

Agenda Item	5
Report No	PLN/03/25

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 11 June 2025

Report Title: Proposal of Application Notice Update

Report By: Area Planning Manager – North

Purpose/Executive Summary

This report provides an update on the Proposal of Application Notices (PANs) submitted to the Planning and Development Service since the previous PAN update report presented to the last committee.

Recommendation

Members are asked to note the submission of these PANs and highlight any material issues they wish to be brought to the attention of the applicants before the submission of an application for planning permission.

1. Update

- 1.1 Appendix 1 provides a list of all valid Proposal of Application Notices submitted to the service since the previous PAN update report presented to the last committee.
- 1.2 The associated application forms, drawings, and any relevant supporting information are provided in the remaining appendices of this report.
- 1.3 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.

2. RECOMMENDATION

- 2.1 That Members note the submission of these PANs and highlight any material issues they wish to be brought to the attention of the applicants before the submission of an application for planning permission.

3. IMPLICATIONS

- 3.1 Resource: Not applicable.
- 3.2 Legal: Not applicable.
- 3.3 Community (Equality, Poverty and Rural): Not applicable.
- 3.4 Climate Change/Carbon Clever: Not applicable.
- 3.5 Risk: Not applicable.
- 3.6 Gaelic: Not applicable.

Signature: Dafydd Jones

Designation: Area Planning Manager - North

Author: Peter Wheelan, Strategic Projects Team Leader

PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019

Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council.

Data Protection

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at:

https://www.highland.gov.uk/directory_record/1052173/planning_applications_consent_and_notice_of_review

☒ I have read and understood the privacy notice.

Contact Details

Applicant	Boralex Limited	Agent	David Bell Planning Limited (Pippa Melville)
Address	16 West Borough Wimbourne Dorset BH21 1NG	Address	26 Alva Street Edinburgh EH2 4PY
Phone	c/o Agent	Phone	07807 528686
Email	c/o Agent	Email	pippa.melville@dbplanning.co.uk

Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.

