

Agenda item	4
Report no	PLS/65/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 3 December 2025

Report Title: Major Development Update

Report By: Area Planning Manager – South

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 Section 36 or Section 37 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 contains a list of all applications for Major Development or National 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 2 provides a list of all significant Electricity Act applications. It should be noted that 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. From a performance point of view, the Council is not required to meet the same target timescales expected with planning applications.
- 1.3 Appendix 3 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 e-planning portal <http://wam.highland.gov.uk/wam> by entering the respective case reference number provided. 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

- 2.1 Since the Major Developments Update Report presented to the last South Planning Applications Committee, no major application has been refused using delegated powers.
- 2.2 Progress with applications where the Council has raised objection:
 - i. 23/02462/S36 – Loch Liath Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising a total of 13 wind turbines with Turbines 2, 3, 4, 5, 8, 9, 10, 11, 12, and 13 having a maximum blade tip height of 200m, and Turbines 1, 6 and 7 having a maximum blade tip height of 180m, access tracks, borrow pit, substation, control building, anemometer mast, and ancillary infrastructure. Application reported to Committee in February 2025 where members agreed to raise an objection

as per officer recommendation. A PLI is anticipated to take place on 18, 19 and 20 November 2025 to be held in Fort Augusts.

- ii. 24/00933/S36 - Dell 2 Wind Farm (Re-design) - Erection and operation of a wind farm for a period of 35 years, comprising of 9 wind turbines, 4 with a maximum blade tip height of 180m and 5 with a maximum blade tip height of 200m, access tracks, borrow pits, substation, control building, and ancillary infrastructure. An in time objection has been lodged with the Energy Consents Unit on 26 June 2025, with the application due to be reported to SPAC on either 18 December 2025 or 5 February 2026. Committee Members response will inform the scheduled PLI proceedings, with a pre-examination meeting scheduled for 12 January 2026, with that anticipated date expected to be re-scheduled.
- iii. 23/06025/S36 - Loch Kemp - Construction and operation of pumped hydro storage; dam, raise, and utilise Loch Kemp, as its upper reservoir, and connect by underground waterway systems and tunnels to a powerhouse and tailrace structure on the shores of Loch Ness. The application was reported to Committee in June 2025 where members raised objection, contrary to officers recommendation. The application will now be subject to a PLI, the arrangements for which are awaited, ahead of Scottish Ministers determination.
- iv. 25/02301/S37 - Bingally 400 kV Substation Overhead Line Tie-in-Install and keep installed two new 400kV steel lattice towers and approximately 1.6km of overhead line (including a temporary diversion requiring two temporary towers) to facilitate the tie-in of the existing Beaully-Denny overhead line into the proposed Bingally 132/400kV substation, associated ancillary infrastructure including access tracks, construction laydown area and compound. A holding objection has been lodged with the Energy Consents Unit, with the application anticipated to be reported to committee in Q1 2026 following committee's consideration of the proposed Bingally substation.
- v. 25/02993/S37 - Beaully - Denny Overhead Line Diversion - The temporary and permanent diversion of approximately 1.7km section of the existing 275/400kV Beaully Denny overhead line (OHL). A holding objection has been lodged with the Energy Consents Unit, with the application anticipated to be reported to committee in Q1 2026 following committee's consideration of the proposed Fanellan substation.
- vi. 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.

- vii. 25/01355/S36 - Highland Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising up to 24 turbines, 5 with a maximum blade tip height of 230m and 14 with a maximum blade tip height of 200m along with a Battery Energy Storage System (BESS) facility with a combined generating capacity of 163MW, access tracks, borrow pits, substation, control building, cabling, temporary construction compound(s) and ancillary infrastructure. An in time objection has been lodged with the Energy Consents Unit on 7 October 2025, with the application due to be reported to SPAC in Q1 2026.
- viii. 25/00847/S36 - Clune Wind Farm - Erection and operation of a wind farm for a period of 40 years, comprising up to 26 turbines with a maximum blade tip height of 200m, control building, substation, Battery Energy Storage System, new access, tracks, watercourse crossings, borrow pits, underground cabling, construction compounds, laydown areas and ancillary infrastructure. An in time objection has been lodged with the Energy Consents Unit on 7 October 2025, with the application due to be reported to SPAC in Q1 2026.
- ix. 25/00503/S36 - Beauly BESS - Construction and operation of a Battery Energy Storage System along with associated infrastructure and ancillary works, earthworks, access, drainage, landscaping and biodiversity enhancements. An in time objection has been lodged with the Energy Consents Unit on 9 October 2025, with the application due to be reported to SPAC, timescale to be confirmed as further information is expected to be submitted by the applicant.
- x. 25/01135/S36 - Fearna Pumped Storage Hydro Scheme - Construction and operation of a pumped storage hydroelectric scheme with a generating capacity of up to 1,800MW, storage capacity up to 36GWhr, comprising waterway system, powerhouse, switchyard, access and ancillary infrastructure and works. An in time objection has been lodged with the Energy Consents Unit on 27 October 2025, with the application due to be reported to SPAC in Q1 2026.

