

Agenda Item	7.4
Report No	PLN/082/24

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 29 October 2024
Report Title: 24/02266/FUL: VM02 UK Ltd
Land 220M NE of Heights Cottage, Incheril, Kinlochewe
Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Installation of 20m high lattice tower and ancillary development

Ward: 05 – Wester Ross, Strathpeffer and Lochalsh

Development category: Local

Reason referred to Committee: Objection by Local Community Council (Wester Loch Ewe) 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 20m high lattice tower, ancillary equipment, compound, access track and associated development located approximately 220m 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 5.4Km to the proposed installation site. No new track is proposed but a new hardstanding is to be constructed immediately adjacent to the existing track, this leading to the gated and fenced compound areas. The site will also provide resilience to the ESN Network

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

- 1.2 There is no existing infrastructure present within the application site, apart from the existing estate tracks leading from the public road which also serves the small cottage situated 220m SW of the proposed installation and the small power station lying approximately 100m to the north.
- 1.3 A Pre-application submission (23/01804/PREAPP) was received on 25th September 2023. This was subsequently withdrawn on 4th April 2024.
- 1.4 The application is supported by a:
- Construction Method Statement
 - Design and Access Statement
 - SRN Coverage Prediction
 - Industry Site Specific Supplementary Information
 - Photomontages and Wireframe
 - ICNIRP Certificate
 - SRN Mast Location Selection Fact Sheet
 - Construction Method Statement
 - DCMS Telecomms Report
 - Developers Notice to Agent
 - Developers Notice to Landowners
 - Ecological Assessment
 - ESN Pamphlet
 - Landscape and Visual Impact Assessment
 - Mast Build Journey Factsheet

- Mast Location Selection Factsheet
- Ministerial Benefits Brochure
- Parts of a Mast Factsheet
- Programme Structure
- Programme Supplementary Pamphlet
- Timeline
- UK Connected Nations Report 2022
- UK Connected Nations Report 2023 Spring Update

1.5 Variations: None

2. **SITE DESCRIPTION**

2.1 The site lies within the Fisherfield – Letterewe- Fannichs Wild Land Area (WLA 28), Wester Ross NSA and approximately 220m NE of Heights Cottage. Abhainn Gleann na Muice lies approximately 50m to the west. An established track provides wider access around the estate. The landform is relatively flat being in the lower part of what is effectively a bowl, and the mast would sit on the 80m contour. The compound would be on a generally flat area and require minimal re-profiling. The nearest residential property is the Heights Cottage lying to the south-west with its associated outbuilding.

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

3. **PLANNING HISTORY**

3.1 25.10.2023 23/04804/PREAPP: Telecommunications Mast WITHDRAWN

4. **PUBLIC PARTICIPATION**

4.1 Advertised: Unknown Neighbour (14 Days)

Date Advertised: 28.06.2024

Representation deadline: 12.07.2024

Timeous representations: 16 (objections including one from Wester Loch Ewe Community Council)

1 General Comment received from RSPB

Late representations: 3 (objections including one from Torridon and Kinlochewe Community Council)

4.2 Material considerations raised are summarised as follows:

- a) The proposal is not needs based and there is no clear public benefit.

- b) Will adversely impact on the Wild Land Area and its landscape.
- c) It does not meet the policy outcomes of NPF4.
- d) Walkers and workers in remote areas eg. stalkers may use Personal Locator Beacons in case of emergency, or a Starlink base station in a vehicle. This level of mobile phone coverage is unnecessary and not wanted by the walking and mountaineering community.
- e) Today's mobile phones use satellite communications technology for emergency calls – they don't rely on masts which may well become obsolete.
- f) Concern over the rollout of masts such as this in WLA's.
- g) This level of coverage should be provided by satellite technology, not masts.
- h) Concern over the proposed access track arrangements.
- i) Masts such as this should be sited in locations with a resident population and poor coverage to support communities and accord with the aims of the Shared Rural Network programme and national planning policy.
- j) The precautionary principle should be applied.
- k) Impact on carbon rich soils and peat.
Risk of abandonment of structures with no guarantee of removal when useful life has ceased

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 NatureScot (North)

No objection – Summary

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

“Do not consider that it would raise issues of National Interest in relation to its landscape or visual effects. This is not to say that the development would not result in significant landscape or visual effects, rather that NatureScot does not judge these effects to meet our threshold in respect of our national remit for landscapes. We are not however in a position to advise on any social and economic benefits of the mast, or any technical constraints relevant to these policies, when coming to a view on the landscape and visual effects of the proposal”.

“Following our pre-application landscape advice for this case, re-siting of the proposed development to utilise the existing access track infrastructure has been implemented. Siting of the proposal within the glen floor where there is an existing baseline of man-made development and infrastructure will reduce effects on the surrounding landscape and visual resource. The proposed development would however contribute cumulatively to intensify the experience of human artefacts within this area. These effects would be localised in extent to the immediate surrounding area of the Heights of Kinlochewe”.

“We are not in a position to comment on wider cumulative effects with other existing and proposed telecommunication mast development given that this information is absent from the application”.

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.

A condition is recommended in respect of access provision, and this has been added to the decision notice.

5.3

Air Industry and MOD

It is usual to consult with the air industry on applications for Telecommunications Masts. However, given the proposed level of the installation lies below the surrounding "rising land", this was considered to be unnecessary in this instance.

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

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 20m lattice tower and associated infrastructure, the proposal requires to be primarily assessed against Policy 24 – Digital Infrastructure of the National Planning Framework 4. Policy 24 states that proposals that incorporate appropriate, universal and future proofed digital infrastructure will be supported. This policy also states that proposals which deliver new digital services or provide technological improvements, particularly in areas with no or low connectivity capacity, will be supported, and proposals that are aligned with

and support the delivery of local or national programmes for the roll-out of digital infrastructure will be supported. Finally, Policy 24 also states that development which delivers new connectivity will also be supported where there are benefits of this connectivity for communities and the local economy. Other pertinent policy considerations from the NPF4 include policies: 1 – Tackling the Climate and Nature Crises, 2 – Climate Mitigation and Adaptation 3 - Biodiversity, 5 – Soils, 7 – Historic Assets and Places, 14 – Design, Quality and Place, and 23 - Health and Safety.

- 7.6 Highland-wide Local Development Plan, as the proposal entails communications infrastructure, the application requires to be primarily assessed against policies 45 - Communications Infrastructure and 46 - Siting and Design of Communications Infrastructure. Both policies support the provision of electronic communications infrastructure which lead to the expansion of the electronic communications network in Highland, including delivery of core infrastructure for telecommunications. This is subject to ensuring that the equipment and associated access are sited and designed sensitively to avoid adverse impacts on heritage designations as well as nearby landscape character, views and cumulative visual effect of equipment. These policies also state that new communications infrastructure is supported where existing masts cannot be utilised or shared and where existing services are not interfered. Proposals will also be judged in terms of their compatibility with: the existing pattern of development, the surrounding landscape and local character, adjacent land uses, and; the effect on natural, built and cultural heritage. Other pertinent policy considerations from the HwLDP include policies: 55 – Peat and Soils, 57- Natural, Built and Cultural Heritage, 58 - Protected Species, and 61 – Landscape & 77 – Public Access.
- 7.7 Coverage: this mast proposal would cover a “Total Not Spot”, which is the focus of current Government funding for the Shared Rural Network. The coverage map for this individual mast extends to land approx. 9km to the south-west, towards Beinn Eighe, 3.5Km North towards Kinlochewe Forest and east for a distance of approximately 3Km. It would provide coverage within what is effectively a bowl at the lower part of the Glen.

