable.

MAINTENANCE

All planting areas to be maintained to a high standard by the contractor for FIVE years after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area.

Minimum frequency of maintenance visits:

December / January / February & March - 1no. visit each month

April to November - 2No. visits each month.

Generally, during the first 12months:

- All planting to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
- The condition of all trees is to be regularly checked.
- All arisings to be removed from site.
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

© ACS Consulting a1

The survey has been undertaken at the survey date indicated and is accurate to the extent of the information provided. It is not a guarantee of accuracy and is not intended to be used for any other purpose. The accuracy of the information provided is not intended to be used for any other purpose. The accuracy of the information provided is not intended to be used for any other purpose.

Arboricultural Legend (where applicable)

- Pinus sylvestris
- Betula penn, pub & Sorbus aucuparia

General Notes

- The arboricultural survey is based on the supplied OSMM/topographical survey. This may contain inaccurate information.
- The accuracy of the tree/feature location cannot be guaranteed.
- All arrows on steps / ramps etc. indicate an UP direction unless otherwise stated.
- Contours are shown on soft detail areas only (where applicable) and annotated at the interval identified above. Hard detail areas may be contoured if specifically requested.
- Site traffic or obstructions encountered at the time of the survey may have resulted in tree/feature features being omitted.

Rev	Date	Description	CAD

ACS Consulting
Buckley Park
Kewstree
Wiltshire
SN15 2JG
01451 75422
info@acsconsulting.co.uk

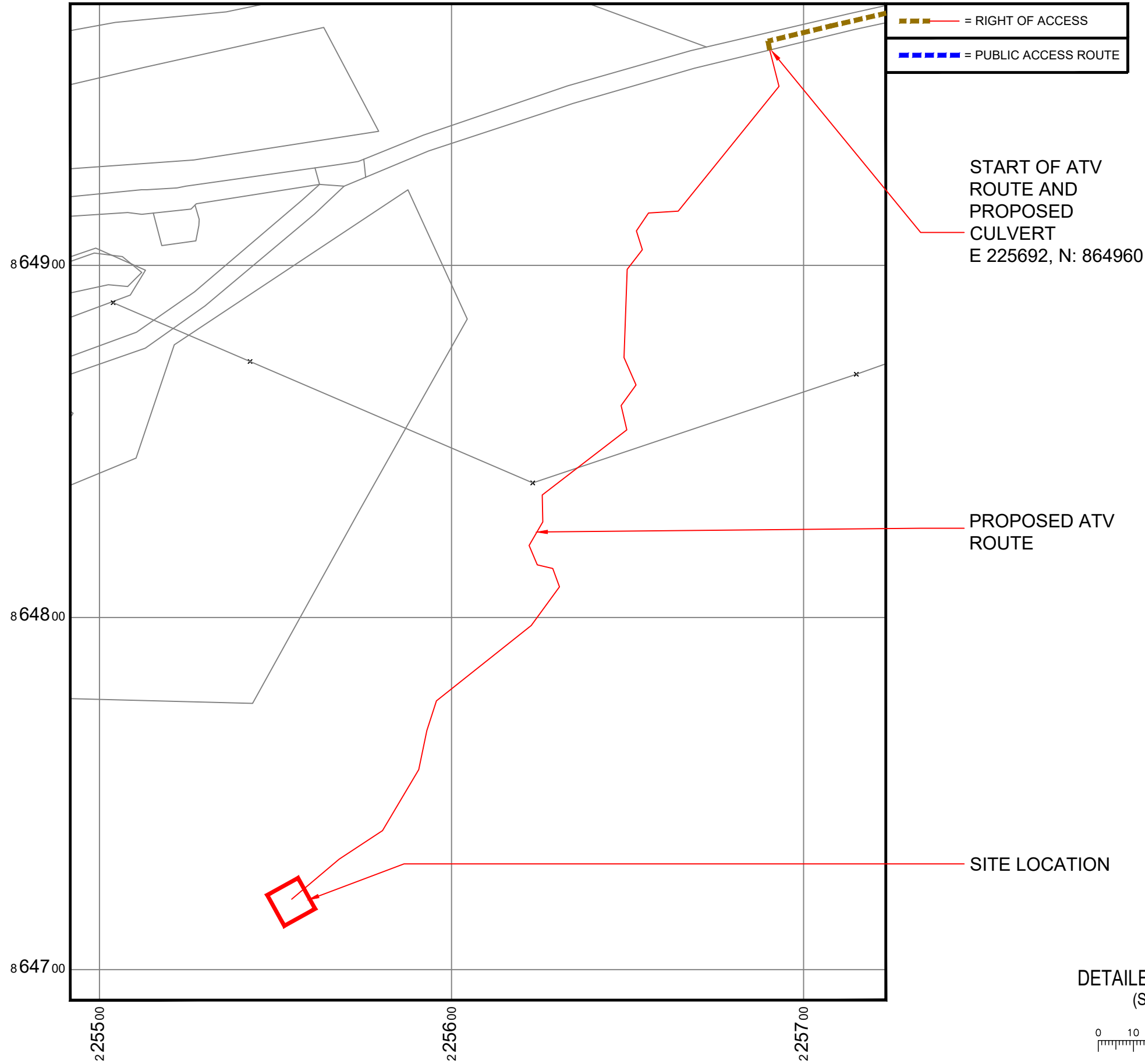
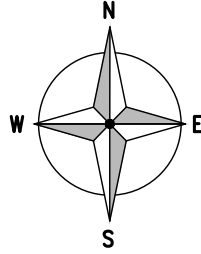
ACS Consulting
270 Park Street
Gloucester
GL1 2AP
01452 594 1000
gloucester@acsconsulting.co.uk

Landscape Plan

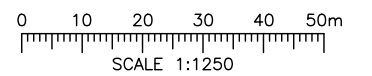
Loch Fannich
Highland IV23 2QD

Plotted Scale: A1@1:200
M1 Survey Issue: 1.000

Surveyor: IRM	CAD: SPT	Checker: IRM	Rev:
Date of Issue: Jan 2025	ACS Ref No: LP152177/100		



DETAILED SITE LOCATION
(Scale 1:1250)



UKDBS_DOC_0904 v0.8

Project: SRN TNS (TNS1031C)
 VMO2 CSR: 22651 (VF xxxx)
 Sharer 1 Ref: EE 85784
 Sharer 2 Ref: 3UK HLD942
 Cell Name: LOCH FANNICH

Site Address: LOCH FANNICH
 STRATHBAN FOREST
 A832 ACHANALT
 HIGHLAND
 IV23 2QD
 National Grid Ref:
 E: 225546 N: 864720

