

Agenda Item	<b>4</b>
Report No	<b>PLN/024/25</b>

**HIGHLAND COUNCIL**

**Committee:** North Planning Applications Committee

**Date:** 23 April 2025

**Report Title:** Major Development Update

**Report By:** Area Planning Manager – North

**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 S36 or S37 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 and 2 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 3 provides a list of all significant Electricity Act applications. 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. In terms of performance reporting, for these type of applications the Council is not required to meet the same target timescales as expected with planning applications.
- 1.3 Appendix 4 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 eplanning portal <http://wam.highland.gov.uk/wam> by entering the respective case reference number. 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 / Judicial Reviews Related to Major Applications

- 2.1 Since the Major Developments Update Report presented to the last committee, the following major application has been refused using delegated powers:
  - None.
- 2.2 Progress with applications under the Electricity Act 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 132kV 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 await details of any further procedure from the Scottish Government's Energy Consents Unit, ahead of Scottish Government's decision on the application. A progress update request was sent to the Energy Consents Unit on 9 August 2024 and with their 12 September 2024 response stating:

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‘Scottish Ministers are currently considering the application alongside all stakeholder responses and representations received, and a decision will be made in due course on whether a public inquiry should be held.’

- 22/05533/S36 - Kirkton Energy Park - Erection and operation of a wind farm comprising of 11 wind turbines of up to 149.9m blade tip height, battery energy storage system, access tracks, substation, control building, 2 borrow pits, temporary construction compound and associated development for a period of 30 years. The application was reported to committee in January 2024 where, in line with the Planning Officer’s recommendation, members raised an objection. Following UNESCO’s decision to inscribe the Flow Country World Heritage Site, NatureScot have subsequently also raised an objection and will present evidence on behalf of the Council at Public Local Inquiry which took place on 20 November 2024. We now await Scottish Minister’s determination of the application.
- 23/02998/S36 – Ben Aketil Wind Farm - Decommissioning and removal of 12 existing turbines and related infrastructure, erection and operation of 9 turbines with a maximum blade tip height of 200m, up to 20MW Battery Energy Storage System, anemometer mast, access tracks, up to two borrow pits, and all associated infrastructure. The application was reported to committee in June 2024 where, in line with the Planning Officer’s recommendation, members raised an objection. A subsequent detailed report on handling was reported to committee in August 2024 which updated and refined the reasons for objection. A mandatory public local inquiry procedure has now been instigated with an inquiry scheduled for week commencing 23 June 2025. Ahead of inquiry the applicant has submitted an alternative scheme with a reduced turbine maximum blade tip height of 180m for consideration should the appointed Reporter find the larger turbines unacceptable. This suggested alternative scheme will be reported as a separate committee item for members consideration. This case will be determined by Scottish Ministers.
- 21/04984/S36 - Tormsdale Wind Farm - Erection and operation of wind farm for period of 30 years, comprising of 10 wind turbines with maximum blade tip height of 149.9m, access tracks, substation, control building, Battery Energy Storage System, and ancillary infrastructure. The application was reported to committee in June 2024 where, in line with the Planning Officer’s recommendation, members raised an objection. A mandatory public local inquiry procedure has now been instigated and we await details of the Pre-Inquiry Meeting. This case will be determined by Scottish Ministers.
- 23/02320/S36 - Melvich Wind Energy Hub - Erection and operation of a wind farm for a period of 40 years, comprising 12 wind turbines with a maximum blade tip height of 149.9m, energy storage facility, access tracks, borrow pits, substation, and ancillary infrastructure. The application was reported to committee in December 2023 where, in line with the Planning Officer’s recommendation, members raised an objection. The Council awaits details of further procedure ahead of Scottish Minister’s decision on the application.
- 23/03945/S36 - Glen Ullinish II Wind Farm - Construction and operation of a wind farm for a 40 year operational period, comprising 47 wind turbines

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with a maximum blade tip height of 200m, access tracks, borrow pits, battery storage, up to 2 anemometer masts, substations and ancillary infrastructure. The application was reported to committee in August 2024 where, in line with the Planning Officer's recommendation, members raised an objection. Application anticipated to be amended and re-consulted upon in early 2025. Thereafter, it will be reported back to committee in mid to late 2025.

- 24/02094/S36 - Acheilidh Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising of 12 wind turbines with a maximum blade tip height of between 200m and 230m, battery energy storage system (BESS), access tracks, borrow pits, substation, control building, and ancillary infrastructure. The application was initially reported to committee in October 2024 where, in line with the Planning Officer's recommendation, members raised an objection. Since then, the cumulative context has been altered with Scottish Government having consented Garvary Wind Farm 21/01921/S36. The detailed Case Officer's Report on Handling to consider this further will now be reported back to this committee for consideration.

2.3 For those cases under the Electricity Act where no objection was raised, and we are awaiting the decision of the Scottish Ministers, those cases will be listed in the appendix to this report only.