- 2.3 For those cases under the Electricity Act 1989 where a Public Local Inquiry has been held and we are awaiting the decision of the Scottish Ministers the case will be listed in the Appendix to this report only.

3. Recent Decisions by Scottish Ministers and Judicial Reviews

- 3.1 Since the report to the last committee the following decisions have been issued by Scottish Ministers in relation to applications made under the Town and Country Planning Act and the Electricity Act in the South Planning Applications Committee

area:

- None

4. Recommendation

4.1 That Members note the current position with these applications and consultation.

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: Bob Roberston

Designation: (Acting) Planning Manager – South

Author: Peter Wheelan, Strategic Projects Team Leader

APPENDIX 1 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Roddy Dowell	Beauly to Peterhead 400 kV OHL - Install, operate and keep installed 186km of new 400 kV overhead transmission line (OHL), supported on steel lattice tower structures, between proposed new substations at Fanellan (NH 48321 42717) in the area of Beauly, Greens (NJ 81960 47587) in the area of New Deer and Netherton (NK 05761 45576) in the area of Peterhead; associated crossing works, temporary diversions and permanent realignment to 14.7 km of existing 132 kV and 275 kV OHLs, and ancillary development and associated works. This case will be determined by the Energy Consents Unit Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00005221&T=5 using reference number ECU00005165	Land 1525M SE Of FinglackCulloden MoorInverness	Scottish Hydro Electric Transmission Plc	Application recieved and undergoing consultation. Officer will response within ECU consultation period which ends on 18 December 2025.	25/03986/S37	PCO	18
Keith Gibson	Extraction and processing of sand and gravel	Land 550M East Of Farr Community HallInverarnieFarrInverness	Pat Munro (Alness) Limited	Pending consideration. Targeted determination period ends 22 February 2026.	25/03869/FUL	PCO	12
Jenna Baldie	Section 42 application to vary condition 1 (time limit on commencement) of planning consent 22/03638/FUL for the construction and operation of a battery energy storage facility.	Land 300M SE Of Househill HouseHousehillNairn	Whirlwind Energy Storage Limited	Pending consideration. Targeted determination period ends 01 February 2026.	25/03436/S42	PCO	18
Roddy Dowell	Coire Glas Hydro Pumped Storage Scheme - Construction of tunnel, tunnel portal & portal apron (tunnel inclusive of passing places, turning niches & refuge areas) to accommodate installation of 400kV export/import electricity cables to connect Coire Glas generating station to the national grid, including access tracks with surface cable trenching, temporary construction compounds to include but not limited to welfare, parking, plant, materials storage & materials processing, ancillary buildings & spoil storage areas.	Land 4.4KM SW Of North Laggan FarmhouseNorth Laggan	Coire Glas Hydro Pumped Storage Limited	Pending consideration. Targeted determination period ends 02 February 2026.	25/03055/FUL	PCO	11