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 within the glen at Kinlochewe Forest and provide connectivity to the lower ground. The site occupies a relatively flat area of ground on the glen floor east of

the Heights of Kinlochewe, where there are a couple of buildings including a house scattered before crossing the river to reach a farmhouse and cluster of farm buildings. The site is accessed of an access track leading up the glen with a small access road spurring off it which serves the powerhouse of the adjoining hydro-electric scheme. To the west is a bank of deciduous trees which serve to screen the site on the approach up the glen. 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. It is proposed to paint the structure Khaki Grey (RAL7008) with the associated equipment Fir Green (RAL6009). The mast will be visible as you approach from the south-west but when viewed it will be partially screened by the trees to the west and in the context of the scattering of houses and farm buildings on the approach with the rising terrain to the rear acting as a backdrop. When approached from Leckie to the east the trees to the rear will act as a backdrop with rising ground to the rear. It is worth noting that there will always be a slight visual impact within the surrounding area in the relation to the mast, however, in this instance it is considered that this impact will be minimal due to the natural screening afforded to the site by the existing landscape, vegetation as well as the appropriate permeable design of the structure proposed. The concerns regarding the equipment becoming obsolete over time is understood and a condition is proposed to ensure all equipment is removed and the land reinstated appropriately should this occur. The onus on the restoration will lie both with the operator and the landowner. The visual impact is considered slight and not justifiable to warrant refusal of the application.

- 7.10 In terms of amenity impact, given the separation distance between the proposed lattice tower development and nearby residential property (220m), 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. However, to ensure noise levels are kept to an acceptable level, and in the interests of amenity, it is requested that a standard condition is attached to ensure the noise levels are within acceptable limits. With regards to whistling noises produced from the lattice tower, particularly during windy conditions, again given the sufficient distance between the mast and the nearby 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 6.2 - Land capable of use as rough grazings, with moderate quality plants. Therefore, it is considered that the application site is not prime agricultural land and as such, the proposed development is considered compatible with Policy 5 of the NPF4.
- 8.2 Furthermore, in accordance with Policy 5 of the NPF4, Scotland's National Carbon and Peatland map (2016) distinguishes that the site lies on Class 0. Class 0 – Area of mineral soil, no peat. However, the Peat Depth Survey undertaken on site

8.3 indicates a peat depth of between 20cm and 50cm. Soil information takes precedence over vegetation data.

A Habitat, Peat Depth and Protected Species Survey 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. If works are to commence during the breeding season, then a pre-construction check for ground and tree-nesting birds will be carried out prior to any construction activities on site. A condition in this respect will be attached to the decision.

8.4 **Access**

As previously noted, the site will be accessed via the public road network thereafter off-road estate access via a stone track for a further 5.4Km to the proposed installation site. No new track is proposed but a new hardstanding is to be constructed immediately adjacent to the existing track, this leading to the gated and fenced compound areas. It is anticipated a handful of visits will be required each year, typically 1-2 visits per year.

8.5 **Other Material Considerations**

There are no other material considerations

9. **CONCLUSION**

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

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

10. **IMPLICATIONS**

Resource: Not applicable

Legal: Not Applicable

Community (Equality, Poverty and Rural): Not applicable

Climate Change/Carbon Clever: Not applicable

Risk: Not Applicable

Gaelic: Not Applicable

11. RECOMMENDATION

Action required before decision issued	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

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

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

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

2. No works associated to the proposed development shall take place during bird breeding season (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.

3. Prior to commencement of development, an exclusion zone shall be established around the development area.

Reason: In order to safeguard the integrity of the NSA and Wild Land Area, to minimise the risk of accidental damage to the neighbouring habitats and for the avoidance of doubt.

4. Prior to commencement of construction, checks shall be undertaken for nesting birds (both ground and tree nesting) within the development area.

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

5. 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.

6. In the event that the use is discontinued, the development authorised by this permission shall be removed 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.

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 – 150A Rev C

Plan 2 – Location / Site Layout Plan – 150 Rev C

Plan 3 – Site Layout Plan – 151 Rev C

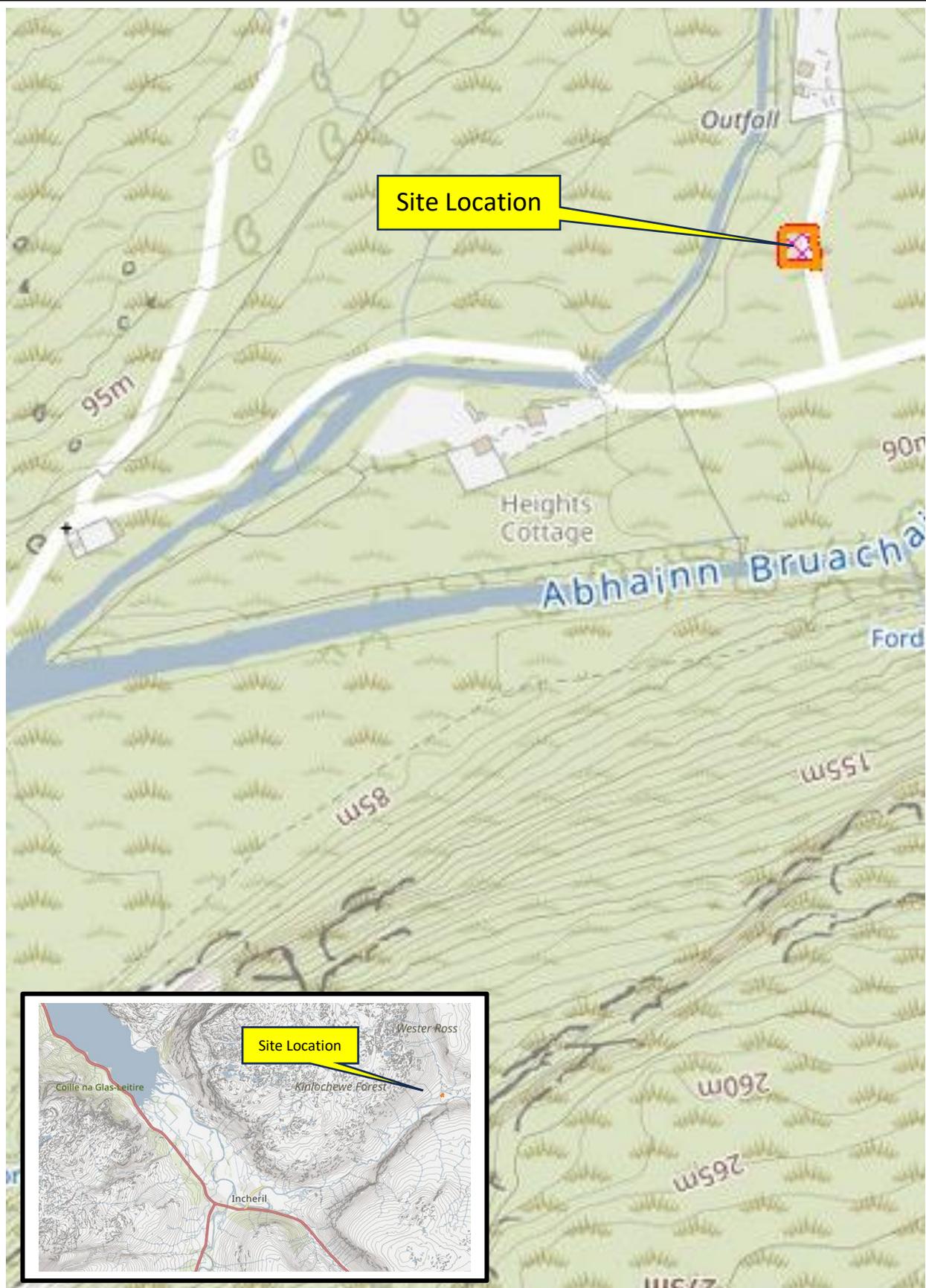
Plan 4 – Proposed Site Layout Plan – 200 Rev C

