

Agenda Item	5
Report No	PLS/66/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 3 December 2025

Report Title: Proposal of Application Notice Update

Report By: Area Planning Manager – South

Purpose/Executive Summary

This report provides an update on the Proposal of Application Notices (PANs) submitted to the Planning and Development Service since the previous PAN update report presented to the last committee.

Recommendation

Members are asked to note the submission of these PANs and highlight any material issues they wish to be brought to the attention of the applicants before the submission of an application for planning permission.

1. Update

- 1.1 Appendix 1 provides a list of all valid Proposal of Application Notices submitted to the service since the previous PAN update report presented to the last committee.
- 1.2 The associated application forms, drawings, and any relevant supporting information are provided in the remaining appendices of this report.
- 1.3 Details for any of these applications can be obtained through the Council's eplanning portal <http://wam.highland.gov.uk/wam> by entering the respective case reference number.

2. RECOMMENDATION

- 2.1 That Members note the submission of these PANs and highlight any material issues they wish to be brought to the attention of the applicants before the submission of an application for planning permission.

3. IMPLICATIONS

- 3.1 Resource: Not applicable.
- 3.2 Legal: Not applicable.
- 3.3 Community (Equality, Poverty and Rural): Not applicable.
- 3.4 Climate Change/Carbon Clever: Not applicable.
- 3.5 Risk: Not applicable.
- 3.6 Gaelic: Not applicable.

Signature: Bob Robertson

Designation: (Acting) Area Planning Manager - South

Author: Peter Wheelan, Strategic Projects Team Leader

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

Appendix	Case Officer	App.No.	Applicant	Site Address	Description	Ward	Drawing Numbers
2	Niamh Coyne	25/03786/PAN	Statera Energy Limited	Land 150M SW of Ferry Cottage, Scaniport, Inverness	Modification to the existing Ness Weir	12	2.1 – PAN Form 2.2 – Location Plan
3	Niamh Coyne	25/03728/PAN	Cairngorms National Park Authority	Land 1.4km SW of Inverlaidnan, Carrbridge	Slugain Burn Restoration project - The development aims to realign c.1km of the Sugain Burn, a tributary of the River Dulnain, along a more natural morphology & replace a vehicular bridge over the Slugain Burn at Dalnahaitnach with a new crossing that has the capacity to convey flood flows & sediment load in order to maintain access during storm events & reduce maintenance. The development will also deliver additional benefits including improved access for the local community, biodiversity & habitat quality whilst restoring natural river & floodplain processes.	20	3.1 – PAN Form 3.2 – Location Plan

PROPOSAL OF APPLICATION NOTICE

MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019

Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council.

Data Protection

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at: https://www.highland.gov.uk/directory_record/1052173/planning_applications_consent_and_notice_of_review

☒ I have read and understood the privacy notice.

Contact Details

Applicant	Statera Energy Limited	Agent	
Address	5 th Floor, 80 Victoria Street, London, SW1E 5JL	Address	
Phone	██████████	Phone	
Email	████████████████████	Email	

Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.

Ness Weir, Dochgarroch, Inverness, IV3 8JG

Easting: 261221

Northing : 839535

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Statera Energy (UK) Limited is proposing to modify the existing Ness Weir (also known as Dochfour Weir or the Telford Weir), situated at the confluence of Loch Dochfour, the River Ness and the Caledonian Canal at Dochgarroch, approximately 7 kilometres (km) southwest of Inverness.

Statera Energy is proposing to modify the existing Ness Weir by raising the crest level of the existing Service Weir and Waste Weir, installing new control gates along the Service Weir and Dochgarroch Eastern Embankment and creating a new fish pass(s). The project also proposes to make modifications to the Eastern and Western Dochgarroch Embankments, with localised regrading and raising to create a consistent crest height.

These modifications would allow water levels in Loch Ness to be more effectively managed. This would help to mitigate the impact(s) of Climate Change; future-proof the use of the Caledonian Canal for all users; and reduce the operational curtailment of some Pumped Storage Hydropower (PSH) schemes on Loch Ness.

