

Agenda Item	5
Report No	PLS/31/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 18 June 2025

Report Title: Proposal of Application Notice Update

Report By: Area Planning Manager – South

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: Bob Robertson

Designation: (Acting) Area Planning Manager - North

Author: Peter Wheelan, Strategic Projects Team Leader

APPENDIX 1 - PROPOSAL OF APPLICATION NOTICES – SOUTH PLANNING APPLICATIONS COMMITTEE

Appendix	Case Officer	App.No.	Applicant	Site Address	Description	Ward	Drawing Numbers
2	Ross McAteer	25/01876/PAN	Davall Developments Ltd.	Land To North And East And West Of Dunbarry Terrace And Kerrow Drive Kingussie	Kingussie Phase 3 - Site A is 108 dwellings and associated infrastructure at land between Dunbarry Terrace and General Wades Military Road and site B is 8 residential plots and associated infrastructure at land adjacent to Ardbroilach Road	20	2.1 – PAN Form 2.2 – Site Location Plan
3	Ross McAteer	25/01772/PAN	E Power Ltd	Land 2KM NE Of The Lodge Buntait Glenurquhart Drumnadrochit	Cnoc Farasd Wind Farm - Proposed Wind farm for 6 turbines, up to 149.9m tip, total generating capacity 28.8MW, plus ancillary infrastructure including battery storage of up to 15MW. Total capacity 43.8MW.	12	3.1 – PAN Form 3.2 – Site Location Plan
4	Grant Baxter	25/01933/PAN	Ardersier Port Ltd	Land 860M NE Of Norleigh, Ardersier	Continued port development and expansion of port related services for energy related uses, including marine dredging within the inner harbour, sea disposal or dredged sands, possible temporary stockpiling of dredged material, quay construction, erection of offices, industrial, and storage buildings, and associated infrastructure including manufacturing, assembly, delivery and export of port related cargo, parking, infrastructure, services, upfilling and re-grading/surfacing of new landward areas and landscaping	17	4.1 – PAN Form 4.2 – Site Location Plan

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_consents_and_notice_of_review

☒ I have read and understood the privacy notice.

Contact Details

Applicant	Davall Developments Ltd	Agent	NORR Consultants Limited
Address	1st Floor 111 Grampian Road Aviemore PH22 1RH	Address	5 Longman Road Inverness IV2 3NT
Phone		Phone	01463 382893
Email		Email	greg.duncan@norr.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.

Kingussie Phase 3 - Land between Dunbarry Terrace and General Wades Military Road, Kingussie and land adjacent to Ardbroilach Road, Kingussie

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.

Kingussie Phase 3 – Site A is 108 dwellings and associated infrastructure at land between Dunbarry Terrace and General Wades Military Road and site B is 8 residential plots and associated infrastructure at land adjacent to Ardbroilach Road.