2.4 Progress with planning applications which are at appeal / have been called in for Scottish Minister's determination:

- 23/00580/FUL - Coul Links Golf Course - Construction of an 18 hole golf course, practice area, access, parking, ancillary infrastructure and the change of use of existing buildings to form clubhouse, pro shop, maintenance shed and ancillary facilities. The application was reported to committee in December 2023 where, contrary to Planning Officer's recommendation, members were minded to grant planning permission. Due to the unresolved NatureScot objection, the decision on the application has been called in by Scottish Ministers. A public local inquiry took place in November 2024 and we await Scottish Minister's decision on the application.
- 22/05178/FUL – Fearn AD Plant - Erection and operation of an anaerobic digestion plant and ancillary infrastructure. The application was refused under delegated powers in October 2023. An appeal has since been lodged and the appointed reporter requested an Environmental Impact Assessment which has been provided by the applicant, and we await Scottish Ministers decision on the application.

2.5 The Planning Authority are not currently subject to any applications to the Court of Session for Judicial Review of decisions on major / national application in the north area.

### 3. Recent Decisions by Scottish Ministers

3.1 The following decisions on major / national scale developments have been issued by Scottish Ministers / the Directorate for Planning and Environmental Appeals in the North Planning Applications Committee area since those reported to the last committee:

- None

**4. Other Applications**

4.1 Having reviewed Scottish Minister's decision to consent application 22/02717/S36 Strath Oykel Wind Farm, Full Council decided on 27 March 2025 to lodge a petition in the Court of Session for a Judicial Review. As Judicial Review is a legal process, rather than a planning one, the case is being managed by the Council's Legal Service.

**5. RECOMMENDATION**

5.1 That Members note the current position with these applications.

**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: Dafydd Jones

Designation: Area Planning Manager - North

Author: Peter Wheelan, Strategic Projects Team Leader

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Erection of 100 houses and formation of roundabout onto the B817. Associated amenity areas, roads, footpaths and cycleways.	Land North And East Of Highland Park Retirement Village Barbaraville Highland	The Ross Estates Company	The applicant has indicated their intention to progress the proposal taking account of Opportunity Cromarty Firth (ICF) and NPF4. Determination will follow further submissions after consideration of public and consultee comments on any revised information.	08/00253/OUTSU	PCO	08

APPENDIX 2 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Lisa MacDonald	Erection of temporary worker accommodation base, comprising modular accommodation, welfare and recreational buildings for staff, formation of access, parking and associated works	Land 220M SW Of Tigh Na Greine Broadford Isle Of Skye	Sodexo Ltd	Application received and is undergoing consultation. Anticipated to be reported to committee in mid 2025.	24/05143/FUL	PCO	10
Grant Baxter	Carnaig Substation - Construction and operation of a 400kV substation and associated infrastructure, site access, and landscaping	Land 2430M SW Of Loch Buidhe Bonar Bridge	Scottish Hydro Electric Transmission Plc	Application received and is undergoing consultation. Anticipated to be reported to committee in June 2025, subject to the need for Further Environmental Information to address consultee responses.	24/05062/FUL	PCO	01
Claire Farmer	Swarclett Wind Farm - Erection and operation of a wind farm for a period of 30 years, comprising 2 turbines with a maximum blade tip height of 149.9m, battery storage and ancillary infrastructure	Land 975M SE Of Mains Of Durran Castle town	Swarclett Wind Energy Limited	Application received and has been validated pending consultation. Anticipated to be reported to committee in late 2025.	24/04932/FUL	PCO	02
Peter Wheelan	Banniskirk Substation - Erection and operation of an Air Insulated Switchgear 400kV substation and HVDC converter station with associated buildings, installation of new platforms, drainage infrastructure, temporary construction compound, landscaping, mounding and other ancillary works	Land 360M NE Of Achalone Cottage Achalone Banniskirk	Scottish Hydro Electric Transmission Plc	Application received and is undergoing consultation. Anticipated to be reported to committee in June 2025.	24/04898/FUL	PCO	03
Claire Farmer	Construction and operation of a Battery Energy Storage System with a capacity of 49.9MW consisting of battery storage modules and associated infrastructure including fencing, control buildings, substations and CCTV	Land 190M West Of Lythmore House South Wing 1 Forss Business And Technology Park Forss Thurso	Forss Energy Storage Limited	Application received and is undergoing consultation. Anticipated to be reported to committee in Q2 2025.	24/04585/FUL	PCO	02
Grant Baxter	Construction and operation of a Battery Energy Storage System (BESS), accommodating 64 battery storage cabinets, landscaping and ancillary infrastructure	Land 530M South Of Geiselittle Farm Thurso	Whirlwind Energy Storage Limited	Application received and is undergoing consultation. Anticipated to be reported to committee in mid 2025.	24/03500/FUL	PCO	02
Mark Fitzpatrick	Lochend Wind Farm extension - Erection and operation of a Wind Farm for a period of 40 years, comprising of 5 Wind Turbines with a maximum blade tip height 149.9m, Battery Energy Storage System (BESS), access tracks and ancillary infrastructure	Land 600M NE Of 10 Lochend Holding Barrock	Constantine Wind Energy	Application received and is undergoing consultation. Anticipated to be reported to committee in Q2 2025.	24/02641/FUL	PCO	02

