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| Agenda Item | 5 |
| Report No | PLS/58/25 |

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 8 October 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 | Keith Gibson | 25/03370/PAN | Scottish Hydro Electric Transmission Plc | Land 95M SE Of Dundreggan Dam Glenmoriston | Upgrading of existing access track to the Glenmoriston Substation site together with the installation of temporary construction compound(s), drainage and landscaping works to facilitate delivery and unloading of the new transformer. | 12 | 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 | Scottish Hydro Electric Transmission plc | Agent | N/A |
| Address | 10 Henderson Road Inverness IV1 1SN | Address | |
| Phone | | Phone | |
| Email | | 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 next to the Glenmoriston Hydroelectric Power Station, located 6.5km west of Invermoriston.

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.

Upgrading of existing access track to the Glenmoriston Substation site together with the installation of temporary construction compound(s), drainage and landscaping works to facilitate delivery and unloading of the new transformer.

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 |
|---|---------------------------|
| Fort Augustus and Glenmoriston Community Council | 08/09/2025 |
| Glengarry Community Council | |
| Glenurquhart Community Council | |
| Local Elected Members | Date Notice Served |
| Ward 12 Aird & Loch Ness | 08/09/2025 |
| Chris Ballance Helen Crawford David Fraser Emma Knox | |
| Members of Scottish Parliament and Members of Parliament | Date Notice Served |
| Angus MacDonald MP Kate Forbs MSP | 08/09/2025 |
| Names / details of other parties | Date Notice Served |

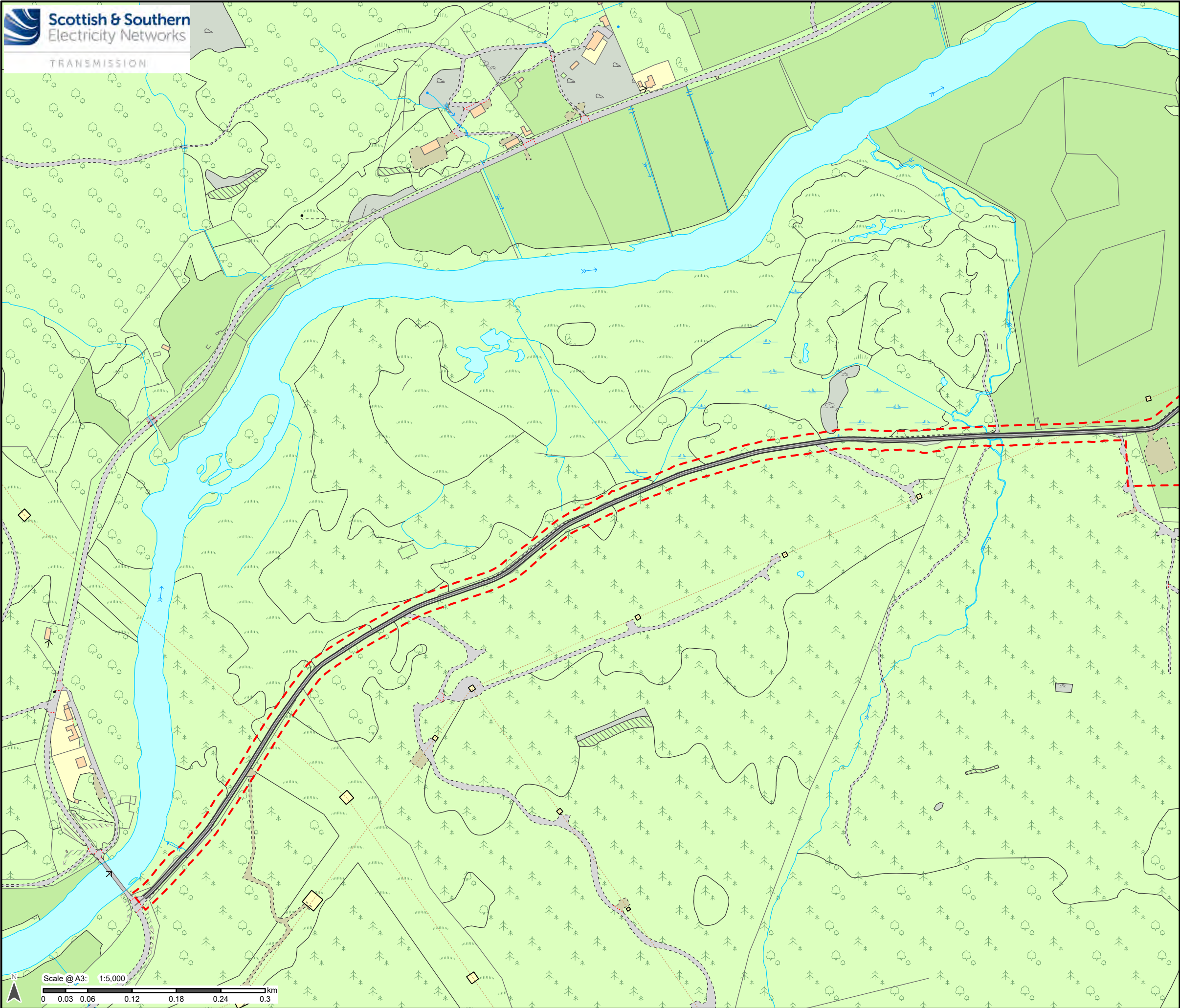
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| Details of Proposed Consultation | | |
|---|--|-----------------------------|
| Proposed Public Event 1 | Venue | Date and Time |
| 1 st October 2025 | Glenmoriston Millennium Hall, Glenmoriston, Inverness IV63 7YA | 01/10/2025 15:00 – 19:00 |
| Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i> | Venue | Date and Time |
| 12 th November 2025 | Glenmoriston Millennium Hall, Glenmoriston, Inverness IV63 7YA | 12/11/2025 15:00 – 19:00 |