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**

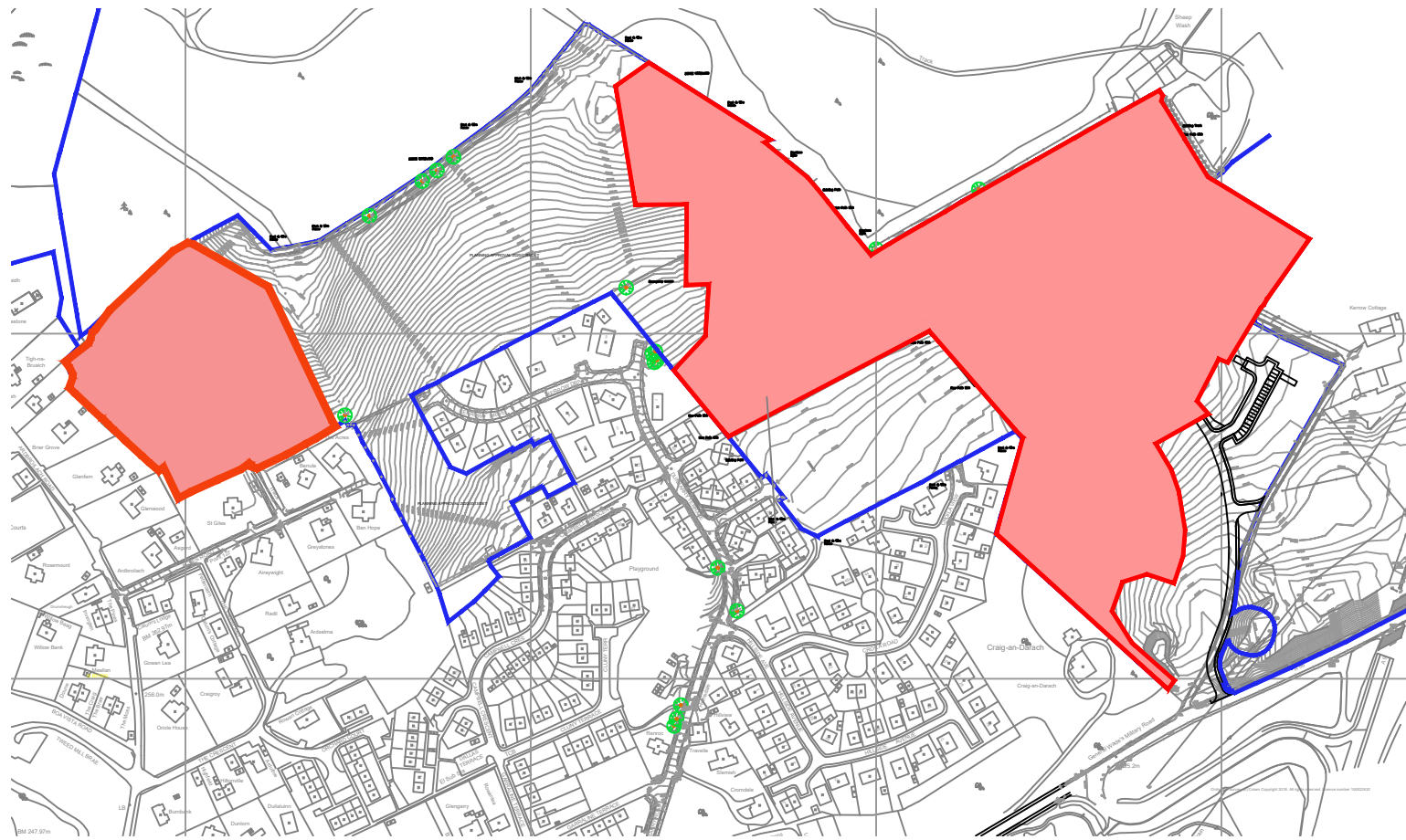
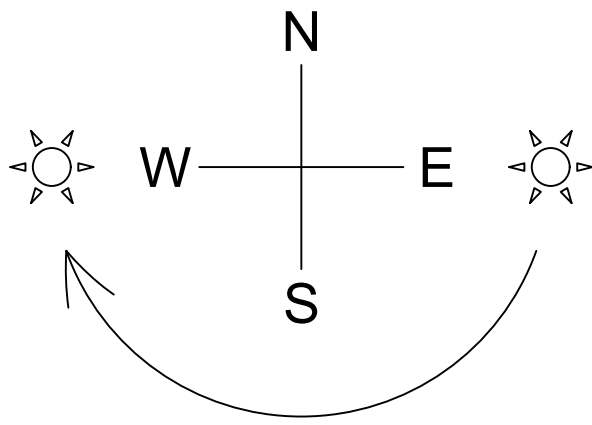
State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served
Kingussie and Vicinity Community Council	12/05/25
Local Elected Members	Date Notice Served
John Bruce Muriel Cockburn Russell Jones Bill Loban	12/05/25
Members of Scottish Parliament and Members of Parliament	Date Notice Served
Kate Forbes Constituency MSP Graham Leadbitter MP	12/05/25
Names / details of other parties	Date Notice Served
-	

