

Agenda Item	5
Report No	PLN/046/25

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 6 August 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

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

Appendix	Case Officer	App.No.	Applicant	Site Address	Description	Ward	Drawing Numbers
2	ROCU	25/02111/PAN	Nadara	Novar Wind Farm Novar Estate Evanton	Proposal of Application Notice for Novar Wind Farm repowering - Decommissioning of the existing 34 turbines with a maximum blade tip height of 60m, erection and operation of a wind farm for a period of 50 years, comprising up to 10 turbines with a maximum blade tip height of up to 180m , control building, substation, access tracks, borrow pits, underground cabling, construction compounds, laydown areas, meteorological mast and ancillary infrastructure	06	2.1 PAN Form 2.2 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	Barry Cooke - Nadara	Agent	Kate Lowe - Ramboll
Address	Nadara 4th Floor, 12 Blenheim Place, Edinburgh, EH7 5JH	Address	Ramboll UK Limited 80 George Street, Edinburgh, EH2 3BU
Phone		Phone	
Email		Email	kate.lowe@ramboll.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.

The existing Novar Wind Farm located on land (the 'Site') within the Novar Estate which is approximately 11 km north of Dingwall and 9 km northwest of Alness, in the Cromarty Firth in northern Scotland and in the jurisdiction of The Highland Council. Address for existing wind farm: Novar Wind Farm, Boath Road, Alness, V17 0XJ

The Site location is shown on Figure 1, Appendix 1.

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.

The Proposed Development would comprise the full repowering of the existing Novar Wind Farm to include the removal of the existing 34 turbines (60m tip height), and the construction of a maximum of 10 new wind turbines, each of a maximum blade tip height of 180 m, and associated infrastructure. The total installed capacity of the proposed turbines would be approximately 60 MW.

The design of the turbine layout and associated infrastructure will be informed by the EIA process and ongoing survey work. Existing access tracks and infrastructure will be reused where possible.

Due to the installed capacity of the Proposed Development being greater than 50 MW, an application for consent will be made to the Scottish Ministers under section 36 of the Electricity Act 1989, not through the Town and Country Planning (Scotland) Act 1997.

There is no statutory requirement to undertake pre-application consultation for section 36 applications under the Electricity Act 1989 and, therefore, the provision of this Proposal of Application Notice (PAN) has been done on a voluntary basis and as requested by The Highland Council. It is important to note the voluntary basis on which this PAN has been submitted and, therefore, that the requirements of the Town and Country Planning (Scotland) Act 1997 in relation to the timescales to application submission and timing of consultation events, is not restricted by the timescales of a formal PAN.

The Applicant is keen to engage directly with The Highland Council, and other key consultees, throughout the design development of the Proposed Development to shape the scale and layout. This has been demonstrated to date via the Applicant's voluntary pre-application consultation meeting with The Highland Council on 14th August 2024. A response pack from The Highland Council following this meeting was received on 12th September 2024.

A Scoping Report for the Proposed Development was submitted to the Energy Consent Unit (ECU) on 23 January 2025 (ECU00006087). The Scoping Opinion was received 7th May 2025.

The first round of public exhibitions was held on 4th and 5th March 2025 at three different local venues (refer to further details below). These exhibitions considered the advice provided by The Highland Council within the pre-application consultation meeting and response pack (refer to above).

A second round of public exhibitions is proposed in August / September 2025 aligned closely to the design development programme. The exact dates and venues are still to be confirmed.

The section 36 application is expected to be submitted in Q4 2025.