Land 1500 m southeast of Borlum House, Reay

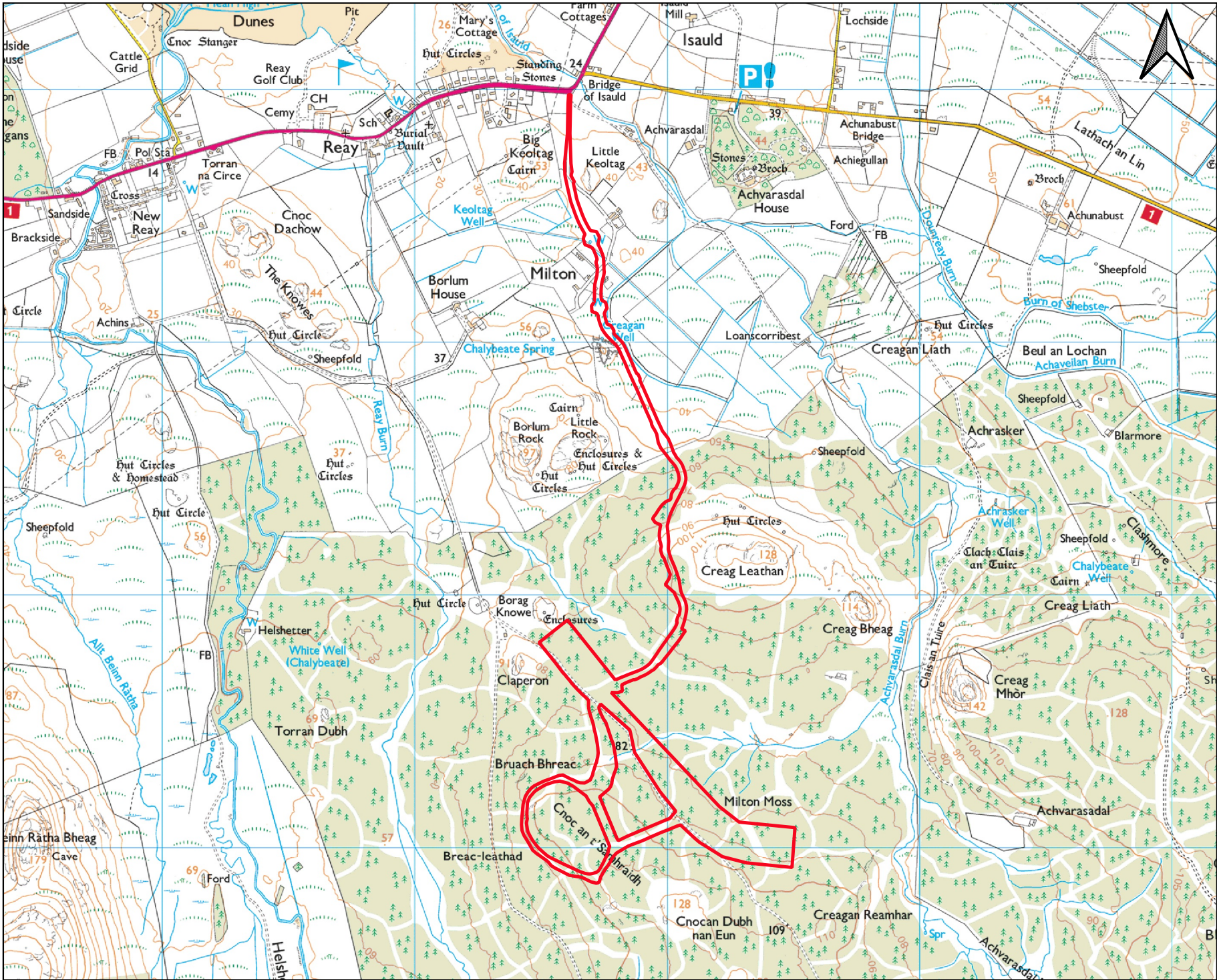
Description of Development Please include detail where appropriate – eg the number of residential units; the gross floorspace in m ² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.	
Construction and operation of a proposed Battery Energy Storage Facility (BESS) with associated infrastructure, access and ancillary works at Limekiln Wind Farm.	
Pre-application Screening Notice Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development? If yes, please provide a copy of this Opinion.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Community Consultation State which other parties have received a copy of this Proposal of Application Notice.	
Community Council/s	Date Notice Served
Caithness West Community Council	Thursday 27th March 2025
Local Elected Members	Date Notice Served
Cllr Ron Gunn Cllr Struan Mackie Cllr Mathew Reiss Cllr Karl Rosie	Thursday 27th March 2025
Members of Scottish Parliament and Members of Parliament	Date Notice Served
Maree Todd MSP Jamie Stone MP Arianne Burgess MSP Tim Eagle MSP Rhoda Grant MSP Jamie Halcro Johnston MSP Edward Mountain MSP Emma Roddick MSP Douglas Ross MSP	Thursday 27th March 2025
Names / details of other parties	Date Notice Served

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Community Open Day 1	Reay Village Hall	17 th April 2025 1.00 pm – 7.00 pm
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
Community Open Day 2	Reay Village Hall	22 nd May 2025 1.00 pm – 7.00 pm

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Newspaper Advert	John O Groat Journal	Friday 11 th April Friday 16 th May

Details of any other consultation methods (date, time and with whom)
Attendance of CWCC monthly meeting (26 March 2025) Issue of invitation to residents within to advise them of proposal and community consultation events. Event advert shared with CWCC/Reay Hall for publication on social media. Project website.

Signed	<i>Pippa J Melville</i>	Date	27th March 2025
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Limekiln BESS

 PAN Boundary

0 0.3 0.6 km

Scale @ 1 : 20,000



Overview Map Scale @ 1 : 6,000,000

BORALEX

PAN Boundary

Date
Created By
Size

25/03/2025
KJW
A3

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Contact Details

Applicant	Boralex Limited	Agent	David Bell Planning Limited
Address	16 West Borough Wimborne BH21 1NG	Address	26 Alva Street Edinburgh EH2 4PY
Phone	c/o Agent	Phone	07807 528686
Email	c/o Agent	Email	pipa.melville@dbplanning.co.uk

Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.

Lochluichart East, land 700m east of Ardachy, Lochluichart, Garve.

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Construction and operation of a proposed Battery Energy Storage Facility (BESS) with associated infrastructure, access and ancillary works at Lochluichart East.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes, please provide a copy of this Opinion.

