

Agenda item	4
Report no	PLS-01-23

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 08 February 2023

Report Title: Major Development Update

Report By: Area Planning Manager – South

Purpose/Executive Summary

This report provides an update on progress of all cases within the 'Major' development category currently with the Planning and Development Service for determination. The report also details progress on proposals submitted under Section 36 or Section 37 of the Electricity Act 1989 on which the Council is consulted.

Recommendation

Members are asked to note the current position of these applications.

1. Update on Progress

- 1.1 Appendix 1 contains a list of all applications for Major Development currently with the Service and awaiting determination. A brief update on the progress of these applications is provided, including a likely timescale for each case to be determined.
- 1.2 Appendix 2 provides a list of all significant Electricity Act applications. It should be noted that for many of these, the Council has already provided its response to Scottish Government. Only once Scottish Ministers determine these cases will they be removed from the list. From a performance point of view, the Council is not required to meet the same target timescales expected with planning applications.
- 1.3 Appendix 3 provides a list of all major scale planning permissions and Electricity Act consents issued within the last two years to provide members with an update on the status of these developments.
- 1.4 Details for any of these applications can be obtained through the Council's e-planning portal <http://wam.highland.gov.uk/wam> by entering the respective case reference number provided. The following abbreviations have been used in the appendices:
 - PCO – Pending Consideration
 - PDE – Pending Decision
 - S36RO – raised an objection to an application for energy generation under the Electricity Act
 - S36RNO – raised no objection to an application for energy generation under the Electricity Act
 - S37RO – raised an objection to an application for energy transmission under the Electricity Act
 - S37RNO – raised no objection to an application for energy transmission under the Electricity Act

2. Delegated Refusals of Major Applications and Current Appeals

- 2.1 Since the Major Developments Update Report presented to the last South Planning Applications Committee, no major application has been refused using delegated powers.
- 2.2 There following appeals are ongoing for major scale development in the South Planning Application area:
 - 21/04582/PIP - Residential development with associated infrastructure, Land 80M East Of Balvonie Cottage, Inshes, Inverness – The DPEA have noted their intent to grant planning permission subject to a legal agreement being concluded to secure developer contributions. Subsequently the Reporter requested the Council's view on the proposals compliance with the revised draft National Planning Framework 4.

- 21/04857/PIP - Mixed use development to include up to 4,700 sqm of class 1, 2 and 3 uses; public house/restaurant incorporating manager's residential accommodation; community allotments; all with associated engineering works, car parking, servicing, new access roads & landscaping (Renewal of Planning Permission in Principle 13/04334/PIP), Land Adjacent To Inshes Retail Park, Dell Of Inshes, Inshes, Inverness – an appeal against the refusal of the application has been submitted. Officers have responded to the appeal submission and an oral evidence session was held on 20 December to consider matters related to conditions and legal agreements;
- 21/01521/S36 - Cairn Duhie Wind Farm Redesign - Erection and operation of wind farm for a period of 35 years, comprising of 16 wind turbines with maximum blade tip height of 149.9m, access tracks, borrow pits, switching station, substation, control building, temporary construction compound, battery storage infrastructure, and ancillary infrastructure, Land 2.8KM SE Of Little Lyne, Glenferness – a Pre-Examination Meeting was held by the Directorate for Planning and Environmental Appeals on 6 September 2022. The Public Local Inquiry took place in December 2022. Officers have instructed Counsel and have appointed a chartered landscape architect to represent the Council. A further hearing session was held in late January 2023 to consider the implications of NPF4.
- 21/00101/S36 - Corriegarth 2 Wind Farm - Erection and Operation of a Wind Farm for a period of 30 years, comprising of 16 Wind Turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure – A Pre-Examination Meeting was held in January 2023 to determine procedures for the Public Local Inquiry. It is likely that the Inquiry will be held in May 2023. Counsel have been appointed and Officers are working with Members to represent the Council in relation to the reason for objection. A Report has been prepared and will be presented to South Planning Applications Committee in anticipation of the Council being asked for its view on the application following the publication of National Planning Framework 4.

For those cases under the Electricity Act 1989 where a Public Local Inquiry has been held and we are awaiting the decision of the Scottish Ministers the case will be listed in the appendix to this report only.

