

Our ref: CS116422 VMO2 45203

10th September 2025

Chief Planning Officer
The City of Edinburgh Council
Planning and Building Standards
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

WHP Telecoms Ltd
Building 8 Unit 6
Carryduff Business Park
Comber Road
Carryduff
BT8 8AN

BY EMAIL TO:

planning@edinburgh.gov.uk

Dear Sir/Madam,

NOTIFICATION UNDER PART 20, CLASS 67 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (SCOTLAND) ORDER 1992 (AS AMENDED) AND NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) FOR A PROPOSED BASE STATION UPGRADE AT CS116422 VMO2 45203, SCIENNES II, 27 RATCLIFFE TERRACE, EDINBURGH, EH9 1SX (NGR: E: 326485, N: 671872).

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Please accept this letter and its enclosures as formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended).

No fee is required for this notification.

Cornerstone intend to utilise permitted development rights as identified in Part 20, Class 67.

The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf of Cornerstone.

Description of Development at:

In the first instance, all correspondence should be directed to the agent.

Cornerstone LPA Reg 5 Notification Letter (England) V.5 04.04.2022

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

SCIENNES II, 27 RATCLIFFE TERRACE, EDINBURGH, EH9 1SX (NGR: E: 326485, N: 671872).

For the avoidance of doubt this letter does not constitute:

- An application for a determination as to whether the prior approval of the Authority will be required to siting and appearance; or
- An application for planning permission

The proposed installation comprises:

The proposed rooftop upgrade comprises the removal of 3no. existing VMO2 antennas and 2no. RRU units, and the installation of 3no. replacement antennas—1no. wall-mounted and 2no. located within GRP chimney stack shrouds. In addition, 4no. new RRU units (12no. total) will be installed, mounted either to the back of the antenna poles or ERS rails. The upgrade also includes the addition of 1no. GPS module, along with associated works such as vertical cable trays and internal upgrades to existing equipment rooms. The upgrade of existing equipment is considered appropriate for the surrounding area, as it achieves the required coverage while minimising visual impact. It is also considered preferable to the introduction of new standalone infrastructure.

It will be located as marked on the attached drawings at:

Sciennes II,
27 Ratcliffe Terrace,
Edinburgh,
EH9 1SX

(NGR: E: 326485, N: 671872).

It will deliver public benefit in terms of the mobile services it will provide

We also enclose an ICNIRP Declaration and drawing no's: Site Location Plan and Elevations CS 11642232_TEF 45203_GA_Rev B, 100, 200, 201, 300 and 301.

We trust that this information is useful in assisting you to maintain an accurate and up to date register of telecommunications installations. My clients are eager to initiate early development in order to integrate the radio base station at the above location. We would be grateful if you could provide your acknowledgement that the proposed electronic communications apparatus/development ancillary to radio equipment housing is permitted development at your earliest convenience.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CS116422 VMO2 45203).

Declan Rooney
Planning Consultant
WHP Telecoms

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(for and on behalf of Cornerstone)

Enc. Drawings
ICNIRP Declaration & Clarification Statement
General Background Information for Telecommunications Development

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