

Agenda Item	<b>4</b>
Report No	<b>PLN/057/25</b>

## **HIGHLAND COUNCIL**

**Committee:** North Planning Applications Committee

**Date:** 26 November 2025

**Report Title:** Major Development Update

**Report By:** Area Planning Manager – North

### **Purpose/Executive Summary**

This report provides an update on progress of all cases within the ‘Major’ and ‘National’ development categories currently with the Planning and Development Service for determination. The report also details progress on proposals submitted under S36 or S37 of the Electricity Act 1989 on which the Council is consulted.

### **Recommendation**

Members are asked to note the current position of these applications.

## **1. Update on Progress**

- 1.1 Appendix 1 and 2 contains a list of all applications for Major Development currently with the service and awaiting determination. A brief update on the progress of these applications is provided, including a likely timescale for each case to be determined.
- 1.2 Appendix 3 provides a list of all significant Electricity Act applications. For many of these the Council has already provided its response to Scottish Government. Only once Scottish Ministers determine these cases will they be removed from the list. In terms of performance reporting, for these type of applications the Council is not required to meet the same target timescales as expected with planning applications.
- 1.3 Appendix 4 provides a list of all major scale planning permissions and Electricity Act consents issued within the last two years to provide members with an update on the status of these developments.
- 1.4 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. The following abbreviations have been used in the appendices:
  - PCO – Pending Consideration
  - PDE – Pending Decision
  - S36RO – Raised an objection to an application for energy generation under the Electricity Act
  - S36RNO – Raised no objection to an application for energy generation under the Electricity Act
  - S37RO – Raised an objection to an application for energy transmission under the Electricity Act
  - S37RNO – Raised no objection to an application for energy transmission under the Electricity Act

## **2. Delegated Refusals of Major Applications and Current Appeals / Judicial Reviews Related to Major Applications**

- 2.1 Since the Major Developments Update Report presented to the last committee, the following major application has been refused using delegated powers:
  - None
- 2.2 Progress with applications under the Electricity Act where the Council has raised objection:
  - i. 22/05533/S36 - Kirkton Energy Park - Erection and operation of a wind farm comprising of 11 wind turbines of up to 149.9m blade tip height, battery energy storage system, access tracks, substation, control building, 2 borrow pits, temporary construction compound and associated development for a period of 30 years. The application was reported to committee in January 2024 where, in line with the Planning Officer's recommendation, members raised an objection. Following UNESCO's decision to inscribe the Flow Country World Heritage Site, NatureScot have subsequently also raised an objection and will present evidence on behalf

of the Council at Public Local Inquiry which took place on 20 November 2024. We now await Scottish Minister's determination of the application.

- ii. 23/02998/S36 – Ben Aketil Wind Farm - Decommissioning and removal of 12 existing turbines and related infrastructure, erection and operation of 9 turbines with a maximum blade tip height of 200m, up to 20MW Battery Energy Storage System, anemometer mast, access tracks, up to two borrow pits, and all associated infrastructure. The application was reported to committee in June 2024 where, in line with the Planning Officer's recommendation, members raised an objection. A subsequent detailed report on handing was reported to committee in August 2024 which updated and refined the reasons for objection. A public local inquiry procedure took place in June 2025 and we now await Scottish Ministers decision.
- iii. 21/04984/S36 - Tormsdale Wind Farm - Erection and operation of wind farm for period of 30 years, comprising of 10 wind turbines with maximum blade tip height of 149.9m, access tracks, substation, control building, Battery Energy Storage System, and ancillary infrastructure. The application was reported to committee in June 2024 where, in line with the Planning Officer's recommendation, members raised an objection. A mandatory public local inquiry procedure has been instigated. Further Environmental Information (FEI 2) proposed changes to the scheme design, including the realignment of the proposed bridge crossing of the River Thurso, removal of 1 turbine, and realignment of access tracks. The FEI 2 was reported to NPAC in September 2025 where members maintained an objection. NatureScot have also maintained their objection and we now await commencement of the Pre-Inquiry Meeting. This case will be determined by Scottish Ministers.
- iv. 23/02320/S36 - Melvich Wind Energy Hub - Erection and operation of a wind farm for a period of 40 years, comprising 12 wind turbines with a maximum blade tip height of 149.9m, energy storage facility, access tracks, borrow pits, substation, and ancillary infrastructure. The application was reported to committee in December 2023 where, in line with the Planning Officer's recommendation, members raised an objection. A mandatory public local inquiry procedure has now been instigated. Further Environmental Information has since been submitted which proposes substantial changes to the scheme design, with the proposal to now comprise 4 turbines with a maximum blade tip height of 180m and an energy storage facility with an enlarged storage capacity. On 23 October 2025 the Reporter consequently put an interim report to Scottish Ministers, setting out his recommendation that the FEI submitted by the Applicant should not be accepted as it introduced a materially different scheme from the original. The Council awaits Scottish Minister's decision.
- v. 23/03945/S36 - Glen Ullinish II Wind Farm - Construction and operation of a wind farm for a 40 year operational period, comprising 47 wind turbines with a maximum blade tip height of 200m, access tracks, borrow pits, battery storage, up to 2 anemometer masts, substations and ancillary infrastructure. The application was reported to committee in August 2024 where, in line with the Planning Officer's recommendation, members raised

an objection. In June 2025 the applicant submitted Further Environmental Information (FEI) which proposes substantial changes to the scheme design, with the proposal to now comprise 33 wind turbines with a maximum blade tip height of 200m. The amended scheme is now undergoing assessment and will be reported back to committee in early 2026.

- vi. 25/01055/S37 - Strathy South Wind Farm Grid Connection - installation and operation of 132kV OHL on double circuit steel structure towers, approximately: Option 1, 10.5km with 8.3km installed with a future capacity of 275 kV; or, Option 2, 13.5km with 11km installed with a future capacity of 275kV comprising the removal and temporary diversion of existing OHL to allow temporary underground cabling. Case officer issued an objection in May 2025, with EIA Further Environmental Information having since been submitted. This is undergoing further assessment with the case to be reported to Committee in early 2026.
- vii. 24/05153/S37 - Strathy Wood Wind Farm Grid Connection - installation and operation of approximately 4.5 km of 132 kV overhead line (OHL) on double circuit steel structure towers and the installation and operation of 2 No. trident wood H poles each with downlead spans of up to 18m from each pole for connection onto an existing trident H wood pole 132 kV OHL. Case officer issued an objection in July 2025, pending receipt and review of statutory consultee responses to the EIA Further Environmental Information, with this application anticipated to be reported concurrently with the above Strathy South S37 to committee in early 2026.
- viii. 24/01643/S36 - Shinness Wind Farm - Erection and operation of a wind farm for a period of 40 years, comprising of 16 wind turbines with a maximum blade tip height of 200m, battery energy storage system (BESS), access tracks, borrow pits, substation, control building, and ancillary infrastructure. The application is yet to be reported to committee, and in the absence of an agreed extension of time to respond, the Council issued an objection on 20 June 2025. The application will be reported to committee ahead of public local inquiry proceedings and the application's determination by Scottish Ministers.
- ix. 25/01906/S37 – Achany Wind Farm Connection - Install and keep installed approximately 210m of 132kV overhead line (OHL) between the consented Achany Wind Farm Extension on-site substation and the operational Shin substation. The application is yet to be reported to committee, and in the absence of an agreed extension of time to respond, the Council issued an objection on 16 July 2025. The application will be reported to committee ahead of public local inquiry proceedings and the application's determination by Scottish Ministers.
- x. 24/05255/S36 - Corriemoillie battery energy storage system (BESS) facility with a capacity of up to 200MW and associated infrastructure. This case will be determined by the Energy Consents Unit. The application is yet to be reported to committee, and in the absence of an agreed extension of time to respond, the Council issued an objection on 1 October 2025. The