| Publication of Event | | |
|----------------------|-------------------|--|
| Newspaper Advert | Name of Newspaper | Advert Date |
| Event 1 | Press & Journal | A notice will be placed in this newspaper on 22 nd September 2025 (more than 7 days prior to the first public consultation event). |
| Event 2 | | A notice will be placed in this newspaper on or around 4 th November 2025 but in any case, no less than seven days in advance of the final event. |

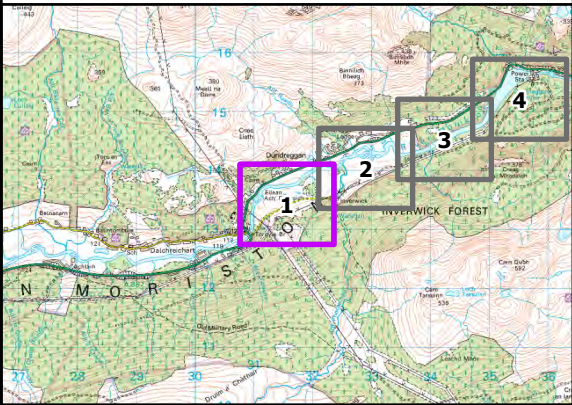
| Details of any other consultation methods (date, time and with whom) |
|--|
| <ul style="list-style-type: none"> • Mail Drop in the local area; • Posters in the local area; • Updates via social media accounts; • Updates on the project website |

| | | | |
|--------|------------------|------|-------------------|
| Signed | Shona Dow | Date | 08/09/2025 |
|--------|------------------|------|-------------------|



