

Agenda Item	5
Report No	PLS/43/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 22 August 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) Planning Manager - South

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	ROCU	25/02012/PAN	Aldourie Castle Limited	Dores Inn Dores Inverness IV2 6TR	Renovation and expansion of the Dores Inn (approximately 385m2), two new jetties, sauna, beach café/ bakery (approximately 65m2), shop/ kiosk/ public toilets (approximately 45m2), car parking, relocate recycling point, service building (approximately 35m2), landscape (including realigned burn and relocated football pitch/ play park), paths (temporary diversions and permanent), access and associated drainage/ service infrastructure.	12	2.1 PAN Form 2.2 Location Plan
3	JEBA	25/02842/PAN	Scottish Hydro Electric Transmission Plc	Land 2240M NW Of Invergarry Power Station, Invergarry	Proposed new substation and platform with control building, access, laydown/work compound area(s), associated landscaping, site drainage and ancillary works	11	3.1 PAN Form 3.2 Location Plan
4	NICO	25/02366/PAN	Scottish Hydro Electric Transmission Plc	Land 1.4km SW of Glen Luie, Invergarry	Proposed new switching station with platform, car parking, access, site drainage, landscaping, temporary construction compound and laydown areas and ancillary works – Coire Glas Connection Project (National Development)	11	4.1 PAN Form 4.2 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	Aldourie Castle Limited	Agent	ABC Planning & Design
Address	Kinrara House Aviemore Inverness-shire PH22 1QA	Address	Hill of Morphie St Cyrus Aberdeenshire DD10 0AB
Phone	n/a	Phone	
Email	n/a	Email	andrew@abcpad.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.

Dores Inn, Dores, Inverness IV2 6TR
(see attached plan)

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.

Renovation and expansion of the Dores Inn (approximately 385m²), two new jetties, sauna, beach café/ bakery (approximately 65m²), shop/ kiosk/ public toilets (approximately 45m²), car parking, relocate recycling point, service building (approximately 35m²), landscape (including realigned burn and relocated football pitch/ play park), paths (temporary diversions and permanent), access and associated drainage/ service infrastructure.

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
John Martin Chair_decc@torbreck.org Dores and Essich Community Council	27.5.25
Local Elected Members	Date Notice Served
Chris Ballance, Scottish Green Party Chris.Ballance.cllr@highland.gov.uk Helen Crawford, Scottish Conservative and Unionist Helen.Crawford.cllr@highland.gov.uk David Fraser, Highland Independent David.Fraser.cllr@highland.gov.uk Emma Knox, Scottish National Party Emma.Knox.cllr@highland.gov.uk	27.5.25

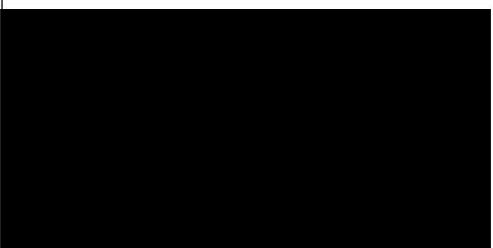
Members of Scottish Parliament and Members of Parliament	Date Notice Served
<p>Kate Forbes, Scottish National Party, MSP for Skye, Lochaber and Badenoch Kate.Forbes.msp@parliament.scot</p> <p>Ariane Burgess, Scottish Green Party, MSP Highlands and Islands Region Ariane.Burgess.MSP@Parliament.Scot</p> <p>Tim Eagle, Scottish Conservative and Unionist Party, MSP Highlands and Islands Region Tim.Eagle.msp@parliament.scot</p> <p>Rhoda Grant, Scottish Labour, MSP Highlands and Islands Region Rhoda.Grant.msp@parliament.scot</p> <p>Jamie Halcro Johnston, Scottish Conservative and Unionist Party, MSP Highlands and Islands Region Jamie.HalcroJohnston.msp@parliament.scot</p> <p>Edward Mountain, Scottish Conservative and Unionist Party, MSP Highlands and Islands Region Edward.Mountain.msp@parliament.scot</p> <p>Emma Roddick, Scottish National Party, MSP Highlands and Islands Region Emma.Roddick.msp@parliament.scot</p> <p>Douglas Ross, Scottish Conservative and Unionist Party, MSP Highlands and Islands Region Douglas.Ross.msp@parliament.scot</p> <p>Angus MacDonald, Liberal Democrat, MP for Inverness, Skye, and West Ross-shire angus.macdonald.mp@parliament.uk</p>	27.5.25

Names / details of other parties	Date Notice Served
<p>Dores Community Development Trust Adam Scotson (Chairman) adamscotson@hotmail.com</p> <p>Dores Village Hall Committee Heidi Seaton Heidi.seaton@btinternet.com</p> <p>Aldourie Primary School Aldourie.primary@highland.gov.uk</p>	<p>27.5.25</p>