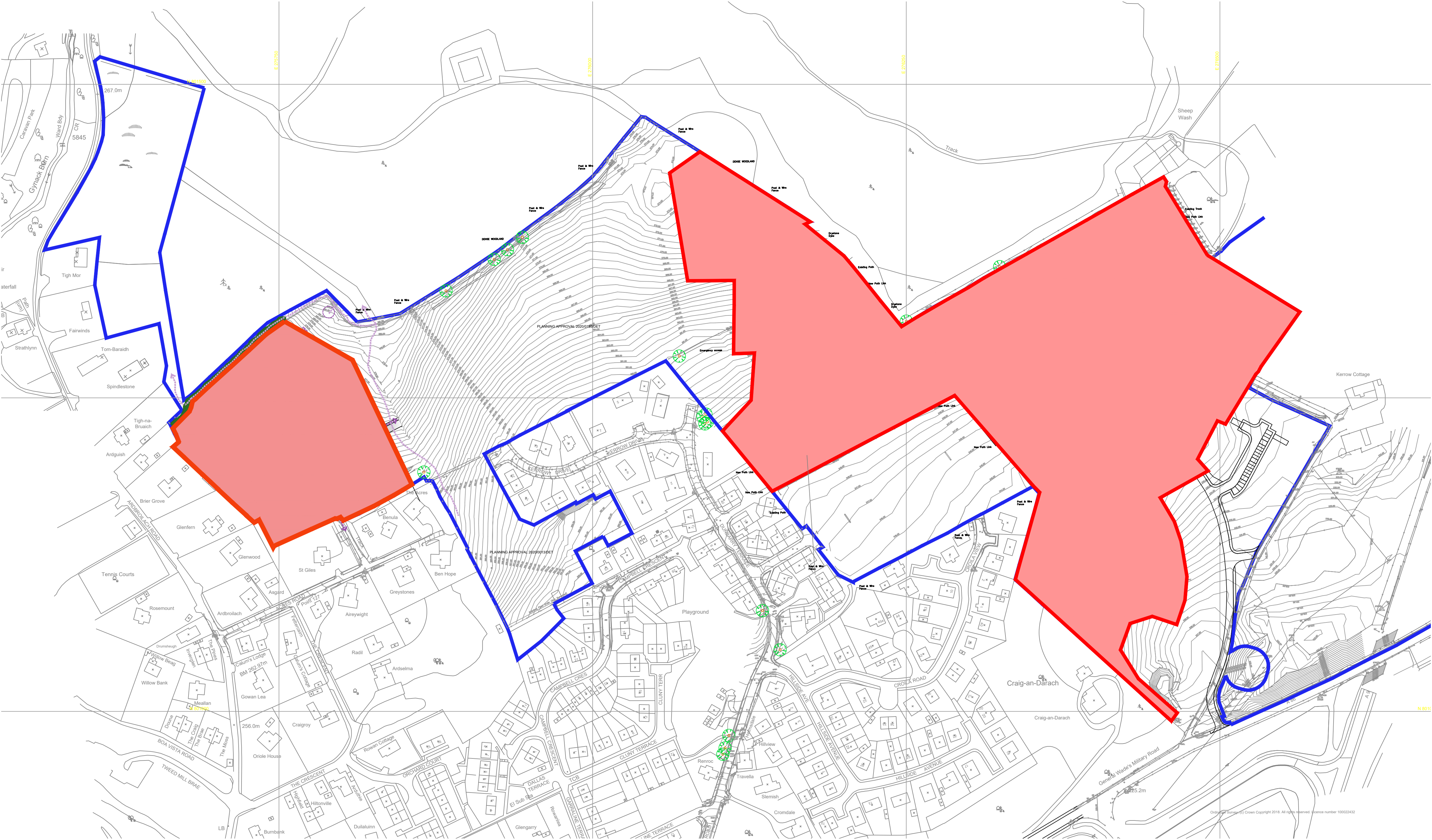
Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Venue: The Iona Gallery, Duke Street, Kingussie Date: Wednesday 28th May 2025 2 - 4pm Display of proposed drawings and an opportunity to ask questions.		
Proposed Public Event 2	Venue	Date and Time
Venue: The Iona Gallery, Duke Street, Kingussie Date: Monday 16th June 2025, 2 - 4pm Display of proposed drawings and an opportunity to ask questions.		
Website & Online Comments (web address TBC); All plans etc will be made available on a dedicated website with a feedback / comments form; details of virtual events; and contact details of architects. – Date: on or around Thursday 22nd May 2025 & remaining online until Friday 27th June 2025		

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
	Strathspey Herald	Thursday 22nd May 2025
Details of any other consultation methods (date, time and with whom)		
Leaflet drops to immediate neighbors (500m radius of site), with details of virtual events; dedicated website; and contact details of architects (for people unable to access virtual event / website, to find out more about the proposal, and to provide feedback) - Date: on or around Thursday 22nd May 2025		

Signed	Greg Duncan	Date	12/05/25
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LOCATION PLAN 1:5000