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

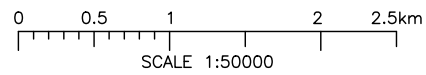
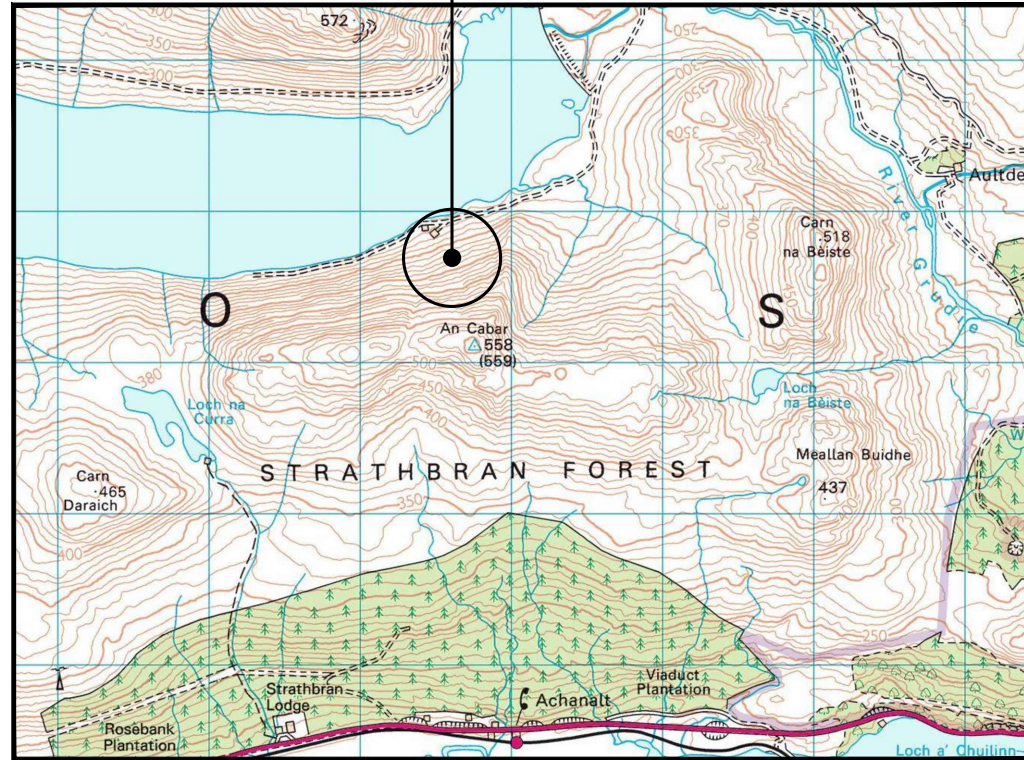
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Rev	Modification	By	Ch	Date	
A	Issued for Approval	DJC	SH	16.05.24	
B	Revised to 2 sector site as per VMO2 requirement	DJC	SH	23.05.24	
C	4No Tx dishes shown as per VMO2 requirement	DJC	SH	24.05.24	
D	Redline adjusted to proposed ATV route	DJC	SH	07.08.24	

Drawing Title: PLANNING SITE LOCATION MAPS 3 OF 3
 Drawing No.: 101
 Drawing Revision: C
 Drawn By: DJC
 Checked By: SH

Purpose of Issue: PLANNING
 Date of Issue: 07.08.24
 Pack Revision: D
 Principal Designer: WHP
 Designer: WHP
 Surveyed By: WHP



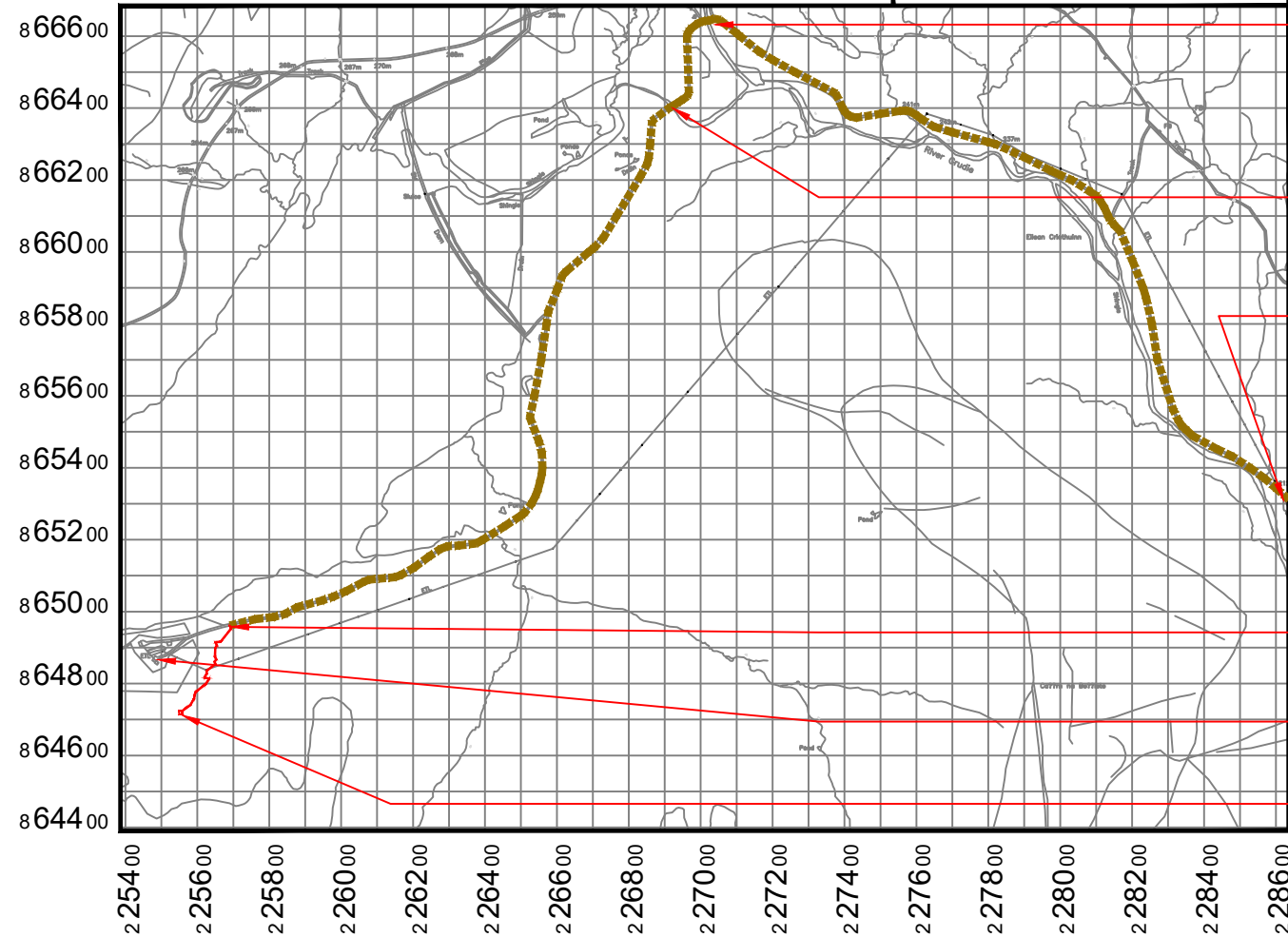
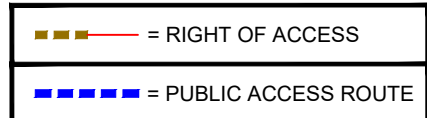
SITE LOCATION