☐ Yes

☒ No

Community Consultation

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s**Date Notice Served**

Garve and District Community Council

07/03/2025

Local Elected Members**Date Notice Served**

Cllr Chris Burt
Cllr Isabelle Campbell
Cllr Liz Craft
Cllr Patrick Logue

07/03/2025

Members of Scottish Parliament and Members of Parliament**Date Notice Served**

Kate Forbes MSP
Jamie Stone MP
Arianne Burgess MSP
Tim Eagle MSP
Rhoda Grant MSP
Jamie Halcro Johnston MSP
Edward Mountain MSP
Emma Roddick MSP
Douglas Ross MSP

07/03/2025

Names / details of other parties**Date Notice Served**

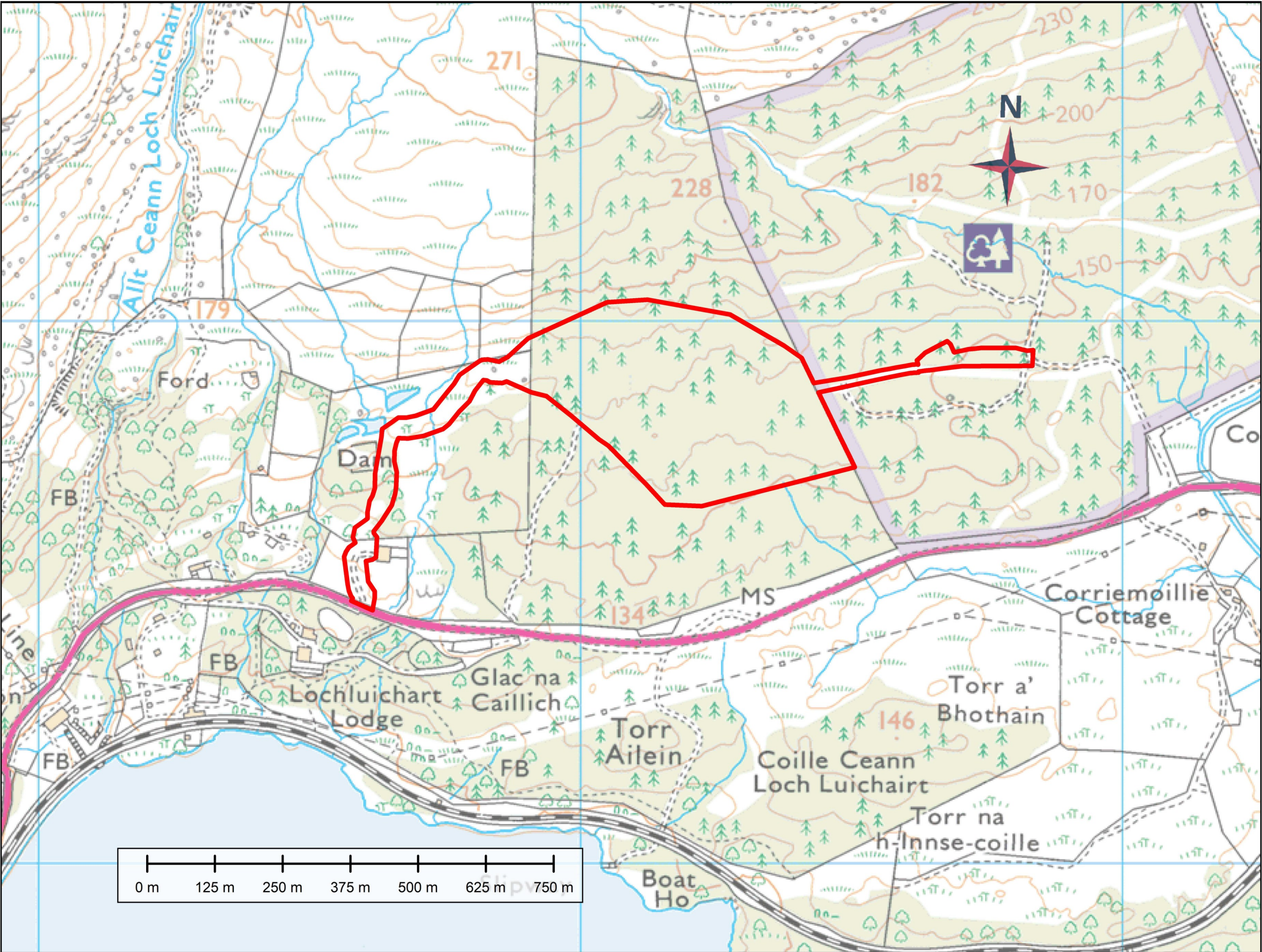
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Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Community Open Day 1	Garve Village Hall	Thursday 3 rd April 2025 2 pm – 7 pm
Proposed Public Event 2 (at least 14 days after Public Event 1)	Venue	Date and Time
Community Open Day 2	Garve Village Hall	Thursday 1 st May 2025 2 pm – 7 pm