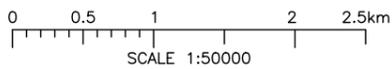
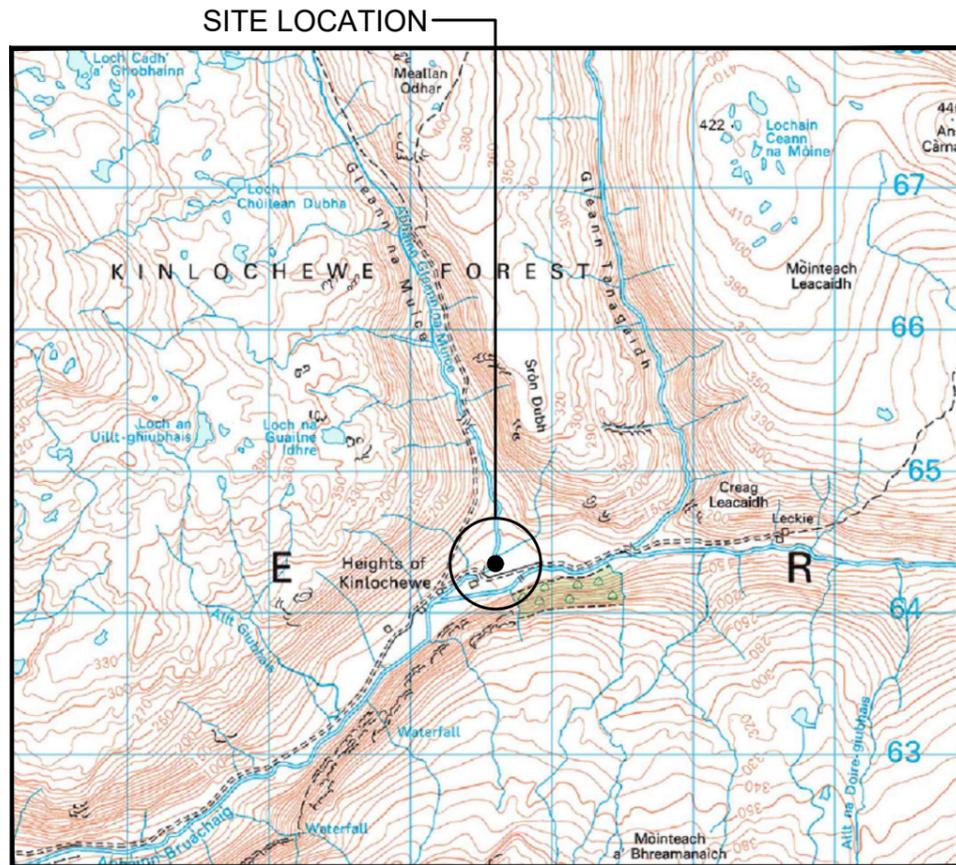
Plan 5 – Proposed Elevation - East – 300 Rev C

Plan 6 – Proposed Elevation – South – 301 Rev C

Plan 7 – Proposed Elevation – West – 302 Rev B

Plan 8 – Proposed Elevation – North – 303 Rev B





SITE LOCATION
(Scale 1:50000)

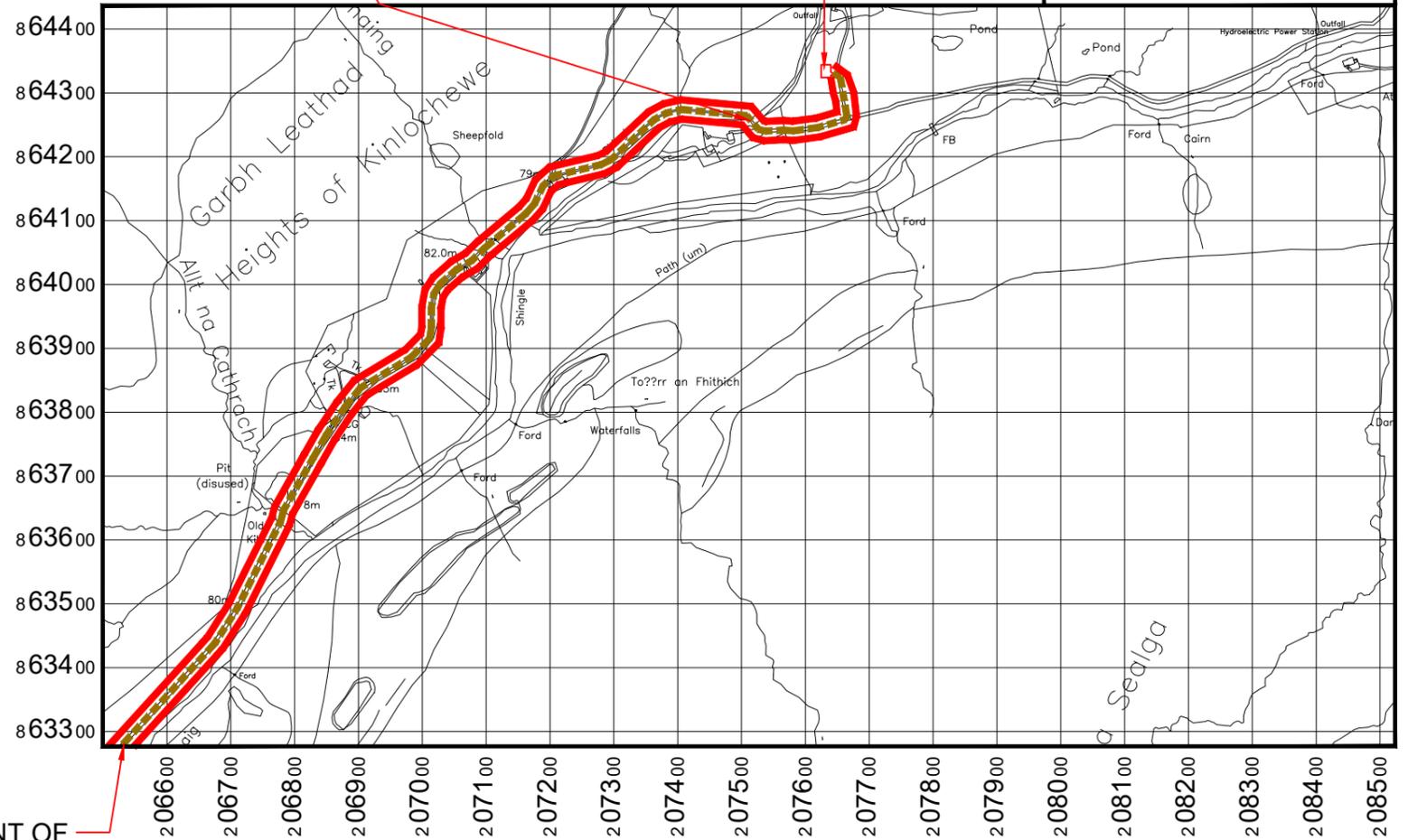


SITE PHOTOGRAPH

BRIDGE CROSSING

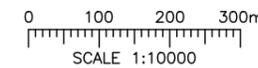
SITE LOCATION. PROPOSED
4m WIDE HARDSTANDING
FROM EXISTING TRACK