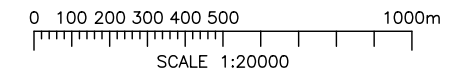
SITE LOCATION
(Scale 1:50000)



SITE PHOTOGRAPH



OVERALL SITE LOCATION
(Scale 1:20000)



- PROPOSED MATERIALS AND HELI LIFTING AREA
E: 227039, N: 866638
- ON EXISTING HARDSTANDING - NO WORKS REQUIRED
- BRIDGE CROSSING
E: 226922, N: 866403
RATING TBC
- POINT OF ACCESS FROM PUBLIC ROAD 4.10km SOUTH EAST
E: 231236, N: 862571
- START OF ATV ROUTE AND PROPOSED CULVERT
E 225692, N: 864960
- WELFARE AREA
E: 225491, N: 864885
- SITE LOCATION

DIRECTIONS TO SITE:

From Achnasheen head east on the A832 for approx. 15km. Turn left following signs for Fannich Lodge and follow track for approx. 8km. At the fork in the road turn left and follow track down the south side of Loch Fannich towards the hydro plant. The proposed site location is approx. 330m south of the track up the hill.

NOTE:
ALL MATERIALS TO BE FLOWN TO SITE VIA HELICOPTER.
ATV TO TRANSPORT PERSONNEL TO SITE

W3W Site Location:

[generated.servants.covertly](https://www.generated.servants.covertly)

W3W Point Of Access From Public Road:

[privately.untruth.lodge](https://www.privately.untruth.lodge)



UKDBS_DOC_0904 v0.8

Project: SRN TNS (TNS1031C)	
VMO2 CSR: 22651 (VF xxxx)	
Sharer 1 Ref: EE 85784	Sharer 2 Ref: 3UK HLD942
Cell Name: LOCH FANNICH	

Site Address: LOCH FANNICH STRATHBAN FOREST A832 ACHANALT HIGHLAND IV23 2QD	
National Grid Ref: E: 225546	N: 864720



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

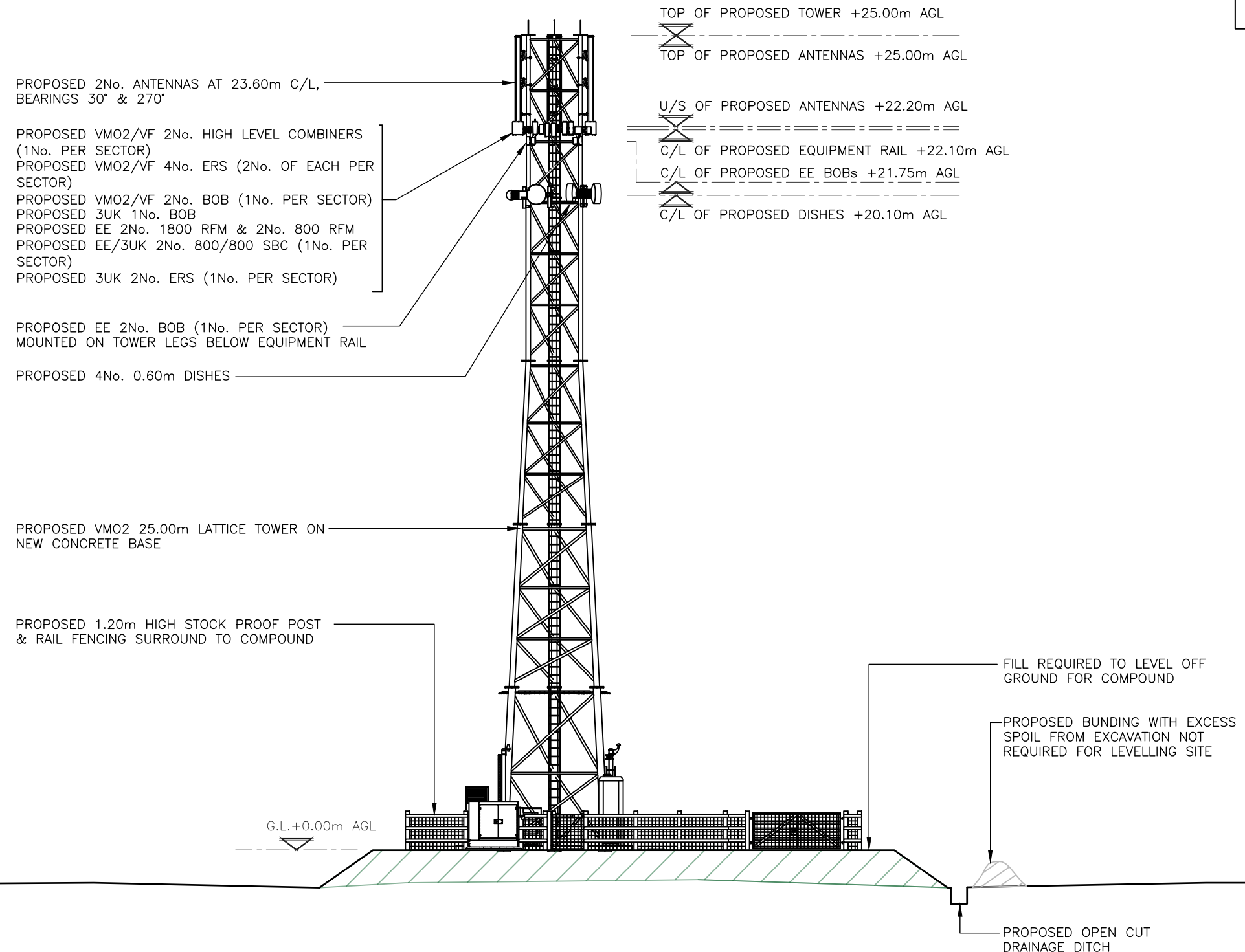
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Rev	Modification	By	Ch	Date
A	Issued for Approval	DJC	SH	16.05.24
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D	Redline adjusted to proposed ATV route	DJC	SH	07.08.24

Drawing Title: PLANNING SITE LOCATION MAPS 1 OF 3	
Drawing No.: 150	Drawing Revision: D
Drawn By: DJC	Drawn On: 16.05.24
Checked By: SH	Checked On: 16.05.24

Purpose of Issue: PLANNING	
Date of Issue: 07.08.24	Pack Revision: D
Principal Designer: WHP	
Designer: WHP	Surveyed By: WHP

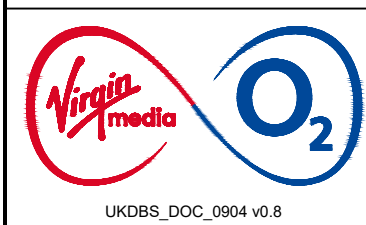
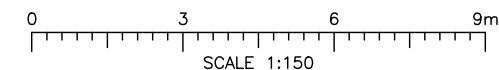


CUT AND FILL KEY	
	AREA THAT REQUIRES CUTTING AWAY/LEVELLING
	AREA THAT REQUIRES BUILDING UP/LEVELLING



PROPOSED NORTH ELEVATION

(1:150)



