

Development Management  
City of Edinburgh Council  
4 East Market Street  
Edinburgh  
EH8 8BG

Sent via email to: [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk)

23 January 2026

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) to utilise permitted development rights at:

Cell Ref: CS-11358530 VF-019672 VMO2-044499  
Address: Telecommunications site at Nuclear Bunker, Gormiston Road North, Edinburgh, EH4 7BN  
NGR: 320285, 674756

Cornerstone is the UK's leading mobile infrastructure services company, acquiring, managing, and owning over 20,000 sites and with a commitment to enable best in class mobile connectivity for over half of all the country's mobile customers. They 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 accordance with the above Regulations, that Cornerstone, Limited intends to utilise permitted development rights as identified in Part 20, Class 67. This letter, therefore, provides formal notification in writing, 28 days' notice in advance, of the intention to install the following electronic communications apparatus at the subject address:

- Removal and replacement of 6No. antennas and all ancillary development
- Installation of 3No. 300mm dishes with all ancillary development

The design principles of the existing base station have been retained, with every element of the proposal having been limited in size and amount to a minimum operational requirement to ensure the delivery of public benefit via the mobile services it will provide to those who live, work and travel in the local area, i.e.:

- Improved network services and capacity and to establish a 5G connectivity

The following planning drawings have been enclosed to assist you in identifying the site in question and which detail the proposed development:

- General Arrangement (GA) 'Planning' Plans - Issue Rev 'B'
  - o Plan 100A location plan

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

Cornerstone LPA Notification Letter (Scotland) V.4 01.09.2021

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

- o Plan 200A existing site layout plan
- o Plan 201B proposed site layout plan
- o Plan 300A existing elevation plan
- o Plan 301B proposed elevation plan

Certification has also been enclosed confirming that the proposed development has been designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.

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

No fee is required for this notification.

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

Should you have any queries regarding any aspect of this correspondence, please do not hesitate to contact the undersigned quoting the subject cell reference.

Yours faithfully



**Jodie Kane MRTPI**  
**Planning Consultant**

**Email:** [jodie.kane@gallifordtry.co.uk](mailto:jodie.kane@gallifordtry.co.uk)  
**Mobile:** 07920110583

**For and on behalf of Cornerstone**

Enc: Drawings  
ICNIRP Declaration & Clarification Statement  
General Background Information

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

Cornerstone\_LPA Notification Letter (Scotland) v.4 - 01.09.2021

Registered Address:  
Cornerstone Telecommunications Infrastructure Limited  
First 2, 1539 Gallifordtry Business Park, Tisbury, Wiltshire, RG7 4BA  
Registered in England & Wales No. 11002041  
VAT No. GB142835524

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Tisbury, Berkshire, RG7 4BA