application will be reported to committee ahead of public local inquiry proceedings and the application's determination by Scottish Ministers.

- xi. 25/00580/S36 - Allt an Tuir Renewable Energy Park - Erection and operation of a wind farm for a period of 40 years, comprising 9 wind turbines with a maximum tip height of 200 metres, battery energy storage system, solar PV array and associated infrastructure. This case will be determined by the Energy Consents Unit. The application is yet to be reported to committee, and in the absence of an agreed extension of time to respond, the Council issued an objection on 3 October 2025. The application will be reported to committee ahead of public local inquiry proceedings and the application's determination by Scottish Ministers.
- xii. 25/03311/S37 - Spittal to Beaully 400 kV OHL - Install, operate and keep installed 173km of new 400 kV overhead electricity line, supported on steel lattice tower structures, between proposed new substations at Banniskirk (ND 15905 56823) in the area of Spittal, and Fanellan (NH 48534 43208) in the area of Beaully, with a connection via a proposed new substation at Carnaig (NH 65053 97458) near to the existing substation at Loch Buidhe, in the area of Bonar Bridge; associated permanent diversion works to 18km of existing 132 kV and 275 kV overhead electricity lines, including the temporary diversion works, and ancillary development and associated works. The application is yet to be reported to committee, and in the absence of an agreed extension of time to respond, the Council issued an objection on 30 October 2025. The application will be reported to committee, anticipated in Q1 2026, ahead of public local inquiry proceedings and the application's determination by Scottish Ministers.

2.3 For those cases under the Electricity Act where no objection was raised, and we are awaiting the decision of the Scottish Ministers, those cases will be listed in the appendix to this report only.

2.4 Progress with planning applications which are at appeal / have been called in for Scottish Minister's determination or are subject to judicial review:

- i. 23/00580/FUL - Coul Links Golf Course - Construction of an 18 hole golf course, practice area, access, parking, ancillary infrastructure and the change of use of existing buildings to form clubhouse, pro shop, maintenance shed and ancillary facilities. The application was reported to committee in December 2023 where, contrary to Planning Officer's recommendation, members were minded to grant planning permission. Due to the unresolved NatureScot objection, the decision on the application has been called in by Scottish Ministers. A public local inquiry took place in November 2024 and we await Scottish Minister's decision on the application.
- ii. 22/02717/S36 - Strath Oykel Wind Farm and battery storage, 11 wind turbines of up to 200 metres and associated infrastructure. Having reviewed Scottish Minister's decision to consent the application, Full Council decided on 27 March 2025 to lodge a petition in the Court of Session for a Judicial Review. Following the lodging of a petition, the Court of Session quashed the decision of the Scottish Ministers to grant consent and deemed planning permission. Following this, the Scottish Ministers issued a Further Procedure Notice dated 16 September 2025, confirming that they will now reconsider

the application and all the available documentation. In October the Council wrote to Scottish Ministers requesting consideration of additional matters to ensure sufficient environmental information is available to make a fully informed decision. A response from Scottish Ministers is awaited.

- iii. 23/05466/FUL – Rosskeen, Invergordon - On 19 March 2025, the Committee granted planning permission for 66 dwelling houses at land east of House of Rosskeen, Invergordon. A petition for judicial review was lodged on 18 June 2025 seeking to quash this decision. Officers have instructed legal counsel to defend the Council's position, and a substantive hearing is scheduled for 27 November 2025. Members will be provided with a further update once a decision has been issued by the Court of Session.
- iv. 24/00561/FUL – Proposed development of a battery energy storage system with a capacity of 49.9MW comprising storage containers, control building, transformers, fencing, CCTV, access, landscaping and associated works on land at 500M East Of Glengolly Farmhouse, Thurso. The application was initially reported to committee in March 2025 where members refused the application contrary to officers recommendation. An appeal was sustained by the DPEA' appointed reporter with Scottish Ministers having granted planning permission on 30 September 2025. Having reviewed the decision of the reporter it was noted that the condition relating to socio-economic matters (NPF4 Policy 11 part c) was not attached to the decision notice. The Reporter's reasoning for doing so was because it was not required. The Council has subsequently lodged a statutory appeal under the Section 239 of the TCPA 1997 Act, as amended, asking the court to consider the adequacy of the Reporters reasoning. In accordance with the Scheme of Delegation the Chief Officer of Legal and Corporate Governance, in consultation with the Convenor, authorised the Council to lodge this appeal with the Court of Session. The Legal Team are currently awaiting further procedural details from the court.

### **3. Recent Decisions by Scottish Ministers**

- 3.1 The following decisions on major / national scale developments have been issued by Scottish Ministers / the Directorate for Planning and Environmental Appeals in the North Planning Applications Committee area since those reported to the last committee:
  - i. 24/00561/FUL – Proposed development of a battery energy storage system with a capacity of 49.9MW comprising storage containers, control building, transformers, fencing, CCTV, access, landscaping and associated works on land at 500M East Of Glengolly Farmhouse, Thurso. Refer to update provided in Section 2 of this report.

### **4. RECOMMENDATION**

- 4.1 That Members note the current position with these applications.

### **5. IMPLICATIONS**

- 5.1 Resource: Not applicable.

- 5.2 Legal: Not applicable.
- 5.3 Community (Equality, Poverty and Rural): Not applicable.
- 5.4 Climate Change/Carbon Clever: Not applicable.
- 5.5 Risk: Not applicable.
- 5.6 Gaelic: Not applicable.