Project: SRN TNS (TNS1031C)
 VMO2 CSR: 22651 (VF xxxx)
 Sharer 1 Ref: EE 85784
 Sharer 2 Ref: 3UK HLD942
 Cell Name: LOCH FANNICH

Site Address: LOCH FANNICH STRATHBAN FOREST A832 ACHANALT HIGHLAND IV23 2QD
 National Grid Ref: E: 225546 N: 864720



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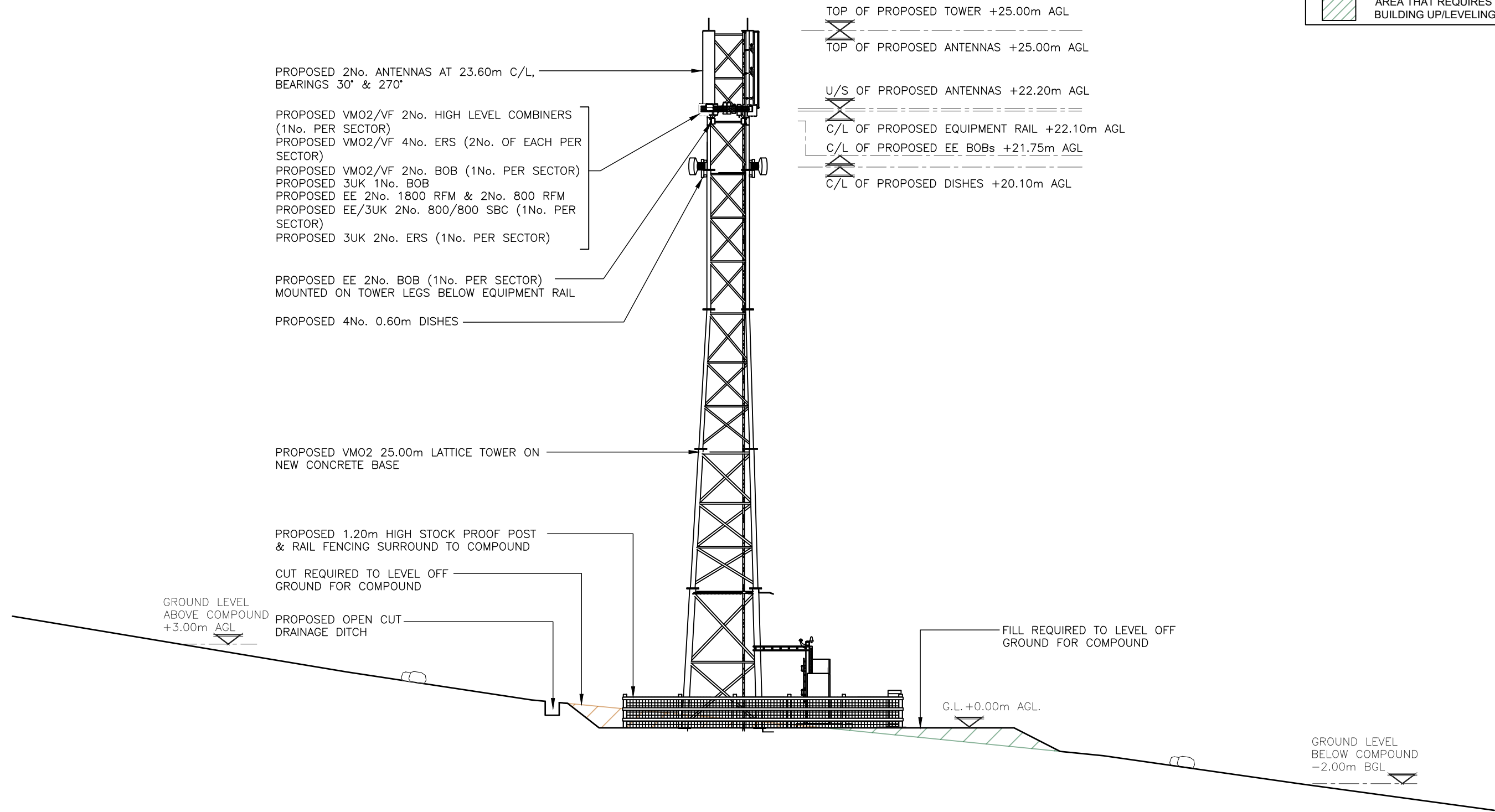
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D	Redline adjusted to proposed ATV route	DJC	SH	07.08.24	

Drawing Title: PROPOSED NORTH ELEVATION
 Drawing No.: 301
 Drawing Revision: C
 Drawn By: DJC
 Drawn On: 16.05.24
 Checked By: SH
 Checked On: 16.05.24

Purpose of Issue: PLANNING
 Date of Issue: 07.08.24
 Pack Revision: D
 Principal Designer: WHP
 Designer: WHP
 Surveyed By: WHP

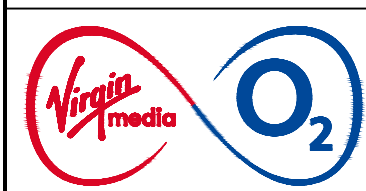
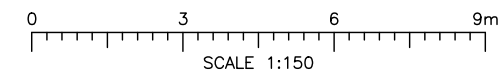


CUT AND FILL KEY	
	AREA THAT REQUIRES CUTTING AWAY/LEVELING
	AREA THAT REQUIRES BUILDING UP/LEVELING



PROPOSED EAST ELEVATION

(1:150)



Project: SRN TNS (TNS1031C)
 VMO2 CSR: 22651 (VF xxxx)
 Sharer 1 Ref: EE 85784
 Sharer 2 Ref: 3UK HLD942
 Cell Name: LOCH FANNICH

Site Address: LOCH FANNICH STRATHBAN FOREST A832 ACHANALT HIGHLAND IV23 2QD
 National Grid Ref: E: 225546 N: 864720