LOCATION PLAN 1:2000

DATE	REVISION	REV	DRW	CHK
10/04/25	First issue	P01	MP	GD
06/05/25	First issue	P02	MP	GD

Keyplan

Consultants

NORR

NORR Consultants Limited.
An Ingenium International Company

5 Longman Road
Inverness IV1 1RY
Scotland, UK
norr.com

Drawn MP	Date OCT 2023
Checked GD	Date OCT 2023
Scale 1:500 @ A1	
Client Davall Developments	
Project Kingussie North East	
Drawing Title Deed of Conditions	
Sheet Status	
Project No. IAIV-16-0034	
Drawing No. KPT-NOR-XX-XX-DR-A-90001	Rev. P02

PROPOSAL OF APPLICATION NOTICE

MOLADH BRATH IARRTAIS

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

The Council will respond within 21 days of validation of 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

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☒ I have read and understood the privacy notice.

Contact Details

Applicant	E Power Ltd	Agent	Atmos Consulting Ltd
Address	15 Pitreavie Court Pitreavie Business Park Dunfermline KY11 8UU	Address	CBC House 24 Canning Street Edinburgh EH3 8EG
Phone		Phone	
Email	Sarah.kyle@turnkeydev.com	Email	

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.

located within Kilmartin Wood, 7.7kilometres (km) west of Drumnadrochit, Highlands, at its closest point, centred on Grid Reference (GR) E: 241000 N: 832500.

See Figure 1.1- Site Location

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.

Proposed Wind farm for 6 turbines, up to 149.9m tip, total generating capacity 28.8MW, plus ancillary infrastructure including battery storage of up to 15MW. Total capacity 43.8MW.

Previous Scoping as a S36 Project; ECU Reference *ECU00005214*.

Highland Council Scoping Response 2404447SCOP (10/12/24)

Due to addressing consultee comments in response to Scoping and preapplication discussions, the decision has been taken to substantially reduce the project in scale and tip height to address these concerns. As a result, the project will be less than 50MW and therefore the application will proceed under the Town and County Planning route.

The comments received from the Scoping and preapplication process are relevant and it is not the intention to reScope.

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
Glen Urquhart Community Council Strathglass Community Council Kiltarlity Community Council	May 2025
Local Elected Members	Date Notice Served
Cllr David Fraser (Aird and Loch Ness) Cllr Emma Knox (Aird and Loch Ness) Cllr Helen Crawford (Aird and Loch Ness) Cllr Chris Ballance (Aird and Loch Ness)	May 2025
Members of Scottish Parliament and Members of Parliament	Date Notice Served