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Newspaper Advert	Ross-shire Journal	Friday 28 th March 2025 Friday 25 th April 2025
Details of any other consultation methods (date, time and with whom)		
<p>Issue of invitation to residents within Garve and District CC area to advise them of proposals and events.</p> <p>Project website. www.boralex.com</p>		

Signed	<i>Pippa Melville</i>	Date	7/3/25
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Figure 1: PAN Redline



KEY:

— Proposed Development Area

Title:

PAN Redline

Project:

Lochluichart East BESS

Source:

Reproduced from Ordnance Survey maps ©
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database rights 2024
Ordnance Survey 0100031673

Client:

Drawn By:

SSH

Checked:

KWA

Date:

Mar 2025

Figure:

1

Scale:

A3 @ 1-7500

Revision No:

PROPOSAL OF APPLICATION NOTICE

MOLADH BRATH IARRTAIS

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☒ I have read and understood the privacy notice.

Contact Details

Applicant	Global Energy Nigg Ltd	Agent	Arthian Ltd
Address	c/o Agents	Address	Willow House Stoneyfield Business Park INVERNESS IV2 7PA
Phone		Phone	01463 217605
Email		Email	Yvonne.Macdonald@arthian.com

Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.

Land at former Nigg Oil Terminal facility, Nigg Energy Park, Nigg, Tain, IV19 1QY

Description of Development

Please include detail where appropriate –eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Redevelopment of part of the former oil terminal site at Nigg Yard to form Rolled Tubular Facility Building as an extension to existing on-site Renewables Manufacturing. Development comprising of:

- Overall Developable Area –11.3ha; and
- Main Factory Building:
 - Floor Area –16,836m²
 - Footprint –69m X 244m
 - Height –24.5m (to ridge)

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes, please provide a copy of this Opinion.

☐ Yes

☒ No

Community Consultation

State which other parties have received a copy of this Proposal of Application Notice.


Community Council/s	Date Notice Served
NIGG & SHANDWICK	16.05.2025
CROMARTY	As above
KILMUIR & LOGIE EASTER	As above
Local Elected Members	Date Notice Served
Cllr Laura Dundas (Tain & Easter Ross)	16.05.2025
Cllr Derek Loudon (Tain & Easter Ross)	As above
Cllr Maureen Ross (Tain & Easter Ross)	As above
Cllr Sarah Atkin (Blackisle)	As above
Cllr Lindsey Johnston (Blackisle)	As above
Cllr Morven-May MacCallum (Blackisle)	As above
Members of Scottish Parliament and Members of Parliament	Date Notice Served
Ariane Burgess MSP	16.05.2025
Tim Eagle MSP	As above
Fergus Ewing MSP	As above
Kate Forbes MSP	As above
Rhoda Grant MSP	As above

Jamie Halcro Johnston MSP	As above
Edward Mountain MSP	As above
Emma Roddick MSP	As above
Douglas Ross MSP	As above
Maree Todd MSP	As above
Names / details of other parties	Date Notice Served
Colin Hopkins, Repsol Resources UK Ltd.	16.05.2025

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Tain	Duthac Centre	Wednesday 11 June 2.00 – 6.00 PM
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
Tain	Duthac Centre	Wednesday 25 June 2.00 – 6.00 PM

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
	Ross-shire Journal	Friday 30 May 2025 Friday 13 June 2025