Signature: Dafydd Jones  
Designation: Area Planning Manager - North  
Author: Peter Wheelan, Strategic Projects Team Leader

APPENDIX 1 - MAJOR APPLICATIONS PRE 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Erection of 100 houses and formation of roundabout onto the B817. Associated amenity areas, roads, footpaths and cycleways.	Land North And East OfHighland Park Retirement VillageBarbaravilleHighland	The Ross Estates Company	The applicant has indicated their intention to progress the proposal taking account of Opportunity Cromarty Firth (ICF) and NPF4. Determination will follow further submissions after consideration of public and consultee comments on any revised information.	08/00253/OUTSU	PCO	08



**APPENDIX 2 - MAJOR APPLICATIONS POST 2009**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Laura May	Lochluichart Wind Farm Extension II Redesign - Section 42 application to vary Condition 27 (consent implementation timescale) attached to Planning Permission 21/02985/FUL	Aultguish InnGarveIV23 2PQ	Bluebell Wind Farm Limited	Application pending consideration. Anticipated to be reported to committee in Q1 or Q2 2026.	25/04051/S42	PCO	05
Mark Fitzpatrick	Ben Sca Wind Farm - Section 42 application to vary Condition 13 (Planning Monitoring Officer, PMO) attached to the Planning Permission reference 20/00013/FUL, and a new condition be added to extend the time to implement the planning permission	Land 2800M SW Of Edinbane Primary SchoolPortreeIsle Of Skye	Ben Sca Wind Farm Limited	Application pending consideration. Anticipated to be reported to committee in Q2 2026.	25/03641/S42	PCO	10
Aidan Brennan	Application for S42 to amend the wording of Condition 14 of planning consent 22/02054/FUL	Land 295M South Of Mill HouseStainlandThurso	Whirlwind Energy Storage LLP	Application pending consideration. Anticipated to be reported to committee in Q1 2026.	25/03236/S42	PDE	02
Grant Baxter	Lochluichart East BESS - Construction and operation of a Battery Energy Storage System (BESS) less than 50 MW, and associated electrical equipment with associated access and ancillary works	Land 700M East Of ArdachyLochluichartGarve	Boralex Limited	Application received and is pending consideration. Anticipated to be reported to committee in Q2 2026.	25/03004/FUL	PCO	05
Grant Baxter	Ayre Offshore Wind Farm - construction of onshore transmission infrastructure comprising cable landfall, substation, cable circuits, temporary construction areas, access, drainage, landscaping and associated infrastructure	Land 1500M East Of Old Free Church ManseBower	Thistle Wind Partners	Application received and is pending consideration. Anticipated to be reported to committee in Q1 2026.	25/02964/PIP	PCO	02
Laura May	Meall Buidhe Wind Farm - Section 42 application to vary condition 1 (time limit on commencement) and condition 6(iv) (turbine blade length) of planning permission 20/02659/FUL (consented at appeal PPA-270-2277)	Land 4420M NW Of Croick EstateArdgay	Meall Buidhe Renewables LLP	Application pending consideration. Anticipated to be reported to committee in Q4 2025.	25/02312/S42	PCO	01
Keith Johnstone	Erection of distillery and associated infrastructure, including new access, drainage, outfall, road & pedestrian improvements and landscaping works	Talisker DistilleryCarbostIsle Of SkyeIV47 8SR	Diageo Plc	Application received and is pending consideration. Anticipated to be reported to committee in Q1 2026.	25/02136/FUL	PCO	10
Aidan Brennan	Temporary laydown area for storage of turbine components for Stathy South Wind Farm, crane set up areas, new access, parking and welfare facilities	Land Adjacent To A836Dounreay Disused AirfieldUpper DounreayThurso	Mr Thomas Pottinger	Application pending consideration. Anticipated to be reported to committee in Q4 2025.	25/02075/FUL	PCO	02

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Lisa MacDonald	Temporary workers residential accommodation including welfare facilities, associated infrastructure and other ancillary development	Land 450M East Of CrowlinAshaigBreakish	Balfour Beatty	Application pending consideration. Anticipated to be reported to committee in Q1 2026.	25/02051/FUL	PCO	10
Grant Baxter	Carnaig Substation - Construction and operation of a 400kV substation and associated infrastructure, site access, and landscaping	Land 2430M SW Of Loch BuidheBonar Bridge	Scottish Hydro Electric Transmission Plc	Objections from SEPA and NatureScot on peat management proposals. Additional information due to be submitted seeking to address these concerns. Application anticipated to be reported to committee in Q4 2025.	24/05062/FUL	PCO	01
Claire Farmer	Swarclett Wind Farm - Erection and operation of a wind farm for a period of 30 years, comprising 2 turbines with a maximum blade tip height of 149.9m, battery storage and ancillary infrastructure	Land 975M SE Of Mains Of DurranCastletown	Swarclett Wind Energy Limited	Application received and has been validated pending consultation. Anticipated to be reported to committee in late 2025.	24/04932/FUL	PCO	02
Peter Wheelan	Banniskirk Substation - Erection and operation of an Air Insulated Switchgear 400kV substation and HVDC converter station with associated buildings, installation of new platforms, drainage infrastructure, temporary construction compound, landscaping, mounding and other ancillary works	Land 360M NE Of Achalone CottageAchaloneHalkirk	Scottish Hydro Electric Transmission Plc	Application is pending decision. Anticipated to be reported to committee on 26 November 2025.	24/04898/FUL	PDE	03
Craig Simms	Extension to spittal quarry for the extraction of flagstone	Caithness Flagstone LimitedSpittal QuarrySpittalWickKW1 5XR	A. & D. Sutherland Ltd	Application undergoing consultation. Anticipated to be reported to committee in Q4 2025.	24/02943/FUL	PCO	03
Mark Fitzpatrick	Lochend Wind Farm extension - Erection and operation of a Wind Farm for a period of 40 years, comprising of 5 Wind Turbines with a maximum blade tip height 149.9m, Battery Energy Storage System (BESS), access tracks and ancillary infrastructure	Land 600M NE Of10 Lochend HoldingBarrock	Constantine Wind Energy	Application received and is undergoing consultation. Anticipated to be reported to committee in Q4 2025.	24/02641/FUL	PCO	02
Mark Fitzpatrick	Ben Sca Redesign Wind Farm - Erection and operation of a wind farm for a period of 40 years, comprising of 8 wind turbines (as amended) with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.	Land 2800M SW Of Edinbane Primary SchoolEdinbanelsle Of Skye	Ben Sca Wind Farm Ltd	Further environmental information submitted in May 2025 and has undergone re-consultation. Application anticipated to be reported to committee in late 2025.	24/01404/FUL	PCO	10
Craig Simms	Erection of up to 250 houses, associated community uses, open space and business/tourist related uses.	Land At Knockbreck Farm And Burgage FarmKnockbreck RoadTain	Cairngorm Properties Ltd	Application reported to committee in June 2025 where members granted consent subject to concluding a S75 legal agreement which is being concluded.	24/00865/PIP	PDE	07

