

Agenda item	4
Report no	PLS-043-23

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 23 August 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 has noted its 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 proposal's compliance with the National Planning Framework 4 (NPF4).

- 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. Subsequently, following consideration of NPF4, members of the 8 February 2023 South Planning Applications Committee agreed to raise no objection to the application. We are awaiting details of any further procedure ahead of the application’s determination by Scottish Ministers.

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 have been issued by Scottish Ministers in relation to applications made under the Town and Country Planning Act and 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: Peter Wheelan, Strategic Projects Team Leader

APPENDIX 1 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Susan Hadfield	Construction and Operation of an energy storage facility with capacity of up to 49.9MW comprising up to 36 energy storage modules, control building, electrical equipment, access, landscaping, fencing	Land 410M SW Of Platchaig HouseKilmorackBeauly	Whirlwind Energy Storage Limited And Caulternich Farm	Application undergoing consultation and is anticipated to be reported to committee in Autumn 2023.	23/03113/FUL	PCO	12
Roddy Dowell	Section 42 application to remove conditions 18 (management of playing fields), 19 (noise), and 26 (flood lighting) of planning permission 19/05203/FUL	Ness Castle Primary SchoolBrodie RoadInvernessIV2 6FW	The Highland Council	Members of the June 2023 committee approved the application and decision notice is pending issue.	23/01361/S42	PDE	15
Peter Wheelan	Matters specified in conditions 1b, 1c, 1d, 1i, 1n, 1q, 1r, 1s, 1u, 1y of planning permission in principle 13/04334/PIP for the erection and operation of a mixed use development comprising, retail and community (allotments) uses and a public house / restaurant	Land Adjacent To Inshes Retail ParkDell Of InshesInshesInverness	Aberdeen Standard Investments	It is anticipated that the application will be determined in late Summer 2023 following consideration of further information provided by the applicant seeking to address primarily transport related matters.	23/00718/MSC	PCO	19
Keith Gibson	Remix house types (21/03612/FUL)	Land At Drum Farm South Of Fire StationDrumnadrochit	Springfield Properties PLC	It is anticipated that the application will be reported to committee in late Summer 2023.	23/00533/FUL	PCO	12
Christine MacLeod	Erection of 15 houses	Fort ReaySandown Farm LaneNairnIV12 5NE	Mr & Mrs Bill and Suzanne MacLeod	The applicant are considering the concerns raised by consultees at present and thereafter, should the proposed development remain unaltered, it will be determined in mid to late summer 2023.	22/05964/FUL	PCO	18
Mark Fitzpatrick	Erection of 80 Residential Units with Associated Access, Landscaping, and Infrastructure	Land 255M South Of Drumossie HotellInshesInverness	Kirkwood Homes	It is anticipated that the application will be determined in late Winter 2023 following submission of further information related to transport and drainage.	22/03432/FUL	PCO	19
Mark Fitzpatrick	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 Winter 2023 following consideration of further information provided bythe applicant seeking to address matters raised by consultees.	22/03219/PIP	PCO	19

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Residential development of 165 houses and associated infrastructure	Land 230M SW Of The RanchInshesInverness	Davall 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 Winter 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 late Summer 2023 following consideration of additional information related to transport impacts, flood risk and drainage.	22/02228/S42	PCO	19
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 QuarryGlensandaMorvernObanPA80 5QB	Aggregate Industries UK Ltd	Further information is required to determine the impact of the removal of the landscaped bund. This is anticipated to be submitted in late Summer 2023 with the application to be determined in early 2024.	21/05841/S42	PCO	21
Christine MacLeod	Residential development with associated infrastructure	Land 160M North Of GlenerichtStratton LodgeCullodenInverness	Springfield Properties Plc	It is anticipated that the application will be determined in late Summer 2023 following consideration of further information in relation to traffic, transport, flood risk and drainage impacts.	21/04895/PIP	PCO	17
Peter Wheelan	Residential development with associated infrastructure	Land 80M East Of Balvonie CottageInshesInverness	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 notified the Council that it intends to allow the appeal subject to a legal agreement to secure developer contributions.	21/04582/PIP	PDE	19
Peter Wheelan	Application for non-compliance with Conditions 4 (Operating Hours) and 5 (Extraction Limits) of Planning Permission 17/02899/S42.	Dunain Mains QuarryInverness	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