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Ben Sca Redesign Wind Farm - Erection and operation of a wind farm for a period of 40 years, comprising of 9 wind turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.	Land 2800M SW Of Edinbane Primary School Edinbane Isle Of Skye	Ben Sca Wind Farm Ltd	Application received and is undergoing consultation. Further environmental information outstanding and anticipated to be reported to committee thereafter.	24/01404/FUL	PCO	10
Craig Simms	Erection of up to 250 houses, associated community uses, open space and business/tourist related uses.	Land At Knockbreck Farm And Burgage Farm Knockbreck Road Pain	Cairngorm Properties Ltd	Application received and is undergoing consultation. Anticipated that the application will be reported to committee in early 2025, with this timescale subject to ongoing review.	24/00865/PIP	PCO	07
Mark Fitzpatrick	Beinn Mheadhonach Wind Farm Redesign - Erection and operation of a wind farm for a period of 25 years, comprising of 5 wind turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.	Land 1600M NE Of Sumardale Croft Struan	Wind Harvest	Application received and is pending consideration. Anticipated to be reported to committee in Q3/4 2025 following the submission of further Environmental Information in early 2025.	23/05638/FUL	PCO	10
Peter Wheelan	Erection of a hydrogen production and storage facility (Class 5 - General Industry), road haul tanker loading facility, underground electricity connection, import substation, access road upgrades, site offices, parking, gatehouse, fencing, temporary construction and laydown area, and ancillary infrastructure	Land 2480M East Of Beinn Tharsuinn Windfarm Edderton	Scottish Power Energy Retail Limited	Application is pending consideration. Anticipated that further information will be submitted in May 2025 and thereafter to be reported to committee in Q3 2025.	23/05242/FUL	PCO	04
Mark Fitzpatrick	Balmeanach Wind Farm - Erection and Operation of a Wind Farm for a period of 40 years, comprising of 10 Wind Turbines with a maximum blade tip height 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.	Land 2400M NE Of An Cleireach Balmeanach Struan	Balmeanach Wind Farm Limited	Application received and is pending consideration. It is anticipated to report the application to committee in Q3/4 2025.	23/04194/FUL	PCO	10
Gillian Pearson	Construction of an 18 hole golf course, practice area, access, parking, ancillary infrastructure and the change of use of existing buildings to form clubhouse, pro shop, maintenance shed and ancillary facilities	Land 1700M NW Of Embo Community Centre School Street Embo	Communities For Coul Ltd	The application was reported to committee in December 2023 where, contrary to Planning Officers recommendation, members were minded to grant planning permission. Due to the unresolved NatureScot objection, the decision on the application has been called in by Scottish Ministers. PLI took place in November 2024. Scottish Ministers decision awaited.	23/00580/FUL	PDE	04



OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Construction and operation of a business park and low carbon industrial hub comprising up to 325m2 of Class 1 Food Retail, 2786m2 of Class 4 Business Use, up to 7432m2 of Class 5 Industrial Use, up to 7432m2 of Class 6 Storage and distribution, Class 7 Hotel with up to 61 bedrooms, 100 car parking space, park and ride, access, roads, landscaping and ancillary infrastructure	Land 320M SW Of Tore Roundabout Tore Muir Of Ord	Springfield Properties PLC	Additional information has been sought from the applicant in relation to traffic and transport, and infrastructure capacity. Once the information is submitted and assessed, it is anticipated the application can be determined in mid 2025.	22/04104/PIP	PCO	08
Katie Tolley	Section 42 application to amend condition 1 of planning permission 05/00126/FULRC to extend operational life of quarry by 10 years	Land 500M NW Of Kilmore House Wester Lonvined Invergordon	Munro Construction (Highland) Ltd	Members of the June 2023 committee were minded to grant permission, subject to a Section 75 legal agreement. Awaiting confirmation of the value of the financial guarantee in order to conclude legal agreement.	22/03414/S42	PDE	07
Lisa MacDonald	Mixed use development comprising up to 248 residential units, business unit, community shop, care village, landscaping and associated infrastructure	Land 380M NE Of Portree NHS Dental Clinic Sraid An Eorna Portree Isle Of Skye	Lochalsh & Skye Housing Association	Permission granted by North Planning Applications Committee in June 2022. Awaiting conclusion of Section 75 legal agreement.	21/05962/PIP	PDE	10
Gillian Pearson	Causeymire Wind Farm - Application for non-compliance with Condition 1 (Operational Timescales) attached to Planning Permission ref. 01/00361/FULCA to allow the development to operate to 02 September 2038	Achkeepster Wind Farm Spittal	Beaufort Wind Limited	The application was approved subject to conclusion of a modified legal agreement in September 2021. Work on the legal agreement is progressing.	21/01987/S42	PDE	03
Peter Wheelan	Application under Section 42 of the Act for non compliance with Condition 1 of Planning Permission 09/00008/FULSU to extend the period of time for extraction.	Ardchronie Quarry Ardgay V/24 3DJ	Breedon Northern	Following the minded to grant decision at North Planning Applications Committee in April 2021, the process of modifying the legal agreement is ongoing.	20/01684/S42	PDE	01
Claire Farmer	Application for non compliance with Condition 1 of Planning Permission ref. RC/1995/421 to allow and extend the operational period of Novar Windfarm from 25 years to 35 years	Novar Wind Farm Novar Estate Evanton	Beaufort Wind Limited	Minded to grant planning permission in April 2020 subject to conclusion of updated legal agreement. Legal agreement is progressing.	19/05504/S42	PDE	06
Claire Farmer	Application for non-compliance with condition 3 (Operational timescale) of planning permission 98/00164/FULSU	Ledmore Quarry Elphin Fairgair V/27 4HJ	Limehillock Quarries Ltd	Minded to grant planning permission in April 2020 subject to conclusion of updated legal agreement. Legal agreement is progressing.	19/05228/S42	PDE	01
Gillian Pearson	Permission in principle for mixed use development including residential and commercial elements (renewal of previous permission 14/01808/PIP) the application renewal seeks to secure approval for a period of 5 years.	Land NW Of Seaview Hotel John O'Groats	JOG 2 Ltd	Presented to NPAC Jan 2019 where committee were minded to grant the permission subject to conclusion of a legal agreement. Discussions on legal agreement are ongoing.	18/02634/PIP	PDE	03

