Agenda Item	8.5
Report No	PLN/065/25

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 26th November 2025

Report Title: 25/01737/FUL: Telefonica UK Limited

Land 3.5Km NW of Aultdearg, Lochluichart, Garve

Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Installation of 20m tall lattice telecommunications tower, 3no. shared antennas, 2no. transmission dishes and additional equipment at 17.1m above ground level, 3no. equipment cabinets, battery energy storage system, back-up generator with 4000L fuel tank, 2no (8m tall, 3KW output) wind turbines, 24no. (total) solar panels split over 4 arrays and associated ancillary equipment within fenced compound.

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 20m high lattice tower, ancillary equipment, compound, access route, 2no. wind turbines, 4x solar arrays (6 panels on each) and associated development, located approximately 3.5Km NE of Altdearg, Lochluichart, Garve.

The tower would support an infrared LED obstruction warning light, dishes, antennae and transmission equipment above 17.1m on the tower. The tower will be sited on a concrete foundation measuring 4.6m x 4.6m and within a fenced compound measuring 111sqm in area. An area of 7.4m x 3m lying immediately to the West of the main compound is reserved for an off-grid, standby generator and Biofuel storage. An area of hardstanding measuring 10.5m x 3m lies to the north of the fenced compounds. Two 8m tall, vertical axis wind turbines lie to the east of the mast within compounds measuring 5m x 5m. Solar arrays with a Battery Energy Storage System are accommodated within the main compound. A galvanised steel finish is proposed for the lattice mast with Khaki Grey (RAL 7008) for the cabinets, this is considered to be acceptable in this location.

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

1.3 Pre Application Consultation: N/A

1.4 Supporting Information:

- Declaration Of ICNIRP Compliance
- Design and Access Statement
- Wind Turbine ZTV Maps
- Coverage Plot for Mast Site
- Study Area – Cumulative Study
- Supplementary Information
- Turbine and Solar Array Details
- Construction Method Statement & Traffic Management Plan
- Habitat And Protected Species Surveys
- Payment Receipts
- Photomontage Reports
- ZTV Report
- LVIA
- Wild Land Assessment

1.5 Variations: None

2. SITE DESCRIPTION

2.1 The site lies within the Fisherfield – Letterewe- Fannichs Wild Land Area (WLA 28), at the summit of Beinn Dearg, approximately 6.8Km NE of Fannich Lodge which sits to the northern edge of Loch Fannich. The mast lies on Beinn Dearg ridge and has steep slopes lying on the eastern and western sides. Corriemollie windfarm lies approximately 5Km to the east. The compound and hardstanding would be on a

generally flat area on the summit ridge with the turbines lying 25m further east on slightly lower ground. The surrounding land is well drained modified bog. The nearest residential properties are Aultdearg, 3.5km to the SE and Fannich Lodge lying 6.8Km to the SW.

2.2 Access is proposed via a new ATV route measuring 880m in length; this joins the end of existing tracks and follows a generally eastern direction, up the lower slopes of Beinn Dearg and then around the northern end of the ridge to approach the site from the north.

The estate tracks are widely used by hill walkers and mountain cyclists as they offer relatively easy, well-maintained access into the Fannich range and through routes.

3. PLANNING HISTORY

3.1 1st May 2025 25/01184/FUL – Telecommunications tower Withdrawn

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 6th June 2025

Representation deadline: 20th June 2025

Timeous representations: 5

Late representations: 2

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 Archaeology

No sensitive issues

5.2 Environmental Heath

No objections or adverse comments

5.3 NATS Safeguarding

No objection

5.4 Highlands and Islands Airports Limited

Initial holding objection seeking clarification on the grid references and elevation of the proposed wind turbines. Information has been received and objection removed – No objection.

5.5 MOD

No Objection subject to condition requiring aviation safety lighting and further information being required post decision. A condition has been applied in this regard.

5.6 NatureScot

Summary

NatureScot raise no objection to the proposed development.

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

The proposed development would introduce the influence of man-made infrastructure into an undeveloped upland area of WLA28, resulting in cumulative adverse effects on wild land quality as a result of the reduction of the attributes of sense of naturalness.

The proposed development would result in adverse effects on the qualities of Fisherfield – Letterewe - Fannichs Wild Land Area (WLA 28), but these are unlikely to be significant.

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 6 - Forestry, Woodland and Trees

Policy 7 - Historic Assets and Places
Policy 14 - Design Quality and Place
Policy 23 - Health and Safety
Policy 24 - Digital Infrastructure
Policy 28 - Retail
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)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 **Scottish Government Planning Policy and Guidance**

PAN 62 2001
Digital telecommunications: planning guidance 20 Dec 2023

7.2 PLANNING APPRAISAL

7.3 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.

7.4 Determining Issues

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.

7.5 Planning Considerations

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

7.6 Development plan/other planning policy

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.

7.7 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.

7.8 Highland-wide Local Development Plan, as the proposal entails communications infrastructure, the application requires to be primarily assessed against policies 45 - Communications Infrastructure and 46 - Siting and Design of Communications Infrastructure. Both policies support the provision of electronic communications infrastructure which lead to the expansion of the electronic communications network in Highland, including delivery of core infrastructure for telecommunications. This is subject to ensuring that the equipment and associated access are sited and designed sensitively to avoid adverse impacts on heritage designations as well as nearby landscape character, views and cumulative visual effect of equipment. These policies also state that new communications infrastructure is supported where existing masts cannot be utilised or shared and where existing services are not interfered. Proposals will also be judged in terms of their compatibility with the

existing pattern of development, the surrounding landscape and local character, adjacent land uses, and the effect on natural, built and cultural heritage. Other pertinent policy considerations from the HwLDP include policies: 55 – Peat and Soils, 57- Natural, Built and Cultural Heritage, 58 - Protected Species, and 61 – Landscape.

7.9 Coverage: this mast proposal would cover a "Total Not Spot", which is the focus of current Government funding for the Shared Rural Network. Although currently served by 2G, this system is being removed by Virgin, and the area will have no cover at all.

The coverage map for this individual mast extends to land approx. 13km to the west, towards Fionn Bheinn. It would provide coverage to land 14Km north towards Auchindrean and 15Km east and south-east towards Auchterneed; coverage would be provided to the south for approximately 20Km where the rising ground above Strathconon would block signals. This mast effectively covers the area north-east and south of the bowl formed around loch Fannich. It should be noted that the installation will serve as a transmitter and repeater station providing signal "bounce" both in and out of the area.

7.10 Seven alternative sites were considered by the applicant but discounted for various reasons including potential scarring from access tracks, poor coverage due to elevation, topography and visual impact.

7.11 Siting Design and Amenity

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 and as stated, would reinforce the capacity, efficiency and connectivity within the area. The installation would improve network coverage between Lochluichart and a radius of approximately 20Km around the site, 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. The mast is 20m in height. Power will be principally through a combination of a small solar array and the erection of two 8m tall wind turbines. The combination of these structures will undoubtedly have a greater visual presence within the area and draw the eye more than would be the case otherwise. Although a generator is shown, this will be seldom required and is for emergency use in periods of insufficient power generation only.

7.12 The new lattice mast would be shareable infrastructure, helping to prevent further proliferation of telecommunications masts within the surrounding area and would be positioned on ridge line which sits above and to the north of Loch Fannich. 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 may be skylined but where visible its impact diminished by distance. 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. 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 impact will be greater than a conventional mast given the presence of the turbines and solar panels. Concern was voiced to the agent when the proposal first emerged; this related to the design of the turbines and their visual impact in the wider area; standard vertical sail turbines would not be supported, and the agent has offered a workable solution. The turbines here proposed spin around a vertical shaft with the sail rotating horizontally; they are small, and each produce a limited 3KW of power. A small Battery Energy Storage System (BESS) is proposed to store the electrical energy produced by the turbines and solar arrays. It is acknowledged that there will be cumulative impact associated with the total number of structures proposed here. The tallest structure will be the mast itself but the other elements will be visible and have an impact. That said given the separation distances involved, the comparative scale of these other structures and the distance when viewed from most locations is such that the overall impact will be minimised. 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.

7.13 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 an off grid solution. 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 7 - land

with very limited agricultural value due to severe, often permanent limitations from factors like extreme wetness, rocky or steep terrain, severe erosion, toxic conditions, or extremely harsh climates. 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 0 - Peatland at the mast site and the new ATV route is all Class 0 – mineral soil, indicating an area with no significant peat presence and is therefore unlikely to be suitable for peatland restoration or creation projects.