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Beinn Mheadhonach Wind Farm Redesign - Erection and operation of a wind farm for a period of 25 years, comprising of 5 wind turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.	Land 1600M NE Of Sumardale CroftStruan	Wind Harvest	Application received and is pending consideration. Anticipated to be reported to committee in Q4 2025 following the submission of further Environmental Information in early 2025.	23/05638/FUL	PCO	10
Peter Wheelan	Erection of a hydrogen production and storage facility (Class 5 - General Industry), road haul tanker loading facility, underground electricity connection, import substation, access road upgrades, site offices, parking, gatehouse, fencing, temporary construction and laydown area, and ancillary infrastructure	Land 2480M East Of Beinn Tharsuinn WindfarmEdderton	The Cromarty Hydrogen Project	Application is pending consideration. Further information and amendments submitted October 2025 and subject to re-consultation. Thereafter anticipated to be reported to committee in Q1 2026.	23/05242/FUL	PCO	04
Mark Fitzpatrick	Balmeanach Wind Farm - Erection and Operation of a Wind Farm for a period of 40 years, comprising of 9 Wind Turbines (as amended) with a maximum blade tip height 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.	Land 2400M NE Of An Cleireach8 BalmeanachStruan	Balmeanach Wind Farm Limited	Application received and is pending consideration. It is anticipated to report the application to committee in late 2025 following assessment of further environmental information received in June 2025.	23/04194/FUL	PCO	10
Gillian Pearson	Construction of an 18 hole golf course, practice area, access, parking, ancillary infrastructure and the change of use of existing buildings to form clubhouse, pro shop, maintenance shed and ancillary facilities	Land 1700M NW Of Embo Community CentreSchool StreetEmbo	Communities For Coul Ltd	The application was reported to committee in December 2023 where, contrary to Planning Officers recommendation, members were minded to grant planning permission. Due to the unresolved NatureScot objection, the decision on the application has been called in by Scottish Ministers. PLI took place in November 2024. Scottish Ministers decision awaited.	23/00580/FUL	PDE	04
Mark Fitzpatrick	Phased construction and operation of a business park with low carbon vehicle hub and Park and Ride facility comprising ancillary Class 1A retail, Class 3 food and drink, Class 4 business (excluding office space development), Class 5 General Industrial (excluding heavy industry), Class 6 Storage and Distribution, and Class 7 Hotel, landscaping and biodiversity enhancement, access, roads, SUDS, and associated infrastructure	Land 320M SW Of Tore RoundaboutToreMuir Of Ord	Springfield Properties PLC	Additional information has been sought from the applicant in relation to traffic and transport, and infrastructure capacity. Once the information is submitted and assessed, it is anticipated the application can be determined in Q4 2025.	22/04104/PIP	PCO	08
Emma Forbes	Section 42 application to amend condition 1 of planning permission 05/00126/FULRC to extend operational life of quarry by 10 years	Land 500M NW Of Kilmore HouseWester LonvinelInvergordon	Munro Construction (Highland) Ltd	Members of the June 2023 committee were minded to grant permission, subject to a Section 75 legal agreement. Awaiting confirmation of the value of the financial guarantee in order to conclude legal agreement.	22/03414/S42	PDE	07

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Lisa MacDonald	Mixed use development comprising up to 248 residential units, business unit, community shop, care village, landscaping and associated infrastructure	Land 380M NE Of Portree NHS Dental ClinicSraid An EornaPortreelsle Of Skye	Lochalsh & Skye Housing Association	Permission granted by North Planning Applications Committee in June 2022. Awaiting conclusion of Section 75 legal agreement.	21/05962/PIP	PDE	10
Gillian Pearson	Causeymire Wind Farm - Application for non-compliance with Condition 1 (Operational Timescales) attached to Planning Permission ref. 01/00361/FULCA to allow the development to operate to 02 September 2038	Achkeepster Wind FarmSpittal	Beaufort Wind Limited	The application was approved subject to conclusion of a modified legal agreement in September 2021. Work on the legal agreement is progressing.	21/01987/S42	PDE	03
Claire Farmer	Application for non-compliance with condition 3 (Operational timescale) of planning permission 98/00164/FULSU	Ledmore QuarryElphinLairgIV27 4HJ	Limehillock Quarries Ltd	Minded to grant planning permission in April 2020 subject to conclusion of updated legal agreement. Legal agreement is progressing.	19/05228/S42	PDE	01
Gillian Pearson	Permission in principle for mixed use development including residential and commercial elements (renewal of previous permission 14/01808/PIP)The application renewal seeks to secure approval for a period of 5 years.	Land NW Of Seaview HotelJohn O'Groats	JOG 2 Ltd	Presented to NPAC Jan 2019 where committee were minded to grant the permission subject to conclusion of a legal agreement. Discussions on legal agreement are ongoing.	18/02634/PIP	PDE	03
Lisa MacDonald	A mixed use development for Non-food Retail (class 1), Business (class 4), General Industrial (class 5), Storage and Distribution (class 6) and Assembly and Leisure (class 11). New access from A87 and service road, extension to Leasgeary Road and provision of open space and a green corridor.	Land East Of Portree Industrial EstateStaffin RoadPortreelsle Of Skye	Oatridge Limited Allan Campbell	The agent has been provided with an opportunity to address identified requirements for further information from consultees.	13/03980/PIP	PCO	10

### APPENDIX 3- APPLICATIONS SUBMITTED UNDER THE ELECTRICITY ACT 1989

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Liam Burnside	Limekiln Battery Energy Storage System (BESS) - Construction and operation of a proposed Battery Energy Storage System (BESS) (over 50 MW) and an extension to the existing Limekiln Wind Farm Substation, associated infrastructure, access and ancillary works. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00006154	Land 1500M SE Of Borlum HouseReay	Boralex Limited	Application pending consideration. Anticipated to be presented to committee on 21 January 2026 to meet current ECU consultation response deadline.	25/02861/S36	PCO	02
Grant Baxter	Coille Linne Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising up to 15 wind turbines with a maximum blade tip height of 250m, battery energy storage system (BESS) and associated infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00005163	Land 3.4KM NE Of Taigh Na DreoilínLaig	Energiekontor UK Ltd	Application received 27/06/25. Under consideration and main consultees outstanding. Likely to be reported to Planning Committee in early 2026.	25/02418/S36	PCO	01
Grant Baxter	Achie's BESS - Construct and operate a battery energy storage system (BESS) development and associated infrastructure, with a generating capacity of approximately 162MW. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00006111	Land 500M West Of DC Site Spittal Sub StationHalkirk	S4N Spittal Limited	Application received 24/06/25. Under assessment and main consultees outstanding. Likely to be reported to Committee in late 2025 or early 2026	25/02382/S36	PCO	03
Grant Baxter	Achany Wind Farm Connection - Install and keep installed 16km of 132kV overhead line (OHL) between the consented Achany Wind Farm Extension on-site substation and the operational Shin substation. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00004847.	Land 3200M NE Of Glencassley CastleRosehall	Scottish Hydro Electric Transmission Plc	Due to current caseload and a number of outstanding consultations, additional time requested but declined by applicant. Under current protocol, and as agreed with Chair and Vice-Chair of North PAC, objection letter sent to ECU. Anticipated to be reported to Committee in Q4 2025.	25/01906/S37	S37RO	01

