

Agenda item	<b>5</b>
Report no	<b>PLS/62/24</b>

## **HIGHLAND COUNCIL**

**Committee:** South Planning Applications Committee

**Date:** 19 November 2024

**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' and 'National' development categories 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 or National 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 Progress with applications where the Council has raised objection:
  - 22/04580/S37 - Skye Reinforcement Project - Construct and operate approximately 110 kilometres (km) of new double circuit steel structure 132 kV overhead transmission line and associated infrastructure. Following joint meetings of North and South Planning Applications Committees on 22 March 2023 and 08 November 2023, contrary to Planning Officer's recommendation, the Council raised an objection to the application. We now await details of any further procedure from the Scottish Government's Energy Consents Unit, ahead of Scottish Government's decision on the application.

- 23/05579/S36 - Culachy Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising 8 wind turbines with a maximum blade tip height of 200m, access tracks, underground cabling, substation, maintenance building, batching plant, borrow pits and ancillary infrastructure. Application reported to committee in October 2024 where members agreed to raise an objection as per officer recommendation. We now await PLI details ahead of Scottish Government's decision on the application.

2.3 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 and Judicial Reviews**

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.

3.2 Following Scottish Minister's 23 February 2024 refusal of 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 (THC ref 21/05946/S36), on 21 May 2024 the applicant (Fred Olsen Renewables) subsequently applied to the Court of Session for judicial review of this decision. In summary, the applicant's grounds for review rest upon the assertion that Scottish Ministers erred in law procedurally in the way they reported on and determined the application, with Scottish Ministers in this case exercising their discretion not to hold a Public Local Inquiry following the Council's late objection, and instead proceeding with the refusal of the application. The case will now be handled by the Court of Session and the Council will monitor and report back to SPAC on the outcome in due course.

### **4. Electricity Act Consultation**

4.1 For noting, the UK Government has recently published a consultation on Electricity Infrastructure Consenting in Scotland, which can be accessed on the link below:

<https://www.gov.uk/government/consultations/electricity-infrastructure-consenting-in-scotland>

4.2 The consultation ends on 29 November 2024. This will be reported to/homologated at the next available Economy and Infrastructure Committee.

4.3 One of the main aspects of the consultation is the proposal to remove mandatory Public Local Inquiry (PLI) proceedings following a timeous objection from the Planning Authority to a national development applied for under the Electricity Act. Instead, it is proposed that an appointed Scottish Government reporter could determine the requirement for a PLI, or any further procedure, such as further written representations and/or hearing session(s). This proposal would mirror the appeal process for major developments under the Town and Country Planning Act (TCPA) and is intended to accelerate determination timescales. Another key

amendment proposed is the introduction of mandatory pre-application consultation arrangements, again following a similar regime to TCPA applications.