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Susan Macmillan	Section 42 Application to develop land without compliance with conditions 1 of 18/03647/PIP to increase the Hospital GFA (up to 12,400m2) plus Energy Centre (up to 1,000m2) with associated site area increases	Land 400M NE Of Blar Mhor Industrial EstateLochysideFort William	The Highland Council	Application received and undergoing consultation. Anticipated to be reporter to committee in Q4 2025.	25/03053/S42	PCO	11
Grant Baxter	Knocknagael Substation Extension - Erection and operation of an extended substation comprising platform, 275kV air insulated switchgear plant equipment, laydown and construction compounds, access, landscaping, drainage and ancillary works.	Knocknagael SubstationEssich RoadInverness	Scottish Hydro Electric Transmission Plc	Application under assessmentrt and key consultations awaited. Anticipated to be reported to committee in Q1 2026.	25/02201/FUL	PCO	15
John Kelly	Section 42 application to develop land without compliance with Condition16 of planning permission 23/05756/FUL (new grass pitch provision)	Nairn AcademyDuncan DriveNairnIV12 4RD	The Highland Council	Application received and undergoing consultation. Anticipated to be reported to committee in Q1 2026.	25/01160/S42	PCO	18
John Kelly	Phase 2 Inverness Campus comprising erection of buildings for use as business (Class 4), hotel (Class 7), staff and student residential accommodation (sui generis) and alternative shops and professional services (Class 1A), food and drink (Class 3) and/or non-residential institutions (Class 10) uses, associated infrastructure including internal campus roads, access, parking, open space, landscaping, sustainable urban drainage, utilities and associated works	Land 310M East Of Inverness College UHI1 Inverness CampusInverness	Highlands And Islands Enterprise	Application received and is undergoing consultation. Anticipated to be reported to committee in December 2025.	25/01156/PIP	PCO	19
Roddy Dowell	Fanellan Substation - construction and operation of a 400 kV substation and converter station and associated infrastructure, site access, landscaping and demolition works	Land 300M NW Of Fanellan FarmhouseKiltarlity	Scottish Hydro Electric Transmission Plc	Application received and is undergoing consultation. A significant number of representations have been received and once assessed, the application will be reported to committee, targeted for Q4 2025.	25/00826/FUL	PCO	12
Grant Baxter	Bingally Substation - Construction of a new 400/132kV outdoor Air Insulated Switchgear (AIS) substation comprising platform, plant and machinery, control buildings, access, temporary laydown and compound areas, drainage, landscaping and other ancillary works.	Land 1700M SE Of GlashaTomichCannich	Scottish Hydro Electric Transmission Plc	Applicant working to address a number of consultee concerns around peat impacts and water management. Anticipated that the application will be reported to committee in Q4 2025.	25/00592/FUL	PCO	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Christine MacLeod	Construction of a 49.9MW battery energy storage facility, battery storage units, ancillary buildings and equipment, access road and associated work	Land 330M East Of Grigorhill CottageGrigorhillNairn	Opdenenergy UK 16	Application undergoing consultation. Anticipated to be reported to committee in late 2025.	25/00154/FUL	PCO	18
Grant Baxter	Ardersier Port - Application under Section 42 for non-compliance with Condition 10 (i) of Planning Permission 18/04552/PIP requiring the upgrade of the site access road junction with the A96 Trunk Road	Former Fabrication YardArdersier	Ardersier Port (Scotland) Ltd	Application received and undergoing consultation. Awaiting applicant's response to Transport Scotland's consultation response. Anticipated to be reported to committee in late 2025 should the applicant not proceed to develop the A96 roundabout.	24/02030/S42	PCO	17
Keith Gibson	Erection of 380 residential units with access, landscaping, public open space, drainage, infrastructure and associated works	Westercraigs 9 & 10Land South Of Kirkwall BraeInverness	Robertson Homes Limited	Application received a minded to grant decision at committee in June 2025, subject to finalised conditions and conclusion of a legal agreement.	24/01297/PIP	PDE	13
Keith Gibson	Construction of mountain bike trail centre, hub building, cafe , retail, bike hire/store building; 40 motorhome pitches, 8 shepherd's huts; play areas; maintenance storage building, parking	Land 1200M East Of Ardachy HouseFort Augustus	Glendoe Limited	Application received and is pending consideration. Application to be determined in December 2025 post further ornithological surveys.	24/01092/FUL	PCO	12
Peter Wheelan	Dell Wind Farm - Application under Section 42 to vary Conditions 2 (period of permission) and 5 (decommissioning) of planning permission PPA-270-2183	Land At Dell EstateWhitebridgeInverness	Dell Wind Farm Ltd	Planning Officer has requested further environmental information to be provided for this application and for the associated Section 36 Dell II redesign application. The applicant is considering the feedback received and reporting timescales are anticipated to be Q1 2026.	24/00881/S42	PCO	12
Christine MacLeod	Erection of 15 houses	Fort ReaySandown Farm LaneNairnIV12 5NE	Mr & Mrs Bill and Suzanne MacLeod	Revisions to the original layout received and consultation responses received. Comments to be considered by applicant and revised drawings to be submitted. Awaiting further update from applicant ahead of reporting to committee.	22/05964/FUL	PCO	18
Peter Wheelan	Section 42 Application for non-compliance with condition 10 (Clarification of terms of consent) of Planning Permission in Principle 13/04334/PIP to allow for the retail sale of food or other convenience goods	Land Adjacent To Inshes Retail ParkDell Of InshesInshesInverness	Aberdeen Standard Investments	Anticipated that the application will be determined in 2026 following consideration of transport related matters and in light of IMFLDP2.	22/02228/S42	PCO	19