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Carn Fearna Wind Farm - Erection and operation of a wind farm for a period of 50 years, comprising of 9 wind turbines, 5 (T1, T2, T3, T4 and T8) with a maximum blade tip height of 200m, and 4 (T5, T6, T7 and T9) with a maximum blade tip height of 180m, access tracks, borrow pits, substation, control building, and ancillary infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00004851	Land 4KM North East OfGarve	Carn Fearna Wind Farm Limited	Application received and undergoing consultation. Anticipated to be reported to committee in Q4 2025 / Q1 2026.	25/01650/S36	PCO	05
Ross Cubey	Field Fyrish Battery Energy Storage System (BESS) - Construction and operation of a Battery Energy Storage System along with associated infrastructure and ancillary works, earthworks, access, drainage, landscaping and biodiversity enhancements. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00005179	Land 650M South Of Fyrish SubstationAlnessIV17 OXH	Field Fyrish Ltd	Application received and undergoing consultation. Anticipated to be reported to committee in Q4 2025.	25/01620/S36	PCO	06
Grant Baxter	Balblair Wind Farm - erection and operation of a wind farm for a period of 30 years, comprising 8 turbines, 2 with maximum blade tip heights of 200m and 6 of 180m along with battery energy storage system (BESS) facility with combined generating capacity of 66MW, access tracks, borrow pits, substation, control building, and ancillary infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00005055	Balblair EstateLand 695M NW Of CoirshellachAirdensBonar Bridge	Wind Power North Two Limited	Application assessment being finalised. A number of outstanding consultations have been awaited. NatureScot's consultation response was published by ECU on 8th July 2025, and objects to the application on the grounds of significant adverse effects on the special qualities of the Dornoch Firth National Scenic Area. Applicant is considering need for any amendments ahead of the application being reporting to Committee in Q1 2026.	25/01153/S36	PCO	01
Mark Fitzpatrick	Strathy South Wind Farm Grid Connection - installation and operation of 132kV OHL on double circuit steel structure towers, approximately: Option 1, 10.5km with 8.3km installed with a future capacity of 275 kV; or, Option 2, 13.5km with 11km installed with a future capacity of 275kV comprising the removal and temporary diversion of existing OHL to allow temporary underground cabling. Construction of a cable sealing end (CSE) compound, formation of access tracks and associated infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00005081.	Land Between Strathy North And South Wind FarmsStrathy	Scottish Hydro Electric Transmission Plc	Case officer issued an objection in May 2025, with EIA Further Environmental Information having since been submitted. This is undergoing further assessment with the case to be reported to Committee in late 2025.	25/01055/S37	S37RO	01

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Allt an Tuir Renewable Energy Park - Erection and operation of a wind farm for a period of 40 years, comprising 9 wind turbines with a maximum tip height of 200 metres, battery energy storage system, solar PV array and associated infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00005008	Land 2335M South Of March CottageRosehall	Allt An Tuir Renewable Energy Park Limited	Officer raised an objection on 3 October 2025 within the agreed ECU consultation period. Application will be reported to committee in early 2026.	25/00580/S36	S36RO	01
Jack Wiseman	Spittal BESS - Construction and operation of Battery Energy Storage System (BESS) of up to 300MW with associated infrastructure (including cable route to substation), access and ancillary works (including landscaping and biodiversity enhancement). This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00005116">https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00005116</a>	SSEDC Site Spittal Sub StationHalkirkKW12 6XA	Field Spittal Limited	Application is pending consideration and will be presented to committee in Q4 2025.	25/00498/S36	PCO	03
Liam Burnside	Rigifa BESS - Construction and operation of Battery Energy Storage System (BESS) over 200MW with associated infrastructure including underground grid connection, landscaping and ancillary works.	Land 625M SW Of 1 Phillips MainsMey	Field Rigifa Limited	Application was reported to committee on 24 September 2025 where members raised no objection, in line with officer recommendation. Await decision from Scottish Ministers.	25/00307/S36	S36RNO	03
Peter Wheelan	Erection and operation of a 10.5km 132kV overhead electricity line, approximately 3 km to the north of Lairg between Chleansaid Wind Farm and Dalchork Substaion. This case will be determined by the Energy Consents Unit Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00004894">https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00004894</a> using reference number ECU00004894	Chleansaid Wind FarmDalnessieRogart	Scottish Hydro Electric Transmission Plc	Application reported to committee in June 2025 where members, in line with planning officers recommendation, raised no objection. Awaiting decision by Scottish Government.	25/00106/S37	S37RNO	01
Mark Fitzpatrick	Corriemoillie battery energy storage system (BESS) facility with a capacity of up to 200MW and associated infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00005155	Land At Corriemoillie QuarryGarve	Field Corriemoillie Ltd	In the absence of an agreed extension of time to respond, the Council raised objection on 1 October 2025. The application is anticipated to be reported to committee in Q1 2026.	24/05255/S36	S36RO	05