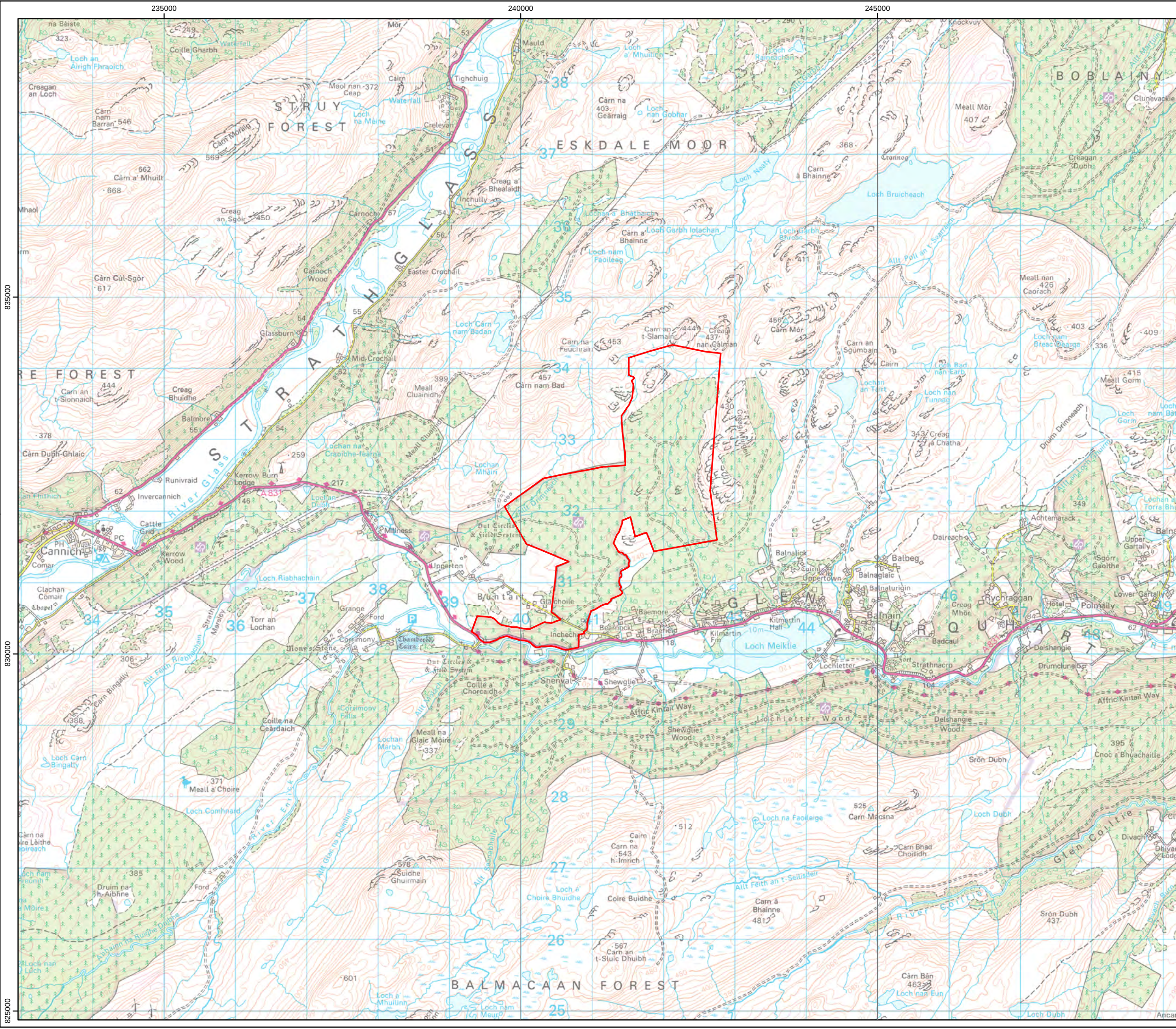
Kate Forbes MSP (Skye, Lochaber and Badenoch) Ariane Burgess MSP (Highlands and Islands Region) Tim Eagle MSP (Highlands and Islands Region) Rhoda Grant MSP (Highlands and Islands Region) Jamie Halcro Johnston MSP (Highlands and Islands Region) Edward Mountain MSP (Highlands and Islands Region) Emma Roddick MSP (Highlands and Islands Region) Douglas Ross MSP (Highlands and Islands Region) Angus MacDonald MP (Inverness, Skye and West Ross-shire)	May 2025
Names / details of other parties	Date Notice Served
n/a	

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Exhibition no.1	Balnain Community Hall, Drumnadrochit, IV63 6TJ	Monday 10 th March 2025 1-6pm
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
Exhibition no.2	Balnain Community Hall, Drumnadrochit, IV63 6TJ	Monday 24th March 2025 1-6pm
Proposed Public Event 3	Venue	Date and Time
Exhibition no.3	Balnain Community Hall, Drumnadrochit, IV63 6TJ	Tuesday 24 June 2025 12-3pm
Proposed Public Event 4	Venue	Date and Time
Exhibition no.4	Cannich Village Hall, Cannich, Beauly, IV4 7LJ	TBC - anticipated Tuesday 24 June 2025

		4-7pm
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Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Yes	Inverness Courier	Tuesday 25th February and Tuesday 4th March 2025. TBC Tuesday 3 June 2025 and Tuesday 10 June 2025
Details of any other consultation methods (date, time and with whom)		
Feedback Questionnaires provided at the exhibitions and available on our website. www.cnocfarasinfo.co.uk Letter drop within 10km of the project as required by The Highland Council (letters currently being developed and will be circulated imminently).		