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Manned Public Exhibition	Dores Inn, Dores, IV2 6TR	June 2025 Friday 27 th 2pm - 8pm Saturday 28 th 10am – 2pm
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
Manned Public Exhibition	Dores Inn, Dores, IV2 6TR	<u>PROVISIONAL DATES:</u> August 2025 Friday 22 nd – 2pm - 8pm Saturday 23 rd 10am – 2pm

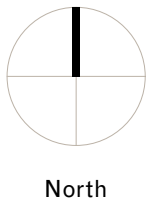
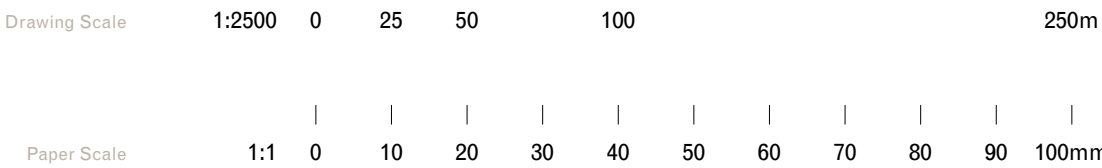
Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
	Inverness Courier	<u>PROVISIONAL DATE:</u> 17.6.25

Details of any other consultation methods (date, time and with whom)
Website: Details will be made available in newspaper advert and notices. Attendance at Dores and Essich Community Council Meeting – 7pm, 28th July 2025

Signed	 ANDREW BAYNE ABC PLANNING & DESIGN	Date	27.5.25
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Existing - Site Plan



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General Notes

— Drawings are to be read in conjunction with all other consultants drawings and specifications.

Key

Planning Boundary

Rev.	Note	Date	Drawn/Checked
-		27 May 2025	WP/FB

Tuckey Design Studio
studio@tuckeydesign.com

London	Switzerland
+44 (0)20 8960 1909	+41 (0)41 8871406
58 Milson Road	Gotthardstrasse 44
London W14 0LB	6490 Andermatt
United Kingdom	Switzerland

Project	Job Number
Doris	0312
Sheet Title	Scale at A1
Location Plan	1:2500
Drawing Number	Scale at A3
TDS_312_MP_02_000	1:5000

Planning

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

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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	Scottish Hydro Electric Transmission plc	Agent	Not applicable
Address	Inveralmond House 200 Dunkeld Road Perth PH1 3AQ	Address	
Phone	07586 562452	Phone	
Email	grant.allan@sse.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.

**Land to the east of Loch Lundie, north of Invergarry.
Approximate Grid Coordinates: Easting 230160 Northing 802705**

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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 new substation and platform with control building, access, laydown/work compound area(s), associated landscaping, site drainage and ancillary works (National Development)

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
Glengarry Community Council	29th July 2025
Fort Augustus & Glenmoriston Community Council	
Local Elected Members	Date Notice Served
Cllr A Baldrey Cllr J Grafton Cllr L Saggars Cllr C Ballance Cllr D Fraser Cllr H Crawford Cllr E Knox	29th July 2025
Members of Scottish Parliament and Members of Parliament	Date Notice Served

Mr Angus MacDonald MP Ms Kate Forbes, MSP	29th July 2025
Names / details of other parties	Date Notice Served
Fort Augustus Community Liaison Group (CLG) c/o Ryan Davidson SSE Renewables Coire Glas CLG c/o Graham Riddell	29 th July 2025

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
	Glengarry Community Hall Invergarry PH35 4HG	Wednesday 20 th August 2025 3pm – 7pm
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
	Glengarry Community Hall Invergarry PH35 4HG	Wednesday 1 st October 2025 3pm – 7pm
	Fort Augustus Village Hall Fort Augustus PH32 4DG	Thursday 2 nd October 2025 3pm -7pm
		The dates of the second public event may be subject to change dependent on the scale of feedback received at the first public event. Any changes will be notified and communicated to the Council in advance of undertaking it and the PAN form will be updated accordingly.