**5. Recommendation**

5.1 That Members note the current position with these applications and consultation.

**6. Implications**

6.1 Resource: Not applicable.

6.2 Legal: Not applicable.

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

6.4 Climate Change/Carbon Clever: Not applicable.

6.5 Risk: Not applicable.

6.6 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
Roddy Dowell	Auchterawe Substation extension - comprising platform extension, erection of substation buildings, associated plant and infrastructure, associated ancillary development, drainage infrastructure, temporary construction compound and laydown area(s)	SSElectricity Sub StationAuchteraweFort Augustus	Scottish Hydro Electric Transmission Plc	Application undergoing consultation. Anticipated to be reported to committee in Spring 2025. Phase 1 of the substations extension is now complete with this application comprising Phase 2.	24/03150/FUL	PCO	12
Mark Fitzpatrick	Kilmorack Substation - construction of 132kV replacement substation, platform, plant and machinery, access, laydown/work compound area(s), drainage, landscaping, and other ancillary works	Land 100M NE Of CaulternichKilmorackBeauly	SSEN Transmission	Application undergoing consultation. Anticipated to be reported to committee in Q1 2025.	24/02831/FUL	PCO	12
Mark Fitzpatrick	Aigas Substation - Construction of 132kV replacement substation, platform, plant and machinery, access, laydown/work compound area(s), drainage, landscaping, and other ancillary works	Land 290M SW Of Teanacoil2 LeanassieBeauly	SSEN Transmission	Application received and is undergoing consultation. Anticipated to be reported to committee in early 2025.	24/02830/FUL	PCO	12
Keith Gibson	Residential development, community facilities, associated infrastructure and open space	Land At Ness-Side FieldsDores RoadInverness	Ness Valley Leisure Ltd	Application received and undergoing consultation. Anticipated to be reported to committee in early 2025.	24/02665/PIP	PCO	15
Peter Wheelan	Ardersier Port - Application under Section 42 for non-compliance with Condition 10 (i) of Planning Permission 18/04552/PIP requiring the upgrade of the site access road junction with the A96 Trunk Road	Former Fabrication YardArdersier	Ardersier Port (Scotland) Ltd	Application received and undergoing consultation. Awaiting applicant's response to Transport Scotland's consultation response. Anticipated to be reported to committee in December 2024 / Q1 2025.	24/02030/S42	PCO	17
Keith Gibson	Erection and operation of battery energy storage system (BESS) up to 49.9MW, substations, switchgear and control buildings, landscaping, fencing and ancillary infrastructure	Land 340M SW Of Balblair QuarryBalblairBeauly	LG-B-50a Limited	Application has been subject to consultation and is pending consideration. Anticipated to be reported to committee in Q4 2024.	24/01548/FUL	PCO	12
Keith Gibson	Erection of 380 residential units with access, landscaping, public open space, drainage, infrastructure and associated works	Westercraigs 9 & 10Land South Of Kirkwall BraeInverness	Robertson Homes Limited	Application received and is pending consultation. Application to be determined late 2024, with exact timescales to be confirmed in due course.	24/01297/PIP	PCO	13

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Construction of 132 kV replacement substation, platform, plant and machinery, access, laydown/work compound area(s), drainage, landscaping, and other ancillary works (National Development)	Land 380M SW Of Deanie Power Station DeanieStrathfarrarKiltarlity	SSEN Transmission	Application received and is pending consideration. Application to be determined late 2024.	24/01235/FUL	PCO	12
Mark Fitzpatrick	Construction of 132 kV replacement substation, platform, plant and machinery, access, laydown/work compound area(s), drainage, landscaping, and other ancillary works (National Development)	SSE RenewablesCulligran Power Station StrathfarrarKiltarlity	SSEN Transmission	Application received and is pending consideration. Application to be determined late 2024.	24/01234/FUL	PCO	12
Keith Gibson	Construction of mountain bike trail centre, hub building, cafe , retail, bike hire/store building; 40 motorhome pitches, 8 shepherd's huts; play areas; maintenance storage building, parking	Land 1200M East Of Ardachy House Fort Augustus	Glendoe Limited	Application received and is pending consideration. Application to be determined late 2024.	24/01092/FUL	PCO	12
Peter Wheelan	Dell Wind Farm - Application under Section 42 to vary Conditions 2 (period of permission) and 5 (decommissioning) of planning permission PPA-270-2183	Land At Dell Estate WhitebridgeInverness	Dell Wind Farm Ltd	Planning Officer has requested further environmental information to be provided for this application and for the associated Section 36 Dell II redesign application. The applicant is considering the feedback received and reporting timescales are anticipated to be Q1/Q2 2025 (to be confirmed in due course).	24/00881/S42	PCO	12
Christine MacLeod	Erection of retail unit, ancillary cafe, outdoor sales area and allotment space, with associated parking, access, active travel routes, boundary treatments, landscaping and public realm	Land 55M NW Of 115 Cranmore Drive Cranmore DriveSmithtonInverness	TJ Morris Ltd	Application has been considered by consultees and a number of issues raised. The Applicant is preparing responses to these and subject to the further information being received in a timely manner, the application is likely to be put forward for determination in late 2024 / early 2025	24/00796/FUL	PCO	17
Keith Gibson	Erection of 105No. dwellings including associated roads, infrastructure, open space and landscaping	Land 200M East Of23 Willow Avenue SlackbuieInverness	Tulloch Homes Ltd	Application was reported to committee in August 2024 where members were minded to grant permission subject to a legal agreement.	23/05414/FUL	PDE	19
Elaine Watt	Erection of 118 residential units, infrastructure, roads, drainage and landscaping	Land 545M SE Of Charleston Academy General Booth RoadInverness	The Highland Council - Housing	Application to be reported to committee in November 2024.	23/05335/FUL	PCO	13