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Strathy Wood Wind Farm Grid Connection - installation and operation of approximately 4.5 km of 132 kV overhead line (OHL) on double circuit steel structure towers and the installation and operation of 2 No. trident wood H poles each with downlead spans of up to 18m from each pole for connection onto an existing trident H wood pole 132 kV OHL. This case will be determined by the Energy Consents Unit Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00005221&amp;T=5">https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00005221&amp;T=5</a> using reference number ECU00005221	Land Between Strathy North And South Wind FarmsStrathy	Scottish Hydro Electric Transmission Plc	Case officer issued an objection in July 2025, pending receipt and review of statutory consultee responses to the EIA Further Environmental Information, with this application anticipated to be reported concurrently with the above Strathy South S37 to committee in early 2026.	24/05153/S37	S37RO	01
Mark Fitzpatrick	Dalchork Battery Energy Storage System (BESS) facility with capacity of up to 249.9MW, comprising battery containers, switchgear, landscaping, CCTV access and associated infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00004963Please visit Energy Consents Unit at, <a href="https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00004963&amp;T=5">https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00004963&amp;T=5</a> using reference number ECU00004963.	Land 1425M NW Of Lochside LodgeLochsideLairg	GSC Dalchork Limited	The application is pending consideration and is anticipated to be reported to committee in Q1 2026.	24/05152/S36	S36RO	01
Mark Fitzpatrick	Caledonia South Offshore Wind Farm - construction and operation of an offshore wind farm comprising up to 78 turbines with fixed-bottom or floating substructures and maximum blade tip heights of 355m and 325m respectively, subsea interconnector and export cabling and associated infrastructure	Sea 50KM SE Of Wick HarbourHarbour RoadWick	Caledonia Offshore Wind Ltd	Case officer responded raising no objection, post reporting of Caledonia North Offshore Wind Farm to committee in August 2025. Await decision by Scottish Ministers.	24/05129/S36	S36RNO	03
Mark Fitzpatrick	Caledonia North Offshore Wind Farm - construction and operation of an offshore wind farm comprising up to 77 turbines with a maximum blade tip height of 355m, subsea interconnector and export cabling and associated infrastructure	Sea 50KM SE Of Wick HarbourHarbour RoadWick	Caledonia Offshore Wind Ltd	Application reported to committee in August 2025, where members raised no objection in line with officers recommendation. Awaiting decision by Scottish Ministers.	24/05124/S36	S36RNO	03
Liam Burnside	Mey BESS - Installation of a battery energy storage system and associated infrastructure with a generating capacity of up 300mw located on land at Phillips Mains Farm - This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00004838	Land 700M East Of WoodlandsMey	Mey Energy Storage Limited	Additional information received and application was reported back to committee in September 2025 where members withdrew the Council's objection in line with officers recommendation. Await decision by Scottish Ministers.	24/02621/S36	S36RO	03



OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	Watten Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising of 7 wind turbines with a maximum blade tip height of 220m, access tracks, borrow pits, substation, control building, battery storage and ancillary infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00004509.	Land 3670M SW Of Watten Village HallWatten	EDF Energy Renewables Ltd	Initial assessment findings have been communicated with the applicant. It is anticipated the application will be subject to further amendment and re-assessment ahead of being reported to committee, now targeted for mid 2026 as we await a further update from the applicant.	23/04113/S36	PCO	03
Mark Fitzpatrick	Glen Ullinish II Wind Farm - Construction and operation of a wind farm for a 40 year operational period, comprising 33 wind turbines (as amended) with a maximum blade tip height of 200m, a 120MW capacity battery energy storage (BESS) facility, access tracks, up to six borrow pits, two anemometer masts, substation, and ancillary infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00004829.	Land 3070M North Of Amer Farm5 TotarderStruan	Muirhall Energy Ltd	The application was reported to committee in August 2024 where, in line with the Planning Officers recommendation, members raised an objection. In June 2025 the applicant submitted Further Environmental Information which proposes substantial changes to the scheme design, with the proposal to now comprise 33 wind turbines with a maximum blade tip height of 200m. The amended scheme is now undergoing assessment and will be reported back to committee in late 2025.	23/03945/S36	PDE	10
Mark Fitzpatrick	Ben Aketil Repowered and Extended Wind Farm - Decommissioning and removal of 12 existing turbines and related infrastructure, erection and operation of 9 turbines with a maximum blade tip height of 200m, up to 20MW Battery Energy Storage System, anemometer mast, access tracks, up to two borrow pits, and all associated infrastructure.This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00004552	Land 1800 M NE Of12 Upper FeorligDunvegan	Renantis UK Limited	Committee agreed to Raise an Objection to the Scottish Ministers at its meeting dated 04 June 2024. PLI proceedings have commenced ahead of Scottish Ministers determination.	23/02998/S36	S36RO	10
Mark Fitzpatrick	Abhainn Dubh Wind Farm - Erection and operation of a wind farm for a period of 30 years, comprising of 9 wind turbines (as amended) with a maximum blade tip height of 149.9m, energy storage facility, access tracks, borrow pits, substation, anemometer mast, control building, and ancillary infrastructure.This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00004732	Land 3450M North Of KaytooHeights Of DochcartyDingwall	E Power Ltd	Application reported to committee in September 2025 where members raised no objection in line with officers recommendation. Await decision by Scottish Ministers.	23/02754/S36	S36RNO	06

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Jenna Baldie	Melvich Wind Energy Hub - Erection and operation of a wind farm for a period of 40 years, comprising 12 wind turbines with a maximum blade tip height of 149.9m, energy storage facility, access tracks, borrow pits, substation, and ancillary infrastructure	Land 1500M SW OfMelvich	Belltown Power UK Wind Ltd	The application was reported to committee in December 2023 where, in line with the Planning Officers recommendation, members raised an objection. The Council awaits details of further procedure ahead of Scottish Ministers decision on the application.	23/02320/S36	S36RO	01
Peter Wheelan	Kirkton Energy Park - Erection and operation of a wind farm comprising of 11 wind turbines of up to 149.9m blade tip height, battery energy storage system, access tracks, substation, control building, 2 borrow pits, temporary construction compound and associated development for a period of 30 years	Land 1800M SW Of Kirkton CemeteryMelvich	Kirkton Wind Farm Ltd	Application was reported to committee in January 2024 where, in line with the Planning Officers recommendation, members raised an objection. PLI took place in November 2024. Scottish Ministers decision awaited.	22/05533/S36	S36RO	01
Peter Wheelan	Tormsdale Wind Farm - Erection and operation of wind farm for period of 50 (previously 30 years), comprising of 9 wind turbines (previously 10) with maximum blade tip height of 149.9m, access tracks, substation, control building, Battery Energy Storage System, and ancillary infrastructure	Land At Tormsdale 1500M South Of Bridge Of WesterdaleHalkirk	Arise AB	Application reported to committee in June 2024 where members raised an objection, in line with officers recommendation. Further Environmental Information (FEI 2) proposes changes to the scheme design. FEI 2 reported to committee in September 2025 where members continued to raise objection in line with officer recommendation. Await PLI proceedings. This case will be determined by Scottish Ministers.	21/04984/S36	S36RO	03