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	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
Peter Wheelan	Residential development of up to 101 dwellings and associated infrastructure.	Land At Wester Inshes South Of West Park 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
John Kelly	Removal of Condition 4 (18/04829/FUL) (bus gateway) at Centre for Health Science 2	Land 330M NW Of Inverness College UHI1 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	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 February 2023 South Planning Applications Committee agreed to raise no objection to the application in light of National Planning Framework 4. The application is now with the Scottish Ministers pending any further procedure ahead of determination.	21/00101/S36	S36RNO	12
Peter Wheelan	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)	The South Planning Applications Committee raised an objection in February 2022. A Public Local Inquiry was held in December 2022 and a further evidence session was held in January 2023 to consider National Planning Framework 4. Awaiting decision by Scottish Ministers.	21/01521/S36	S36RO	18
Peter Wheelan	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	Members of the February 2023 South Planning Applications Committee raised no objection. The application is now with the Scottish Government Energy Consents Unit pending determination.	22/01732/S36	S36RNO	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, meteorological 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 August 2023.	21/05946/S36	PDE	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 October 2023, with the application to be reported ideally at the same time as Tomchrasky Wind Farm.	22/01760/S36	PCO	12
Peter Wheelan	Ourack Wind Farm - Erection and operation of a wind farm comprising 18 wind turbines of up to 180m to blade tip height, battery energy storage system, control building, substation, access tracks, three borrow pits, cabling, off-site road improvements on the A939 at Castle Grant and Dava Bridge and ancillary infrastructure.	Land 4KM East Of Dava Station HouseGrantown-on-spey	Ourack Wind Farm LLP	The application is anticipated to be reported to South Planning Applications Committee in December 2023, with the Council's consultation response being issued to the Scottish Government thereafter. Further clarification will be sought in light of NPF4 biodiversity enhancement requirements.	22/05289/S36	PCO	20

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	Loch Liath Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising a total of 13 wind turbines with Turbines 2, 3, 4, 5, 8, 9, 10, 11, 12, and 13 having a maximum blade tip height of 200m, and Turbines 1, 6 and 7 having a maximum blade tip height of 180m, access tracks, borrow pit, substation, control building, anemometer mast, and ancillary infrastructure.	Land 9000M SW Of Glenurquhart High SchoolBalmacaan RoadDrumnadrochit	Loch Liath Wind Farm Limited	Application received and has been distributed to consultees. It is anticipated that the application will be reported to committee in Spring 2024.	23/02462/S36	PCO	12
Michael Kordas	Installation of an electric line above ground with a voltage of 132 kV between the proposed Bhlaraidh Extension Windfarm substation and the Fort Augustus Substation within Auchteraw	Land 95M SE Of Dundreggan DamGlenmoriston	Scottish & Southern Electricity Networks	Awaiting an amended submission from the applicant.	23/00259/S37	PCO	12
Peter Wheelan	Chrathaich Wind Farm - Erection and operation of a wind farm for a period of 30 years, comprising of 14 wind turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.	Land 3615M NW Of BurnsideBhlaraidhGlenmoriston	Chrathaich Renewables LLP	Section 36 application received July 2023 and has been distributed for constlation.	23/03311/S36	PCO	12
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-StationArdmoreHallinDunvegan	Scottish Hydro Electric Transmission Plc	The application was reported to a joint meeting of North and South Planning Applications Committee on 22 March 2023. Members agreed the recommendation to not to object to the application, subject to the progression of route 3a only. Awaiting any further procedure ahead of a decision being made by Scottish Ministers.	22/04580/S37	S37RNO	10
Roddy Dowell	Corrie Glas Pumped Storage Scheme Connection - Erection and operation of approximately 13 km of new double circuit steel structure 400 kV overhead transmission line between the consented Coire Glas Pumped Storage Scheme 3, and Fort Augustus substation	Land At Coire GlasNorth LagganSpean Bridge	SSEN	Application pending consideration and consultee responses received. Anticipated that the application will be reported to committee in Winter 2023.	23/02874/S37	PCO	11