8.3 At the request of the Planning Authority, the applicant has submitted a Peat Depth Survey and Preliminary Ecological Appraisal.

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

8.4 Protected species survey results have been provided and these show that there are no current signs of Otter, Pine Marten, Red Squirrel, Water vole, Badger or Bats. The impact of the development on protected species is considered low. Notwithstanding the findings of the survey, all site workers should nonetheless be briefed on the legal status of Otter, Pine Marten, Red Squirrel, Water Vole, Badger and Bats. It is noted that a bird survey was not carried out with this assessment. If any construction work is to take place in the breeding bird season (March to August) an ecologist should carry out pre-commencement checks for nesting birds. If any nests are found a suitable exclusion zone should be put in place around the nest. If this is not possible, construction must be halted until all birds have fledged.

A data search for Schedule 1 species should be undertaken and appropriate species protection plans put in place if required subject to pre-construction checks, including nest checks for birds. A condition in this respect will be attached to the decision.

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 including two small turbines and a solar panel array, existing tracks and a new access route are to be used. It is considered that the proposal will help provide enhanced network coverage within the area and broadly accords with the aims of Policy 24 of NPF4. The issues and concerns related to the

application where relevant to planning as outlined above have been addressed or can be mitigated for by condition.

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 a) Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

Subject to the above actions, it is recommended to

GRANT the application subject to the following conditions and reasons

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

   Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

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

Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.

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

3. In the event that the use is discontinued, the development authorised by this permission shall be removed within three months and the site reinstated to a condition to be agreed in writing by the Planning Authority prior to the reinstatement works commencing.

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

4. Delivery and removal of mast components, cabinets and associated equipment to site shall be carried out by helicopter only.

Reason: Due to the potential for damage to nearby deep peat and for the avoidance of doubt.

5. No development shall take place until such time as an aviation lighting scheme has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Ministry of Defence. The aviation lighting scheme should contain, but not be limited to:

• details of location and specification (to include model numbers and performance) of any aviation safety lighting that will be installed on the lattice mast.
• details of any construction equipment and/or temporal structures with a total height of 15 metres or greater (above ground level) that will be deployed during the construction/installation of the lattice mast and details of any aviation warning lighting they will display; and
• a schedule identifying when any construction equipment and/or temporal structures with a total height of 15 metres or greater (above ground level) will be deployed during the construction/installation of the lattice mast and a plan showing where they will be deployed.

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

Reason: In order to maintain aviation safety and to ensure that appropriate safeguards can be introduced to minimise the potential for the construction of the development to have a harmful impact on air safety in the surrounding area, in particular within the Tactical Training Area Northern Scotland.

6. The undertaker must notify the Ministry of Defence, at least 14 days prior to the commencement of the works, in writing of the following information:

a. the date of the commencement of the erection of the lattice mast.
b. the maximum height of any construction equipment to be used in the erection of the telecommunications lattice mast
c. the date the lattice mast is brought into use.
d. the latitude and longitude and maximum heights of the lattice mast.

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

Reason: To maintain aviation safety.

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 all other 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 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

Author: David Borland

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

Relevant Plans:

Plan 1 - 150 REV C - LOCATION PLAN

Plan 2 - 150A REV C - ACCESS LAYOUT

Plan 3 - 102 REV C - LOCATION PLAN - CONSTRUCTION SET DOWN AREA

Plan 4 - 151 REV C - SITE LAYOUT PLAN - SITE BOUNDARY

Plan 5 - 200(B) REV C - PROPOSED SITE LAYOUT PLAN

Plan 6 - 300A(B) REV C - PROPOSED ELEVATION PLAN - NORTH

Plan 7 - 301A(B) REV C - PROPOSED ELEVATION PLAN - WEST

Plan 8 - 302A(B) REV C - PROPOSED ELEVATION PLAN - SOUTH

Plan 9 - 303A(B) REV C - PROPOSED ELEVATION PLAN - EAST

Plan 10 - 401(B) REV C - SECTION PLAN - PROPOSED EQUIPMENT LAYOUT

Plan 11 - 000001 - SITE LAYOUT PLAN - ZTV

KEY

Site boundary

Site boundary - 10Km

Area from which the proposed development can be theoretically visible from

Note:

The Digital Terrain Model (DTM) in this Zone of Theoretical Visibility (ZTV) has been generated using OS Terrain 5 dataset with an accuracy in the order of +2.0m.

The ZTV has been generated from a viewing height of 2m above ground level. The theoretical visibility is based on development in the site boundary of up to 20m in height. The ZTV is generated from a bare earth terrain and does not account for the screening effect of features within the landscape such as settlements and woodland blocks. It does not show potential visual effects or show likely overall effects. It shows potential theoretical visibility only.

The ZTV has been produced for the purpose of informing the selection of assessment viewpoints, and the assessment of effects in conjunction with fieldwork.

Where theoretical visibility is shown. it does not indicate the extent of the development visible.

Site Map

WHP Telecoms

401 Faraday Street
Birchwood Park, Warrington
WA3 6GA
Tel: 01925 424100
Email: Info@whptelecoms.com

WHP Telecoms Ltd
a WHP Group Company

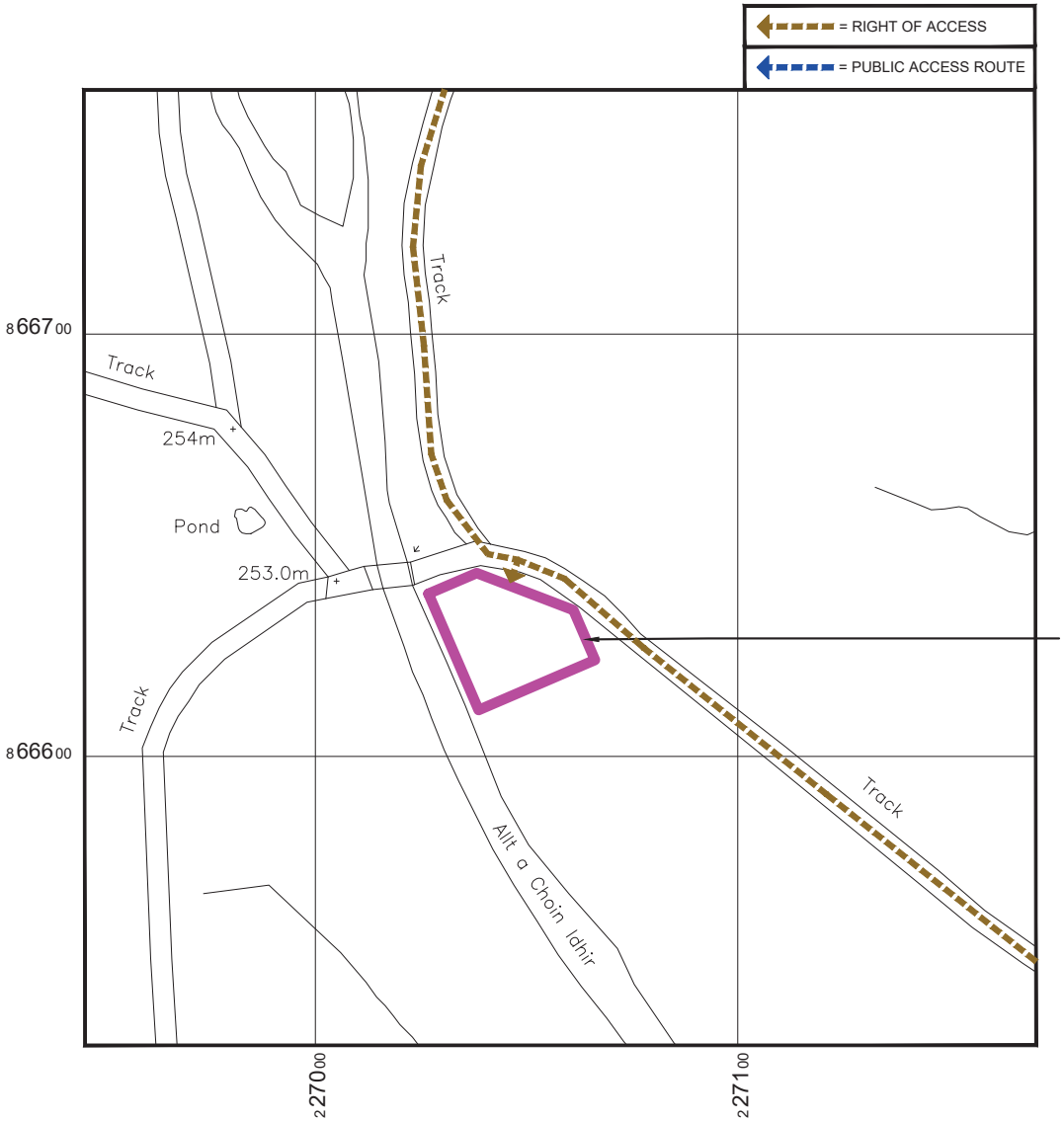
Site Name:

Fannich Lodge

Site ID:

25905O2_1

Scale	Date
OS 1:50 000	**28/01/2025**



PROPOSED STAGING & HELICOPTER LIFTING AREA AT: E 227039 N 866638
NO ENABLING WORKS REQUIRED

CONSTRUCTION SET DOWN AREA
(Scale 1:1250)

0 10 20 30 40 50m
SCALE 1:1250

UKDBS_DOC_0904 v0.8

Project:	SRN TNS (TNS1525B)
VMO2 CSR:	25905 (VF xxxx)
Sharer 1 Ref:	EE 33630
Sharer 2 Ref:	3UK HIG041
Cell Name:	LAND AT KNOCKANTIVORE

Site Address:
LOCH FANNICH
STRATHBAN FOREST
A832 ACHANALT
HIGHLAND
IV23 2QE

National Grid Ref:
E: 228142 N: 868491

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

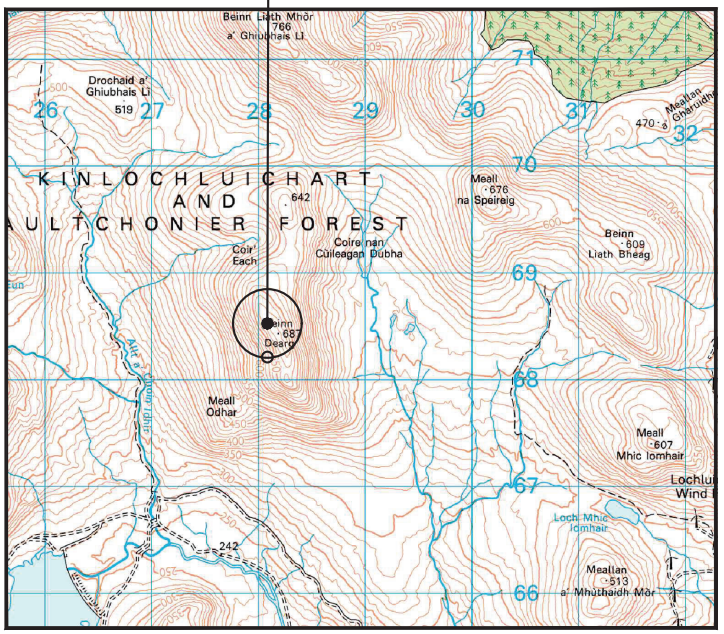
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

Rev	Modification	By	Ch	Date
A	Issued for Approval	DJC	SH	16.10.24
B	Antenna bearing / Tx bearings amended to VMO2 request	DJC	SH	08.11.24
C	Compound & demise increased for off-grid power solution	DJC	WHP	28.04.25

Drawing Title:	CONSTRUCTION PLAN
Drawing No.:	102
Drawing Revision:	C
Drawn By:	DJC
Drawn On:	16.10.24
Checked By:	SH
Checked On:	16.10.24
Purpose of Issue:	PLANNING
Date of Issue:	28.04.25
Pack Revision:	C
Principal Designer:	WHP
Designer:	WHP
Surveyed By:	CTJ

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

SITE LOCATION



0 0.5 1 2 2.5km
SCALE 1:50000

SITE LOCATION
(Scale 1:50000)



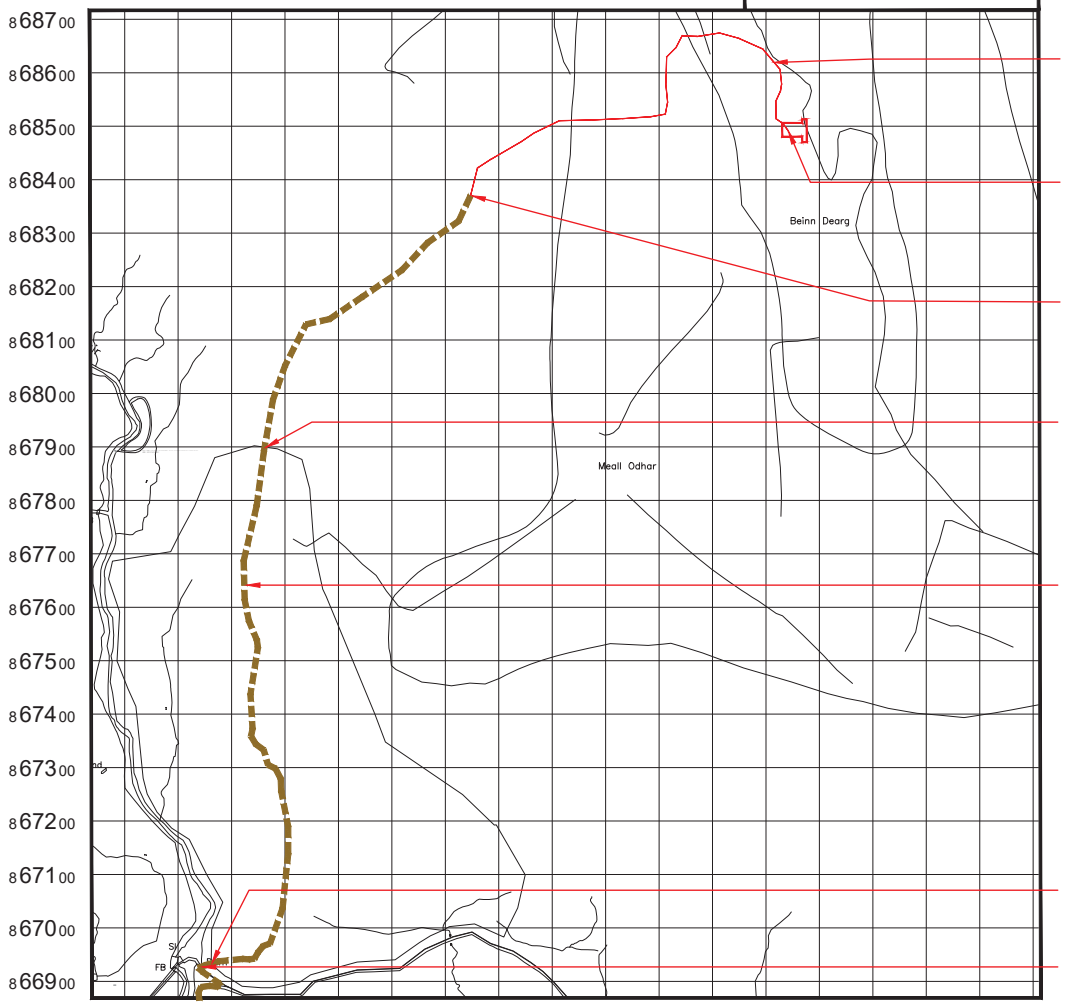
SITE PHOTOGRAPH

DIRECTIONS TO SITE:

From Achnasheen head east on the A832 for approx.15km. Turn left following signs for Fannich Lodge and follow track for 12km. There is a gravelled parking area just before the bridge over the river with a deer extraction track running north towards the mini hydro scheme where it crosses the concrete hydro 'penstock' by way of a narrow (circa 2m wide) concrete over-bridge. From here the ATV route runs north before meandering around the west side of hill Beinn Dearg up to its peak at a height of 687m. The distance from the existing track to site location is 3.3km

= RIGHT OF ACCESS

= PUBLIC ACCESS ROUTE



PROPOSED ATV ROUTE 880m FROM EXISTING ROUTE

SITE LOCATION (APPROX 15.7km FROM SITE ACCESS)

LEAVE EXISTING ATV ROUTE AT E:227547 N:868370

EXISTING GATE 2

EXISTING ATV TRACK LENGTH 3.3km FROM EXISTING GATE 1

EXISTING GATE 1 START OF EXISTING ATV ROUTE

EXISTING PIPELINE OVERBRIDGE

0 100 200 300m
SCALE 1:10000

OVERALL SITE LOCATION
(Scale 1:10000)

what3words Site Location:

stilted.costly.remarks

what3words Point Of Access From Public Road:

coaching.decency.boils

UKDBS_DOC_0904 v0.8

Project:	SRN TNS (TNS1525B)
VMO2 CSR:	25905 (VF xxxx)
Sharer 1 Ref:	EE 33630
Sharer 2 Ref:	3UK HIG041
Cell Name:	LAND AT KNOCKANTIVORE