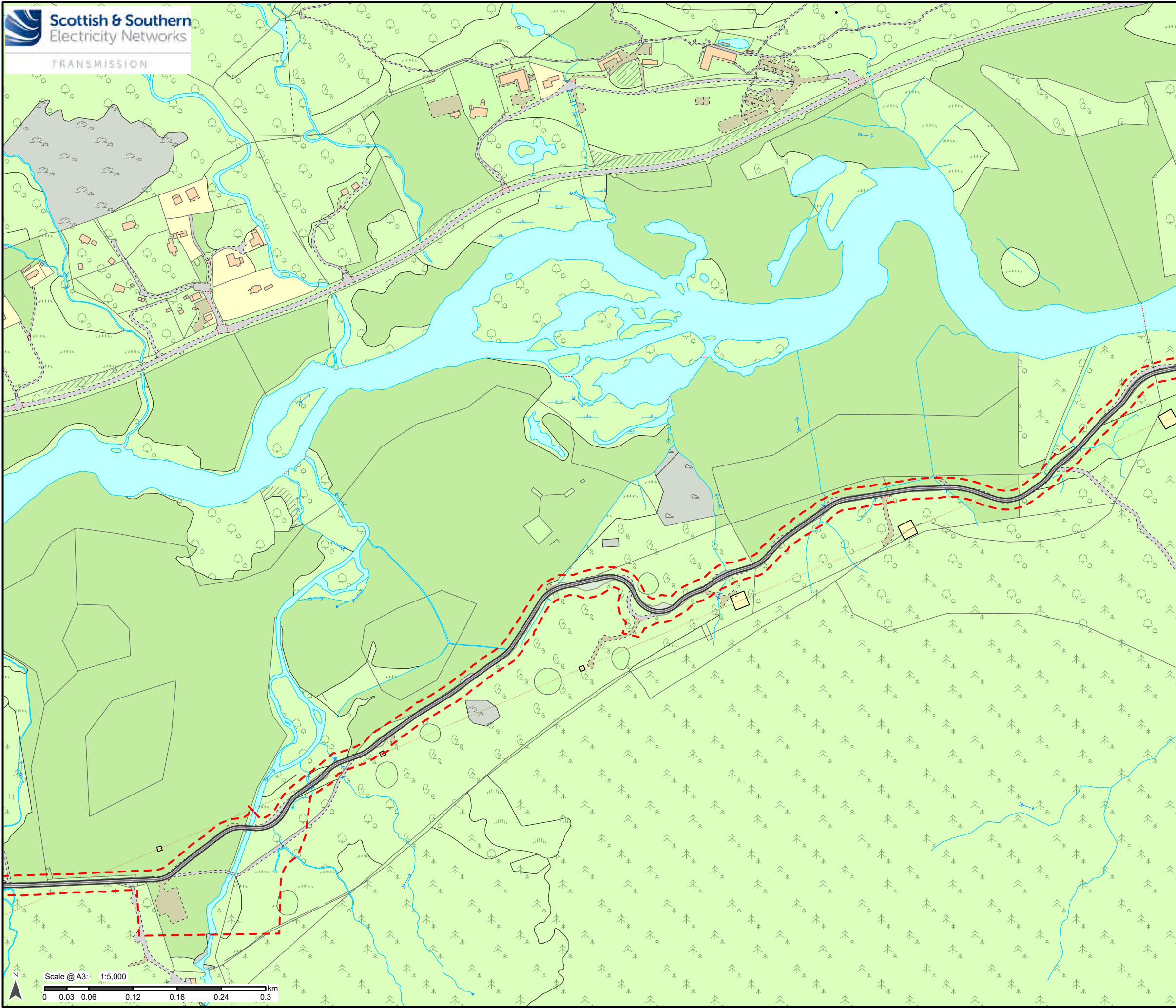
Legend

- Centre Line
- Edge of track
- Model Extents
- Access RLB - 20.53 Ha



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| | |
|-------------|---|
| Project No: | PT000793 |
| Project: | Glenmoriston GT1 Replacement |
| Title: | Glenmoriston Access and Substation RLB Page 1 of 4 |
| Drawn by: | IF |
| Date: | 26/08/2025 |
| Drawing: | PT000793_ENV_007 |