← = RIGHT OF ACCESS
← = PUBLIC ACCESS ROUTE



POINT OF
ACCESS
FROM PUBLIC
ROAD 2.93km
SOUTH-WEST

OVERALL SITE LOCATION
(Scale 1:10000)



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 5.32km along the stone-based track and thereafter, a further 18m into the target riverbank location

what3words Site Location:

puddings.providing.locker

what3words Point Of Access From Public Road:

february.worker.tightrope



UKDBS_DOC_0904 v0.8

Project: SRN TNS (TNS0213A)	
VMO2 CSR: 22647 (VF xxxx)	
Sharer 1 Ref: EE 85751	Sharer 2 Ref: 3UK HLD866
Cell Name: GLEANN NA MUICE	

Site Address: GLEANN NA MUICE HEIGHTS OF KINLOCHEWE KINLOCHEWE HIGHLANDS IV22 2PA	
National Grid Ref: E: 207638	N: 864341

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

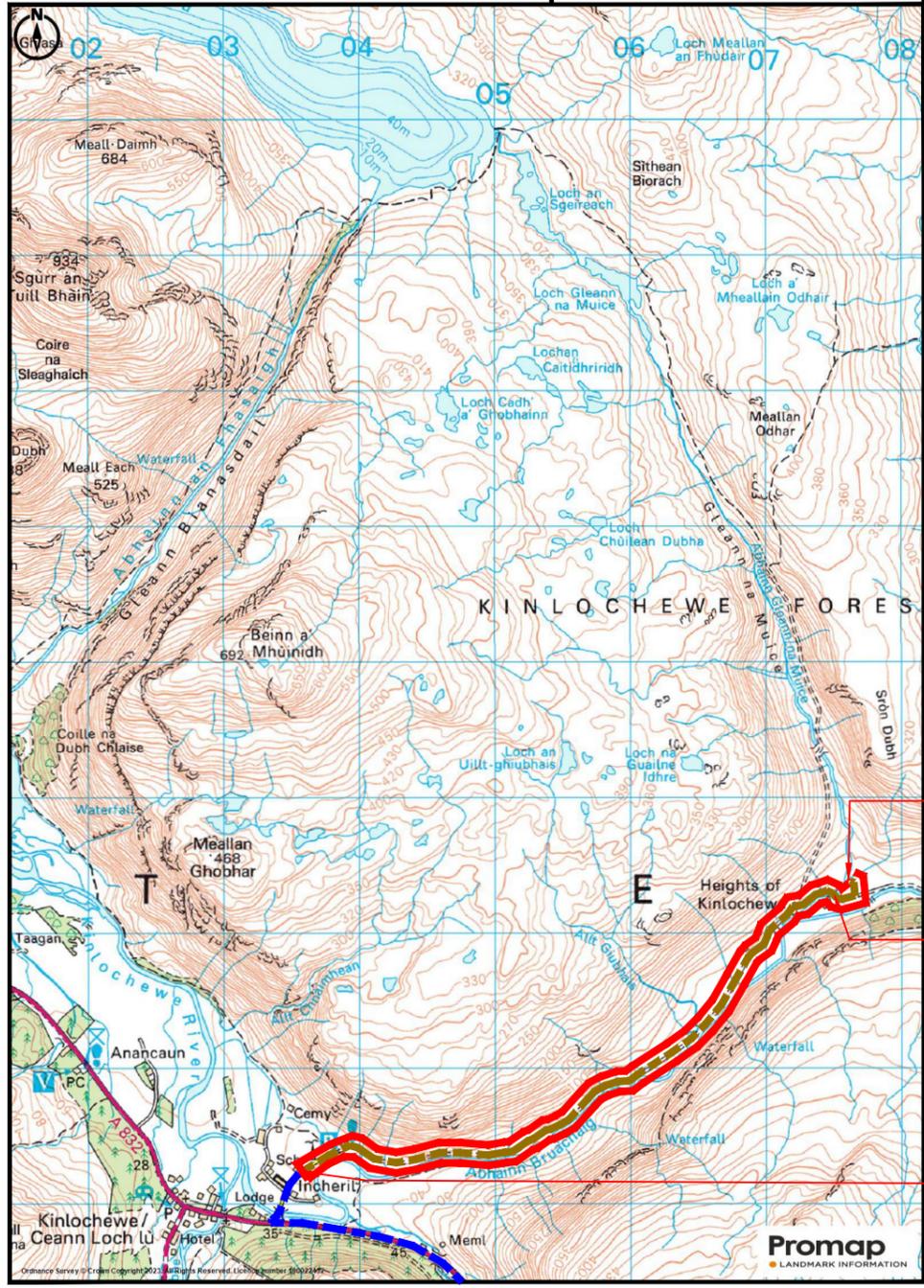
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MF	SH	22.06.23
B	Map update and scale bar added	NJ	PJ	31.10.23
C	NGR adjustment. Additional elevations included	DJC	SH	24.05.24

Drawing Title: PLANNING SITE LOCATION MAPS 1 of 2	
Drawing No.: 150	Drawing Revision: C
Drawn By: MF	Drawn On: 31.10.23
Checked By: SH	Checked On: 31.10.23

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



— — — — — = RIGHT OF ACCESS
— — — — — = PUBLIC ACCESS ROUTE

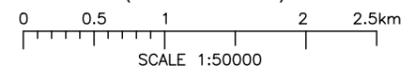


SITE LOCATION. PROPOSED 4m HARDSTANDING FROM EXISTING TRACK

BRIDGE CROSSING

ACCESS FROM PUBLIC ROAD

SITE ACCESS ROUTE
(Scale 1:50000)



what3words Site Location:

puddings.providing.locker

what3words Point Of Access From Public Road:

february.worker.tightrope



Project: SRN TNS (TNS0213A)
 VMO2 CSR: 22647 (VF xxxx)
 Sharer 1 Ref: EE 85751
 Sharer 2 Ref: 3UK HLD866
 Cell Name: GLEANN NA MUICE

Site Address: GLEANN NA MUICE
 HEIGHTS OF KINLOCHEWE
 KINLOCHEWE
 HIGHLANDS
 IV22 2PA
 National Grid Ref: E: 207638 N: 864341