Site Address:
LOCH FANNICH
STRATHBAN FOREST
A832 ACHANALT
HIGHLAND
IV23 2QE

National Grid Ref:
E: 228142 N: 868491

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	16.10.24
B	Antenna bearing / Tx bearings amended to VMO2 request	DJC	SH	08.11.24
C	Compound & demise increased for off-grid power solution	DJC	WHP	28.04.25

Drawing Title:	PLANNING SITE LOCATION MAPS 1 OF 2
Drawing No.:	150
Drawing Revision:	C
Drawn By:	DJC
Drawn On:	16.10.24
Checked By:	SH
Checked On:	16.10.24
Purpose of Issue:	PLANNING
Date of Issue:	28.04.25
Pack Revision:	C
Principal Designer:	WHP
Designer:	WHP
Surveyed By:	CTJ

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

= RIGHT OF ACCESS

= PUBLIC ACCESS ROUTE

SITE LOCATION E:228142 N: 868491

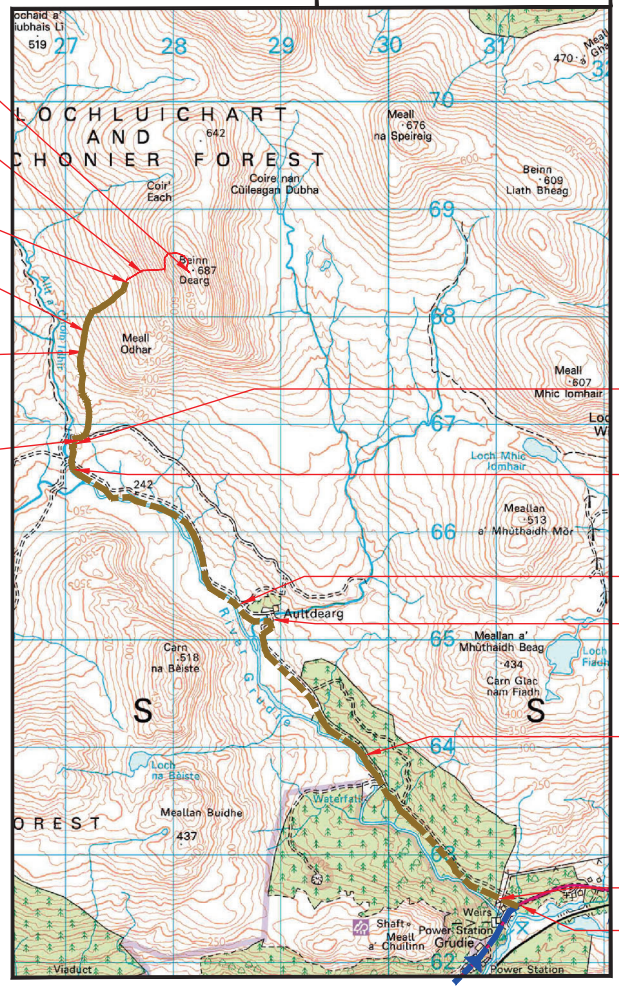
PROPOSED ATV ROUTE 880m LONG

LEAVE EXISTING ATV ROUTE AT
E:227547 N:868370.
START POINT OF PROPOSED ATV ROUTE

EXISTING GATE 2 IN FENCELINE
AT E:227186 N:867895

PROPOSED ENABLING WORKS AND WATER MANAGEMENT WORKS WHERE REQUIRED ON EXTENT OF ROUTE FROM GATE 1 TO START POINT OF PROPOSED ATV ROUTE

EXISTING GATE 1 IN FENCELINE
AT E:227062 N:866932
START OF EXISTING ATV ROUTE



EXISTING PIPELINE OVERBRIDGE
E: 227046 N: 866924

PROPOSED STAGING & HELI LIFTING AREA E:227039 N: 866638

O/H POWER E:228650 N: 865390

EXISTING BRIDGE E:228810 N: 865240
RATING TBC

EXISTING ACCESS TRACK

OH POWER E:231100 N: 862650

ACCESS POINT TO FANNICH ESTATE FROM PUBLIC HIGHWAY E:231236 N: 862573

what3words Site Location:

stilted.costly.remarks

what3words Point Of Access From Public Road:

coaching.decency.boils

SITE ACCESS ROUTE
(Scale 1:50000)

0 0.5 1 2 2.5km
SCALE 1:50000

UKDBS_DOC_0904 v0.8

Project:	SRN TNS (TNS1525B)
VMO2 CSR:	25905 (VF xxxx)
Sharer 1 Ref:	EE 33630
Sharer 2 Ref:	3UK HIG041
Cell Name:	LAND AT KNOCKANTIVORE

Site Address:
LOCH FANNICH
STRATHBAN FOREST
A832 ACHANALT
HIGHLAND
IV23 2QE

National Grid Ref:
E: 228142 N: 868491

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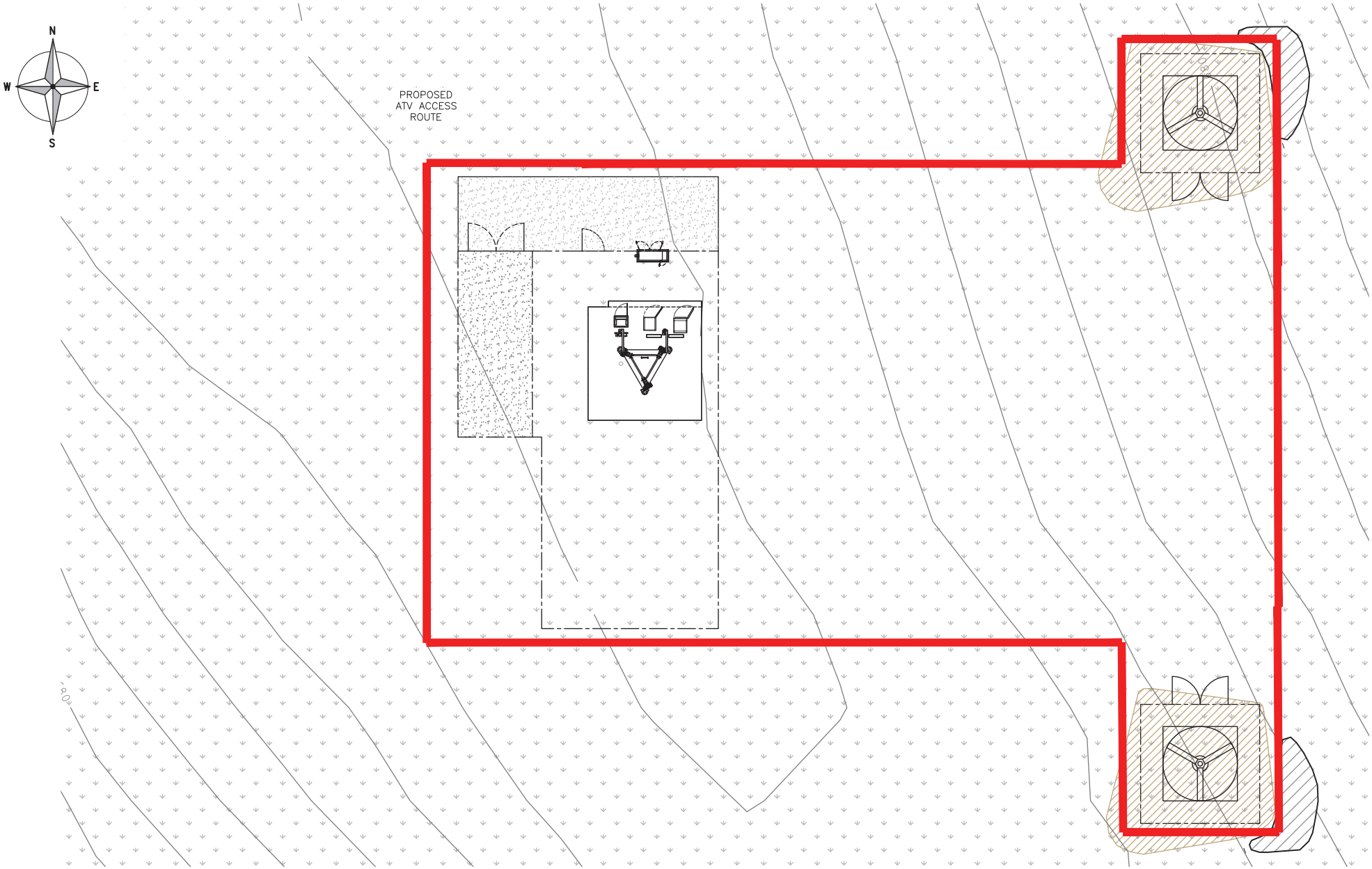
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Rev	Modification	By	Ch	Date
A	Issued for Approval	DJC	SH	16.10.24
B	Antenna bearing / Tx bearings amended to VMO2 request	DJC	SH	08.11.24
C	Compound & demise increased for off-grid power solution	DJC	WHP	28.04.25