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	Continue to develop Glensanda Quarry without complying with Condition 16 of planning permission 05/00334/FULLO in so far as it relates to the construction of a screen mound	Glensanda QuarryGlensandaMorvernOban PA80 5QB	Aggregate Industries UK Ltd	Application granted by committee in June 2024 subject to a legal agreement. Review of restoration valuation report complete and with legal to conclude agreement.	21/05841/S42	PDE	21
Christine MacLeod	Residential development comprising up to 400 residential units and associated infrastructure	Land 160M North Of GlenerichtStratton LodgeCullodenInverness	Springfield Properties Plc	Application granted by committee in April 2025 subject to a legal agreement which is progressing.	21/04895/PIP	PDE	17
Laura May	Application for non-compliance with Conditions 4 (Operating Hours) and 5 (Extraction Limits) of Planning Permission 17/02899/S42.	Dunain Mains QuarryInverness	Tarmac Caledonian Ltd	The application was approved by South Planning Applications Committee in September 2021. Work on the legal agreement is progressing.	21/03635/S42	PDE	12
Laura May	Application for non-compliance with conditions 4 (Operating Hours) and 5 (Extraction Limits) of Planning Permission 17/02898/FUL	Dunain Mains QuarryInverness	Tarmac Caledonian Ltd	The application was approved by South Planning Applications Committee in September 2021. Work on the legal agreement is progressing.	21/02278/S42	PDE	12
John Kelly	Removal of Condition 4 (18/04829/FUL) (bus gateway) at Centre for Health Science 2	Land 330M NW Of Inverness College UHI1 Inverness CampusInverness	NHS Highland	Information is currently awaited on the approach to the provision of the bus gateway. It is likely the application will be determined in 2026.	20/01839/S42	PCO	19
Peter Wheelan	Application under Section 42 of the Act for non compliance with Condition 1 of Planning Permission IN/1997/613 to extend the period of time of extraction.	Daviot QuarryDaviotInvernessIV2 5XL	Breedon Northern Limited	Application reported to South Planning Applications Committee in January 2020 where Members were minded to grant subject to conclusion of a legal agreement to secure developer contributions. Restoration bound amount now agreed and preparation of the S75 is in progress.	19/03995/S42	PDE	19

APPENDIX 2 - APPLICATIONS SUBMITTED UNDER THE ELECTRICITY ACT 1989

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Jack Wiseman	Beinneun 2 Wind Farm - Erection and operation of a wind farm for a period of 40 years, comprising of up to 19 wind turbines with a maximum blade tip height of 200m, battery energy storage system (BESS), met mast, 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 https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00004972	Land 2KM NE Of Gilles FencingArdochyInvergarry	Beinneun 2 Ltd	Application received and undergoing consultation. Anticipated to be reported to committee in Q2 2026.	25/04104/S36	PCO	11
Roddy Dowell	Beauly to Peterhead 400 kV OHL - Install, operate and keep installed 186km of new 400 kV overhead transmission line (OHL), supported on steel lattice tower structures, between proposed new substations at Fanellan (NH 48321 42717) in the area of Beauly, Greens (NJ 81960 47587) in the area of New Deer and Netherton (NK 05761 45576) in the area of Peterhead; associated crossing works, temporary diversions and permanent realignment to 14.7 km of existing 132 kV and 275 kV OHLs, and ancillary development and associated works. This case will be determined by the Energy Consents Unit Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00005221&T=5 using reference number ECU00005165	Land 1525M SE Of FinglackCulloden MoorInverness	Scottish Hydro Electric Transmission Plc	Application recieved and undergoing consultation. Officer will response within ECU consultation period which ends on 18 December 2025.	25/03986/S37	PCO	18
Jack Wiseman	Kyllachy Wind Farm - 13 turbines up to 180m blade tip with overall capacity exceeding 50MW, Battery Energy Storage System (BESS) up to 22MW capacity and associated infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005153	Land 6000M W Of Findhorn Bridge At Glen KyllachyTomatin	Donnachie Graham Wind Estate Ltd	Application received and undergoing consultation. Anticipated to be reported to committee in Q2 2026.	25/03511/S36	PCO	19