Legend

- Centre Line
- Edge of track
- Model Extents
- Access RLB - 20.53 Ha

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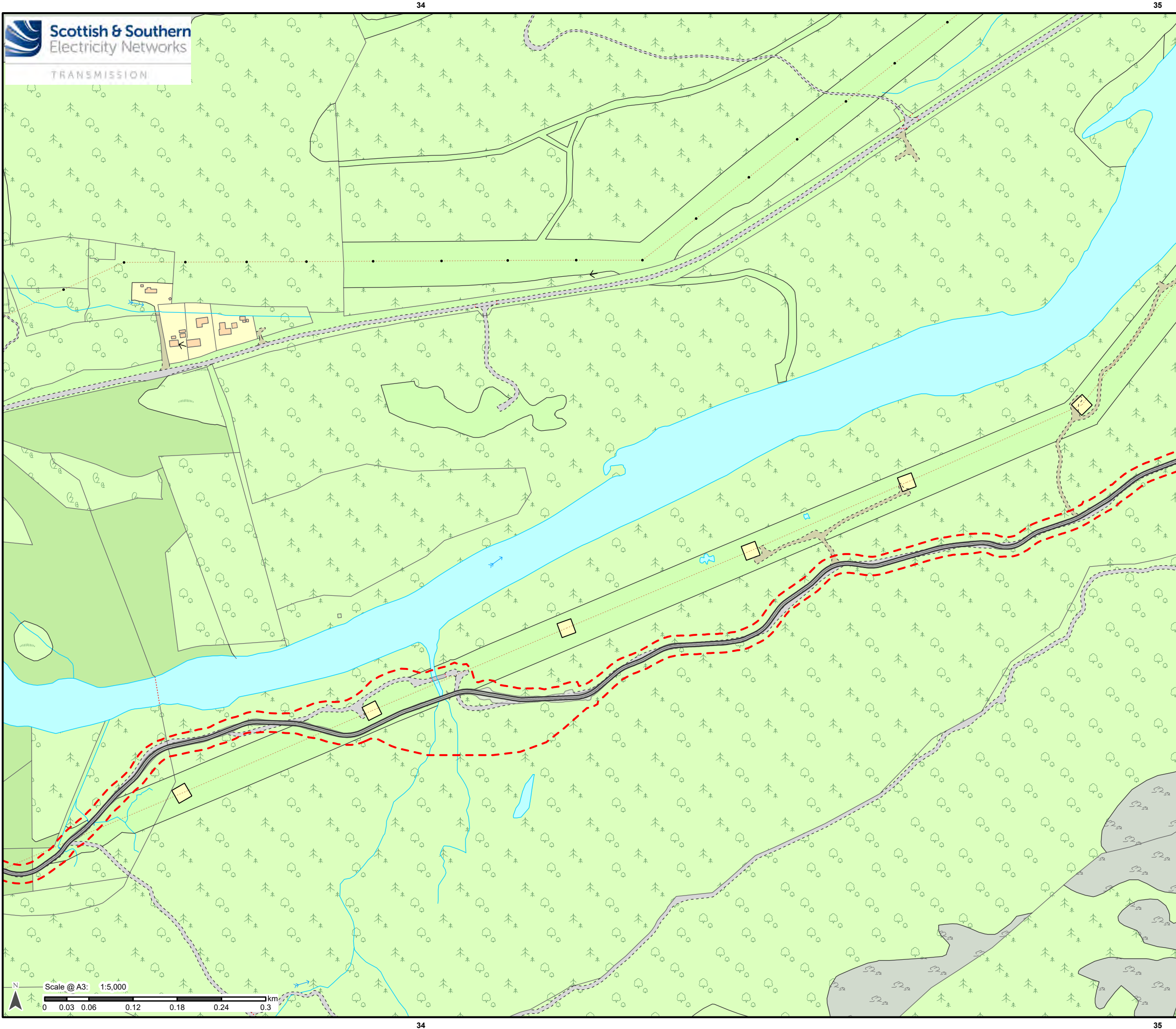
Project No: PT000793
Project: Glenmoriston GT1 Replacement

Title:

Glenmoriston Access and Substation RLB
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Date: 26/08/2025