The proposed modifications would enable the mean water level in Loch Ness to be raised through periods of the year when water scarcity increases, while at the same time managing water levels so that flood risk is not increased. The normal operating range of Loch Ness would remain broadly within the existing range. Water level fluctuations are likely to be more frequent, and these are likely to be the direct result of the operation of third-party water users, such as PSH schemes, that are not directly associated with the Proposed Development.

Once the project is operational, it is anticipated that the new median (L50 percentile) water level of Loch Ness, based on an assessed operational profile, would be approximately 15.94 mAOD, which represents an increase of 120 mm from the historic median water level of 15.82 mAOD. This increase in the median water level of Loch Ness would reduce the chance of low water levels occurring around the lower end of the distribution and allow for dynamic management of the water resource within the loch throughout the year, reducing the chance of extended periods of low water levels.

The flood risk to the Loch Ness shoreline and to the River Ness would be managed to ensure a neutral impact during extreme flooding, from a 2-year to a 200-year event, with an allowance for climate change. In the case of a predicted period of high rainfall and / or snowmelt, it is intended that the structure and control system would be able to facilitate a pre-release sequence, where the weir could be lowered gradually over a period of days to lower the still water level of Loch Ness / Loch Dochfour.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development? If yes, please provide a copy of this Opinion.	
☐ Yes	☒ No
Community Consultation State which other parties have received a copy of this Proposal of Application Notice.	
Community Council/s	Date Notice Served
Does and Essich Inverness West Glenurquhart Stratherrick and Foyers Fort Augustus and Glenmoriston Holm Crown and City Centre Park Danleigh and Columba Ballifeary Lochardil Muirtown Merkinch Strathnairn	6th October 2025
Local Elected Members	Date Notice Served
Raymond Bremner Ken Gowans Paul Oldham Russell Jones Chris Balance (Ward) Helen Crawford (Ward) David Fraser (Ward) Emma Knox (Ward) Alasdair Christie Jackie Hendry Andrew Mackintosh Bill Boyd Alex Graham Ryan Mackintosh Michael Cameron Michael Gregson Kate MacLean	6th October 2025
Members of Scottish Parliament and Members of Parliament	Date Notice Served

Angus MacDonald MP Kate Forbes MSP Fergus Ewing MSP Ariane Burgess MSP Tim Eagle MSP Rhoda Grant MSP Jamie Halcro Johnston MSP Edward Mountain MSP Emma Roddick MSP Douglas Ross MSP	6th October 2025
Names / details of other parties	Date Notice Served
NA	NA