Drawing Title:	PLANNING SITE LOCATION MAPS 2 OF 2	Purpose of Issue:	PLANNING
Drawing No.:	150a	Drawing Revision:	C
Drawn By:	DJC	Drawn On:	16.10.24
Checked By:	SH	Checked On:	16.10.24
Date of Issue:	28.04.25	Pack Revision:	C
Principal Designer:	WHP		
Designer:	WHP	Surveyed By:	CTJ

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e-mail: info@whptelecoms.com



PLANNING APPLICATION SITE BOUNDARY PLAN

(1:150)

0 3 6 9m

SCALE 1:150

UKDBS_DOC_0904 v0.8

Project:	SRN TNS (TNS1525B)
VMO2 CSR:	25905 (VF xxxx)
Sharer 1 Ref:	EE 33630
Sharer 2 Ref:	3UK HIG041
Cell Name:	LAND AT KNOCKANTIVORE

Site Address:

LOCH FANNICH
STRATHBAN FOREST
A832 ACHANALT
HIGHLAND
IV23 2QE

National Grid Ref:

E: 228142 N: 868491

ICNIRP Compliance:

DRAWING COMPLIES WITH VMO2 **STANDARD** ICNIRP GUIDELINES

AS PER DOCUMENTS SDN0142

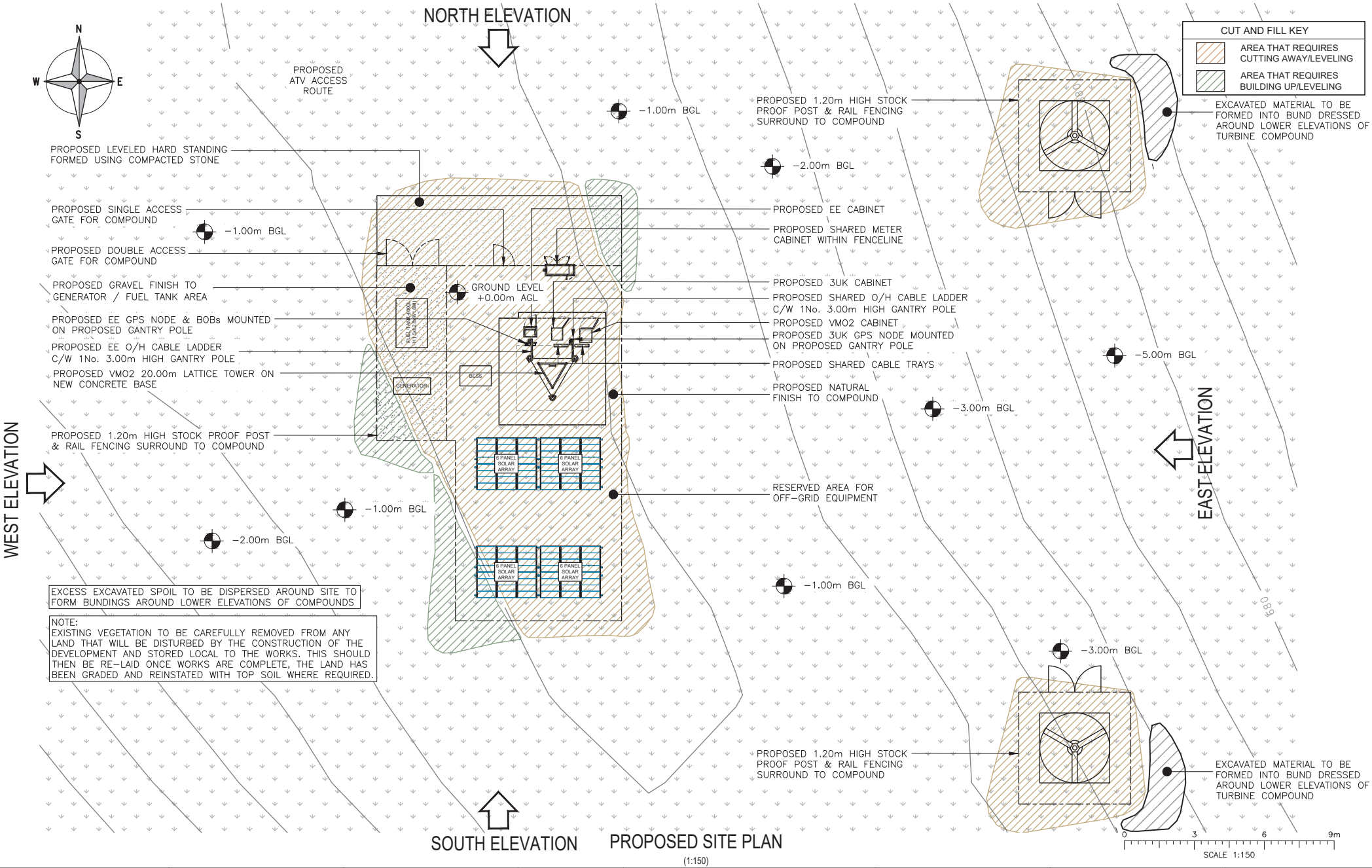
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Rev	Modification	By	Ch	Date
A	Issued for Approval	DJC	SH	16.10.24
B	Antenna bearing / Tx bearings amended to VMO2 request	DJC	SH	08.11.24
C	Compound & demise increased for off-grid power solution	DJC	WHP	28.04.25

Drawing Title:	PLANNING APPLICATION SITE BOUNDARY
Drawing No.:	151
Drawing Revision:	C
Drawn By:	DJC
Drawn On:	16.10.24
Checked By:	SH
Checked On:	16.10.24
Purpose of Issue:	PLANNING
Date of Issue:	28.04.25
Pack Revision:	C
Principal Designer:	WHP
Designer:	WHP
Surveyed By:	CTJ

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Low Fields Avenue, Leeds
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Tel: 01133023550
e-mail: info@whptelecoms.com



PROPOSED SITE PLAN

(1:150)

UKDBS_DOC_0904 v0.8

Project:	SRN TNS (TNS1525B)
VMO2 CSR:	25905 (VF xxxx)
Sharer 1 Ref:	EE 33630
Sharer 2 Ref:	3UK HIG041
Cell Name:	LAND AT KNOCKANTIVORE

Site Address:	LOCH FANNICH STRATHBAN FOREST A832 ACHANALT HIGHLAND IV23 2QE
National Grid Ref:	E: 228142 N: 868491

ICNIRP Compliance:

DRAWING COMPLIES WITH VMO2 **STANDARD** ICNIRP GUIDELINES

AS PER DOCUMENTS SDN0142

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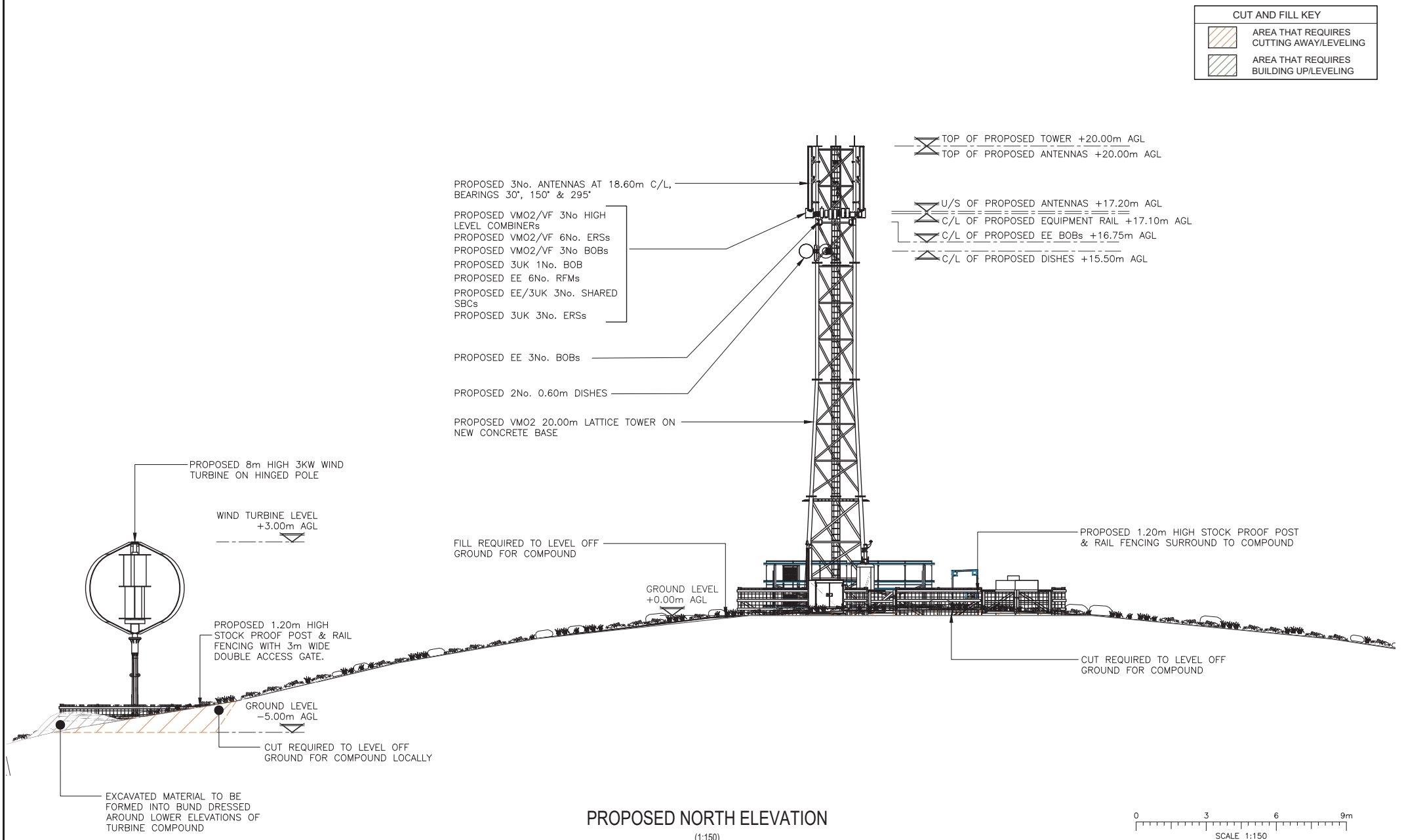
Rev	Modification	By	Ch	Date
A	Issued for Approval	DJC	SH	16.10.24
B	Antenna bearing / Tx bearings amended to VMO2 request	DJC	SH	08.11.24
C	Compound & demise increased for off-grid power solution	DJC	WHP	28.04.25

Drawing Title:	PROPOSED SITE PLAN (B)
Drawing No.:	200(B)
Drawing Revision:	C
Drawn By:	DJC
Drawn On:	16.10.24
Checked By:	SH
Checked On:	16.10.24

Purpose of Issue:	PLANNING
Date of Issue:	28.04.25
Pack Revision:	C
Principal Designer:	WHP
Designer:	WHP
Surveyed By:	CTJ

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e-mail: info@whptelecoms.com



PROPOSED NORTH ELEVATION

(1:150)

0 3 6 9m

SCALE 1:150

UKDBS_DOC_0904 v0.8

Project:	SRN TNS (TNS1525B)
VMO2 CSR:	25905 (VF xxxx)
Sharer 1 Ref:	EE 33630
Sharer 2 Ref:	3UK HIG041
Cell Name:	LAND AT KNOCKANTIVORE

Site Address: LOCH FANNICH, STRATHBAN FOREST, A832 ACHANALT, HIGHLAND, IV23 2QE

National Grid Ref: E: 228142 N: 868491

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

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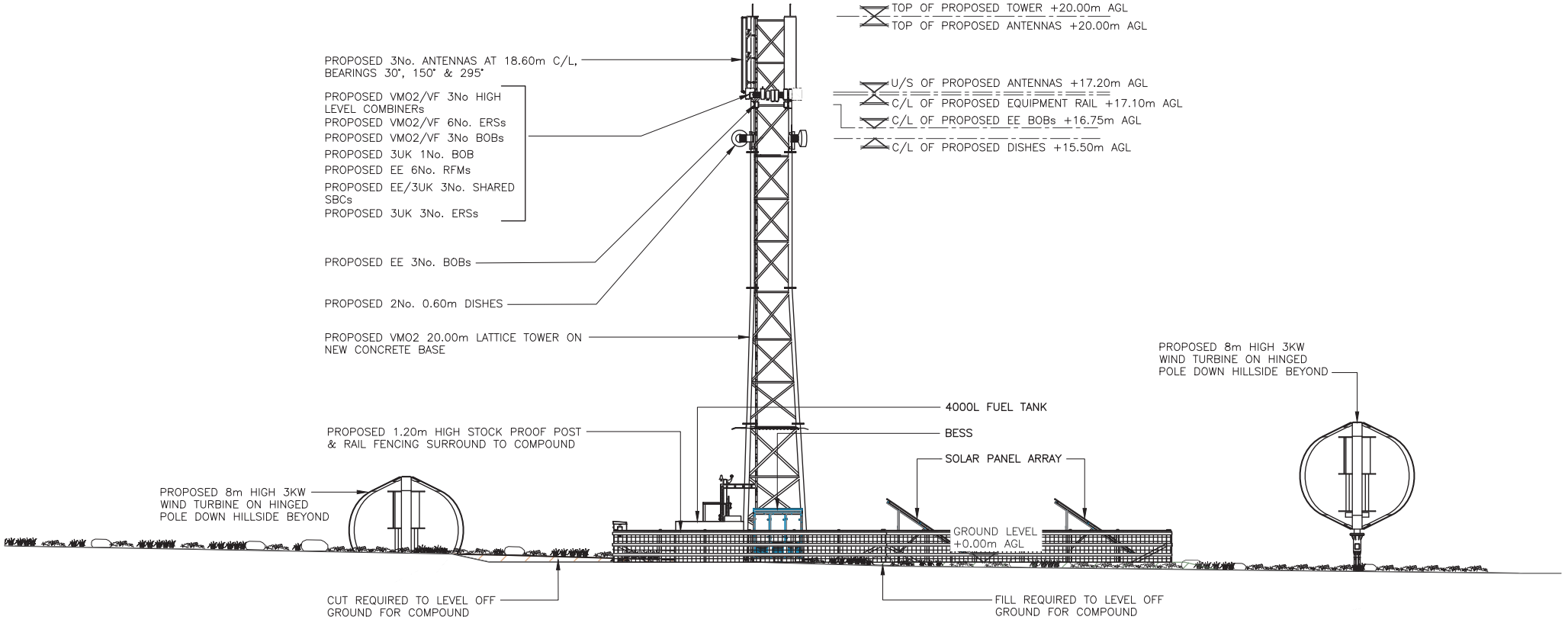
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A	Issued for Approval	DJC	SH	16.10.24
B	Antenna bearing / Tx bearings amended to VMO2 request	DJC	SH	08.11.24
C	Compound & demise increased for off-grid power solution	DJC	WHP	28.04.25

Drawing Title:	PROPOSED NORTH ELEVATION (B)
Drawing No.:	300a(B)
Drawing Revision:	C
Drawn By:	DJC
Drawn On:	16.10.24
Checked By:	SH
Checked On:	16.10.24
Purpose of Issue:	PLANNING
Date of Issue:	28.04.25
Pack Revision:	C
Principal Designer:	WHP
Designer:	WHP
Surveyed By:	CTJ

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CUT AND FILL KEY

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



PROPOSED WEST ELEVATION

(1:150)

0 3 6 9m

SCALE 1:150

UKDBS_DOC_0904 v0.8

Project:	SRN TNS (TNS1525B)
VMO2 CSR:	25905 (VF xxxx)
Sharer 1 Ref:	EE 33630
Sharer 2 Ref:	3UK HIG041
Cell Name:	LAND AT KNOCKANTIVORE

Site Address:

LOCH FANNICH
STRATHBAN FOREST
A832 ACHANALT
HIGHLAND
IV23 2QE

National Grid Ref:

E: 228142 N: 868491

ICNIRP Compliance:

DRAWING COMPLIES WITH VMO2 **STANDARD** ICNIRP GUIDELINES

AS PER DOCUMENTS SDN0142

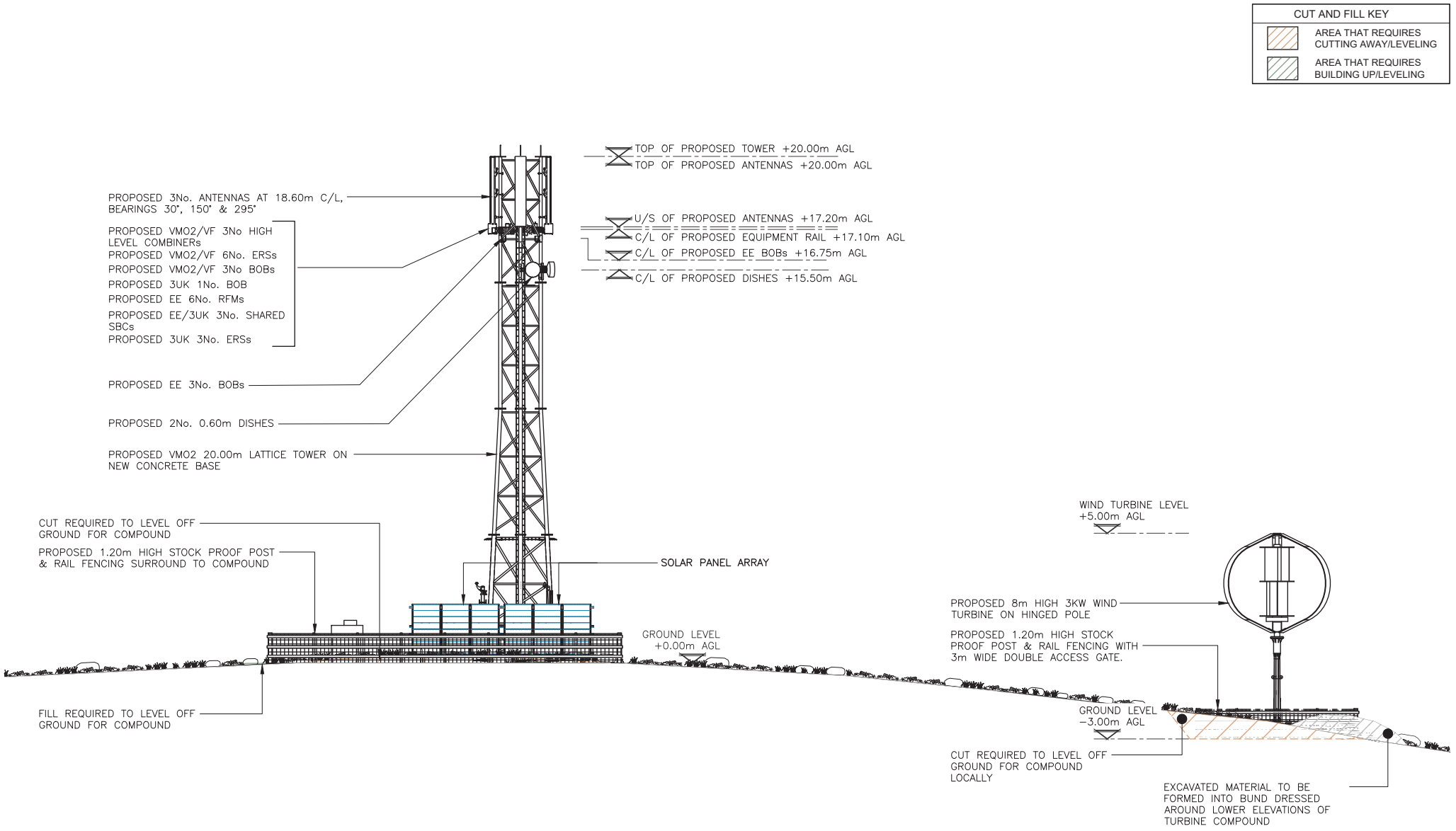
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

Rev	Modification	By	Ch	Date
A	Issued for Approval	DJC	SH	16.10.24
B	Antenna bearing / Tx bearings amended to VMO2 request	DJC	SH	08.11.24
C	Compound & demise increased for off-grid power solution	DJC	WHP	28.04.25

Drawing Title:	PROPOSED WEST ELEVATION (B)	Purpose of Issue:	PLANNING
Drawing No.:	301a(B)	Drawing Revision:	C
Date of Issue:	28.04.25	Pack Revision:	C
Drawn By:	DJC	Drawn On:	16.10.24
Principal Designer:	WHP		
Checked By:	SH	Checked On:	16.10.24
Designer:	WHP	Surveyed By:	CTJ

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LS12 6HH

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



PROPOSED SOUTH ELEVATION

(1:150)

0 3 6 9m

SCALE 1:150

UKDBS_DOC_0904 v0.8

Project:	SRN TNS (TNS1525B)
VMO2 CSR:	25905 (VF xxxx)
Sharer 1 Ref:	EE 33630
Sharer 2 Ref:	3UK HIG041
Cell Name:	LAND AT KNOCKANTIVORE

Site Address:	LOCH FANNICH STRATHBAN FOREST A832 ACHANALT HIGHLAND IV23 2QE
National Grid Ref:	E: 228142 N: 868491

ICNIRP Compliance:

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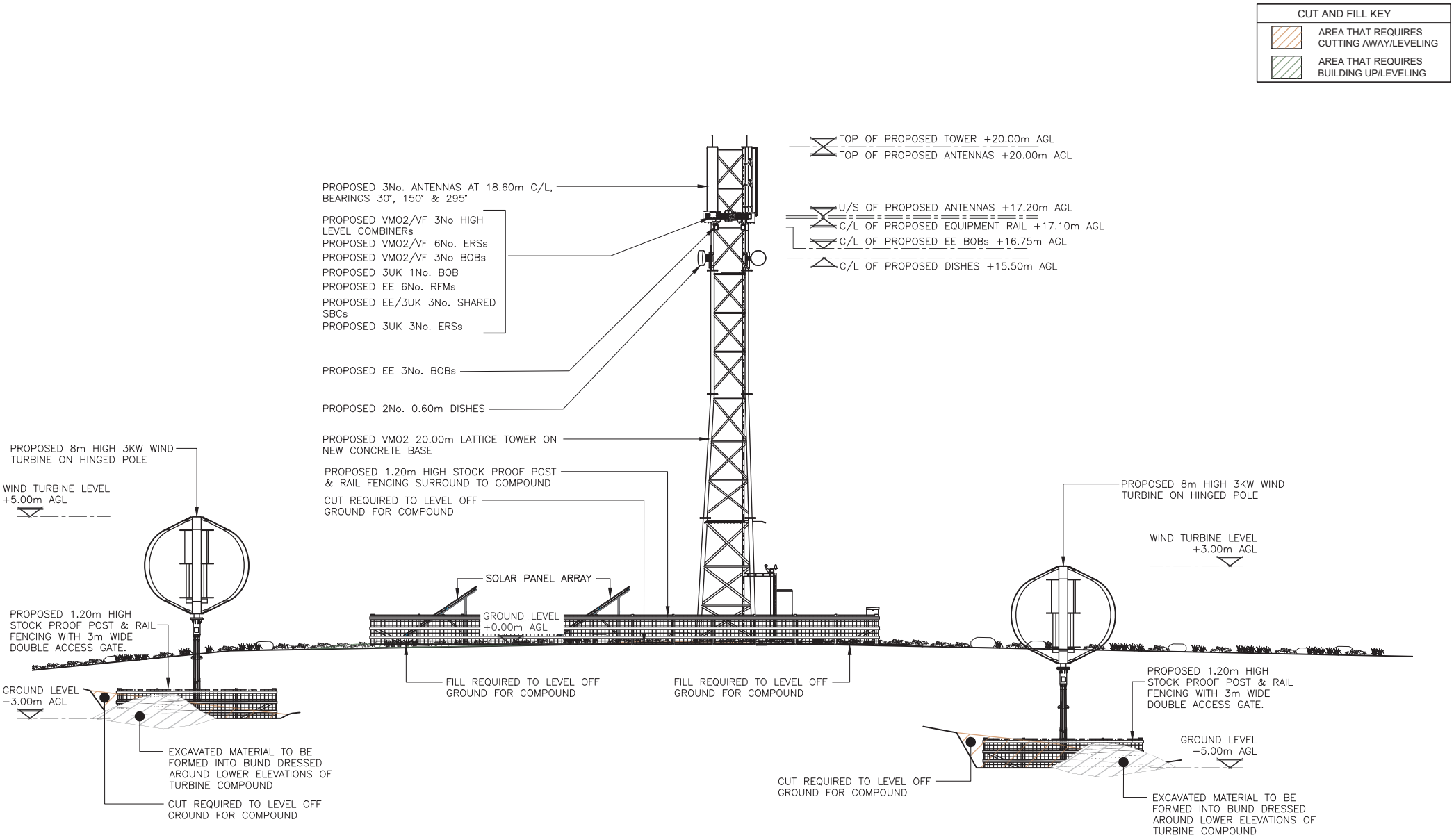
AS PER DOCUMENTS SDN0142