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

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Roddy Dowell	Corriegarth 2 Wind Farm Grid Connection - Erection and operation of overhead 132kv transmission line and associated access track	Land At Carn Na SaobhaidheGorthleckInverness	Scottish & Southern Electricity Networks Transmission	Following members of the December 2022 South Planning Applications Committee deciding to raise no objection to the application, Scottish Ministers granted the application on 13 June 2023.	22/04496/S37	12/06/2023	12
Peter Wheelan	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 decision was issued in June 2023.	22/02323/S42	23/05/2023	19
John Kelly	Demolition of building and erection of hotel; formation of Class 11 commercial unit	122B Academy StreetInvernessIV1 1LX	Bricks Capital	The decision was issues in June 2023 following the conclusion of a legal agreement.	21/05238/FUL	08/06/2023	14
Michael Kordas	Bhlaraidh wind farm extension - Erection and Operation of Wind Farm for period of 50 years, comprising of 15 Wind Turbines with maximum blade tip height 180m, access tracks, borrow pits, substation, control building, and ancillary infrastructure	Glenmoriston Estate North Of LevishieInvermoriston	Energy Consents Unit	The Energy Consents Unit granted Section 36 Consent in August 2022. The development is currently going through assessment for satisfaction of pre-start conditions.	21/04080/S36	30/08/2022	12
Keith Gibson	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

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Elaine Watt	Erection of 40 residential units (24 houses, 16 flats) and associated works	Land Adjacent To Fire StationEast EndBeauly	Springfield Properties PLC	The application was determined by South Planning Applications Committee for determination in March 2022 subject to conclusion of legal agreement. The Legal Agreement is now concluded and the planning permission granted.	20/03444/FUL	09/02/2023	12
Peter Wheelan	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	Facility opened in June 2023.	20/02469/FUL	24/08/2020	19
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
Roddy Dowell	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	Decision notice was issued in December 2020. Road stopping up order has been granted and pre-commencement planning conditions have been satisfied. Phase 1 development is ongoing and planning application 22/03833/FUL for the redesign of later phases is pending consideration.	19/05179/FUL	12/02/2021	19
Peter Wheelan	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

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Christine MacLeod	Erection of 298 dwellings & associated works	Land 370M SE Of Balloch FarmCherry ParkBallochInverness	The Highland Council - Housing	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 commence in late summer 2022.	19/04213/PIP	02/08/2021	17
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	01/07/2022	12
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
Peter Wheelan	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
Peter Wheelan	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
Roddy Dowell	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 Minsiters 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

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
John Kelly	Erection of 117 houses & associated works	Land To South OfNairn RoadArdersier	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 and application for alternative designs for the 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 QuarryFarrInvernessIV2 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
Roddy Dowell	Revised Coire Glas Pumped Storage Scheme	Land At Coire GlasNorth Laggan	SSE	Regular liaison every 2 weeks 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 with an application expected before the end of 2023. Initial felling works have been completed. The wider site exploratory works which will involve an initial tunnel being bored has commenced. 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 liaison 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 been determined with works now complete.	18/01564/S36	15/10/2020	11

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Roddy Dowell	Revised Coire Glas Pumped Storage Scheme	Land At Coire GlasNorth Laggan	SSE		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
Christine MacLeod	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	17
Christine MacLeod	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	17
Peter Wheelan	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