Drawing: PT000793_ENV_007



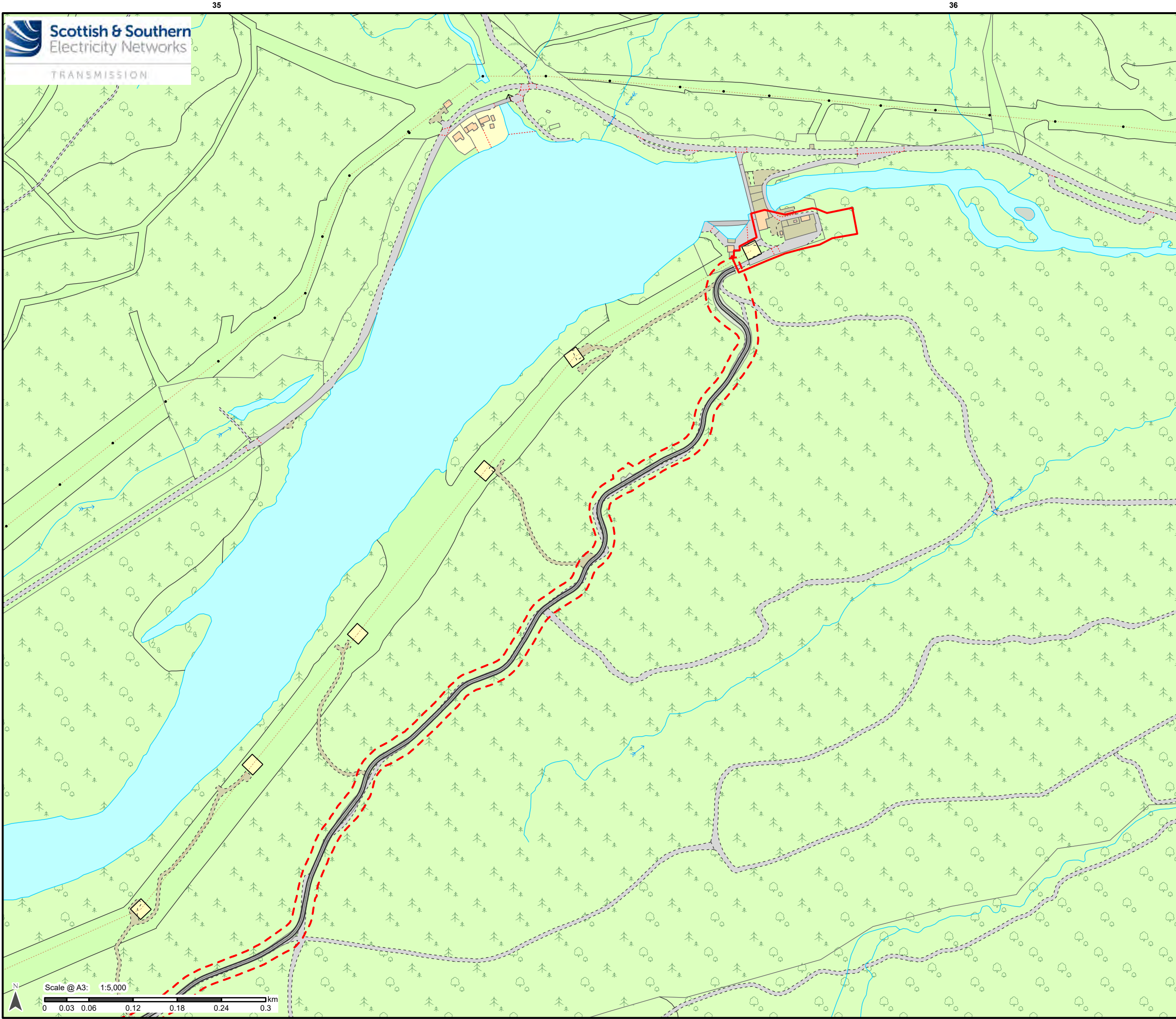
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Legend

- Centre Line
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- Substation RLB - 0.79 Ha

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