3. Recent Decisions by Scottish Ministers

- 3.1 Since the report to the last committee no decisions has been issued by Scottish Ministers in relation to applications made under the Electricity Act in the South Planning Applications Committee area:

4. Recommendation

- 4.1 That Members note the current position with these applications.

5. Implications

- 5.1 Resource: Not applicable.
- 5.2 Legal: Not applicable.

5.3 Community (Equality, Poverty and Rural): Not applicable.

5.4 Climate Change/Carbon Clever: Not applicable.

5.5 Risk: Not applicable.

5.6 Gaelic: Not applicable.

Signature: David Mudie

Designation: Area Planning Manager – South

Author: Simon Hindson, Team Leader – Strategic Projects

APPENDIX 1 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Christine MacLeod	Erection of 15 houses	Fort ReaySandown Farm LaneNairnIV12 5NE	Mr & Mrs Bill and Suzanne MacLeod	The application will be determined in late spring 2023 following consideration of public and consultee comments.	22/05964/FUL	PCO	18
Mark Fitzpatrick	Construction and operation of a battery energy storage facility consisting of up to 50 containerised battery storage units, ancillary transformers and inverters, connection building, site office and store, fencing and landscaping.	Land 300M SE Of Househill HouseHousehillNairn	Whirlwind Energy Storage Limited	The application will be reported to South Planning Applications Committee for determination in February 2023.	22/03638/FUL	PCO	18
Mark Fitzpatrick	Erection of 80 Residential Units with Associated Access, Landscaping, and Infrastructure	Land 255M South Of Drumossie HotellnshesInverness	Kirkwood Homes	It is anticipated that the application will be determined early Summer 2023 following submission of further information related to transport and drainage.	22/03432/FUL	PCO	19
Simon Hindson	Mixed use development comprising up to 400 residential units, business/commercial and community uses and supporting infrastructure	Land S Of The A9 InterchangeW Of The A9 Including Field On South OfMacaskill DriveInverness	Hazledene (Inverness) Ltd And HHA	It is anticipated that the application will be determined in Spring 2023 following consideration of further information provided bythe applicant seeking to address matters raised by consultees.	22/03219/PIP	PCO	19
Simon Hindson	Section 42 application to vary condition 2 and 3 of planning permission 14/03270/FUL importation of inert soils for restoration purposes; amend phase 1 and 2 of the working scheme; relocate asphalt operations; recycling of inert construction and demolition wastes to produce recycled aggregates	Land 300M NW Of InvereenDalmagarry WoodTomatin	Pat Munro (Alness) Ltd	The application was reported to South Planning Applications Committee in October 2022 where members were minded to approve the application subject to prior conclusion of a legal agreement.	22/02323/S42	PDE	19
Mark Fitzpatrick	Residential development of 165 houses and associated infrastructure	Land 230M SW Of The RanchInshesInverness	W J Duncan & Mrs M A Duncan And Upland Developments Ltd	Further information has been requested from the applicant in relation to traffic, transport, flood risk and drainage. Following submission and consideration of the additional information, it is anticipated that the application will be determined in Summer 2023.	22/02306/PIP	PCO	19
Peter Wheelan	Section 42 Application for non-compliance with condition 10 (Clarification of terms of consent) of Planning Permission in Principle 13/04334/PIP to allow for the retail sale of food or other convenience goods	Land Adjacent To Inshes Retail ParkDell Of InshesInshesInverness	Aberdeen Standard Investments	The application will be determined in early 2023 following consideration of additional information related to transport impacts, flood risk and drainage.	22/02228/S42	PCO	19