Signed		Date	08/05/2025
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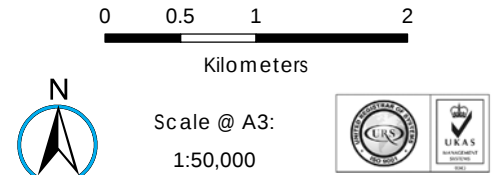
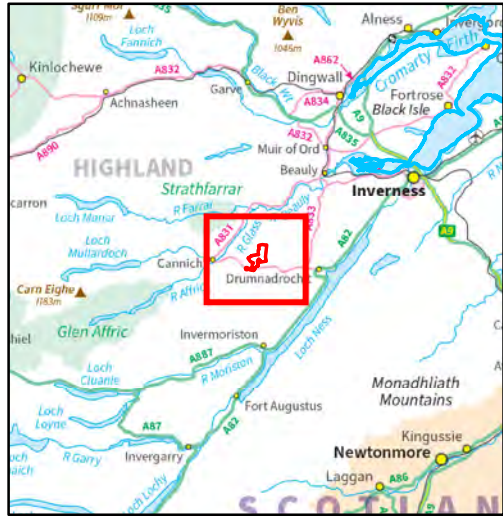


Cnoc Farasd



Figure 1.1
Site Location Plan

Key
[Red outline] Site boundary



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PROPOSAL OF APPLICATION NOTICE

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☒ I have read and understood the privacy notice.

Contact Details

Applicant	Ardersier Port Ltd	Agent	Montagu Evans
Address	Ardersier Port Ltd Inverness IV2 7QX	Address	4 th Floor Exchange Tower 19 Canning Street Edinburgh EH3 8EG
Phone	c/o Agent	Phone	07342 054 133
Email	c/o Agent	Email	lisa.proudfoot@montagu-evans.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.

Ardersier Port Ltd
Inverness
IV2 7QX

Description of Development

Please include detail where appropriate – e.g. 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.

Continued port development and expansion of port related services for energy related uses, including marine dredging within the inner harbour, sea disposal or dredged sands, possible temporary stockpiling of dredged material, quay construction, erection of offices, industrial, and storage buildings, and associated infrastructure including manufacturing, assembly, delivery and export of port related cargo, parking, infrastructure, services, upfilling and re-grading/surfacing of new landward areas and landscaping.

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**

Ardersier and Petty
Cawdor and West Nairnshire
Nairn West and Suburban
Fortrose and Rosemarkie

16 May 2025

Local Elected Members**Date Notice Served**

Ward 17 Culloden and Ardersier:

- Cllr Glynis Campbell Sinclair
- Cllr Morven Reid
- Cllr Trish Robertson

Ward 18 Nairn and Cawdor:

- Cllr Laurie Fraser
- Cllr Michael Green
- Cllr Barbara Jarvie
- Cllr Paul Oldham

16 May 2025

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

Fergus Ewing (MSP)
Ariane Burgess (MSP)
Tim Eagle (MSP)
Rhoda Grant (MSP)
Jamie Halcro Johnston (MSP)

16 May 2025

Edward Mountain (MSP) Emma Roddick (MSP) Douglas Ross (MSP) Graeme Leadbitter (MP)	
Names / details of other parties	Date Notice Served

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
In-person Public Consultation Event 1	Ardersier War Memorial Hall, Station Road, Ardersier, Inverness, IV2 7SU	Wednesday 11th June 2025 3pm to 7pm
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
In-person Public Consultation Event 2	Ardersier War Memorial Hall, Station Road, Ardersier, Inverness, IV2 7SU	Wednesday 27th August 2025 3pm to 7pm

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Public Event 1	Inverness Courier	Tuesday 3 rd June 2025 (i.e. at least 7 days in advance of event)
Public Event 2	Inverness Courier	Tuesday 19th August 2025 (i.e. at least 7 days in advance of event)

Details of any other consultation methods (date, time and with whom)
• Details of the project and information on the public events will be available online at a dedicated webpage available here: www.montagu-evans.co.uk/public-consultation-haventus • A dedicated email inbox has been set up (Ardersier@montagu-evans.co.uk) and other means of providing feedback have been provided (i.e. telephone, email, post or in person). • Undertake a letter drop to properties within an agreed proximity of the site to provide information on the proposed development, raise awareness of the consultation events, and provide an opportunity for feedback on the proposal. • Meetings with the local community councils will also be offered. • Ongoing engagement with the local community through the existing Community Liaison Group.

Signed	Montagu Evans LLP	Date	16/05/2025
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KEY:
SITE DEVELOPMENT BOUNDARY



NH808571

PROPOSED SITE BOUNDARY
SCALE: 1:10 000