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
Kiltearn Community Council: Chair - John McHardy, Vice Chair - Mike Finlayson, Secretary - Annelie Graham. Dingwall Community Council: Chair - Jack Shepherd, Secretary – Sarah-Lynn Thaine. Ardross Community Council: Chair - Peter Allen, Secretary - John Edmondson, Planning Lead - Sheila Campbell-Lloyd Ferintosh Community Council: Chair – Becky Richmond, Secretary – Bruce Morrison. Resolis Community Council: Chair – Alister Matheson, Secretary – Kirsty MacKay. Cromarty & District Community Council: Chair – Paige Shepherd, Secretary – Claire Fraser. Alness Community Council: Chair- Una MacIntosh Invergordon Community Council: Chair – Sally Northern, Secretary – John Kennedy.	5th June 2025
Local Elected Members	Date Notice Served
Cromarty Firth: Councillor Tamala Collier Councillor Sinclair Coghill Councillor John Edmondson Dingwall & Seaforth: Councillor Sean Kennedy Councillor Graham MacKenzie Councillor Angela MacLean Councillor Margaret Paterson	5th June 2025

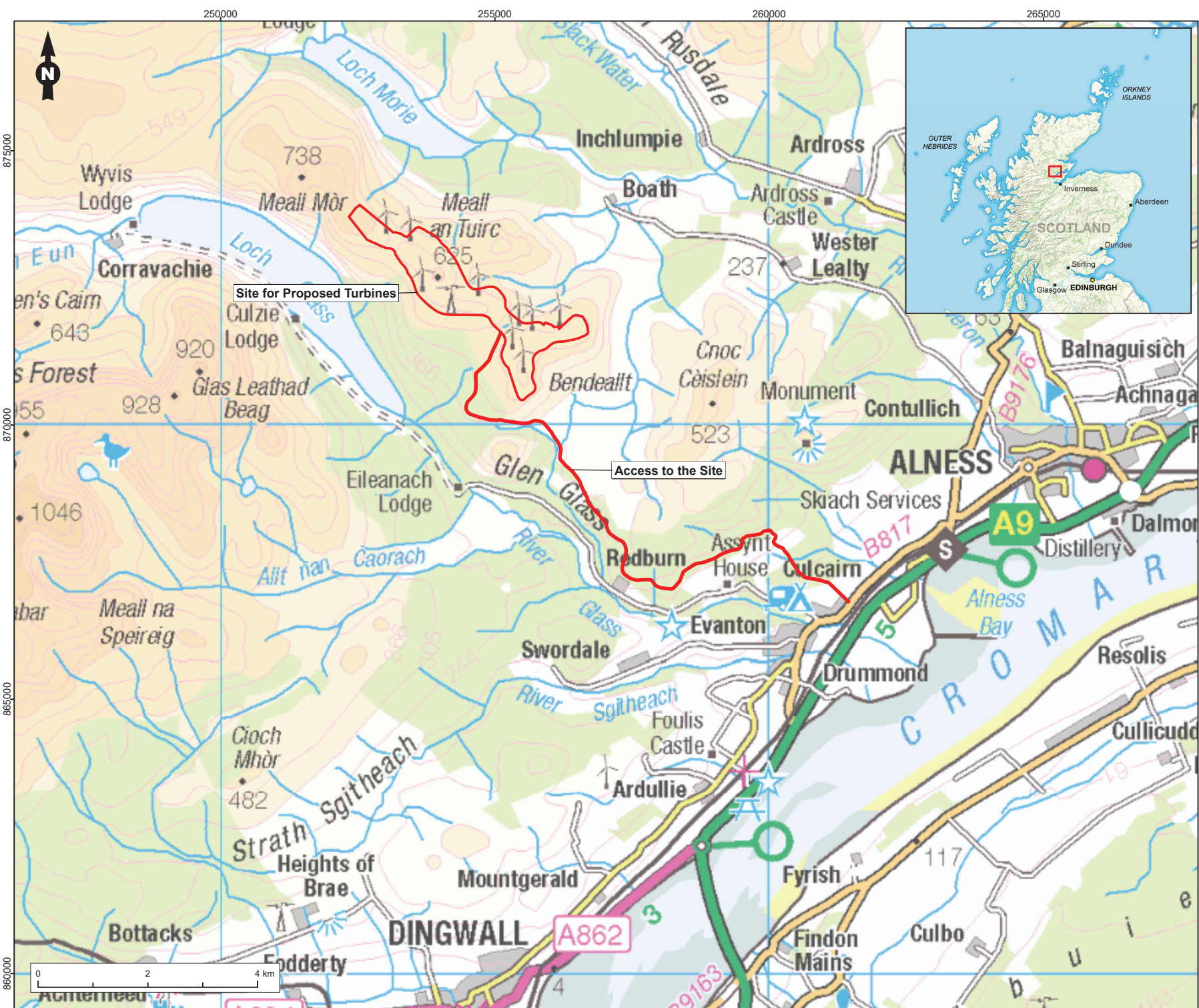
<p>Tairn & Easter Ross:</p> <p>Councillor Derek Louden Councillor Maureen Ross Councillor Laura Dundas</p> <p>Black Isle:</p> <p>Councillor Sarah Atkin Councillor Lyndsey Johnston Councillor Morven-May MacCallum</p>	
Members of Scottish Parliament and Members of Parliament	Date Notice Served
Jamie Stone MP Maree Todd MSP	5th June 2025
Names / details of other parties	Date Notice Served
The Energy Consents Unit (ECU) – Victoria Higgins (Case Officer).	5th June 2025