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Lisa MacDonald	A mixed use development for Non-food Retail (class 1), Business (class 4), General Industrial (class 5), Storage and Distribution (class 6) and Assembly and Leisure (class 11). New access from A87 and service road, extension to Leasgeary Road and provision of open space and a green corridor.	Land East Of Portree Industrial Estate Staffin Road Portree Isle Of Skye	Oatridge Limited Allan Campbell	The agent has been provided with an opportunity to address identified requirements for further information from consultees.	13/03980/PIP	PCO	10

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Grant Baxter	Balblair Wind Farm - erection and operation of a wind farm for a period of 30 years, comprising 8 turbines, 2 with maximum blade tip heights of 200m and 6 of 180m along with battery energy storage system (BESS) facility with combined generating capacity of 66MW, 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 ECU00005055	Balblair Estate and 695M NW Of Coirshellach Airdens Bonar Bridge	Wind Power North Two Limited	Application received and undergoing consultation. Anticipate to report to committee in Q3 2025.	25/01153/S36	PCO	01
Mark Fitzpatrick	Strathy South Wind Farm Grid Connection - installation and operation of 132kV OHL on double circuit steel structure towers, approximately: Option 1, 10.5km with 8.3km installed with a future capacity of 275 kV; or, Option 2, 13.5km with 11km installed with a future capacity of 275kV comprising the removal and temporary diversion of existing OHL to allow temporary underground cabling. Construction of a cable sealing end (CSE) compound, formation of access tracks and associated 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 ECU00005081.	Land Between Strathy North And South Wind Farms Strathy	Scottish Hydro Electric Transmission Plc	Application pending consideration. Anticipated to be reported to committee in late 2025.	25/01055/S37	PCO	01
Mark Fitzpatrick	Allt an Tuir Renewable Energy Park - Erection and operation of a wind farm for a period of 40 years, comprising 9 wind turbines with a maximum tip height of 200 metres, battery energy storage system, solar PV array and associated 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 ECU00005008	Land 2335M South Of March Cottage Rosehall	Allt An Tuir Renewable Energy Park Limited	Application received and is pending consideration. Anticipated to be reported to committee in early 2026.	25/00580/S36	PCO	01
Ikram Ullah	Erection and operation of a 10.5km 132kV overhead electricity line, approximately 3 km to the north of Lairg between Chleasaid Wind Farm and Dalchork Substaion. This case will be determined by the Energy Consents Unit Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00004894">https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00004894</a> using reference number ECU00004894	Chleasaid Wind Farm Dalnessie Bogart	Scottish Hydro Electric Transmission Plc	Application pending consideration and we await NatureScots response. Anticipated to be reported to committee in June 2025.	25/00106/S37	PCO	01