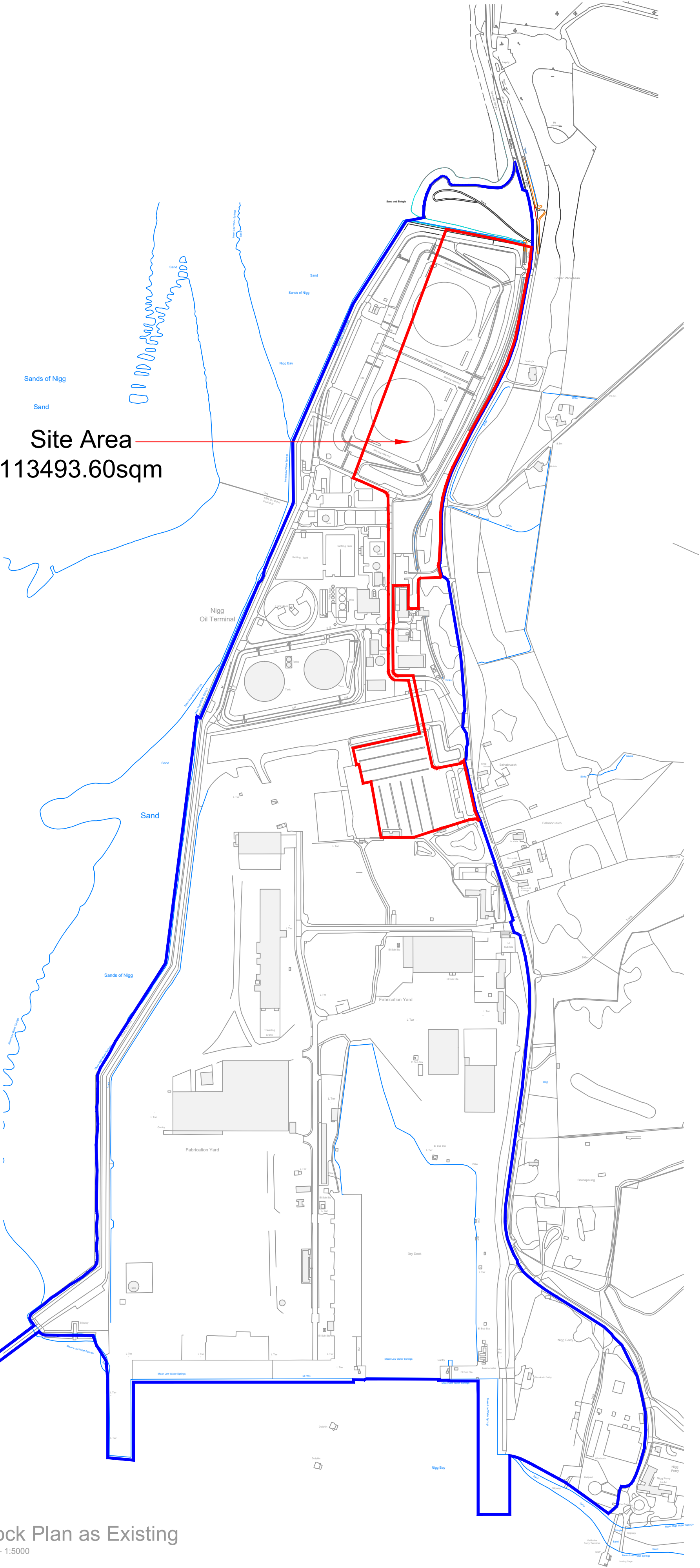
Details of any other consultation methods (date, time and with whom)
<p>All relevant consultation materials will be made available on the website below:</p> <p>www.nigg.com</p>

Signed		Date	16.05.2025
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Location Plan as Existing

Scale - nts



Site Area
113493.60sqm

B	250501	Red Line boundary adjusted	KS
A	250331	Red Line boundary adjusted	KS
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

5 Ness Bank,
Inverness,
IV2 4SF
01463 233760

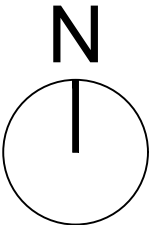
Unit 19, Scion House,
Stirling University Innovation Park,
Stirling FK9 4NF
01786 232777