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	Planning application to continue the development of Glensanda Quarry without complying with condition 16 of planning permission 05/00334/FULLO in so far as it relates to the construction of a screen mound	Glensanda Quarry Glensanda Morvern Oban PA80 5QB	Aggregate Industries UK Ltd	The applicant has been advised further information is required to determine the impact of the removal of the requirement to deliver the landscaped bund. The application will be determined following receipt of such information.	21/05841/S42	PCO	21
John Kelly	Demolition of building and erection of hotel; formation of Class 11 commercial unit	122B Academy Street Inverness IV1 1LX	Bricks Capital	The application was reported to South Planning Applications Committee in August 2022 where Members agreed to grant planning permission subject to prior conclusion of a legal agreement. Work on the legal agreement is progressing.	21/05238/FUL	PDE	14
Simon Hindson	Residential development with associated infrastructure	Land 160M North Of Glenericht Stratton Lodge Culloden Inverness	Springfield Properties Plc	It is anticipated that the application will be determined in early 2023 following submission and consideration of further information in relation to traffic, transport, flood risk and drainage impacts.	21/04895/PIP	PCO	17
Simon Hindson	Residential development with associated infrastructure	Land 80M East Of Balvonie Cottage Inshes Inverness	Springfield Properties Plc	The applicant has submitted an appeal against non-determination of the application. The Council's response to the appeal has been submitted to the DPEA following agreement at South Planning Applications Committee in August 2022. The DPEA have notified the Council that it intends to allow the appeal subject to a legal agreement to secure developer contributions being agreed between the parties.	21/04582/PIP	PDE	19
Simon Hindson	Application for non-compliance with Conditions 4 (Operating Hours) and 5 (Extraction Limits) of Planning Permission 17/02899/S42.	Dunain Mains Quarry Inverness	Tarmac Caledonian Ltd	The application was approved by South Planning Applications Committee in September 2021. Work on the legal agreement is progressing.	21/03635/S42	PDE	12
Simon Hindson	Application for non-compliance with conditions 4 (Operating Hours) and 5 (Extraction Limits) of Planning Permission 17/02898/FUL	Dunain Mains Quarry Inverness	Tarmac Caledonian Ltd	The application was approved by South Planning Applications Committee in September 2021. Work on the legal agreement is progressing.	21/02278/S42	PDE	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	Residential development of up to 101 dwellings and associated infrastructure.	Land At Wester Inshes South Of West Park Inshes Inverness	R.F. More (Properties) Limited	The application was reported to South Planning Applications Committee for determination in August 2022 where Members granted Planning Permission in Principle subject to prior conclusion of a legal agreement. Work on the legal agreement is progressing.	20/05048/PIP	PDE	19
Elaine Watt	Erection of 40 residential units (24 houses, 16 flats) and associated works	Land Adjacent To Fire Station East End Beauly	Springfield Properties PLC	The application was determined by South Planning Applications Committee for determination in March 2022 subject to conclusion of legal agreement. Work on the legal agreement is progressing.	20/03444/FUL	PDE	12
John Kelly	Removal of Condition 4 (18/04829/FUL) (bus gateway) at Centre for Health Science 2	Land 330M NW Of Inverness College UHI 1 Inverness Campus Inverness	NHS Highland	Information is currently awaited on the approach to the provision of the bus gateway. It is likely the application will be determined in 2023.	20/01839/S42	PCO	19
Peter Wheelan	Mixed use masterplan for residential and leisure development including housing, marina, boat yacht club, visitor centre, nature conservation zones and hotel with supporting community facilities and sewage treatment plant (Renewal of Planning Permission in Principle 12/04225/S42 and 05/01294/OUTIN)	Former Fabrication Yard Ardersier Nairn	Clowes Developments (Scotland) Ltd	The application was presented to the 17 August 2021 South Planning Applications Committee who were minded to grant planning permission subject to the conclusion of a new Section 75 legal agreement. The drafting of the legal agreement is ongoing.	20/00484/PIP	PDE	17
Peter Wheelan	Application under Section 42 of the Act for non compliance with Condition 1 of Planning Permission IN/1997/613 to extend the period of time of extraction.	Daviot Quarry Daviot Inverness IV2 5XL	Breedon Northern Limited	Application reported to South Planning Applications Committee in January 2020 where Members were minded to grant subject to conclusion of a legal agreement to secure developer contributions. Restoration bound amount now agreed and preparation of the S75 is in progress.	19/03995/S42	PDE	19