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Strathy Wood Wind Farm Grid Connection - installation and operation of approximately 4.5 km of 132 kV overhead line (OHL) on double circuit steel structure towers and the installation and operation of 2 No. trident wood H poles each with downlead spans of up to 18m from each pole for connection onto an existing trident H wood pole 132 kV OHL. This case will be determined by the Energy Consents Unit Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00005221&amp;T=5">https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00005221&amp;T=5</a> using reference number ECU00005221	Land Between Strathy North And South Wind Farms Strathy	Scottish Hydro Electric Transmission Plc	Application pending consideration. Anticipated to be reported to committee in late 2025.	24/05153/S37	PCO	01
Mark Fitzpatrick	Caledonia South Offshore Wind Farm - construction and operation of an offshore wind farm comprising up to 78 turbines with fixed-bottom or floating substructures and maximum blade tip heights of 355m and 325m respectively, subsea interconnector and export cabling and associated infrastructure	Land 50 KM SE Of Wick Harbour Harbour Road Wick	Caledonia Offshore Wind Ltd	Application received and is pending consideration. Anticipated to be reported to committee in late 2025.	24/05129/S36	PCO	03
Mark Fitzpatrick	MD-LOT - Caledonia North Offshore Wind Farm - construction and operation of an offshore wind farm comprising up to 77 turbines with a maximum blade tip height of 355m, subsea interconnector and export cabling and associated infrastructure	Land 50 KM SE Of Wick Harbour Harbour Road Wick	Caledonia Offshore Wind Ltd	Application received and is pending consideration. Anticipated to be reported to committee in late 2025.	24/05124/S36	PCO	03
Laura May	West of Orkney Wind Farm - Erection and operation of an offshore wind farm comprising of 125 fixed bottom wind turbines with a maximum blade tip height of 360m, cabling and associated ancillary offshore infrastructure.	Land 50KM NW Of Pennyland Primary School Trostan Road Pennyland Thurso	Offshore Wind Power Limited (OWPL)	The application was reported to committee in February 2025 where, in line with Planning Officers recommendation, members raised no objection. Scottish Ministers decision awaited.	23/04930/S36	S36RNO	02
Peter Wheelan	Watten Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising of 7 wind turbines with a maximum blade tip height of 220m, access tracks, borrow pits, substation, control building, battery storage 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 ECU00004509.	Land 3670M SW Of Watten Village Hall Watten	EDF Energy Renewables Ltd	Proposals are undergoing consultation and initial assessment findings have been communicated with the applicant. It is anticipated the application will be subject to further amendment and re-assessment ahead of being reported to committee in Q4 2025.	23/04113/S36	PCO	03
Mark Fitzpatrick	Glen Ullinish II Wind Farm - Construction and operation of a wind farm for a 40 year operational period, comprising 47 wind turbines with a maximum blade tip height of 200m, access tracks, borrow pits, battery storage, up to 2 anemometer masts, substations 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 ECU00004829.	Land 3070M North Of Amer Farm Totarder Struan	Muirhall Energy Ltd	The application was reported to committee in August 2024 where, in line with the Planning Officers recommendation, members raised an objection. An amended scheme is anticipated to be re-consulted on in Q2 2025. Thereafter, it will be reported back to committee in mid - late 2025.	23/03945/S36	S36RO	10

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Ben Aketil Repowered and Extended Wind Farm - Decommissioning and removal of 12 existing turbines and related infrastructure, erection and operation of 9 turbines with a maximum blade tip height of 200m, up to 20MW Battery Energy Storage System, anemometer mast, access tracks, up to two borrow pits, and all associated 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 ECU00004552	Land 1800 M NE Of Feorlig Dunvegan	Renantis UK Limited	Committee agreed to Raise an Objection to the Scottish Ministers at its meeting dated 04 June 2024. PLI proceedings have commenced ahead of Scottish Ministers determination.	23/02998/S36	S36RO	10
Mark Fitzpatrick	Abhainn Dubh Wind Farm - Erection and operation of a wind farm for a period of 30 years, comprising of 9 wind turbines (as amended) with a maximum blade tip height of 149.9m, energy storage facility, access tracks, borrow pits, substation, anemometer mast, 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 ECU00004732	Land 3450M North Of Kaytoe Heights Of Dochcarty Dingwall	E Power Ltd	Application has undergone a re-design with 4 of the 13 proposed turbines removed. Amended scheme undergoing re-consultation and thereafter it is anticipated that the application will be reported to committee in Summer 2025.	23/02754/S36	PCO	06
Jenna Baldie	Melvich Wind Energy Hub - Erection and operation of a wind farm for a period of 40 years, comprising 12 wind turbines with a maximum blade tip height of 149.9m, energy storage facility, access tracks, borrow pits, substation, and ancillary infrastructure	Land 1500M SW Of Melvich	Belltown Power UK Wind Ltd	The application was reported to committee in December 2023 where, in line with the Planning Officers recommendation, members raised an objection. The Council awaits details of further procedure ahead of Scottish Ministers decision on the application.	23/02320/S36	S36RO	01
Peter Wheelan	Kirkton Energy Park - Erection and operation of a wind farm comprising of 11 wind turbines of up to 149.9m blade tip height, battery energy storage system, access tracks, substation, control building, 2 borrow pits, temporary construction compound and associated development for a period of 30 years	Land 1800M SW Of Kirkton Cemetery Melvich	Kirkton Wind Farm Ltd	Application was reported to committee in January 2024 where, in line with the Planning Officers recommendation, members raised an objection. PLI took place in November 2024. Scottish Ministers decision awaited.	22/05533/S36	S36RO	01
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-Station Ardmore Ballin Dunvegan	Scottish Hydro Electric Transmission Plc	The application was reported to joint meetings of North and South Planning Applications Committee on 22 March and 08 November 2023. Members raised an object to the application. We await details of any further procedure ahead of Scottish Government's determination.	22/04580/S37	S37RO	10
Laura May	Tormsdale Wind Farm - Erection and operation of wind farm for period of 30 years, comprising of 10 wind turbines with maximum blade tip height of 149.9m, access tracks, substation, control building, Battery Energy Storage System, and ancillary infrastructure	Land At Tormsdale 1500M South Of Bridge Of Westerdale Falkirk	Arise AB	Application reported to committee in June 2024 where members raised an objection, in line with officers recommendation. Awaiting public local inquiry procedures ahead of Scottish Ministers determination.	21/04984/S36	S36RO	03