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Jenna Baldie	Battery energy storage facility comprising access track, compound of battery and electrical equipment, stores, meter building, water tank, ancillary structures, fencing, security cameras, landscaping bunds, new trees	Land 150M East Of Tigh Na BradhanFasnakyleCannich	Fasnakyle Battery Storage Limited	Further information has been submitted to address consultee concerns which is being reviewed by consultees. Anticipating to report to committee by end of 2024 or early 2025.	23/04100/FUL	PCO	12
Lucy Prins	Change of use of land to form clay pigeon shooting and rifle range	Achaderry SteadingRoy BridgePH31 4AN	Achaderry Estate Ltd	Consultation ongoing. Application anticipated to be reported to committee in late 2024.	23/03915/FUL	PCO	11
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	Anticipated to be reported to committee in late 2024.	23/03113/FUL	PCO	12
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 2024 following consideration of transport related matters and in light of IMFLDP2.	23/00718/MSC	PCO	19
Christine MacLeod	Erection of 15 houses	Fort ReaySandown Farm LaneNairnIV12 5NE	Mr & Mrs Bill and Suzanne MacLeod	Revisions to the original layout recently received and are under consideration by consultees. Depending on responses and requirement for further amendmends the application will likely be put forward for determined early 2025.	22/05964/FUL	PCO	18
Roddy Dowell	Erection of 80 Residential Units with Associated Access, Landscaping, and Infrastructure	Land 255M South Of Drumossie HotelInshesInverness	Kirkwood Homes	It is anticipated that the application will be determined in late 2024.	22/03432/FUL	PDE	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	Anticipated that the application will be determined in late 2024 following consideration of transport related matters and in light of IMFLDP2.	22/02228/S42	PCO	19