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

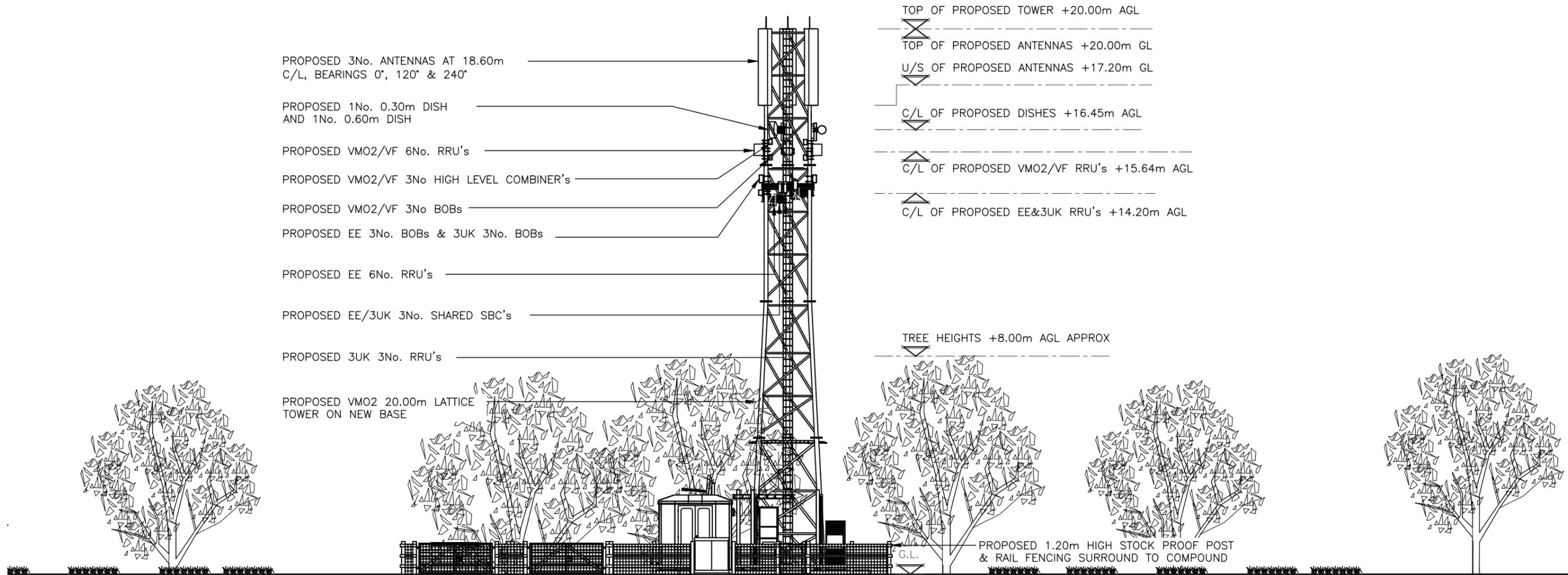
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MF	SH	22.06.23
B	Map update and scale bar added	NJ	PJ	31.10.23
C	NGR adjustment. Additional elevations included	DJC	SH	24.05.24

Drawing Title: PLANNING SITE LOCATION MAPS 2 OF 2
 Drawing No.: 150a
 Drawing Revision: C
 Drawn By: MF
 Drawn On: 31.10.23
 Checked By: SH
 Checked On: 31.10.23

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



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



PROPOSED EAST ELEVATION

(1:150)



UKDBS_DOC_0904 v0.8

Project: SRN TNS (TNS0213A)	
VMO2 CSR: 22647 (VF xxxx)	
Sharer 1 Ref: EE 85751	Sharer 2 Ref: 3UK HLD866
Cell Name: GLEANN NA MUICE	

Site Address: GLEANN NA MUICE HEIGHTS OF KINLOCHEWE KINLOCHEWE HIGHLANDS IV22 2PA	National Grid Ref: E: 207638 N: 864341
--	---

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

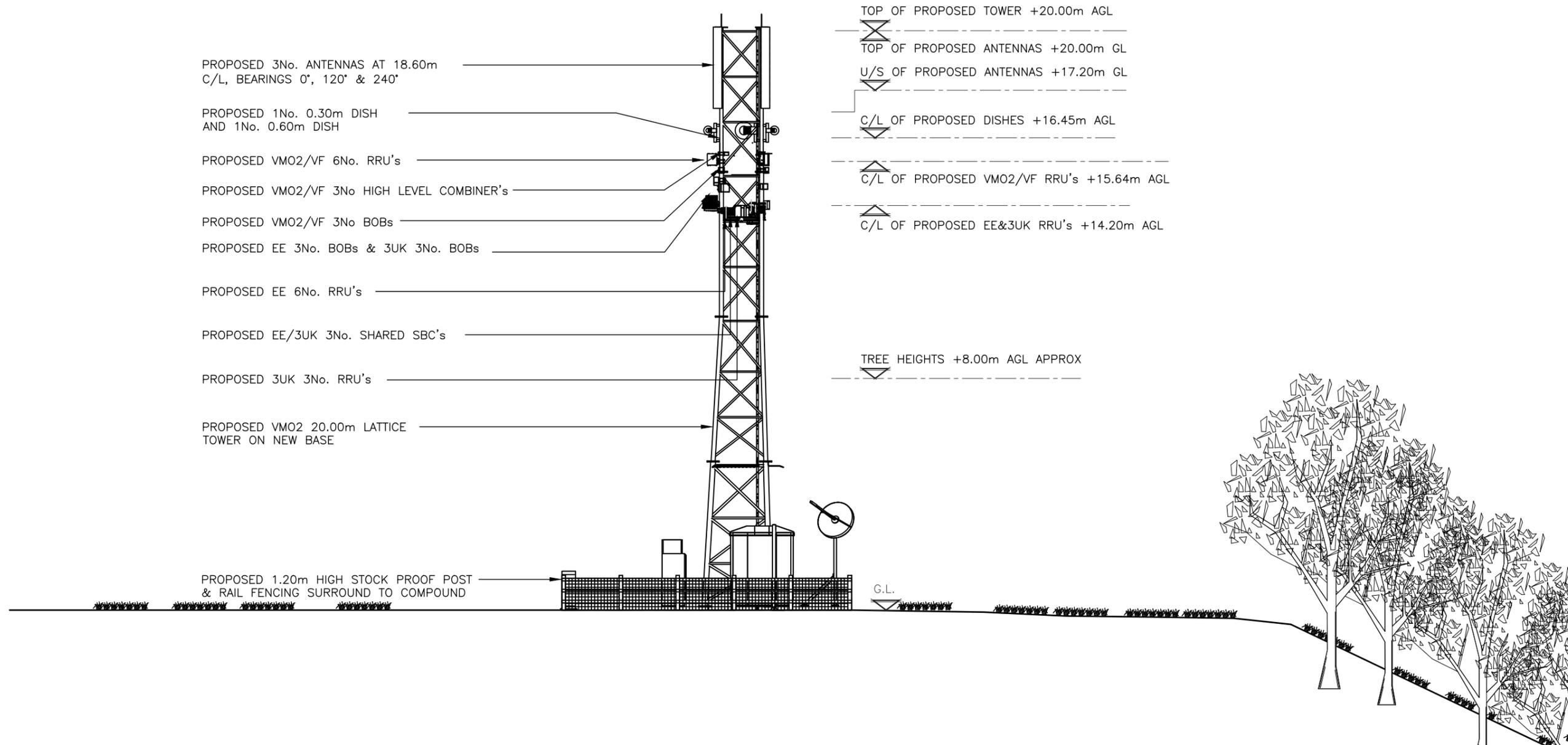
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MF	SH	22.06.23
B	Map update and scale bar added	NJ	PJ	31.10.23
C	NGR adjustment. Additional elevations included	DJC	SH	24.05.24