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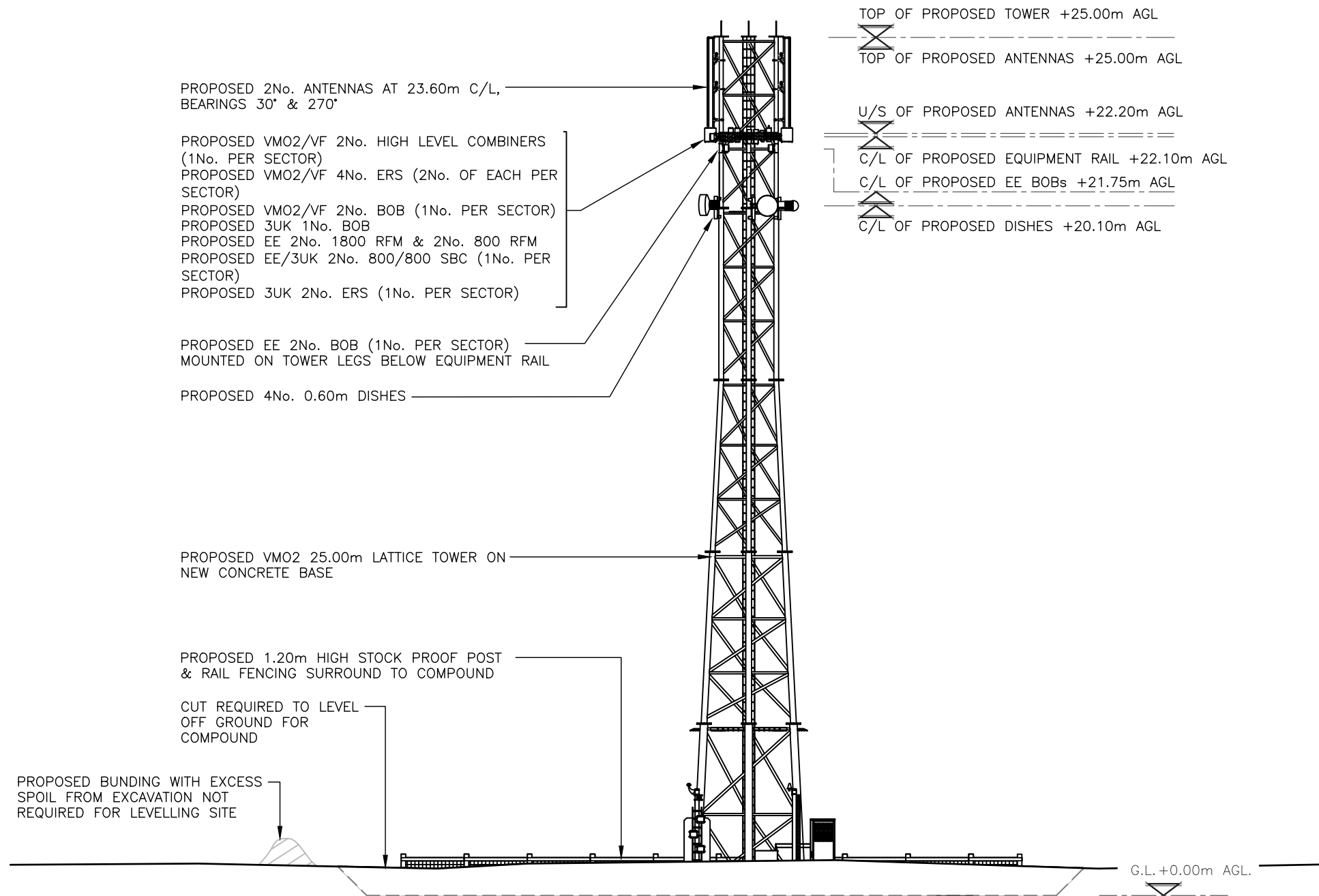
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D	Redline adjusted to proposed ATV route	DJC	SH	07.08.24	

Drawing Title: PROPOSED EAST ELEVATION
 Drawing No.: 300
 Drawing Revision: C
 Drawn By: DJC
 Drawn On: 16.05.24
 Checked By: SH
 Checked On: 16.05.24

Purpose of Issue: PLANNING
 Date of Issue: 07.08.24
 Pack Revision: D
 Principal Designer: WHP
 Designer: WHP
 Surveyed By: WHP



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

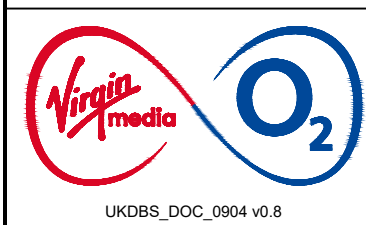
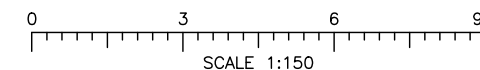


- PROPOSED 2No. ANTENNAS AT 23.60m C/L, BEARINGS 30° & 270°
- PROPOSED VMO2/VF 2No. HIGH LEVEL COMBINERS (1No. PER SECTOR)
- PROPOSED VMO2/VF 4No. ERS (2No. OF EACH PER SECTOR)
- PROPOSED VMO2/VF 2No. BOB (1No. PER SECTOR)
- PROPOSED 3UK 1No. BOB
- PROPOSED EE 2No. 1800 RFM & 2No. 800 RFM
- PROPOSED EE/3UK 2No. 800/800 SBC (1No. PER SECTOR)
- PROPOSED 3UK 2No. ERS (1No. PER SECTOR)
- PROPOSED EE 2No. BOB (1No. PER SECTOR) MOUNTED ON TOWER LEGS BELOW EQUIPMENT RAIL
- PROPOSED 4No. 0.60m DISHES

- PROPOSED VMO2 25.00m LATTICE TOWER ON NEW CONCRETE BASE
- PROPOSED 1.20m HIGH STOCK PROOF POST & RAIL FENCING SURROUND TO COMPOUND
- CUT REQUIRED TO LEVEL OFF GROUND FOR COMPOUND
- PROPOSED BUNDING WITH EXCESS SPOIL FROM EXCAVATION NOT REQUIRED FOR LEVELLING SITE

PROPOSED SOUTH ELEVATION

(1:150)



Project: SRN TNS (TNS1031C)
 VMO2 CSR: 22651 (VF xxxx)
 Sharer 1 Ref: EE 85784
 Sharer 2 Ref: 3UK HLD942
 Cell Name: LOCH FANNICH

Site Address: LOCH FANNICH STRATHBAN FOREST A832 ACHANALT HIGHLAND IV23 2QD
 National Grid Ref: E: 225546 N: 864720