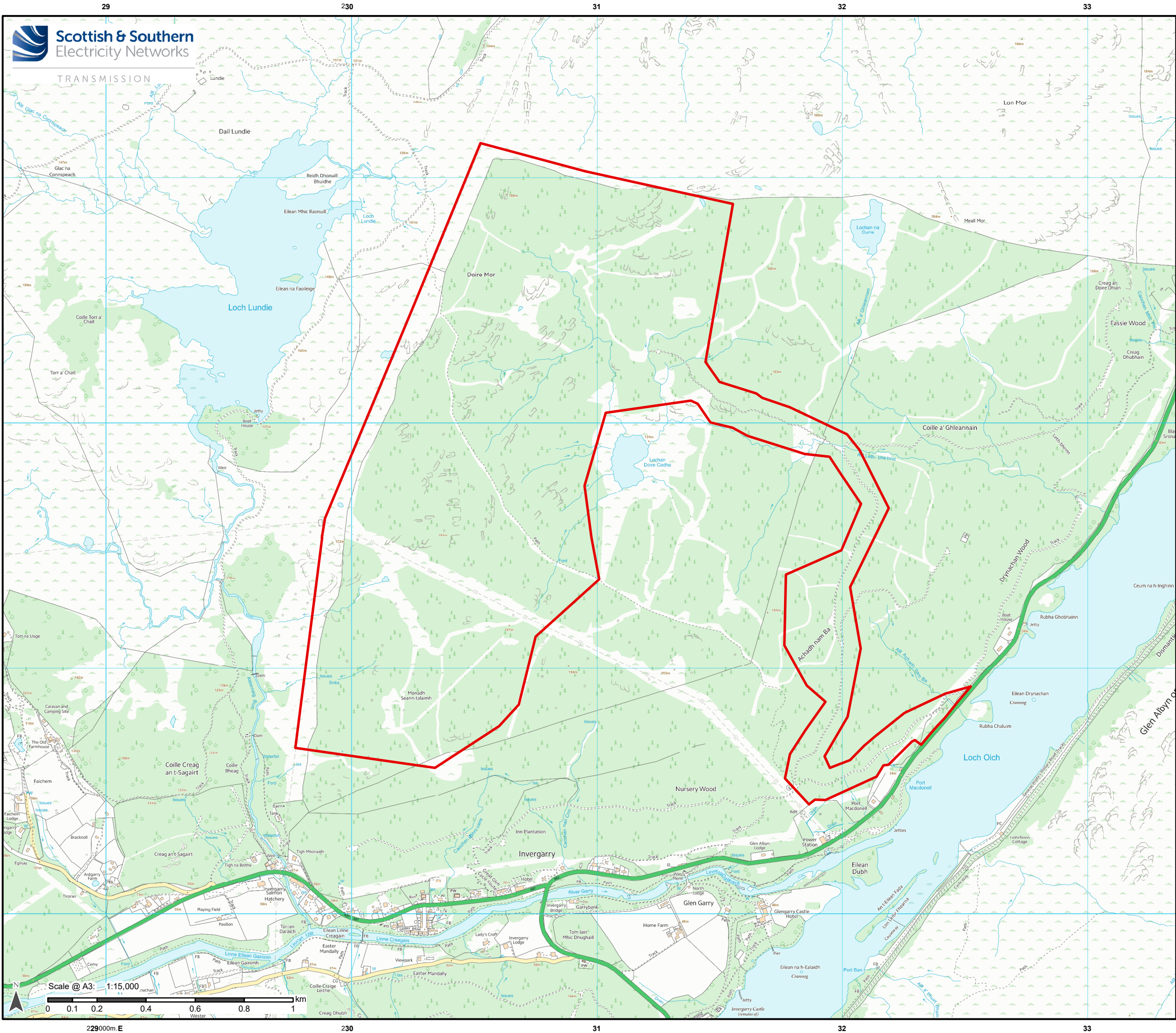
Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date

Newspaper Advert for Public Event 1	Press & Journal	On or around 11 th August 2025 but no less than 7 days prior to the date of public event 1. Events will be advertised at least 7 days before the date of the first consultation date for public event 1.
Newspaper Advert for Public Event 2	Press & Journal	On or around 11 th September 2025 but no less than 7 days prior to the date of public event 2. Events will be advertised at least 7 days before the date of the first consultation date for public event 2.

Details of any other consultation methods (date, time and with whom)

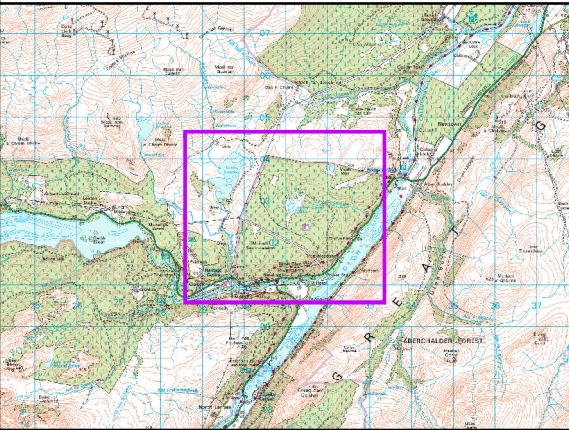
- Mail drop to residents within 5km radius of the subject site, target issue circa 10 days prior to Public Event 1 and Public Event 2
- Full Details of the Public Event and details of how to submit comments are available on the project website: www.ssen-transmission.co.uk/projects/project-map/coire-glas-connection-project/
- Information will be provided on SSEN Transmission social media outlets/platforms.
- Information can be obtained via telephone or email from: Community Liaison Manager, Sally Cooper, 07918 470281 / sally.cooper@sse.com