**APPENDIX 4 - MAJOR APPLICATIONS CONSENTED POST 2019**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Grant Baxter	Construction and operation of a Battery Energy Storage System (BESS), accommodating 64 battery storage cabinets, landscaping and ancillary infrastructure	Land 530M South Of Geiselittle FarmThurso	Whirlwind Energy Storage Limited	Application reported to August 2025 committee where members granted planning permission. Awaiting satisfaction of pre commencement conditions.	24/03500/FUL	20/08/2025	02
Craig Simms	Erection and operation of a 34MW capacity battery energy storage facility (BESS) with ancillary infrastructure	Land 590M NE Of Isauld CottageReay	Reay Power Ltd	Application reported to Jan 2025 committee where members granted planning permission. Awaiting satisfaction of pre commencement conditions.	24/01669/FUL	31/01/2025	02
Liam Burnside	Battery energy storage facility comprising a compound of battery and electrical equipment, access track, landscaping and ancillary works	Land 420M SW Of SSE Alness Grid Sub StationMid BalnacraigAlness	Renewable Energy Systems Ltd.	Application reported to Jan 2025 committee where members granted planning permission. Awaiting satisfaction of pre commencement conditions.	23/05999/FUL	29/01/2025	06
Mark Fitzpatrick	Battery energy storage facility comprising a compound of battery and electrical equipment, access track, landscaping and ancillary works	Land 705M NW Of Grudie CottageGrudieLochluichartGarve	Lochluichart Battery Storage Limited	The application was approved by committee at its meeting in October 2024.	23/05905/FUL	07/11/2024	05
Liam Burnside	Erection and operation of a 47MW capacity battery energy storage facility, comprising containerized battery storage units, inverters, transformers, switch room, site access, landscaping, fencing and ancillary infrastructure.	Land 170M SE Of Mybster CroftSpittal	Potencia Energy Limited	Application approved at committee in March 2025. Two satisfaction of condition applications have recently been submitted to address conditions 3, 6, 9, 15, 26 and 27 which are pending consideration.	23/05424/FUL	19/03/2025	03
Laura May	West of Orkney Wind Farm - construction of onshore transmission infrastructure comprising up to two cable landfalls, an onshore substation and up to five associated export circuits	AC Site Spittal Sub StationHalkirkKW12 6XA	Offshore Wind Power Limited	Members of the June 2024 committee granted planning permission. Awaiting applications for matters specified in conditions.	23/05353/PIP	18/06/2024	03
Peter Wheelan	Pentland Offshore Wind Farm redesign - Erection and Operation of an offshore floating wind farm for a period of 25 years, comprising up to 6 floating wind turbines with a maximum blade tip height of 300m, associated floating substructures with mooring lines and anchors / piles, inter-array cables, 2 export cables, landfall, and associated scour and cable protection measures.	Development Site 9KM NW OfDounreay Nuclear Research EstablishmentDounreay	Highland Wind Limited	Application reported to Committee on 30 January 2024 where, in line with the Planning Officers recommendation, members did not raise any objection. Scottish Ministers granted consent in April 2024 and we await the satisfaction of conditions.	23/05263/S36	03/04/2024	02

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Jenna Baldie	Goticlay Wind Farm Redesign - Erection and operation of a wind farm for a period of 35 years, comprising up to 13 wind turbines, 11 with a maximum blade tip height of 200m, 2 with a maximum blade tip height of 180m, access tracks, borrow pits, substation, control building, metrological mast, and ancillary infrastructure.	Land 2040M NE Of BulreanrobLybster	RWE Renewables UK Onshore Wind Ltd	Decision received from Scottish Ministers 04.12.2024. Pre-commencement condition information has been submitted with construction due to start May 2025.	23/05188/S36	04/12/2024	03
Laura May	West of Orkney Wind Farm - Erection and operation of an offshore wind farm comprising of 125 fixed bottom wind turbines with a maximum blade tip height of 360m, cabling and associated ancillary offshore infrastructure.	Land 50KM NW Of Pennyland Primary SchoolTrostan RoadPennylandThurso	Offshore Wind Power Limited (OWPL)	Application reported to committee in March 2025 where members raised no objection. Consent was issued by Scottish Ministers on 27 June 2025. Awaiting satisfaction of pre commencement conditions.	23/04930/S36	27/06/2025	02
Susan Hadfield	Residential Development of 160 affordable and private dwelling houses with infrastructure, open space and landscaping	Land 155M South OfRowan GardensConon Bridge	Tulloch Homes Ltd	Decision issued July 2024 following conclusion of Section 75 legal agreement. Awaiting satisfaction of conditions.	23/02147/FUL	02/07/2024	08
Mark Fitzpatrick	Creag Riabhach Wind Farm - S36 Variation to extend operational life from 25 years to 40 years (14/00004/S36)	Creag RiabhachLairg	Creag Riabhach Wind Farm Limited	The officer recommendation to Raise No Objection to Scottish Ministers was upheld by Committee in August 2023. The Decision Notice from Scottish Ministers was issued on 26 March 2024 whereby the Section 36C application to vary the 14/00004/S36 consent and extend the operational life time to 40 years is approved.	23/01517/S36	26/03/2024	01
Claire Farmer	Erection of 99 No dwellings, associated infrastructure and public open space	Land 220M East Of Obsdale Primary SchoolMilnafuaAlness	Pat Munro (Alness) Ltd	Application granted by March 2024 Committee, subject to conclusion of Section 75 legal agreement. Decision noice issued March 2025.	23/00997/FUL	12/03/2025	06
Susan Hadfield	Proposed mixed use development including 75 residential units and 1.3 ha allocated for business use, with all associated infrastructure, open space and landscaping	Land 215M North Of RiverfordConon Bridge	Tulloch Homes Ltd	Aplication granted by November 2023 committee, Section 75 legal agreement concluded and decision notice isused September 2024.	23/00300/FUL	18/09/2024	08
Roddy Dowell	Extension of Edinbane Substation including creation of substation platform, substation buildings, SUDS basin, realignment of track, formation of access junction, temporary construction compound, landscaping and other ancillary works	Land 1120M West Of GlenvicaskillBalmeanachStruan	Scottish Hydro Electric Transmission Plc	Planning permission granted February 2024.	23/00070/FUL	09/02/2024	10