APPENDIX 2 - APPLICATIONS SUBMITTED UNDER THE ELECTRICITY ACT 1989

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Roddy Dowell	Corriegarth 2 Wind Farm - Erection and Operation of a Wind Farm for a period of 30 years, comprising of 16 Wind Turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure	Land At Carn Na SaobhaidheGorthleckInverness	Corriegarth 2 Windfarm Ltd	Members of the South Planning Applications Committee agreed to raise an objection to the application in August 2022. The application has been passed to the Directorate for Planning and Environmental Appeals. A report will be presented to South Planning Applications Committee in February 2023 to allow members to consider the implications of National Planning Framework 4 and other recently published energy policy documents.	21/00101/S36	S36RO	12
Alison Harvey	Cairn Duhie Wind Farm Redesign - Erection and operation of wind farm for a period of 35 years, comprising of 16 wind turbines with maximum blade tip height of 149.9m, access tracks, borrow pits, switching station, substation, control building, temporary construction compound, battery storage infrastructure, and ancillary infrastructure	Land 2.8KM SE Of Little LyneGlenferness	Renewable Energy Systems Ltd (RES)	South Planning Applications Committee resolved to raise an objection to the application in February 2022. A Pre-Examination Meeting was held in September 2022. The Public Local Inquiry will be held on 13-14 December 2022. A further evidence session was held at the end of January 2023 to consider National Planning Framework 4.	21/01521/S36	S36RO	18
Peter Wheelan	Installation of 132kV overhead transmission line between Aberarder Estate and Dunmaglass Estate to connect to electricity grid network for Aberarder Wind Farm	Land 835M SE Of Dunmaglass MainsDunmaglassInverness	Scottish Hydro Electric Transmission Plc	The application was approved by Scottish Ministers in May 2022. We are awaiting submission of information to satisfy the pre-commencement conditions on this application.	19/03244/S37	S37RNO	12
Simon Hindson	Tom Nan Clach Wind Farm Extension - Erection and Operation of a Wind Farm for a period of 40 years, comprising of 7 Wind Turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, battery energy storage compound substation, control building, and ancillary infrastructure.	Tom Nan Clach Wind FarmGlenferness	Nan Clach Extension Limited	The application will be reported to South Planning Applications Committee in February 2023 for a response to the application to be determined.	22/01732/S36	PCO	18
Peter Wheelan	Lethen Wind Farm - Erection and Operation of a Wind Farm for a period of 35 years, comprising of 17 Wind Turbines with a maximum blade tip height 185m, access tracks, borrow pits, substation, energy storage facility, control building, metreological mast and ancillary infrastructure	Land 4700M NW Of Gamekeepers CottageNairn	Fred Olsen Renewables	It is anticipated that a response to the Scottish Government's Energy Consents Unit will be prepared and reported to South Planning Applications Committee in May 2023.	21/05946/S36	PCO	18
Peter Wheelan	Bunloinn Windfarm - Erection and Operation of a Wind Farm for a period of 35 years, comprising of 10 Wind Turbines with a maximum blade tip height 230m, access tracks, borrow pits, battery energy storage compound substation, control building, and ancillary infrastructure.	Land 4035M SW Of Bunloyne FarmGlenmoriston	Energiekontor UK Ltd	It is anticipated that a response to the application will be prepared in line with the timescales for South Planning Applications Committee in March 2023.	22/01760/S36	PCO	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	Skye Reinforcement Project - Construct and operate approximately 110 kilometres (km) of new double circuit steel structure 132 kV overhead transmission line and associated infrastructure	Ardmore Sub-StationArdmoreHallinDunveg an	Scottish Hydro Electric Transmission Plc	It is anticipated that the application will be reported to a joint meeting of North and South Planning Applications Committee in Spring 2023.	22/04580/S37	PCO	10