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Craig Simms	Erection and operation of a 34MW capacity battery energy storage facility (BESS) with ancillary infrastructure	Land 590M NE Of Isauld Cottage Reay	Reay Power Ltd	Application reported to Jan 2025 committee where members granted planning permission. Awaiting satisfaction of pre commencement conditions.	24/01669/FUL	31/01/2025	02
Liam Burnside	Battery energy storage facility comprising a compound of battery and electrical equipment, access track, landscaping and ancillary works	Land 420M SW Of SSE Alness Grid Sub Station Mid Balnacraig Alness	Renewable Energy Systems Ltd.	Application reported to Jan 2025 committee where members granted planning permission. Awaiting satisfaction of pre commencement conditions.	23/05999/FUL	29/01/2025	06
Mark Fitzpatrick	Battery energy storage facility comprising a compound of battery and electrical equipment, access track, landscaping and ancillary works	Land 705M NW Of Grudie Cottage Grudie Lochluichart Arve	Lochluichart Battery Storage Limited	The application was approved by committee at its meeting in October 2024.	23/05905/FUL	07/11/2024	05
Laura May	West of Orkney Wind Farm - construction of onshore transmission infrastructure comprising up to two cable landfalls, an onshore substation and up to five associated export circuits	AC Site Spittal Sub Station Balkirk W12 6XA	Offshore Wind Power Limited	Members of the June 2024 committee granted planning permission. Awaiting applications for matters specified in conditions.	23/05353/PIP	18/06/2024	03
Peter Wheelan	Pentland Offshore Wind Farm redesign - Erection and Operation of an offshore floating wind farm for a period of 25 years, comprising up to 6 floating wind turbines with a maximum blade tip height of 300m, associated floating substructures with mooring lines and anchors / piles, inter-array cables, 2 export cables, landfall, and associated scour and cable protection measures.	Development Site 9KM NW Of Dounreay Nuclear Research Establishment Dounreay	Highland Wind Limited	Application reported to Committee on 30 January 2024 where, in line with the Planning Officers recommendation, members did not raise any objection. Scottish Ministers granted consent in April 2024 and we await the satisfaction of conditions.	23/05263/S36	03/04/2024	02
Claire Farmer	Residential Development of 160 affordable and private dwelling houses with infrastructure, open space and landscaping	Land 155M South Of Rowan Gardens Donon Bridge	Tulloch Homes Ltd	Decision issued July 2024 following conclusion of Section 75 legal agreement. Awaiting satisfaction of conditions.	23/02147/FUL	02/07/2024	08
Mark Fitzpatrick	Creag Riabhach Wind Farm - S36 Variation to extend operational life from 25 years to 40 years (14/00004/S36)	Creag Riabhach Fairg	Creag Riabhach Wind Farm Limited	The officer recommendation to Raise No Objection to Scottish Ministers was upheld by Committee in August 2023. The Decision Notice from Scottish Ministers was issued on 26 March 2024 whereby the Section 36C application to vary the 14/00004/S36 consent and extend the operational life time to 40 years is approved.	23/01517/S36	26/03/2024	01

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Claire Farmer	Erection of 99 No dwellings, associated infrastructure and public open space	Land 220M East Of Obsdale Primary School Milnafua Alness	Pat Munro (Alness) Ltd	Application permitted at 5 March 2024 North Planning Applications Committee, subject to conclusion of Section 75 legal agreement.	23/00997/FUL	12/03/2025	06
Susan Hadfield	Proposed mixed use development including 75 residential units and 1.3 ha allocated for business use, with all associated infrastructure, open space and landscaping	Land 215M North Of Riverford Donon Bridge	Tulloch Homes Ltd	Decided North Planning Applications Committee 1 November 2023. Awaiting conclusion of Section 75 legal agreement.	23/00300/FUL	18/09/2024	08
Roddy Dowell	Extension of Edinbane Substation including creation of substation platform, substation buildings, SUDS basin, realignment of track, formation of access junction, temporary construction compound, landscaping and other ancillary works	Land 1120M West Of Glenvicaskill Balmeanachs Struan	Scottish Hydro Electric Transmission Plc	Planning permission granted February 2024.	23/00070/FUL	09/02/2024	10
Laura May	Erection of whisky maturation warehouses, gatehouse, office/welfare and associated infrastructure	Land 300M West Of Unit 3-7 Promarty Firth Industrial Park Invergordon	Whyte & Mackay	Planning permission granted at the North Planning Applications Committee on 19 April 2023. Pre start conditions satisfied and work is currently underway on site.	22/05454/FUL	28/04/2023	06
Sile Tang	Battery energy storage facility comprising access track, compound of battery and electrical equipment, meter building, stores, fencing, security cameras and landscaping	Land 260M SW Of Alness Grid Sub Station Mid Balnacraig Alness	Balnacraig Battery Storage Limited	The application was granted by committee in December 2023. Applicant is looking to satisfy the pre-commencement conditions.	22/05167/FUL	11/12/2023	06
Jenna Baldie	Erection and operation of Onshore Substation, Underground Electricity Cables, Cable Landfall, Transition Joint bay, Cable Joint Bays, construction compounds, new and upraded access tracks and associated infrastructure.	Land At The Dounreay Coast In Caithness, Immediately Adjacent To The Western Boundary Of The Vulcan Naval Reactor Test Establishment (Vulcan NRTE)	Highland Wind Limited	The application was approved at North Planning Applications Committee on 25.01.2023	22/04722/PIP	30/01/2023	02
Peter Wheelan	Pentland Offshore Wind Farm - Erection and Operation of an offshore floating wind farm and associated offshore infrastructure comprising up to seven floating wind turbines of up to 300m to blade tip height, seven floating substructures with associated mooring lines and anchors / piles, inter-array cables, two export cables , landfall, and associated scour and cable protection measures.	Development Site 9KM NW Of Dounreay Nuclear Research Establishment Dounreay	Highland Wind Limited	Approved by Scottish Ministers in July 2023 and variation to application approved by Scottish Ministers in April 2024.	22/03864/S36	27/07/2023	02
Jenna Baldie	Strath Oykel Wind Farm and battery storage, 11 wind turbines of up to 200 metres and associated infrastructure.	Land 1700M SW Of Oape Ardgay	Energiekonter Uk Ltd	Scottish Ministers' decision to approve the application for a S36 consent and deemed planning permission was received on 08 January 2025.	22/02717/S36	08/01/2025	01