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Laura May	Erection of whisky maturation warehouses, gatehouse, office/welfare and associated infrastructure	Land 300M West Of Unit 3-7Cromarty Firth Industrial ParkInvergordon	Whyte & Mackay	Planning permission granted at the North Planning Applications Committee on 19 April 2023. Pre start conditions satisfied and work is currently underway on site.	22/05454/FUL	28/04/2023	06
Sile Tang	Battery energy storage facility comprising access track, compound of battery and electrical equipment, meter building, stores, fencing, security cameras and landscaping	Land 260M SW Of Alness Grid Sub StationMid BalnacraigAlness	Balnacraig Battery Storage Limited	The application was granted by committee in December 2023. Applicant is looking to satisfy the pre-commencement conditions.	22/05167/FUL	11/12/2023	06
Jenna Baldie	Erection and operation of Onshore Substation, Underground Electricity Cables, Cable Landfall, Transition Joint bay, Cable Joint Bays, construction compounds, new and upraded access tracks and associated infrastructure.	Land At The Dounreay Coast In Caithness, Immediately Adjacent To The Western Boundary Of The Vulcan Naval Reactor Test Establishment (Vulcan NRTE)	Highland Wind Limited	The application was approved at North Planning Applications Committee on 25.01.2023	22/04722/PIP	30/01/2023	02
Peter Wheelan	Pentland Offshore Wind Farm - Erection and Operation of an offshore floating wind farm and associated offshore infrastructure comprising up to seven floating wind turbines of up to 300m to blade tip height, seven floating substructures with associated mooring lines and anchors / piles, inter-array cables, two export cables , landfall, and associated scour and cable protection measures.	Development Site 9KM NW OfDounreay Nuclear Research EstablishmentDounreay	Highland Wind Limited	Approved by Scottish Ministers in July 2023 and variation to application approved by Scottish Ministers in April 2024.	22/03864/S36	27/07/2023	02
Jenna Baldie	Strath Oykel Wind Farm and battery storage, 11 wind turbines of up to 200 metres and associated infrastructure	Land 1700M SW Of OapeArdgay	Energiekonter Uk Ltd	Scottish Ministers' decision to approve the application for a S36 consent and deemed planning permission was received on 08 January 2025.	22/02717/S36	08/01/2025	01
Mark Fitzpatrick	Chleansaid Wind Farm - Erection and Operation of a Wind Farm comprising 16 turbines 12 turbines at 200 metres and 4 turbines at 180 metres, generating around 96MW and associated infrastructure (access tracks, borrow pits, substation, control building) and includes battery energy storage facility 20MW	Land 2375M NW Of Keepers CottageDalnessieLairg	ESB Asset Development UK Limited	Scottish Ministers granted consent on 15 December 2023. Await submission of pre-development comencement planning condition requirements.	22/01635/S36	15/12/2023	01
Lisa MacDonald	Masterplan for erection of 66 residential units	Land 80M North Of9 Storr RoadPortree	Compass Building And Construction Services Ltd	The application was reported to the December 2022 North Planning Applications Committee for determination where Members granted planning permission subject to prior conclusion of a legal agreement to secure developer contributions. The legal agreement is now concluded and the permission issued.	22/00221/PIP	06/07/2023	10

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Lisa MacDonald	Erection of 14 residential units and associated infrastructure - Phase 1 of Home Farm Development	Land 80M North Of9 Storr RoadPortree	Compass Building And Construction Services Ltd	The application was approved by committee in December 2022, subject to prior conclusion of a legal agreement to secure developer contributions. The legal agreement is now conclued and permission has been issued.	21/05951/FUL	05/07/2023	10
Mark Fitzpatrick	Limekiln Wind Farm - Application under Section 36 of the Electricity Act 1989 to vary the consented Limekiln Wind Farm to increase the blade tip height from 15 turbines at a mximum blade tip of 130m and 6 turbines with a maximum blade tip height of 126m to 21 turbines with a maximum blade tip height of 149.9m	Land 2870M SE Of Borlum HouseReay	Limekiln Wind Ltd	The development was consented by Scottish Ministers on 17 May 2022.	21/03750/S36	17/05/2022	02
Laura May	Achany Extension Wind Farm - Erection and Operation of a Wind Farm for a period of 50 years, comprising of 20 Wind Turbines with a maximum blade tip height 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure	Land 2km NE Of Glencassley CastleRosehall	SSE Generation Limited	Members of the North Planning Applications Committee raised no objection to the application in December 2021, the applicant submitted further environmental information. This was considered by officers, and an updated response was submitted to the Energy Consents Unit in June 2022. The application was again reported North Planning Applications Committee in January 2023 to consider the provisions of NPF4 and Members raised no objection to the application. The Energy Consents Unit granted Section 36 consent on 22 May 2023.	21/03695/S36	22/05/2023	01
Mark Fitzpatrick	Garvary Wind Farm - Erection and operation of wind farm for a period of 30 years, comprising of 25 (as amended) wind turbines with maximum blade tip height of up to 180m, access tracks, up to 6 borrow pits, substation, battery storage compound, control building, 4 meteorological masts, and ancillary infrastructureGarvary Wind Farm Appeal Details at <a href="https://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=123955">https://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=123955</a> , DPEA ref. WIN-270-20	Land 4600M NE Of Invershin Community HallInvershin	Garvary Wind Farm Limited	Scottish Ministers approved the application on 13 February 2025. Awaiting submission of pre-commencement planning condition information requirements.	21/01921/S36	13/02/2025	01
Claire Farmer	Sallachy Wind Farm - Erection and Operation of a Wind Farm for a period of 30 years, comprising of 9 Wind Turbines with a maximum blade tip height of 149.9m, access tracks, temporary borrow pits and construction compound, substation compound, and ancillary infrastructure.	Land At Sallachy EstateLairg	WKN Sallachy Ltd	Planning permission was granted in May 2022. Awaiting satisfaction of pre-commencement condition requirements.	21/01615/FUL	05/05/2022	01

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Mark Fitzpatrick	Limekiln Extension Wind Farm - Erection and Operation of a Wind Farm for a period of 30 years, comprising of 5 Wind Turbines with a maximum blade tip height 149.9m, with access tracks, hardstanding areas, substation, battery storage facility, control building compound, borrow pits and cabling	Land 3080M West Of Shepherds CottageShebsterThurso	Infinergy Limited	Scottish Ministers granted consent on 06 May 2022. Pre-start conditions have been satisfied.	20/01905/S36	06/05/2022	02
Claire Farmer	Construction of vertical launch space port with launch operations control centre, site integration facility, launch pad complex, antenna park, access road, fencing, services and associated infrastructure	Land 2600M SW Of DunbuieTalmineTongue	Orbital Express Launch Limited	Planning Permission was granted in August 2020. The applicant has commenced site investigation works in line with a schedule of mitigation agreed with NatureScot and the Planning Authority and is working with officers on satisfaction of conditions. Work commenced on the development in Spring 2023. A Non Material Variation for changes to the access routes and launchpad was approved in March 2024. A further planning application has been granted for changes to the infrastructure arrangement and relocation of tracking equipment to atop Ben Tongue.	20/00616/FUL	05/08/2020	01
Peter Wheelan	Kirkan Wind Farm - Construction of wind farm comprising of 17 turbines (height to hub 104m, height to blade tip 175m), associated access tracks, borrow pits, compounds, substation and 104m high met mast	Land 3015M SE Of Aultguish InnGarve	Kirkan Wind Farm Limited	Scottish Government issued consent on 25 July 2023. Awaiting submission of pre-development planning condition requirements.	19/01861/S36	25/07/2023	05
Claire Farmer	Lairg 2 Wind Farm - Construction of wind farm comprising 10 turbines (7 turbines to a maximum tip height of 180m and 3 turbines to a maximum tip height of 150m), associated crane pads, tracks, substation, battery storage compound, 2 borrow pits and upgrade of access track	Land 2400M SE Of CracrailTorobollLairg	Energiekontor	On review of the consent, the applicant has chose to make modifications to the proposed development. This was approved in October 2021 and discussions with the applicant are ongoing with regard to next steps for the development.	19/01096/FUL	24/06/2020	01