APPENDIX 3 - MAJOR APPLICATIONS CONSENTED POST 2019 AND PLANNING PERMISSIONS FOR STRATEGIC DEVELOPMENTS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Simon Hindson	Erection of 91 residential units and associated roads, landscaping and ancillary infrastructure - (Redesign of Planning Permission 19/02761/FUL)	Land At Drum Farm South Of Fire StationDrumnadrochit	Springfield Properties PLC	The decision was issued in late October 2022 following conclusion of the legal agreeemnt. The applicant has submitted information in relation to the pre-commencement conditions and these are being considered by officers and external consultees.	21/03612/FUL	28/10/2022	12
Claire Farmer	Construction of two platform railway station and ancillary infrastructure including: car and cycle parking; bus drop off zone; electric vehicle charging points; waiting shelters; access road improvements; pedestrian and cycle access ramp off C1017; surface water drainage system; landscaping; earthworks for track loop; associated works to remove Overbridge 87; works to close the U5409 and associated pedestrian and cycle ramp off U5409; compound; layby; railway link; delivery of turning heads to facilitate closure of the Dalcross/Petty Level Crossing; new footbridge crossing at Woodend; and change of use of land to operational railway land	Land 685M South Of Inverness AirportDalcross	Network Rail	The Planning Authority have considered the pre-commencement conditions satisfied and work comenced on site in October 2021. The closure of Petty Level Crossing was subject to a Stopping Up Order which was granted in January 2022. Work will commence in October 2022 to close Petty Level Crossing.	20/04746/FUL	04/05/2021	17
Keith Gibson	Erection of battery energy storage system, steel containers, GRP meter building, access track, fencing, new trees	Land 325M SE Of TorrdhuinAuchterawFort Augustus	Intelligent Land Investments Group Plc	It is understood that the applicant is seeking to commence development in 2022 following satisfaction of all relevant pre-commencement planning conditions.	20/04565/FUL	09/03/2021	12
Simon Hindson	Farr Wind Farm - Variation of Section 36 Consent under the Electricity Act 1989 to extend the operational period of Farr Wind Farm from 25 years to 35 years	Farr WindfarmMoyTomatinInvernessIV13 7ZA	Farr Windfarm Limited	Following approval by Scottish Minsiters in March 2021, the applicant is currently seeking to satisfy conditions attached to the deemed planing permission, including that for the decommissioning and restoration strategy.	20/03263/S36	23/03/2021	19
Simon Hindson	Battery energy storage system comprising steel containers, GRP substation and fencing (output of up to 49.9MW)	Blackpark FarmNairnIV12 5HY	Intelligent Land Investments Group Plc	There is no update available on the progress of this development at this time.	20/02589/FUL	15/12/2020	18
John Kelly	Construction of Elective Care Centre (amendment to design & layout of 18/04829/FUL)	Land 330M NW Of Inverness College UHI1 Inverness CampusInverness	NHS Highland	Information has been submitted to satisfy conditions atatched to the planning permission and development has commenced on site.	20/02469/FUL	24/08/2020	19
John Kelly	Conversion of buildings to form mixed use development comprising 6No.commercial units and 53No. residential flats	7 - 17 Union StreetInvernessIV1 1PP	Forthpoint Ltd	Work is progressing on site and the first residential units are now occupied.	20/00898/FUL	24/03/2021	14

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Claire Farmer	Construction of a single platform railway station, car park, access road, cycle stand, electric vehicle charging; and works to facilitate the closure of Dalcross Station Road (C1020) over the railway line (renewal of planning permission ref: 16/04540/FUL)	Land 685M South Of Inverness AirportDalcross	Network Rail	The applicant recieved an alternative planning permission under reference 20/04746/FUL. The Planning Authority have considered the pre-commencement conditions satisfied on the alternative consent and work comenced on site in October 2021.	20/00701/FUL	05/05/2020	17
Lucy Prins	Erection of 50 cabins with associated forest retreat, manager's accommodation, cycle store, maintenance area, internal roads, paths, utilities (including renewable heating technologies) and drainage	Land 450M SW Of Highland Wood EnergyLochaber Rural ComplexAonach Mor Access RoadFort William	Forest Holidays Ltd	Nothing to report; no indication of imminent commencement.	20/00311/FUL	09/10/2020	21
Simon Hindson	Erection of primary school and nursery and formation of access, car park and MUGA sports pitch	Land To North OfTorbreckInverness	The Highland Council	Work commenced on site in 2022, and the development is progressing. It is anticipated that phase 1 of the new school will open in Autumn 2022.	19/05203/FUL	16/03/2020	15
Peter Wheelan	Erection of 155no houses, roads, landscaping and infrastructure	Land 160M SW Of1 Parks Of InshesOld Edinburgh Road SouthInverness	Tulloch Homes Ltd; Mackenzie Parks LLP; D&N Mackenzie LLP	Following the minded to grant committee decision in October 2020, the legal agreement has been concluded and decision notice was issued in December 2020. Road stopping up order has been granted and certain pre-commencement planning condition submissions have been made and are pending consideration. No start on site date indicated to date.	19/05179/FUL	12/02/2021	19
Simon Hindson	Install and keep installed a new 1,500 m 132 kilovolt (kV) overhead line (OHL) of approximately 1,500 metres in length to connect the consented Glen Kyllachy Wind Farm to the National Grid	Land 2290M NW Of Keepers HouseDalarossieTomatin	Scottish Hydro Electric Transmission Plc	Following approval by Scottish Ministers in February 2020, the applicant has submitted information to satisfy conditions and development has commenced.	19/05091/S37	21/02/2020	19
Susan Hadfield	Erection of 94 Houses and Flats with associated roads and services	Land 130M NE Of60 Newton ParkKirkhill	Tulloch Homes Ltd	Pre-commencement conditions have been satisfied and development has commenced on site.	19/04259/FUL	02/11/2020	12
Simon Hindson	Erection of 298 dwellings & associated works	Land 370M SE Of Balloch FarmCherry ParkBallochInverness	The Highland Council	Following conclusion of the legal agreement planning permission in principle was issued in August 2021. An application for the area development brief for phase 1 of the development has been approved. Construction is due to commence in late summer 2022.	19/04213/PIP	02/08/2021	17
David Mudie	Erection of hotel development with associated landscaping, car parking and ancillary uses	Former Swimming Pool SiteGlebe StreetInverness	Vastint Hospitality B.V.	Work is progressing on site and the development is almost complete.	19/03933/FUL	04/12/2019	14