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Laura May	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. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00006008	Land 2430M SW Of Loch BuidheBonar Bridge	Scottish Hydro Electric Transmission Plc	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	25/03311/S37	S37RO	01
Grant Baxter	Bingally 400 kV Substation Overhead Line Tie-in-Install and keep installed two new 400kV steel lattice towers and approximately 1.6km of overhead line (including a temporary diversion requiring two temporary towers) to facilitate the tie-in of the existing Beaully-Denny overhead line into the proposed Bingally 132/400kV substation, associated ancillary infrastructure including access tracks, construction laydown area and compound. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005145	Land 1635M East Of Tom GuisachanTomichCannich	Scottish Hydro Electric Transmission Plc	Application pending consideration. A holding objection has been lodged with the Energy Consents Unit, with the application anticipated to be reported to committee in Q1 2026 post determination of the proposed Bingally substation.	25/02301/S37	S37RO	12
Roddy Dowell	Lynemore Wind Farm - Erection and operation of a wind farm for a period of 50 years, comprising up to 14 wind turbines with a maximum blade tip height of 200m, battery energy storage system (BESS), access tracks, borrow pit, substation, control building, and ancillary infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005105.	Land 2000M SW Of LynemoreMoyTomatin	Galileo 05 Limited	Application received and is undergoing consultation. Anticipated to be reported to committee in Q1 2026.	25/01748/S36	PCO	19
Grant Baxter	Glen Earrach Pumped Storage Hydro (PSH) scheme - construction and operation of a PSH. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005121	Land 2700M West Of InchtellachBunloitDrumnadrochit	Glen Earrach Energy Limited	Application received and undergoing assessment and awaiting several consultation. Issues around management of water levels in Loch and river systems being examined. Anticipated to be presented to committee in Q1 2026, subject to consultation responses.	25/01599/S36	PCO	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Roddy Dowell	Highland Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising up to 24 turbines, 5 with a maximum blade tip height of 230m and 14 with a maximum blade tip height of 200m along with a Battery Energy Storage System (BESS) facility with a combined generating capacity of 163MW, access tracks, borrow pits, substation, control building, cabling, temporary construction compound(s) and ancillary infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005082	Land 5000M SE Of FarmhouseTomatin	Highland Wind Farm Ltd	An in time objection has been lodged with the Energy Consents Unit on 7 October 2025, with the application due to be reported to SPAC in Q1 2026.	25/01355/S36	S36RO	20
Roddy Dowell	Fearna Pumped Storage Hydro Scheme - Construction and operation of a pumped storage hydroelectric scheme with a generating capacity of up to 1,800MW, storage capacity up to 36GWhr, comprising waterway system, powerhouse, switchyard, access and ancillary infrastructure and works. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005061	Land 4390M NW Of Kingie LodgeInvergarry	Fearna PSH Ltd	An in time objection has been lodged with the Energy Consents Unit on 27 October 2025, with the application due to be reported to SPAC in Q1 2026.	25/01135/S36	S36RO	11
Roddy Dowell	Clune Wind Farm - Erection and operation of a wind farm for a period of 40 years, comprising up to 26 turbines with a maximum blade tip height of 200m, control building, substation, Battery Energy Storage System, new access, tracks, watercourse crossings, borrow pits, underground cabling, construction compounds, laydown areas and ancillary infrastructure. Land 4km SW of Drumbain Steading, Tomatin. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005038	Land 4KM SW Of Drumbain SteadingTomatin	RES Ltd	An in time objection has been lodged with the Energy Consents Unit on 7 October 2025, with the application due to be reported to SPAC in Q1 2026.	25/00847/S36	S36RO	19
Roddy Dowell	Balnespick Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising up to 9 turbines with a maximum blade tip height of 200m, control building, substation (including transformer and Battery Energy Storage System), upgraded access, tracks, watercourse crossings, borrow pits, underground cabling, construction compounds, laydown areas and ancillary infrastructure. Land 4000m SE Of Balvraid Lodge, Tomatin. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00004904.	Land 4000M SE Of Balvraid LodgeTomatin	Fred Olsen Renewables Limited	Anticipated that the application will be reported to committee in Q1 2026.	25/00629/S36	PCO	19