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

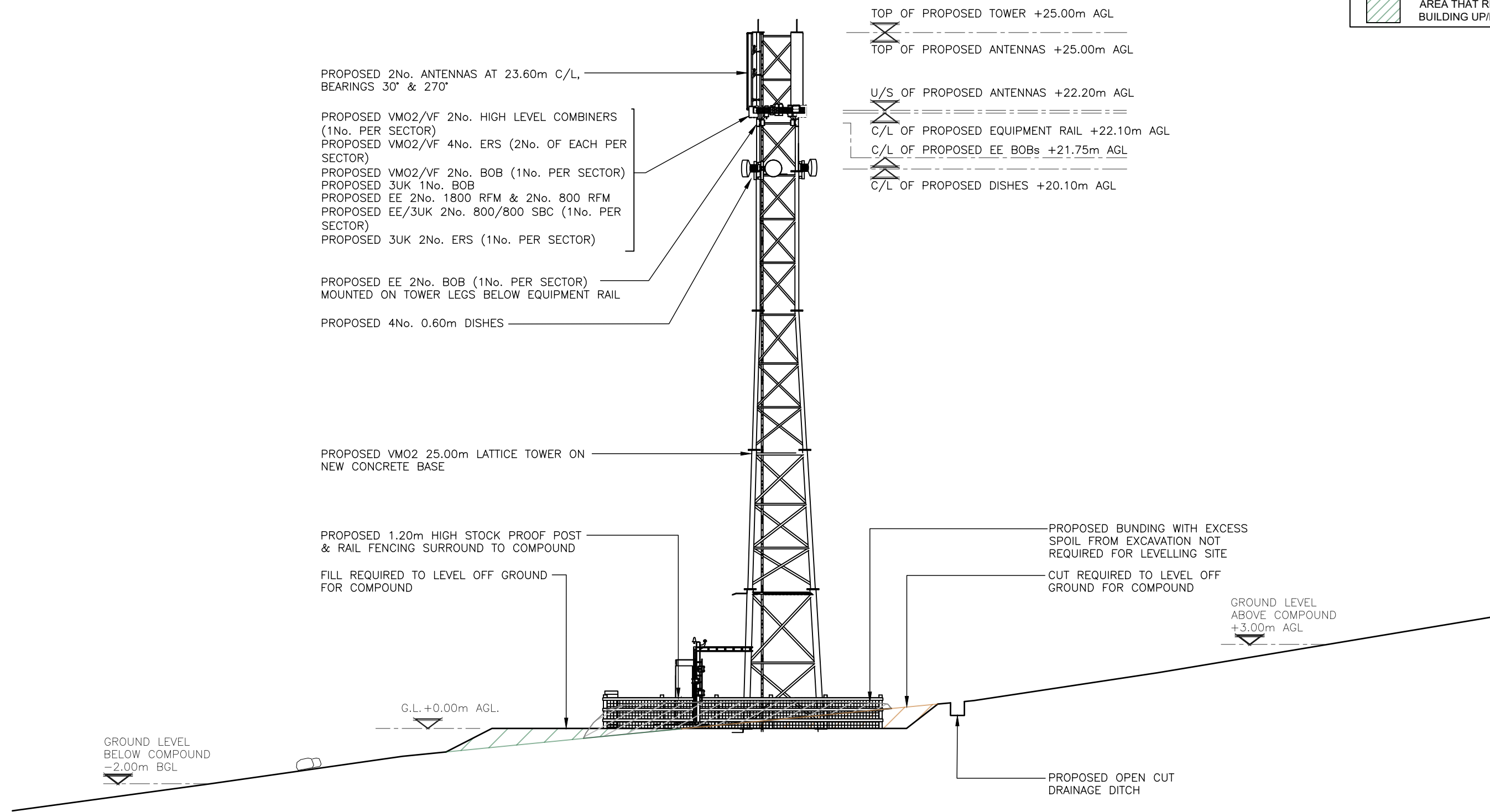
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A	Issued for Approval	DJC	SH	16.05.24	
B	Revised to 2 sector site as per VMO2 requirement	DJC	SH	23.05.24	
C	4No Tx dishes shown as per VMO2 requirement	DJC	SH	24.05.24	
D	Redline adjusted to proposed ATV route	DJC	SH	07.08.24	

Drawing Title: PROPOSED SOUTH ELEVATION
 Drawing No.: 303
 Drawing Revision: C
 Drawn By: DJC
 Checked By: SH

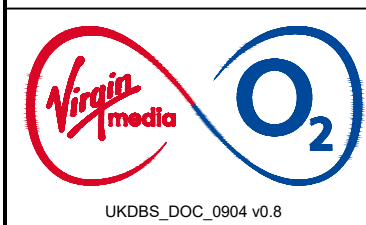
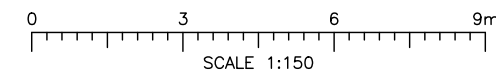
Purpose of Issue: PLANNING
 Date of Issue: 07.08.24
 Pack Revision: D
 Principal Designer: WHP
 Designer: WHP
 Surveyed By: WHP



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



PROPOSED WEST ELEVATION
(1:150)



Project: SRN TNS (TNS1031C)
 VMO2 CSR: 22651 (VF xxxx)
 Sharer 1 Ref: EE 85784
 Sharer 2 Ref: 3UK HLD942
 Cell Name: LOCH FANNICH

Site Address: LOCH FANNICH STRATHBAN FOREST A832 ACHANALT HIGHLAND IV23 2QD
 National Grid Ref: E: 225546 N: 864720

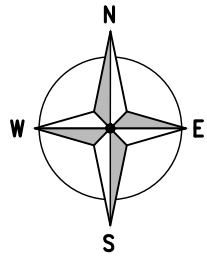
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A	Issued for Approval	DJC	SH	16.05.24	
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D	Redline adjusted to proposed ATV route	DJC	SH	07.08.24	

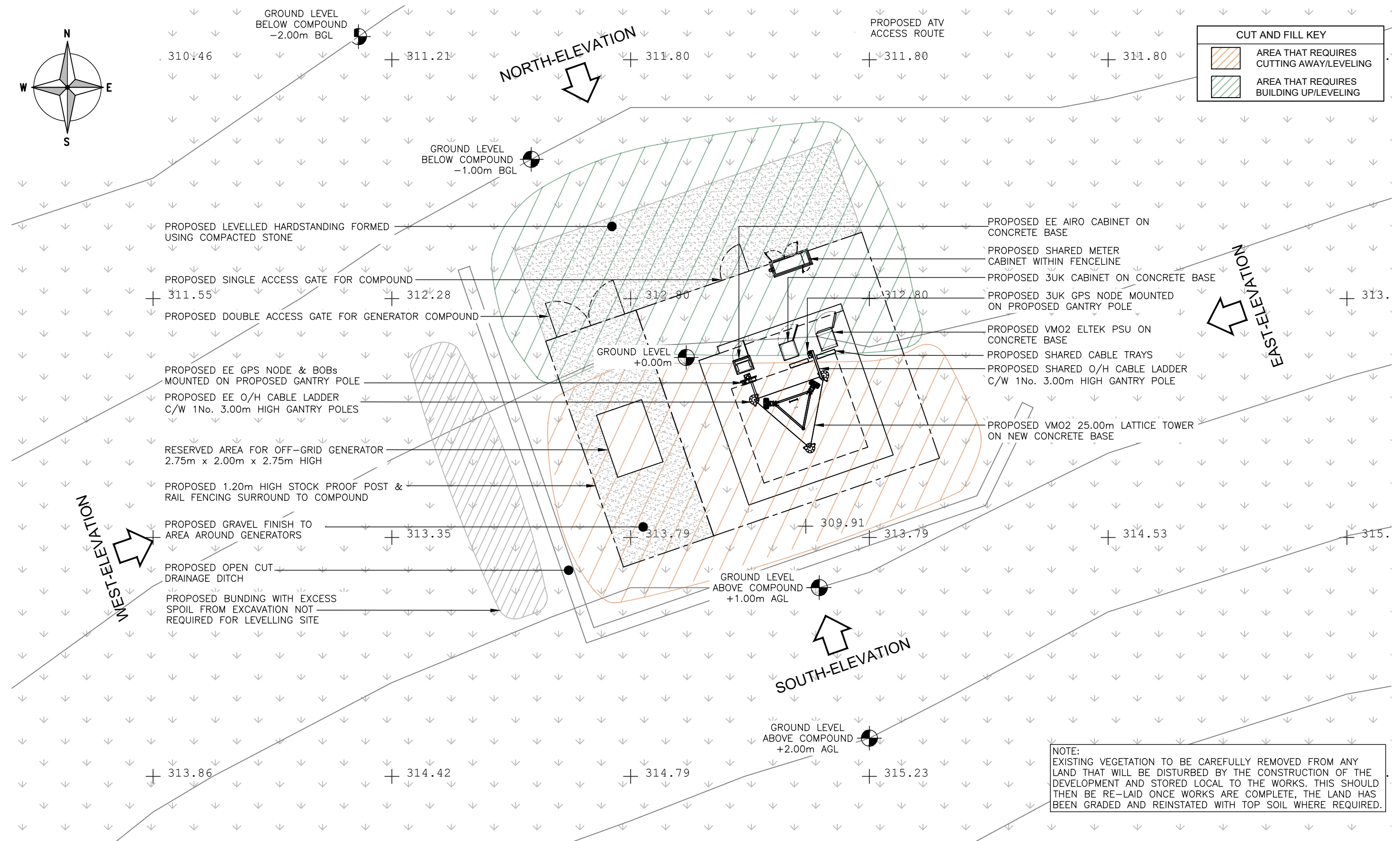
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 Drawn On: 16.05.24
 Checked By: SH
 Checked On: 16.05.24