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Peter Wheelan	Erection and operation of whisky distillery with associated warehousing, bottling facility, tank farm, energy centre, landscaping and associated infrastructure	Land 470M NW Of Farmhouse Easter Fearn Ardgay	Midfearn Distillery Company Limited	The application was granted by the North Planning Applications Committee in September 2022. Awaiting satisfaction of planning conditions.	22/02261/FUL	28/09/2022	04
Mark Fitzpatrick	Chleansaid Wind Farm - Erection and Operation of a Wind Farm comprising 16 turbines 12 turbines at 200 metres and 4 turbines at 180 metres, generating around 96MW and associated infrastructure (access tracks, borrow pits, substation, control building) and includes battery energy storage facility 20MW	Land 2375M NW Of Keepers Cottage Dalnessie Cairg	ESB Asset Development UK Limited	Scottish Ministers granted consent on 15 December 2023. Await submission of pre-development commencement planning condition requirements.	22/01635/S36	15/12/2023	01
Lisa MacDonald	Masterplan for erection of 66 residential units	Land 80M North Of Storr Road Portree	Compass Building And Construction Services Ltd	The application was reported to the December 2022 North Planning Applications Committee for determination where Members granted planning permission subject to prior conclusion of a legal agreement to secure developer contributions. The legal agreement is now concluded and the permission issued.	22/00221/PIP	06/07/2023	10
Lisa MacDonald	Erection of 14 residential units and associated infrastructure - Phase 1 of Home Farm Development	Land 80M North Of Storr Road Portree	Compass Building And Construction Services Ltd	The application was approved by committee in December 2022, subject to prior conclusion of a legal agreement to secure developer contributions. The legal agreement is now concluded and permission has been issued.	21/05951/FUL	05/07/2023	10
Mark Fitzpatrick	Development of 47 holiday lodges, conversion and extension of existing building to form spa, gym, offices, restaurant and ancillary facilities, car parking and access	Land 150M NE Of Gledfield Farm Cottage Ardgay	Gledfield Highland Estate Ltd	Planning permission granted in September 2023. Applicant has been undergoing the satisfaction of conditions process.	21/05786/FUL	19/09/2023	01
Claire Farmer	Construct and operate a 132 kilovolt (kV) switching station and associated infrastructure	Land 500M West Of Philips Mains Mey	Scottish Hydro Electric Transmission Plc	Planning permission granted July 2022.	21/05536/FUL	26/07/2022	03
Mark Fitzpatrick	Limekiln Wind Farm - Application under Section 36 of the Electricity Act 1989 to vary the consented Limekiln Wind Farm to increase the blade tip height from 15 turbines at a maximum blade tip of 130m and 6 turbines with a maximum blade tip height of 126m to 21 turbines with a maximum blade tip height of 149.9m	Land 2870M SE Of Borlum House Beay	Limekiln Wind Ltd	The development was consented by Scottish Ministers on 17 May 2022.	21/03750/S36	17/05/2022	02