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Keith Gibson	Formation of 2nd 18 hole championship golf course including all access routes, drainage, earthworks shaping, planting, irrigation systems, services and infrastructure	The Golf LodgeCastle StuartDalcrossInvernessIV2 7JL	Castle Stuart Golf LLP	There is no update available on the progress of this development at this time.	19/02933/FUL	31/03/2021	17
John Kelly	Demolition of two storey car park and construction of hotel development, including retail /commercial units with associated landscaping, infrastructure and creation of new bus/taxi street	Rose Street Car ParkRose StreetInverness	SRP Inverness Ltd	The former decked car park on the site has now been demolished. Information to satisfy pre-commencement conditions is awaited.	19/02357/FUL	06/11/2020	14
Simon Hindson	Formation of roads, access, drainage, foundations, ground works and services infrastructure for all phases of development and erection of 176 houses and associated works (Phase 1)	Land 130M East Of77 Lochaber RoadUpper AchintoreFort William	Link Group Ltd	Development commenced in January 2022 and is progressing.	19/00898/FUL	14/05/2021	21
Simon Hindson	New residential development of up to 325 dwellings including landscaping, access and associated site development works	Land 130M East Of77 Lochaber RoadUpper AchintoreFort William	Link Group Ltd	development commenced on site and is progressing in accordance with approved plans.	19/00897/PIP	13/05/2021	21
John Kelly	Erection of a materials recovery facility to process biodegradable municipal waste; office and welfare facilities; weighbridge, access road, car parking and landscaping	Longman Landfill SiteStadium RoadInverness	The Highland Council	Development is progressing on site.	19/00503/FUL	17/06/2019	16
Laura Stewart	Construction and operation of a sand and gravel quarry, including material processing plant and concrete batching plant	Land 575M SW Of Upper RemoreNairn	Breedon Northern Ltd	The application was granted permission following conclusion of the legal agreement in August 2021. No further updates on the development are available at this time.	18/05787/FUL	06/08/2021	18
Laura Stewart	Erection of 90 No. affordable and private houses with associated roads and infrastructure services	Land 260M SE Of Simpsons Garden CentreInshesInverness	DMPM Services Ltd	Information to satisfy conditions have been submitted and development is progressing on site. It is anticipated that construction will complete in late 2022 / early 2023.	18/05593/PIP	18/06/2019	19
Laura Stewart	Construct and operate a pumped storage hydro scheme approximately 14km SW of Inverness (Red John Hydro)	Land 630M East Of Park CottageDores	Aecom Infrastructure & Environment UK Limited	Scottish Ministers permitted the application in June 2021. We are awaiting feedback from the applicant with regard to their next steps with the development.	18/05427/S36	01/06/2021	12
John Kelly	Construction of a new Centre for Health Science 2 including an Elective Care Centre (NHSH), Life Science Business Incubator (HIE) and Health Innovation Facility (UHI)	Land 330M NW Of Inverness College UHI1 Inverness CampusInverness	NHS Highland	Information has been submitted to satisfy conditions and development is progressing on site.	18/04829/FUL	04/02/2019	19