Purpose of Issue: PLANNING
 Date of Issue: 07.08.24
 Pack Revision: D
 Principal Designer: WHP
 Designer: WHP
 Surveyed By: WHP





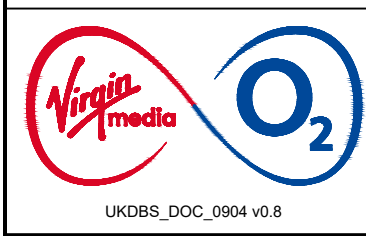
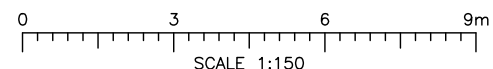
CUT AND FILL KEY	
	AREA THAT REQUIRES CUTTING AWAY/LEVELING
	AREA THAT REQUIRES BUILDING UP/LEVELING



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

PROPOSED SITE PLAN

(1:150)



Project: SRN TNS (TNS1031C)
VMO2 CSR: 22651 (VF xxxx)
Sharer 1 Ref: EE 85784
Sharer 2 Ref: 3UK HLD942
Cell Name: LOCH FANNICH

Site Address: LOCH FANNICH STRATHBAN FOREST A832 ACHANALT HIGHLAND IV23 2QD
National Grid Ref: E: 225546 N: 864720

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

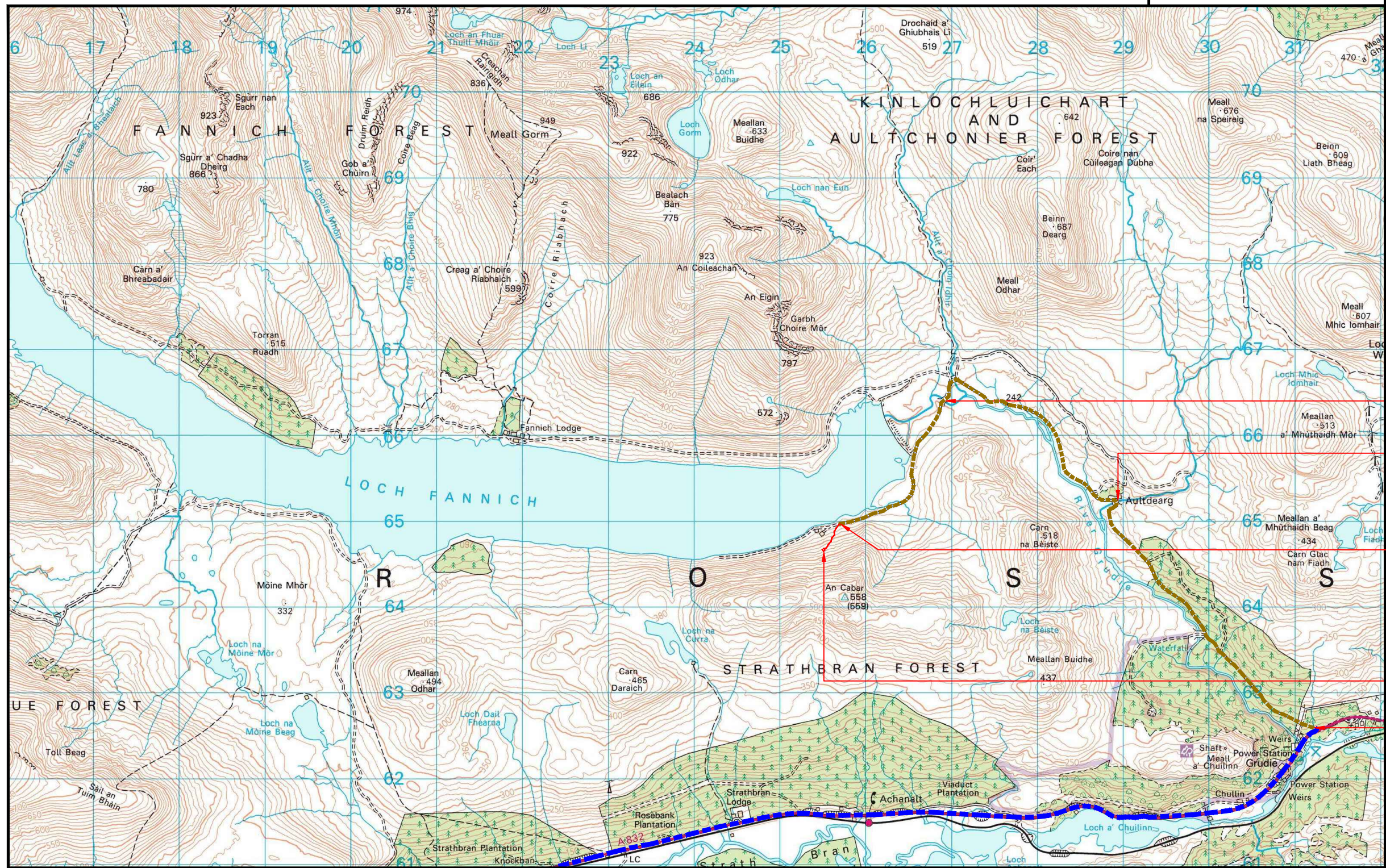
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Drawing Title: PROPOSED SITE PLAN
Drawing No.: 200
Drawing Revision: C
Drawn By: DJC
Checked By: SH

Purpose of Issue: PLANNING
Date of Issue: 07.08.24
Pack Revision: D
Principal Designer: WHP
Designer: WHP
Surveyed By: WHP



— = RIGHT OF ACCESS
— = PUBLIC ACCESS ROUTE



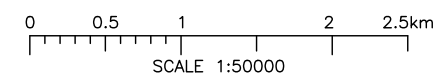
BRIDGE CROSSING
E: 226922, N: 866403

BRIDGE CROSSING
E: 228899, N: 865217

START OF ATV ROUTE
AND PROPOSED
CULVERT
E 225692, N: 864960

SITE LOCATION

POINT OF ACCESS
FROM PUBLIC
ROAD (A832)
E: 231236, N: 862571



SITE ACCESS ROUTE
(Scale 1:50000)