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Laura May	Achany Extension Wind Farm - Erection and Operation of a Wind Farm for a period of 50 years, comprising of 20 Wind Turbines with a maximum blade tip height 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure	Land 2km NE Of Glencassley Castle Rosehall	SSE Generation Limited	Members of the North Planning Applications Committee raised no objection to the application in December 2021, the applicant submitted further environmental information. This was considered by officers, and an updated response was submitted to the Energy Consents Unit in June 2022. The application was again reported North Planning Applications Committee in January 2023 to consider the provisions of NPF4 and Members raised no objection to the application. The Energy Consents Unit granted Section 36 consent on 22 May 2023.	21/03695/S36	22/05/2023	01
Laura May	Moray West Off-shore Wind Farm Variation - Application to increase turbine blade width from 6m to 6.6m and remove reference to the developments maximum generating capacity in the description of development	Moray West Offshore Windfarm Dybster Dybster	Moray Offshore Windfarm (West) Limited	The applicant submitted a variation application seeking to change the blade width of the turbines and remove the limit on generating capacity as originally put before the North Planning Applications Committee under 18/03309/S36 This was reported to North Planning Applications Committee in September 2021 and was approved by Scottish Ministers in December 2022. Construction commenced, as notified to local authorities by applicant, on 1 June 2023.	21/03368/S36	01/06/2023	03
Roddy Dowell	Lochluichart Wind Farm Extension II Redesign - Erection and Operation of a Wind Farm for a period of 40 years, comprising of 5 wind turbines with a maximum blade tip height 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.	Land 1.9Km SW Of Aultguish Inn Garve 23 2PQ	Bluebell Wind Limited	The application was approved by the North Planning Applications Committee in January 2023. Details for the satisfaction of pre-start planning conditions are pending consideration.	21/02985/FUL	30/01/2023	05
Gillian Pearson	Extension of buildings, construction of buildings for fabrication of offshore renewables structures	Nigg Fabrication Yard Nigg Tain 19 1QY	Global Energy Nigg Ltd	The application was determined in September 2021. The applicant recently had a non-material variation granted for modifications to the structures on the site in advance of construction commencing on site.	21/02981/FUL	20/09/2021	07

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Mark Fitzpatrick	Garvary Wind Farm - Erection and operation of wind farm for a period of 30 years, comprising of 25 (as amended) wind turbines with maximum blade tip height of up to 180m, access tracks, up to 6 borrow pits, substation, battery storage compound, control building, 4 meteorological masts, and ancillary infrastructure Garvary Wind Farm Appeal Details at <a href="https://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=123955">https://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=123955</a> , DPEA ref. WIN-270-20	Land 4600M NE Of Invershin Community Hall Invershin	Garvary Wind Farm Limited	Scottish Ministers approved the application on 13 February 2025.	21/01921/S36	13/02/2025	01
Claire Farmer	Sallachy Wind Farm - Erection and Operation of a Wind Farm for a period of 30 years, comprising of 9 Wind Turbines with a maximum blade tip height of 149.9m, access tracks, temporary borrow pits and construction compound, substation compound, and ancillary infrastructure.	Land At Sallachy Estate Paig	WKN Sallachy Ltd	Planning permission was granted in May 2022. Awaiting satisfaction of pre-commencement condition requirements.	21/01615/FUL	05/05/2022	01
Mark Fitzpatrick	Limekiln Extension Wind Farm - Erection and Operation of a Wind Farm for a period of 30 years, comprising of 5 Wind Turbines with a maximum blade tip height 149.9m, with access tracks, hardstanding areas, substation, battery storage facility, control building compound, borrow pits and cabling	Land 3080M West Of Shepherds Cottage Shebster Thurso	Infinergy Limited	Scottish Ministers granted consent on 06 May 2022. Pre-start conditions have been satisfied.	20/01905/S36	06/05/2022	02
Claire Farmer	Construction of vertical launch space port with launch operations control centre, site integration facility, launch pad complex, antenna park, access road, fencing, services and associated infrastructure	Land 2600M SW Of Dunbuie Malmine Tongue	Orbital Express Launch Limited	Planning Permission was granted in August 2020. The applicant has commenced site investigation works in line with a schedule of mitigation agreed with NatureScot and the Planning Authority and is working with officers on satisfaction of conditions. Work commenced on the development in Spring 2023. A Non Material Variation for changes to the access routes and launchpad was approved in March 2024. A further planning application has been granted for changes to the infrastructure arrangement and relocation of tracking equipment to atop Ben Tongue.	20/00616/FUL	05/08/2020	01
Peter Wheelan	Kirkcan Wind Farm - Construction of wind farm comprising of 17 turbines (height to hub 104m, height to blade tip 175m), associated access tracks, borrow pits, compounds, substation and 104m high met mast	Land 3015M SE Of Aultguish Inn Garve	Kirkcan Wind Farm Limited	Scottish Government issued consent on 25 July 2023. Awaiting submission of pre-development planning condition requirements.	19/01861/S36	25/07/2023	05

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Claire Farmer	Lairg 2 Wind Farm - Construction of wind farm comprising 10 turbines (7 turbines to a maximum tip height of 180m and 3 turbines to a maximum tip height of 150m), associated crane pads, tracks, substation, battery storage compound, 2 borrow pits and upgrade of access track	Land 2400M SE Of Cracrail Toroboll Lairg	Energiekontor	On review of the consent, the applicant has chose to make modifications to the proposed development. This was approved in October 2021 and discussions with the applicant are ongoing with regard to next steps for the development.	19/01096/FUL	24/06/2020	01