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Grant Baxter	Beauly 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 https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00005160	Land 465M SE Of DunballochBeauly	Field Beauly Ltd	A number of issues raised with applicant in respect of proximity to river bank, pollution risk, fire water supply and storage arrangements and vehicle access proposals. An in time objection has been lodged with the Energy Consents Unit on 9 October 2025, with the application due to be reported to SPAC, timescale to be confirmed as further information is expected to be submitted by the applicant.	25/00503/S36	S36RO	12
Laura May	Glen Strathfarrar Vista - Construction of a replacement steel lattice tower with 132 kV & 33 kV downleads into a combined cable sealing end compound (CSE). Installation of new overhead line between the proposed new Tower 13R and existing Tower 14, along with the construction of a dedicated permanent access track from the new CSE compound to Glenstrathfarrar road. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00002134 using reference number ECU00002134	SSEDeanie Power StationDeanieStrathfarrarKiltarlityBeaulyIV4 7JX	Scottish Hydro Electric Transmission Plc	Application reported to committee in May 2025 where members raised no objection. Awaiting Scottish Government decision.	25/00051/S37	S37RNO	12
Roddy Dowell	Knocknagael BESS - Construction and operation of a 200MW Battery Energy Storage System (BESS) comprising two BESS and one substation compounds, associated infrastructure, site access, and landscaping. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005099.	Land 500M South East Of Essich Farm CottagesInverness	Field Knocknagael Limited	Application reported to committee in August 2025 where members raised no objection. Awaiting Scottish Ministers decision.	24/05097/S36	S36RNO	15
Roddy Dowell	Aberarder Wind Farm Grid Connection - Installation and operation of 132kV overhead transmission line between Aberarder Wind Farm Substation and the existing Dunmaglass to Farigaig 132 kV overhead transmission line, including ancillary works. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005222	Land 835M SE Of Dunmaglass MainsDunmaglassInverness	Scottish Hydro Electric Transmission Plc	Application reported to committee in August 2025, with a response to the ECU having been issued following the conclusion of a S69 legal agreement to secure contributions to the South Loch Ness Road Strategy. Awaiting Scottish Ministers decision.	24/04767/S37	S37RNO	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Roddy Dowell	Replacement of 1.1km section of 132kV OHL between Quoich Power Station and Quoich Tee Switching Station comprising six steel lattice towers, new suubstation platform, diverted track, associated works and infrasture. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005024	Land 680M NE Of SSE Power StationInvergarry	Scottish Hydro Electric Transmission Plc	Application reported to committee in August 2025 where members raised no objection. Awaiting Scottish Government decision.	24/03323/S37	S37RNO	11
Peter Wheelan	Melgarve cluster project - Section 37 application under the Electricity Act for the installation and operation of approximately 7 km of 132 kV overhead line on double circuit steel structure towers, and ancillary development comprising 2 no. cable sealing end compounds, approximately 9.9 km of underground cable (7.3 km from the Dell Wind Farm on site substation, 1.8 km from the Cloiche Wind Farm on site substation and 0.8 km on approach into Melgarve substation), upgrades to existing access tracks, new permanent and temporary access tracks, and temporary working areas (ECU Case Reference: ECU00004850)	Land 10KM NW Of Coul Farm HouseLaggan	Scottish Hydro Electric Transmission Plc	Application reported to committee in June 2025 where members raised no objection. Response issued to the ECU and decision from Scottish Ministers is awaited.	24/01732/S37	S37RNO	20
Peter Wheelan	Dell 2 Wind Farm (Re-design) - Erection and operation of a wind farm for a period of 35 years, comprising of 9 wind turbines, 4 with a maximum blade tip height of 180m and 5 with a maximum blade tip height of 200m, access tracks, borrow pits, substation, control building, and ancillary infrastructure	Land At Dell EstateWhitebridgeInverness	Dell Wind Farm Ltd	Council's objection to the application was submitted to ECU on 26 June 2025. Holding reasons for objection relate to landscape and visual, peat habitat and flood risk impacts. Unresolved NatureScot objection due to peat habitat impacts. Detailed report on handling to be reported to committee in Q4 2025 at the earliest.	24/00933/S36	S36RO	12
Roddy Dowell	Loch Kemp - Construction and operation of pumped hydro storage; dam, raise, and utilise Loch Kemp, as its upper reservoir, and connect by underground waterway systems and tunnels to a powerhouse and tailrace structure on the shores of Loch Ness	Land 1300M SW Of Dell LodgeWhitebridge	Loch Kemp Storage Ltd	The application was reported to committee in June 2025 where members raised objection, contrary to officers recommendation. The application will now be subject to a PLI, the arrangements for which are awaited, ahead of Scottish Ministers determination.	23/06025/S36	S36RO	12
Roddy Dowell	Culachy Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising 8 wind turbines with a maximum blade tip height of 200m, access tracks, underground cabling, substation, maintenance building, batching plant, borrow pits and ancillary infrastructure.	Culachy EstateLand 4KM SE Of NewtownInvergarry	Fred Olsen Renewables Ltd	Application reported to committee in October 2024 where members agreed to raise an objection as per officer recommendation. A PLI took place in October 2025 and we now await Scottish Ministers decision.	23/05579/S36	S36RO	11

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	Loch Liath Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising a total of 13 wind turbines with Turbines 2, 3, 4, 5, 8, 9, 10, 11, 12, and 13 having a maximum blade tip height of 200m, and Turbines 1, 6 and 7 having a maximum blade tip height of 180m, access tracks, borrow pit, substation, control building, anemometer mast, and ancillary infrastructure.This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00002182	Land 9000M SW Of Glenurquhart High SchoolBalmacaan RoadDrumnadrochit	Loch Liath Wind Farm Limited	Application reported to committee in February 2025 where members rased an objection. A PLI is due to take place in November 2025.	23/02462/S36	S36RO	12