Signed	Grant Allan	Date	29 th July 2025
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Legend

PAN Red Line Boundary



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Project:	Loch Lundie Substation	
Title:	PAN Red Line Boundary	
Drawn by:	HL	Date: 18/07/2025
Drawing:	121012-D1-PAN-1.0.0	

PROPOSAL OF APPLICATION NOTICE **MOLADH BRATH IARRTAIS**

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Applicant	Scottish Hydro Electric Transmission plc	Agent	Not applicable
Address	Inveralmond House 200 Dunkeld Road Perth PH1 3AQ	Address	
Phone	07586 562452	Phone	
Email	grant.allan@sse.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.

Land adjacent to Glengarry Forest, approximately 4.5km south-west of Invergarry. Approximate Grid Reference: Easting 225976 Northing 798534

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.	
Proposed new switching station with platform, car parking, access, site drainage, landscaping, temporary construction compound and laydown areas and ancillary works (National Development)	
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
Glengarry Community Council Fort Augustus & Glenmoriston Community Council	23rd June 2025
Local Elected Members	Date Notice Served
Cllr A Baldrey Cllr J Grafton Cllr L Saggars Cllr C Ballance Cllr D Fraser Cllr H Crawford Cllr E Knox	23rd June 2025
Members of Scottish Parliament and Members of Parliament	Date Notice Served
Mr Angus MacDonald MP Ms Kate Forbes, MSP	23rd June 2025
Names / details of other parties	Date Notice Served
Fort Augustus Community Liaison Group (CLG) c/o Ryan Davidson SSE Renewables Coire Glas CLG c/o Graham Riddell	23rd June 2025

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Proposed Public Event 1	Venue	Date and Time
	Glengarry Community Hall Invergarry PH35 4HG	Wednesday 30 th July 2025 3pm – 7pm
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Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
	Glengarry Community Hall Invergarry PH35 4HG	Wednesday 1 st October 2025 3pm – 7pm
	Fort Augustus Village Hall Fort Augustus PH32 4DG	Thursday 2 nd October 2025 3pm – 7pm
		The date of the second public events may be subject to change dependent on the scale of feedback received at the first public events. Any changes will be notified and communicated to the Council in advance of undertaking it and the PAN form will be updated accordingly.

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Newspaper Advert for Public Event 1	Press & Journal	On or around 3 rd July 2025 but no less than 7 days prior to the date of public event 1
Newspaper Advert for Public Event 2	Press & Journal	Events will be advertised at least 7 days before the date of the first consultation date for public event 1. On or around 11 th September 2025 but no less than 7 days prior to the date of public event 2.

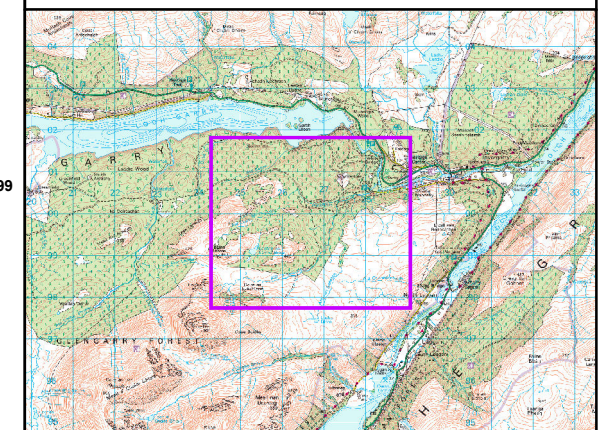
		Events will be advertised at least 7 days before the date of the first consultation date for public event 2.
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Details of any other consultation methods (date, time and with whom)

- Mail drop to residents within 5km radius of the subject site, target issue circa 10 days prior to Public Event 1 and Public Event 2
- Full Details of the Public Event and details of how to submit comments are available on the project website: www.ssen-transmission.co.uk/projects/project-map/coire-glas-connection-project/
- Information will be provided on SSEN Transmission Social Media outlets/platforms.
- Information can be obtained via telephone or email from: Community Liaison Manager, Sally Cooper, 07918 470281 / sally.cooper@sse.com

Signed	Grant Allan	Date	23rd June 2025
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 PAN Red Line Boundary



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Project: 400 kV Coire Glas Switching Station

Title: PAN Red Line Boundary

Drawn by: HL Date: 05/06/2025

Drawing: 121012-D1-PAN-1.0.0