Drawing Title: PROPOSED EAST ELEVATION	
Drawing No.: 300	Drawing Revision: C
Drawn By: MF	Drawn On: 31.10.23
Checked By: SH	Checked On: 31.10.23

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



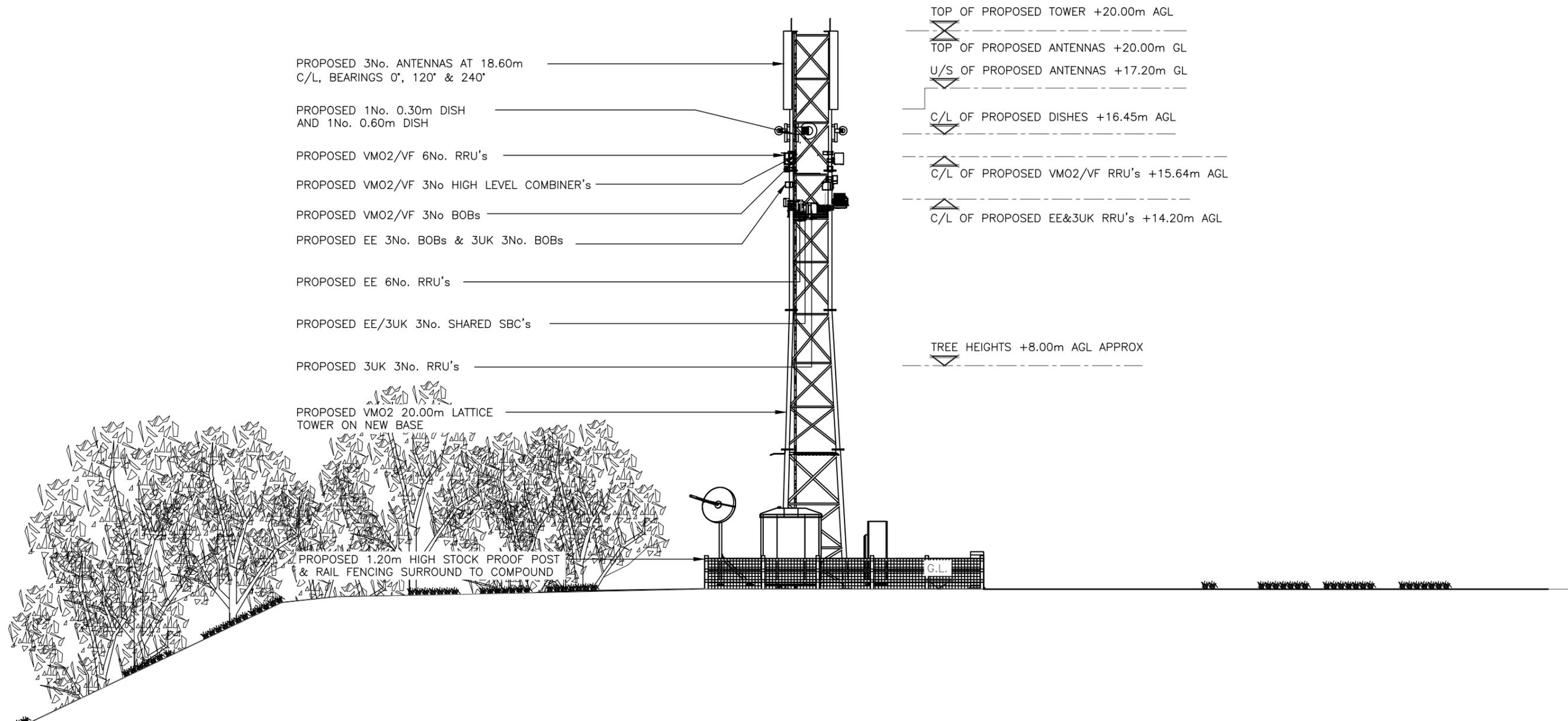
CUT AND FILL KEY	
	AREA THAT REQUIRES CUTTING AWAY/LEVELING
	AREA THAT REQUIRES BUILDING UP/LEVELING



PROPOSED NORTH ELEVATION
 (1:150) 0 3 6 9m
SCALE 1:150

 UKDBS_DOC_0904 v0.8	Project: SRN TNS (TNS0213A) VMO2 CSR: 22647 (VF xxxx) Sharer 1 Ref: EE 85751 Sharer 2 Ref: 3UK HLD866 Cell Name: GLEANN NA MUICE	Site Address: GLEANN NA MUICE HEIGHTS OF KINLOCHEWE KINLOCHEWE HIGHLANDS IV22 2PA National Grid Ref: E: 207638 N: 864341	ICNIRP Compliance: DRAWING COMPLIES WITH VMO2 STANDARD ICNIRP GUIDELINES AS PER DOCUMENTS SDN0142	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev</th> <th>Modification</th> <th>By</th> <th>Ch</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Issued for Approval</td> <td>MF</td> <td>SH</td> <td>22.06.23</td> </tr> <tr> <td>B</td> <td>Map update and scale bar added</td> <td>NJ</td> <td>PJ</td> <td>31.10.23</td> </tr> <tr> <td>C</td> <td>NGR adjustment. Additional elevations included</td> <td>DJC</td> <td>SH</td> <td>24.05.24</td> </tr> </tbody> </table>	Rev	Modification	By	Ch	Date	A	Issued for Approval	MF	SH	22.06.23	B	Map update and scale bar added	NJ	PJ	31.10.23	C	NGR adjustment. Additional elevations included	DJC	SH	24.05.24	Drawing Title: PROPOSED NORTH ELEVATION Drawing No.: 303 Drawing Revision: B Drawn By: MF Checked By: SH Drawn On: 31.10.23 Checked On: 31.10.23	Purpose of Issue: PLANNING Date of Issue: 24.05.24 Principal Designer: WHP Designer: WHP Pack Revision: C Surveyed By: F.G	<div style="text-align: center;">  WHP Telecoms <small>Unit 1 Maple Park, Low Fields Avenue, Leeds LS12 6HH Tel: 01133023550 e-mail: info@whptelecoms.com</small> </div>
	Rev	Modification	By	Ch	Date																						
A	Issued for Approval	MF	SH	22.06.23																							
B	Map update and scale bar added	NJ	PJ	31.10.23																							
C	NGR adjustment. Additional elevations included	DJC	SH	24.05.24																							

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



PROPOSED SOUTH ELEVATION 0 3 6 9m
(1:150) SCALE 1:150



UKDBS_DOC_0904 v0.8

Project: SRN TNS (TNS0213A)	
VMO2 CSR: 22647 (VF xxxx)	
Sharer 1 Ref: EE 85751	Sharer 2 Ref: 3UK HLD866
Cell Name: GLEANN NA MUICE	

Site Address: GLEANN NA MUICE HEIGHTS OF KINLOCHEWE KINLOCHEWE HIGHLANDS IV22 2PA	National Grid Ref: E: 207638 N: 864341
--	---