W3W Point Of Access From Public Road:
privately.untruth.lodge

W3W Site Location:
generated.servants.covertly



Project: SRN TNS (TNS1031C)
 VMO2 CSR: 22651 (VF xxxx)
 Sharer 1 Ref: EE 85784
 Sharer 2 Ref: 3UK HLD942
 Cell Name: LOCH FANNICH

Site Address: LOCH FANNICH
 STRATHBAN FOREST
 A832 ACHANALT
 HIGHLAND
 IV23 2QD
 National Grid Ref:
 E: 225546 N: 864720

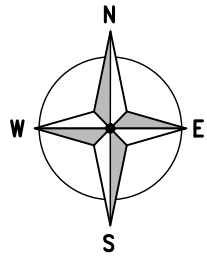
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 WITH VMO2
STANDARD
 ICNIRP GUIDELINES
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 SDN0142

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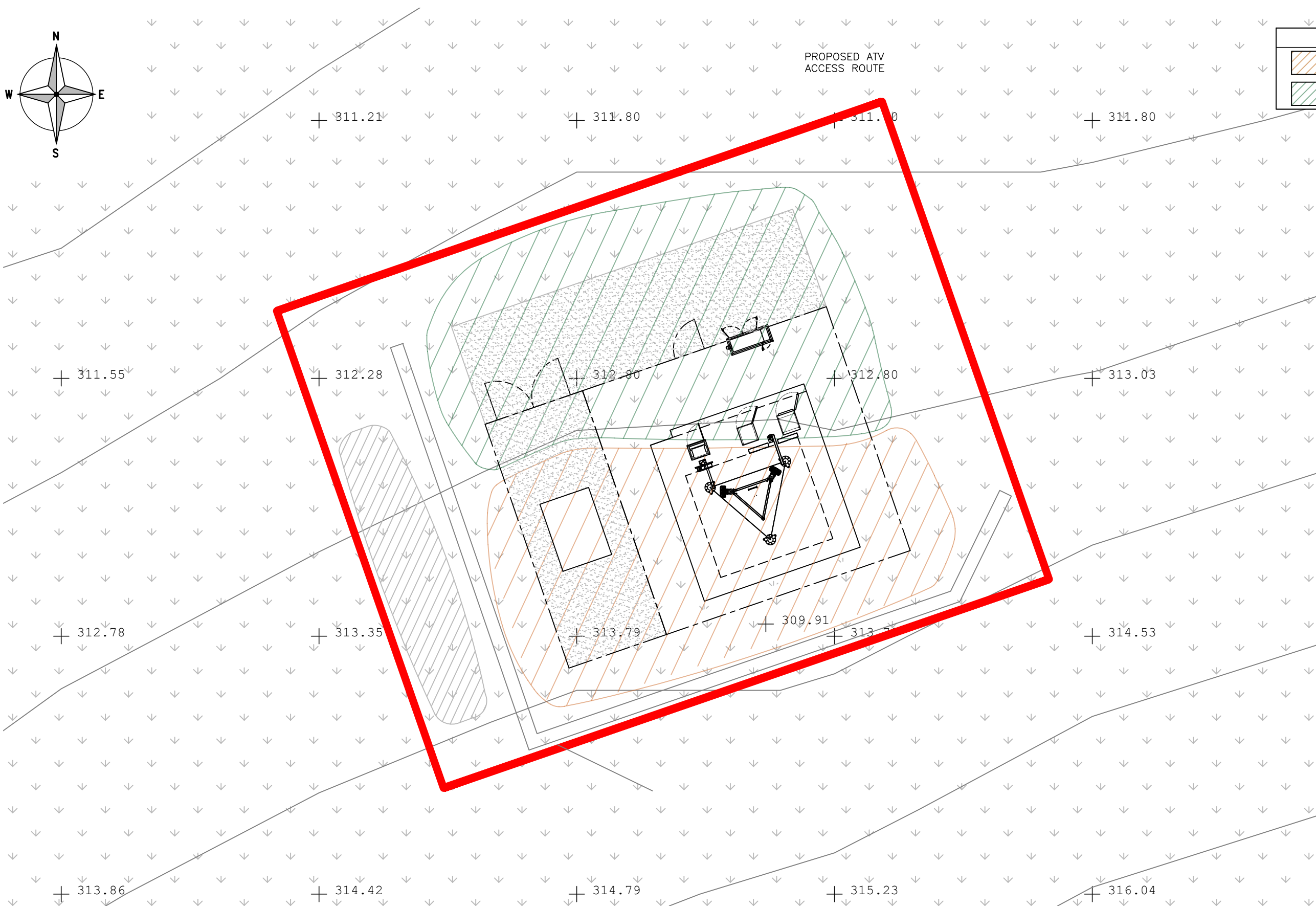
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 Drawn On: 16.05.24
 Checked By: SH
 Checked On: 16.05.24

Purpose of Issue: PLANNING
 Date of Issue: 07.08.24
 Pack Revision: D
 Principal Designer: WHP
 Designer: WHP
 Surveyed By: WHP

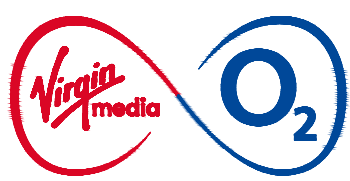
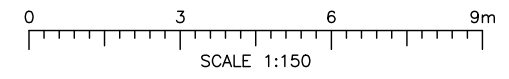




CUT AND FILL KEY	
	AREA THAT REQUIRES CUTTING AWAY/LEVELING
	AREA THAT REQUIRES BUILDING UP/LEVELING



PLANNING APPLICATION SITE BOUNDARY PLAN
(1:150)



Project: **SRN TNS (TNS1031C)**
 VMO2 CSR: **22651 (VF xxxx)**
 Sharer 1 Ref: **EE 85784** Sharer 2 Ref: **3UK HLD942**
 Cell Name: **LOCH FANNICH**

Site Address: **LOCH FANNICH STRATHBAN FOREST A832 ACHANALT HIGHLAND IV23 2QD**
 National Grid Ref: **E: 225546 N: 864720**

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

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Rev	Modification	By	Ch	Date	
A	Issued for Approval	DJC	SH	16.05.24	
B	Revised to 2 sector site as per VMO2 requirement	DJC	SH	23.05.24	
C	4No Tx dishes shown as per VMO2 requirement	DJC	SH	24.05.24	
D	Redline adjusted to proposed ATV route	DJC	SH	07.08.24	

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

Purpose of Issue: **PLANNING**
 Drawing Revision: **C**
 Date of Issue: **07.08.24**
 Principal Designer: **WHP**
 Designer: **WHP**
 Pack Revision: **D**
 Date of Issue: **07.08.24**
 Drawn On: **16.05.24**
 Checked On: **16.05.24**
 Surveyed By: **WHP**