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	Continue to develop 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	Application was reported to committee in June 2024 where members were minded to grant subject to a legal agreement. Awaiting restoration valuation report from applicant to confirm bond value; once agreed legal can be instructed.	21/05841/S42	PDE	21
Christine MacLeod	Residential development with associated infrastructure	Land 160M North Of Glenericht Stratton Lodge Culloden Inverness	Springfield Properties Plc	Further information to meet the terms of the Inverness East Development Brief received in April 2024 and has been re-consulted upon. It is anticipated that the application will be reported to committee in late 2024.	21/04895/PIP	PCO	17
Laura May	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
Laura May	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 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
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 2024.	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
Peter Wheelan	Melgarve cluster project - Section 37 application under the Electricity Act for the installation and operation of approximately 7 km of 132 kV overhead line on double circuit steel structure towers, and ancillary development comprising 2 no. cable sealing end compounds, approximately 9.9 km of underground cable (7.3 km from the Dell Wind Farm on site substation, 1.8 km from the Cloiche Wind Farm on site substation and 0.8 km on approach into Melgarve substation), upgrades to existing access tracks, new permanent and temporary access tracks, and temporary working areas (ECU Case Reference: ECU00004850)	Land 10KM NW Of Coul Farm HouseLaggan	Scottish Hydro Electric Transmission Plc	Application pending consideration. Anticipated to be reported to committee in Q3 or Q4 2024.	24/01732/S37	PDE	20
Roddy Dowell	Earba Pumped Storage Hydroelectric Scheme - Construction and operation of a pumped storage hydroelectric scheme with a generating capacity of 1,800MW and a 40GWh storage capacity	Land 4200M SE Of Moy LodgeTullochRoy Bridge	Earba Limited	Application pending consideration and awaiting key consultee responses. Thereafter application is anticipated to be reported to committee Dec 2024.	24/01056/S36	PCO	20
Peter Wheelan	Dell 2 Wind Farm (Re-design) - Erection and operation of a wind farm for a period of 35 years, comprising of 9 wind turbines, 4 with a maximum blade tip height of 180m and 5 with a maximum blade tip height of 200m, access tracks, borrow pits, substation, control building, and ancillary infrastructure	Land At Dell EstateWhitebridgeInverness	Dell Wind Farm Ltd	Planning Officer has requested further environmental information which is anticipated to be forthcoming in late 2025 and thereafter, reporting timescales for committee can be confirmed for Q1 or Q2 2025.	24/00933/S36	PCO	12
Roddy Dowell	Construction of pumped hydro storage (Loch Kemp); dam, raise, and utilise Loch Kemp, as its upper reservoir, and connect by underground waterway systems and tunnels to a powerhouse & tailrace structure on the shores of Loch Ness	Land 1300M SW Of Dell LodgeWhitebridge	Loch Kemp Storage Ltd	Anticipated that the application will be reported to committee in December 2024, subject to further environmental information requirements being submitted.	23/06025/S36	PCO	12
Roddy Dowell	Culachy Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising 8 wind turbines with a maximum blade tip height of 200m, access tracks, underground cabling, substation, maintenance building, batching plant, borrow pits and ancillary infrastructure.	Culachy EstateLand 4KM SE Of NewtownInvergarry	Fred Olsen Renewables Ltd	Application received and subject to ongoing consultation. Anticipated to be reported to committee in October 2024.	23/05579/S36	S36RO	11
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. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00004704.	Land 3615M NW Of BurnsideBhlaraidhGlenmoriston	Chrathaich Renewables LLP	Application reported to committee in October 2024, where members raised no objection, as per officer recommendation, subject to the deletion of one turbine. We now await details of any further procedure ahead of determination of the application by Scottish Ministers.	23/03311/S36	S36RNO	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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	Scottish And Southern Electricity Networks	Application pending consideration and consultee responses received. Concerns raised by NatureScot and Forestry Land Scotland. Anticipated that the application will be subject to further environmental information and re-consultation. Thereafter, the application is anticipated to be reported to committee in Q3 or Q4 2024.	23/02874/S37	PCO	11
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. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00002182	Land 9000M SW Of Glenurquhart High SchoolBalmacaan RoadDrumnadrochit	Loch Liath Wind Farm Limited	Application received and has been distributed to consultees. Additional information will be required to update the cumulative assessment undertaken and to address consultees concerns, and thereafter, it is anticipated that the application will be reported to committee in Q1 2025.	23/02462/S36	PCO	12
Laura May	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	Members at the South Planning Applications Committee of 30 April 2024 agreed to raise no objection to the proposals. Awaiting decision from Scottish Ministers.	23/00259/S37	S37RNO	12
Mark Fitzpatrick	Tomchrasky Wind Farm - Erection and operation of a wind farm comprising 14 wind turbines with a maximum blade tip height of 185m, up to 50 battery storage units, anemometer mast, access tracks, four borrow pits and associated infrastructure	Land 3200M NW Of Dalchreichart CemeteryDalchreichartGlenmoriston	Atmos Consulting	Members of the April 2024 committee agreed to raise no objection. Awaiting decision from Scottish Ministers.	22/05955/S36	S36RNO	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	Application was reported to committee in April 2024 where members raised no objection in line with officers recommendation. The application is now with Scottish Ministers for determination.	22/05289/S36	S36RNO	20