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

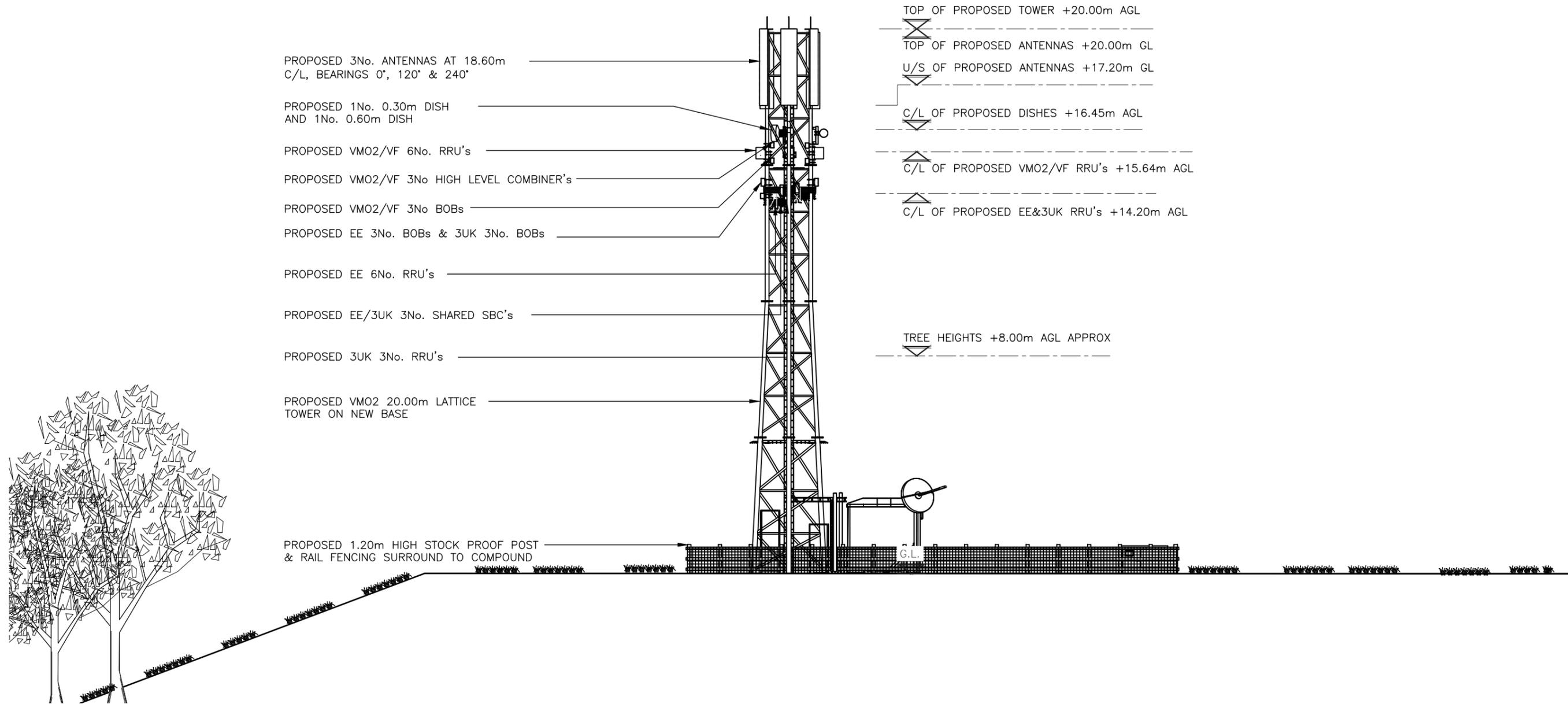
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE				
Rev	Modification	By	Ch	Date
A	Issued for Approval	MF	SH	22.06.23
B	Map update and scale bar added	NJ	PJ	31.10.23
C	NGR adjustment. Additional elevations included	DJC	SH	24.05.24

Drawing Title: PROPOSED SOUTH ELEVATION	
Drawing No.: 301	Drawing Revision: C
Drawn By: MF	Drawn On: 31.10.23
Checked By: SH	Checked On: 31.10.23

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



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



PROPOSED WEST ELEVATION
(1:150)



Project: SRN TNS (TNS0213A)	
VMO2 CSR: 22647 (VF xxxx)	
Sharer 1 Ref: EE 85751	Sharer 2 Ref: 3UK HLD866
Cell Name: GLEANN NA MUICE	

Site Address: GLEANN NA MUICE HEIGHTS OF KINLOCHEWE KINLOCHEWE HIGHLANDS IV22 2PA	
National Grid Ref: E: 207638 N: 864341	

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	22.06.23
B	Map update and scale bar added	NJ	PJ	31.10.23
C	NGR adjustment. Additional elevations included	DJC	SH	24.05.24

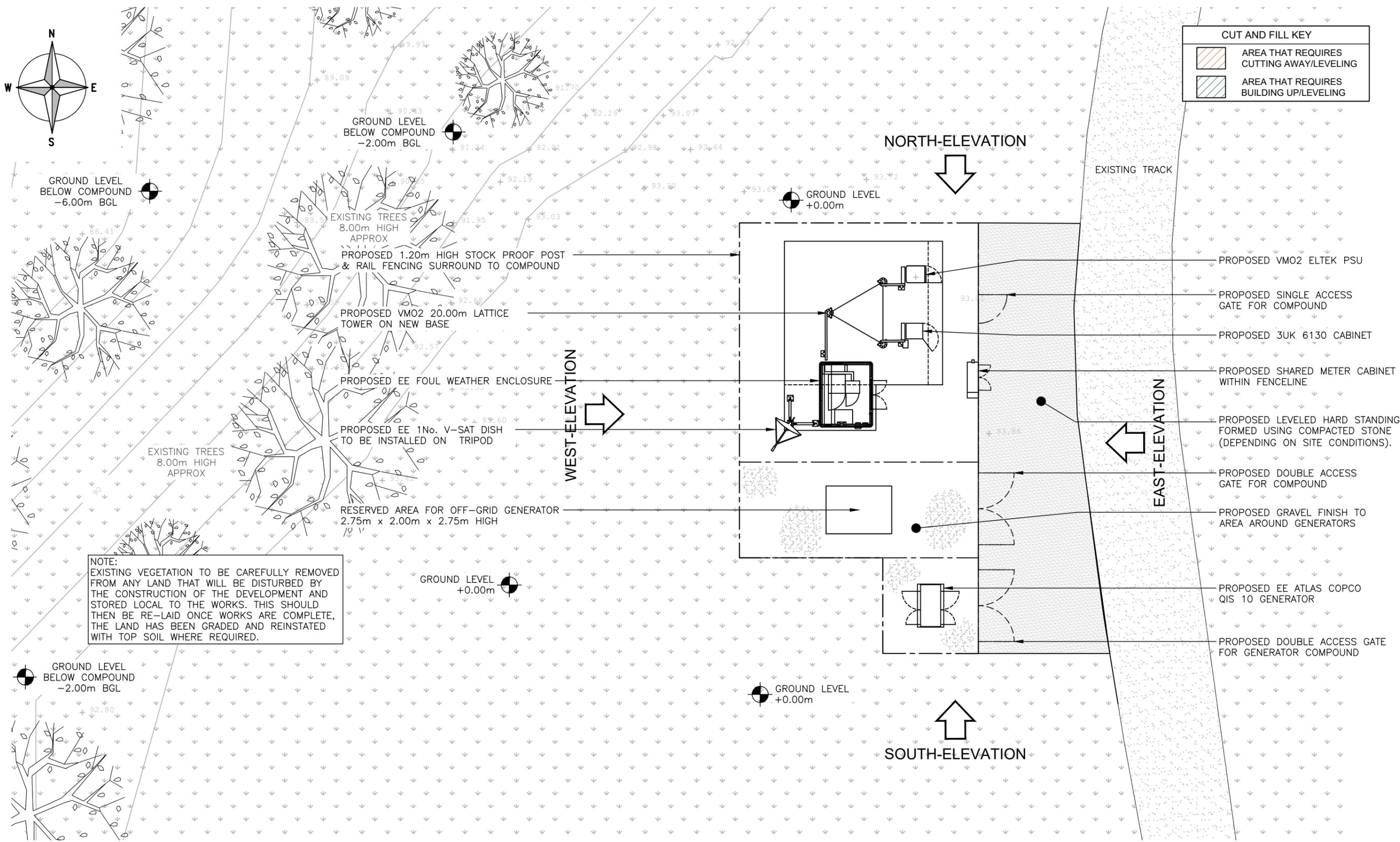
Drawing Title: PROPOSED WEST ELEVATION	
Drawing No.: 302	Drawing Revision: B
Drawn By: MF	Drawn On: 31.10.23
Checked By: SH	Checked On: 31.10.23