APPENDIX 3 - MAJOR APPLICATIONS CONSENTED POST 2019 AND PLANNING PERMISSIONS FOR STRATEGIC DEVELOPMENTS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Ross Cubey	Dalmagarry Quarry - Application under Section 42 to vary Condition 2, Part 1 (mineral output limit) of planning permission 22/02323/S42	Land 300M NW Of Invereen Dalmagarry Wood Tomatin	Pat Munro Homes	Application reported to committee in August 2025 where members granted planning permission. Mineral extraction ongoing.	25/00992/S42	28/08/2025	19
Roddy Dowell	Earba Pumped Storage Hydroelectric Scheme - Construction and operation of a pumped storage hydroelectric scheme with a generating capacity of 1,800MW and a 40GWh storage capacity	Land 4200M SE Of Moy Lodge Bulloch Moy Bridge	Earba Limited	Application consented by Scottish Ministers on 28 March 2025. Awaiting satisfaction of pre-commencement conditions.	24/01056/S36	28/03/2025	20
Elaine Watt	Erection of 118 residential units, infrastructure, roads, drainage and landscaping	Land 545M SE Of Charleston Academy General Booth Road Inverness	The Highland Council - Housing	Application granted by committee in November 2024, S75 agreement concluded in May 2025.	23/05335/FUL	21/05/2025	13
Peter Wheelan	Chrathaich Wind Farm - Erection and operation of a wind farm for a period of 30 years, comprising of 13 wind turbines with a maximum blade tip height of 149.9m, 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 https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00004704.	Land 3615M NW Of Burnside Bhlaraidh Glenmoriston	Chrathaich Renewables LLP	Application reported to committee in October 2024, where members raised no objection, as per officer recommendation, subject to the deletion of one turbine. Consent issued by Scottish Ministers on 9 May 2025. Await pre-commencement planning conditions to be satisfied.	23/03311/S36	09/05/2025	12
Susan Hadfield	Construction and Operation of an energy storage facility with capacity of up to 49.9MW comprising up to 36 energy storage modules, control building, electrical equipment, access, landscaping, fencing	Land 410M SW Of Platchaig House Milmorack Beaully	Caulternich Energy Storage Ltd	Application was reported to committee in December 2024 where members refused planning permission contrary to officer recommendation. The application was subsequently granted on appeal by Scottish Ministers on 12 June 2025. Pre-commencement planning conditions are to be satisfied.	23/03113/FUL	12/06/2025	12
Laura May	Installation of an electric line above ground with a voltage of 132 kV between the proposed Bhlaraidh Extension Windfarm substation and the Fort Augustus Substation within Auchteraw	Land 95M SE Of Dundreggan Dam Glenmoriston	Scottish & Southern Electricity Networks	S37 consent granted by Scottish Ministers 30.09.2025	23/00259/S37	30/09/2025	12
Mark Fitzpatrick	Tomchrasky Wind Farm - Erection and operation of a wind farm comprising 14 wind turbines with a maximum blade tip height of 185m, up to 50 battery storage units, anemometer mast, access tracks, four borrow pits and associated infrastructure	Land 3200M NW Of Dalchreichart Cemetery Dalchreichart Glenmoriston	Atmos Consulting	Consent issued by Scottish Ministers in May 2025. Awaiting satisfaction of pre-commencement conditions.	22/05955/S36	06/05/2025	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Peter Wheelan	Ourack Wind Farm - Erection and operation of a wind farm comprising 18 wind turbines of up to 180m to blade tip height, battery energy storage system, control building, substation, access tracks, three borrow pits, cabling, off-site road improvements on the A939 at Castle Grant and Dava Bridge and ancillary infrastructure	Land 4KM East Of Dava Station House Grantown-on-spey	Ourack Wind Farm LLP	Application consented by Scottish Ministers March 2025. Awaiting satisfaction of pre-commencement condition requirements.	22/05289/S36	25/03/2025	20
Jenna Baldie	Skye Reinforcement Project - Construct and operate approximately 110 kilometres (km) of new double circuit steel structure 132 kV overhead transmission line and associated infrastructure	Ardmore Sub-Station Ardmore Hallin Dunveg an	Scottish Hydro Electric Transmission Plc	Application consented by Scottish Ministers 9 June 2025. Satisfaction of pre-start planning condition requirements being progressed on a section by section basis.	22/04580/S37	09/06/2025	10
Roddy Dowell	Corriearth 2 Wind Farm Grid Connection - Erection and operation of overhead 132kv transmission line and associated access track	Land At Carn Na Saobhaidhe Northleck Inverness	Scottish & Southern Electricity Networks Transmission	Following members of the December 2022 South Planning Applications Committee deciding to raise no objection to the application, Scottish Ministers granted the application on 13 June 2023.	22/04496/S37	12/06/2023	12
Mark Fitzpatrick	Mixed use development comprising up to 400 residential units, business/commercial and community uses and supporting infrastructure	Land S Of The A9 Interchange Including Field On South Of Macaskill Drive Inverness	Hazledene (Inverness) Ltd And HHA	Application was reported to committee in November 2023 where members were minded to grant subject to the conclusion of a legal agreement to secure developer contributions. The legal agreement was finalised and the decision notice issued on 08 May 2024.	22/03219/PIP	08/05/2024	19