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Peter Wheelan	Establish a port and port related services for energy related uses, including marine channel dredging, quay realignment, repair and maintenance, erection of offices, industrial and storage buildings, delivery and export of port related cargo and associated new road access, parking, infrastructure, services, temporary stockpiling of dredged material, re-grading and upfilling of landward areas and landscaping (Renewal of planning permission 13/01689/PIP)	Former Fabrication Yard Ardersier Nairn	Ardersier Port Ltd	It is understood that the site now has new owners. An application was presented to South Planning Applications Committee in August 2021 for the renewal of the planning permission for alternative uses for the site. Members were minded to grant that application subject to the provision of a new legal agreement. Work on the legal agreement is ongoing.	18/04552/PIP	04/02/2019	17
Simon Hindson	Erection of 117 houses & associated works	Land To South Of Nairn Road Ardersier	Springfield Properties PLC	Pre-commencement conditions on the site have been satisfied and the first phase of development on the site is almost complete. The applicant has submitted an application for alternative designs for the remaining units (ref: 21/01018/FUL). This was approved in January 2022 following conclusion of the modified legal agreement.	18/03073/FUL	06/12/2019	17
Peter Wheelan	Extension to existing quarry	Mid Lairgs Quarry Farr Inverness IV2 6XN	Alexander Ross & Sons (Sand & Gravel) Ltd	The applicant has submitted information to satisfy conditions attached to the planning permission. Discussions are ongoing in relation to restoration strategy.	18/01691/FUL	20/11/2019	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Simon Hindson	Revised Coire Glas Pumped Storage Scheme	Land At Coire GlasNorth Laggan	SSE	Regular liaison between the applicant and Officers is taking place to ensure appropriate information is submitted to address pre-commencement conditions related to the overall development, with the focus being on the exploratory works. Site investigation works for the realignment of Kilfinnan Road have been completed, initial felling works have been completed. The wider site exploratory works which will involve an intial tunnel being bored is anticipated to commenced in December 2022. The applicant has sought a modest extension of working hours for the above ground works (underground works are not time limited by the permission), subject to monitoring of the noise and vibration management plan this has been considered acceptable. An application for the diversion of the Great Glen Way for the duration of the construction period has been granted planning permission and is now complete. The applicant has set up two liason groups, one for all residents within 5km of the site following advice from Officers and one which is specifically focused on the impact for residents of the Kilfinnan Road. An application for the Trailblazers Rest Wild Campsite relocation has recently been determined and it is anticipated that work will be completed on the new wild campsite by late spring 2023.	18/01564/S36	15/10/2020	11
Peter Wheelan	Extend substation, creation of two platforms across two phases for gas insulated substation buildings', plant, access tracks, associated landscaping and other ancillary equipment	Land 325M SW Of Whitebridge CottageAuchterawFort Augustus	Scottish Hydro Electric Transmission PLC	Work on the site is progressing with ongoing discussions between the applicant and Environmental Health with regard to extended working hours. A number of applications have been determined to address localised issues related to construction.	18/00760/FUL	14/08/2019	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Simon Hindson	Tornagrain New Town - Vary Condition 1 and remove Condition 34 of 09/00038/OUTIN	Land North East OfTornagrainDalcross	Moray Estates Development Company Ltd	304 residential units have been consented and 270 residential units have now been occupied along with 3 retail units, a nursery, café and community facilities. Work is progressing on twin tracking of the access to the site from the A96 trunk road. Applications are currently under consideration for the delivery of the next phase of development which will include a significant proportion of affordable homes. The Design Code for Phase 2 of the development is under consideration by officers.	16/05725/S42	15/05/2019	18
Simon Hindson	Develop land without compliance with conditions 1,2,3,9 and 25 and conditions 27 to 54 inclusive (regulating phasing, and regulating timing of provision of infrastructure) of 09/00141/OUTIN as amended by 13/01049/S42	Land At Stratton And East SeafielDInverness	The Highland Council	Following completion of the dualling of Barn Church Road, 550 properties have planning permission with 287 completions on the site. Work on the park will shortly re-commence and we are continuing to monitor compliance with conditions on the site.	16/02161/S42	29/07/2016	18
Simon Hindson	Extraction of peat on approx 13.3ha from existing area including use of an existing storage building & vehicle accessed operational area	Land 970M NE Of GloonanDaviotInverness	Brian MacGregor & Sons Ltd	A number of submissions have been made in relation to the conditions attached to the planning permission. The applicant is working with an ecologist to address outstanding matters related to habitat management. The Planning Authority have notified the applicant of concerns regarding compliance with conditions and the applicant is working with officers to resolve the outstanding concerns.	16/00592/FUL	29/11/2019	19