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Rev	Modification	By	Ch	Date
A	Issued for Approval	DJC	SH	16.10.24
B	Antenna bearing / Tx bearings amended to VMO2 request	DJC	SH	08.11.24
C	Compound & demise increased for off-grid power solution	DJC	WHP	28.04.25

Drawing Title:	PROPOSED SOUTH ELEVATION (B)	Purpose of Issue:	PLANNING
Drawing No.:	302a(B)	Drawing Revision:	C
Date of Issue:	28.04.25	Pack Revision:	C
Drawn By:	DJC	Drawn On:	16.10.24
Principal Designer:	WHP		
Checked By:	SH	Checked On:	16.10.24
Designer:	WHP	Surveyed By:	CTJ

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Unit 1 Maple Park,
Low Fields Avenue, Leeds
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e-mail: info@whptelecoms.com



PROPOSED EAST ELEVATION

(1:150)

0 3 6 9m

SCALE 1:150

UKDBS_DOC_0904 v0.8

Project:	SRN TNS (TNS1525B)
VMO2 CSR:	25905 (VF xxxx)
Sharer 1 Ref:	EE 33630
Sharer 2 Ref:	3UK HIG041
Cell Name:	LAND AT KNOCKANTIVORE

Site Address:

LOCH FANNICH
STRATHBAN FOREST
A832 ACHANALT
HIGHLAND
IV23 2QE

National Grid Ref: E: 228142 N: 868491

ICNIRP Compliance:

DRAWING COMPLIES WITH VMO2 **STANDARD** ICNIRP GUIDELINES

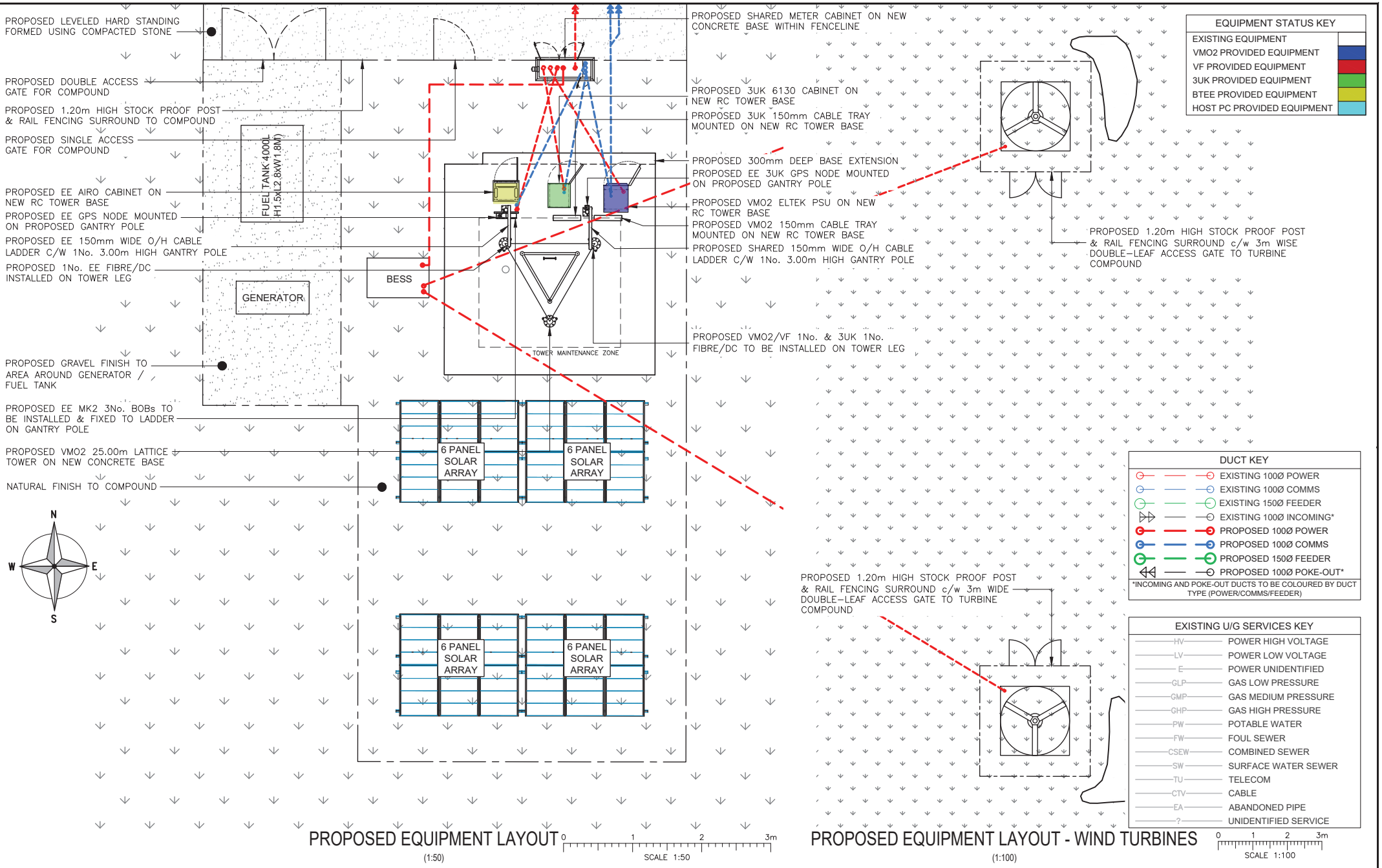
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A	Issued for Approval	DJC	SH	16.10.24
B	Antenna bearing / Tx bearings amended to VMO2 request	DJC	SH	08.11.24
C	Compound & demise increased for off-grid power solution	DJC	WHP	28.04.25

Drawing Title:	PROPOSED EAST ELEVATION (B)	Purpose of Issue:	PLANNING
Drawing No.:	303a(B)	Drawing Revision:	C
Date of Issue:	28.04.25	Pack Revision:	C
Drawn By:	DJC	Drawn On:	16.10.24
Principal Designer:	WHP		
Checked By:	SH	Checked On:	16.10.24
Designer:	WHP	Surveyed By:	CTJ

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PROPOSED EQUIPMENT LAYOUT

(1:50)

0 1 2 3m

SCALE 1:50

PROPOSED EQUIPMENT LAYOUT - WIND TURBINES

(1:100)

0 1 2 3m

SCALE 1:100

UKDBS_DOC_0904 v0.8

Project:	SRN TNS (TNS1525B)
VMO2 CSR:	25905 (VF xxxx)
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Site Address:	LOCH FANNICH STRATHBAN FOREST A832 ACHANALT HIGHLAND IV23 2QE
National Grid Ref:	E: 228142 N: 868491
ICNIRP Compliance:	DRAWING COMPLIES WITH VMO2 **STANDARD** ICNIRP GUIDELINES AS PER DOCUMENTS SDN0142

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A	Issued for Approval	DJC	SH	16.10.24
B	Antenna bearing / Tx bearings amended to VMO2 request	DJC	SH	08.11.24
C	Compound & demise increased for off-grid power solution	DJC	WHP	28.04.25

Drawing Title:	LOCAL EQUIPMENT LAYOUT (B)
Drawing No.:	401(B)
Drawing Revision:	C
Drawn By:	DJC
Drawn On:	16.10.24
Checked By:	SH
Checked On:	16.10.24
Purpose of Issue:	PLANNING
Date of Issue:	28.04.25
Pack Revision:	C
Principal Designer:	WHP
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