Details of Proposed Consultation		
Proposed Public Event 1	Venue(s)	Date and Time
Public Consultation Event 1	<p>Cornerstone Café, 16 Balconie Street, Evanton IV16 9UN</p> <p><i>Note – there was a requirement to change the venue from Victoria Diamond Jubilee Hall, Evanton to the Cornerstone Café, Evanton after the publicisation of the event. A sign redirecting people to the correct venue was provided at the Victoria Diamond Jubilee Hall.</i></p>	<p>4th March 2025 10 am – 12:30 pm</p>
	Ardross Hall, Ardross IV17 0XW	<p>4th March 2025 2 pm – 7:30 pm</p>
	Capstone Centre, 1–5 Obsdale Road, Alness IV17 0TY	<p>5th March 2025 2 pm – 7:30 pm</p>
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
Public Consultation Event 2	Cornerstone Café, 16 Balconie Street, Evanton IV16 9UN	Proposed August / September 2025 (Dates tbc)
	Ardross Hall, Ardross IV17 0XW	Proposed August / September 2025 (Dates tbc)

	Capstone Centre, 1–5 Obsdale Road, Alness IV17 0TY	Proposed August / September 2025 (Dates tbc)
	Invergordon – venue to be confirmed.	Proposed August / September 2025 (Dates tbc)

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Newspaper advert for Public Consultation Event 1	Ross-shire Journal	14 th , 21 st and 28 th February 2025.
Newspaper advert for Public Consultation Event 2	Ross-shire Journal	Dates to be confirmed.
Details of any other consultation methods (date, time and with whom)		
<p>In addition to the newspaper adverts, the following has been issued for the Public Consultation Exhibition No 1 (March 2025)</p> <ul style="list-style-type: none"> • Letters to councillors, community councillors, MP and MSP – 11th February 2025 • Posters distributed throughout local area – 18th February 2025 • Postcards to 6125 householders in and around Evanton, Ardross, Alness and Invergordon – 18th February 2025 • Graphic for social media sent to community councils – 20th February 2025 <p>Examples of these materials are included in Appendix 2.</p> <p>All information from Public Consultation Event No 1 is available on the project website here: https://novar1repowering.co.uk/wp-content/uploads/sites/139/2025/03/Nadara_Novar_A1-Boards_web.pdf</p> <p>The above methods contain information on the Proposed Development, a link to the project website and methods of providing feedback (online form or post).</p> <p>It is proposed that the same consultation methods will be provided for Public Consultation Event No 2 (August / September 2025).</p> <p>Link to the project website: https://novar1repowering.co.uk/.</p>		

Signed	[signature redacted]	Date	4 th June 2025
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Legend

Application Boundary

Figure Title
Site Location

Project Name
Novar Wind Farm Repowering

Project No./File ID
1620016706 / REH2023N04156

Date
May 2025

Figure No.
1.0

Revision
1.0

Prepared By
KL

Scale
1:65,000 @A3

Client
Nadara

RAMBOLL