8 High Street,
Oban,
PA34 4BG
01631 359054

ROLLED TUBULAR FACILITY
NIGG
GLOBAL ENERGY GROUP

LOCATION PLAN AS EXISTING

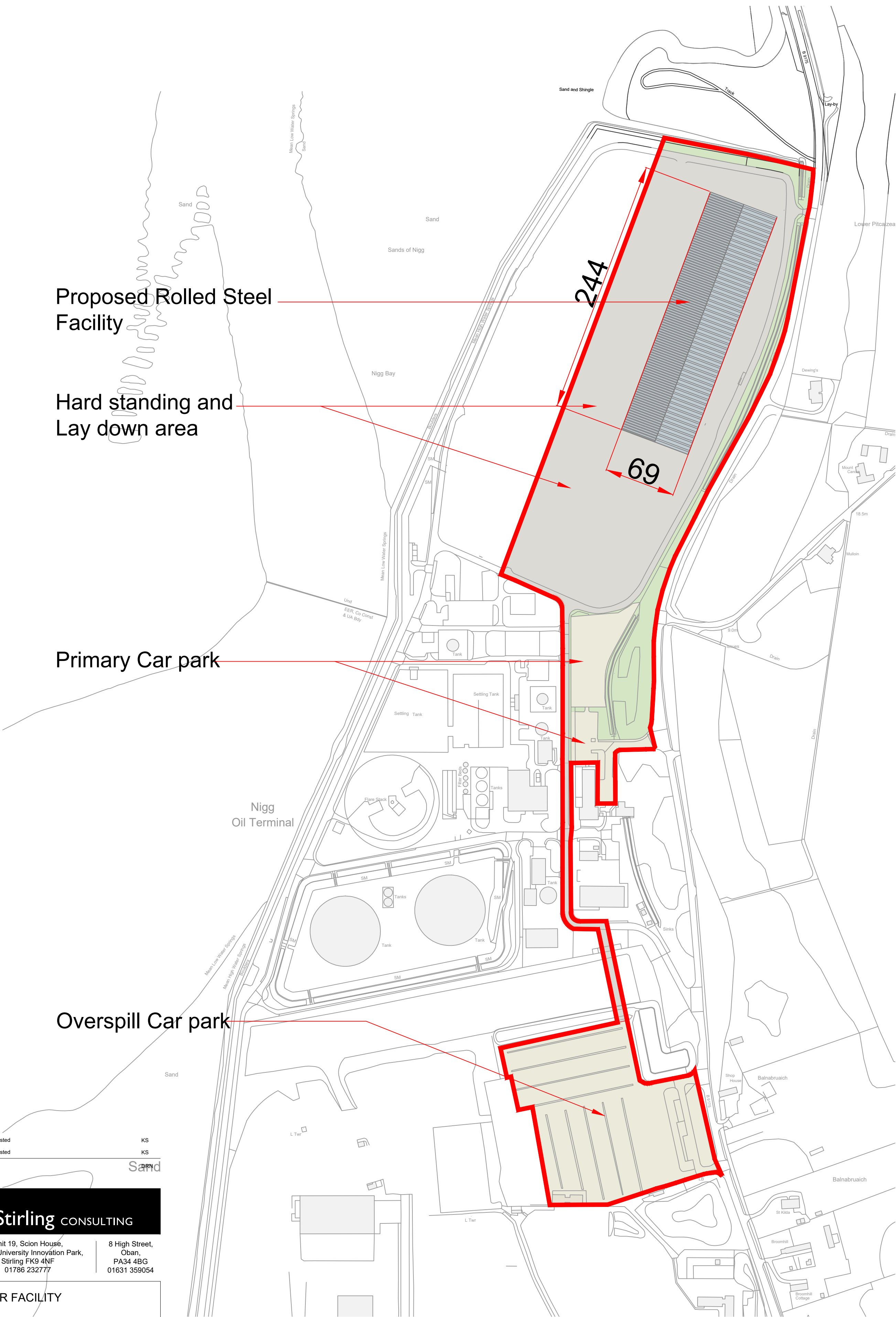
STATUS:	PLANNING
SCALE:	1:5000
PAPER SIZE:	A2
DWG No.	5239-02-001
REV.	B



Block Plan as Existing

Scale - 1:5000

1 : 5000 0 100m 200m 300m



Block Plan as Proposed
Scale - 1:2500

B

250501

Red line boundary adjusted

KS

A

250331

Red line boundary adjusted

KS

REV

DATE

DESCRIPTION

Bracewell Stirling

CONSULTING

5 Ness Bank,
Inverness,
IV2 4SF
01463 233760

Unit 19, Scion House,
Stirling University Innovation Park,
Stirling FK9 4NF
01786 232777

8 High Street,
Oban,
PA34 4BG
01631 359054

ROLLED TUBULAR FACILITY
NIGG
GLOBAL ENERGY GROUP

BLOCK PLAN AS PROPOSED

STATUS: **PLANNING**

SCALE: 1:2500

DRAWN: KS

PAPER SIZE: A2

DATE: May 2025

DWG No. 5239-02-002

REV. B

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