Mark Fitzpatrick	Residential development of 165 houses and associated infrastructure	Land 230M SW Of The Ranch Inverness	Upland Developments Ltd	Application was approved by committee in October 2023 subject to a legal agreement to secure developer contributions, which was finalised and the Decision Notice subsequently issued in September 2024.	22/02306/PIP	10/09/2024	19
Peter Wheelan	Bunloinn Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising 10 wind turbines with a maximum blade tip height of 230m, access tracks, borrow pits, battery energy storage system, substation, control building, and ancillary infrastructure	Land 4035M SW Of Bunloyne Farm Glenmoriston	Energiekontor UK Ltd	The application was reported to committee in February 2024, with the Council's raising no objection subject to all turbines not exceeding 200m to blade tip. Scottish Government consented the application in March 2024 and we await the submission of the pre-development commencement condition requirements.	22/01760/S36	28/03/2024	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Roddy Dowell	Tom Nan Clach Wind Farm Extension - Erection and Operation of a Wind Farm for a period of 40 years, comprising of 7 Wind Turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, battery energy storage compound substation, control building, and ancillary infrastructure.	Tom Nan Clach Wind Farm Glenferness	Nan Clach Extension Limited	Members of the February 2023 Committee raised no objection and consent was issued by Scottish Ministers in May 2024. Awaiting satisfaction of pre-commencement condition.	22/01732/S36	10/05/2024	18
Peter Wheelan	Cairn Duhie Wind Farm Redesign - Erection and operation of wind farm for a period of 35 years, comprising of 16 wind turbines with maximum blade tip height of 149.9m, access tracks, borrow pits, switching station, substation, control building, temporary construction compound, battery storage infrastructure, and ancillary infrastructure	Land 2.8KM SE Of Little Lyne Glenferness	Renewable Energy Systems Ltd (RES)	The decision to grant consent was issued by Scottish Ministers on 2 February 2024. Awaiting the submission of pre-commencement condition requirements.	21/01521/S36	02/02/2024	18
Roddy Dowell	Corriegarth 2 Wind Farm - Erection and Operation of a Wind Farm for a period of 30 years, comprising of 16 Wind Turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure	Land At Carn Na Saobhaidhe Gorthleck Inverness	Corriegarth 2 Windfarm Ltd	Application consented by Scottish Ministers in December 2023. Awaiting the submission of pre-commencement condition requirements.	21/00101/S36	20/12/2023	12
Peter Wheelan	Cloiche Wind Farm - Erection and Operation of a Wind Farm comprising 29 Wind Turbines (maximum blade tip height of 149.9m), access tracks, LiDAR, borrow pits, temporary construction compounds (inclusive of concrete batching area), substation and operations building.	Land 9400M SE Of Glendoebeg Upper Glendoe Port Augustus	SSE Generation Limited	Application consented by Scottish Ministers on 30 November 2023. Awaiting the submission of pre-commencement condition requirements.	20/01796/S36	30/11/2023	12
Roddy Dowell	Construct and operate a pumped storage hydro scheme approximately 14km SW of Inverness (Red John Hydro)	Land 630M East Of Park Cottage Dores	Aecom Infrastructure & Environment UK Limited	Scottish Ministers permitted the application in June 2021. Site investigation works were due to commence in Spring 2024 and applicant is preparing details to satisfy the pre-development commencement condition requirements.	18/05427/S36	01/06/2021	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Roddy Dowell	Revised Coire Glas Pumped Storage Scheme	Land At Coire GlasNorth Laggan	SSE	Regular liaison every 2 weeks between the applicant and Officers is taking place to ensure appropriate information is submitted to address pre-commencement conditions related to the overall development, with the focus being on the exploratory works. Site investigation works for the realignment of Kilfinnan Road have been completed with planning application granted by committee in June 2024. Initial felling works have been completed. The wider site exploratory works which will involve an initial tunnel being bored has commenced. The applicant has sought a modest extension of working hours for the above ground works (underground works are not time limited by the permission), subject to monitoring of the noise and vibration management plan this has been considered acceptable. An application for the diversion of the Great Glen Way for the duration of the construction period has been granted planning permission and is now complete. The applicant has set up two liaison groups, one for all residents within 5km of the site following advice from Officers and one which is specifically focused on the impact for residents of the Kilfinnan Road. An application for the Trailblazers Rest Wild Campsite relocation has been determined with works now complete.	18/01564/S36	15/10/2020	11