**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
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	Application was approved in February 2023. Awaiting satisfaction of pre-commencement condition requirements.	22/03638/FUL	15/02/2023	18
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
Mark Fitzpatrick	Residential development of 165 houses and associated infrastructure	Land 230M SW Of The RanchInshesInverness	Upland Developments Ltd	Application was approved by committee in October 2023 subject to a legal agreement to secure developer contributions, which was finalised and the Decision Notice subsequently issued in September 2024.	22/02306/PIP	10/09/2024	19
Peter Wheelan	Bunloinn Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising 10 wind turbines with a maximum blade tip height of 230m, access tracks, borrow pits, battery energy storage system, substation, control building, and ancillary infrastructure	Land 4035M SW Of Bunloyne FarmGlenmoriston	Energiekontor UK Ltd	The application was reported to committee in February 2024, with the Council's raising no objection subject to all turbines not exceeding 200m to blade tip. Scottish Government consented the application in March 2024 and we await the submission of the pre-development commencement condition requirements.	22/01760/S36	28/03/2024	12
Roddy Dowell	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 Committee raised no objection and consent was issued by Scottish Ministers in May 2024. Awaiting satisfaction of pre-commencement condition.	22/01732/S36	10/05/2024	18

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Roddy Dowell	Park Quarry Extension to allow the extraction, processing and dispatch of hard rock for a period of 30 years, restoration of the site and landscaping	Park QuarryNairn	Tarmac Caledonian Ltd	The application was reported to South Planning Applications Committee in February 2023 where members were minded to approve the application subject to prior conclusion of a legal agreement. Details for the satisfaction of pre-development commencement conditions have been submitted.	21/05886/FUL	15/09/2023	18
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
Peter Wheelan	Beauly Substation - Reinforcement and Extension of existing 132kV substation, including decommissioning and replacement of key equipment including provision of 3 new transformers with noise enclosures, associated platform extension and GIS building, access, landscaping and ancillary work	Land W Of Beauly Sub-stationWester BalblairBeauly	Scottish Hydro Electric Transmission Plc	Planning permission was granted in July 2022 and construction work is ongoing.	21/04988/FUL	26/07/2022	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. 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
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 decision to grant consent was issued by Scottish Ministers on 2 February 2024. Awaiting the submission of pre-commencement condition requirements.	21/01521/S36	02/02/2024	18
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	Application consented by Scottish Ministers in December 2023. Awaiting the submission of pre-commencement condition requirements.	21/00101/S36	20/12/2023	12
Elaine Watt	Erection of 40 residential units (24 houses, 16 flats) and associated works	Land Adjacent To Fire StationEast EndBeauly	Springfield Properties PLC	Planning permission granted February 2023 and pre-start condition submissions received.	20/03444/FUL	09/02/2023	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Roddy Dowell	Battery energy storage system comprising steel containers, GRP substation and fencing (output of up to 49.9MW)	Blackpark FarmNairnIV12 5HY	Blackpark Energy Storage Limited	Information has been submitted to satisfy the pre-start conditions and construction works were due to commence in December 2023.	20/02589/FUL	15/12/2020	18
Peter Wheelan	Cloiche Wind Farm - Erection and Operation of a Wind Farm comprising 29 Wind Turbines (maximum blade tip height of 149.9m), access tracks, LiDAR, borrow pits, temporary construction compounds (inclusive of concrete batching area), substation and operations building.	Land 9400M SE Of GlendoebegUpper GlendoeFort Augustus	SSE Generation Limited	Application consented by Scottish Ministers on 30 November 2023. Awaiting the submission of pre-commencement condition requirements.	20/01796/S36	30/11/2023	12
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. Anticipate that an amended development proposal will be forthcoming.	19/03244/S37	01/07/2022	12
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 Ministers permitted the application in June 2021. Site investigation works are due to commence in Spring 2024 and applicant is preparing details to satisfy the pre-development commencement condition requirements.	18/05427/S36	01/06/2021	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
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 planning application granted by committee in June 2024. 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