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





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



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

PROPOSED SITE PLAN

(1:150)



Project: SRN TNS (TNS0213A)
VMO2 CSR: 22647 (VF xxxx)
Sharer 1 Ref: EE 85751
Sharer 2 Ref: 3UK HLD866
Cell Name: GLEANN NA MUICE

Site Address: GLEANN NA MUICE HEIGHTS OF KINLOCHEWE KINLOCHEWE HIGHLANDS IV22 2PA
National Grid Ref: E: 207638 N: 864341

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	22.06.23
B	Map update and scale bar added	NJ	PJ	31.10.23
C	NGR adjustment. Additional elevations included	DJC	SH	24.05.24

Drawing Title: PROPOSED SITE PLAN
Drawing No.: 200
Drawing Revision: C
Drawn By: MF
Drawn On: 31.10.23
Checked By: SH
Checked On: 31.10.23

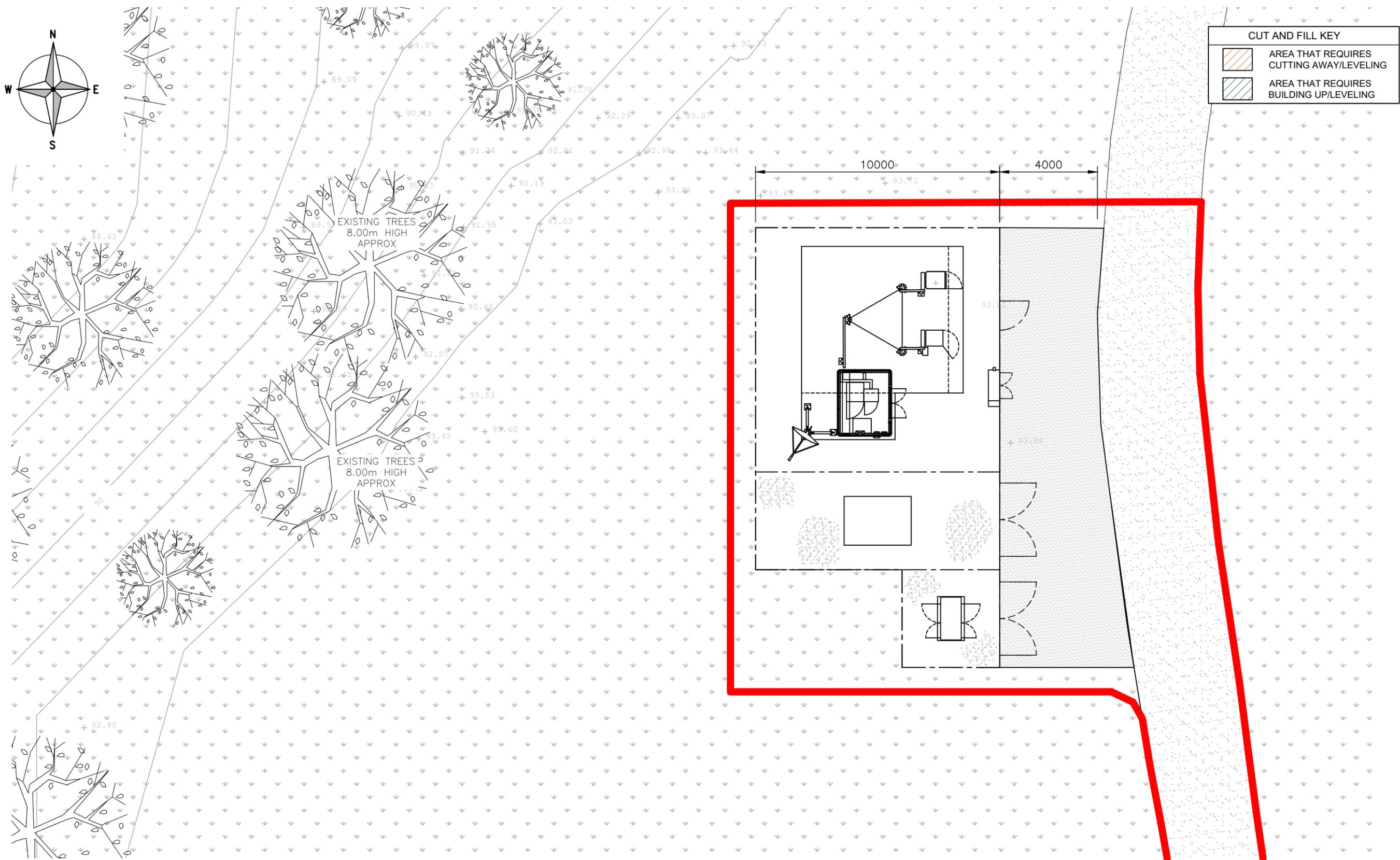
Purpose of Issue: PLANNING
Date of Issue: 24.05.24
Pack Revision: C
Principal Designer: WHP
Designer: WHP
Surveyed By: F.G





CUT AND FILL KEY

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



PLANNING APPLICATION SITE BOUNDARY PLAN

(1:150)



UKDBS_DOC_0904 v0.8

Project: SRN TNS (TNS0213A)
 VMO2 CSR: 22647 (VF xxxx)
 Sharer 1 Ref: EE 85751
 Sharer 2 Ref: 3UK HLD866
 Cell Name: GLEANN NA MUICE

Site Address: GLEANN NA MUICE HEIGHTS OF KINLOCHEWE KINLOCHEWE HIGHLANDS IV22 2PA
 National Grid Ref: E: 207638 N: 864341

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	22.06.23
B	Map update and scale bar added	NJ	PJ	31.10.23
C	NGR adjustment. Additional elevations included	DJC	SH	24.05.24

Drawing Title: PLANNING APPLICATION SITE BOUNDARY
 Drawing No.: 151
 Drawing Revision: C
 Drawn By: MF
 Drawn On: 31.10.23
 Checked By: SH
 Checked On: 31.10.23

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

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