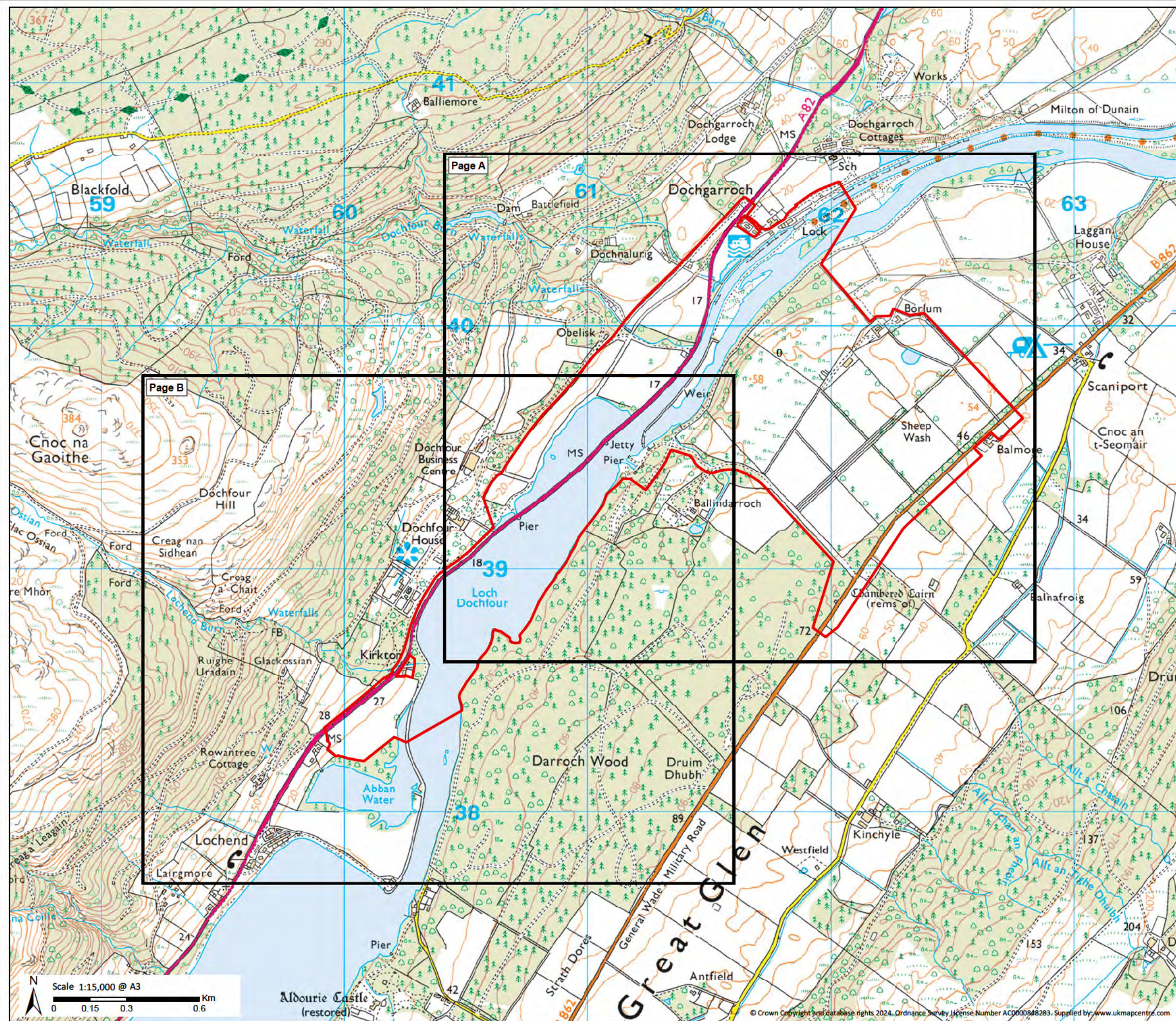
Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
W/C 3rd November 2025	An Talla, Dochgarroch, IV3 8JG	4pm-7:30pm Tuesday 4 th November
	Glenmoriston Townhouse, 20 Ness Bank, IV2 4SF	11am-2pm Wednesday 5 th November
	Dores Village Hall, Dores, IV2 6TR	3:30pm-7:15pm Wednesday 5 th November
	Caledonian Canal Centre, Fort Augustus, PH32 4AU	4-7:30pm Thursday 6 th November
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
W/C 8 th December 2025	Caledonian Canal Centre, Fort Augustus, PH32 4AU	4pm –7:30pm - Monday 8 th December
		11am - 2:00pm - Tuesday 9 th December

	Glenmoriston Townhouse, Inverness, 20 Ness Bank, IV2 4SF	4pm - 7:30pm - Tuesday 9 th December
	An Talla, Dochgarroch, IV3 8JG	
	Dores Village Hall, Dores, IV2 6TR	4pm – 7:30pm - Wednesday 10 th December

10am - 2:30pm - Tues 9th December

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Please see advert attached.	The Inverness Courier Press and Journal	24 th October
Details of any other consultation methods (date, time and with whom)		
Flyer distribution to 3,173 addresses (distribution buffer included addresses within 80m of the Canal and River Ness, and addresses within 4,000m of Loch Ness.) Flyers will be delivered w/c 20th October. Copies of the flyer will be distributed to the consultation venues and displayed on notice boards ahead of events. Press Release issued to the Inverness Courier and Press and Journal for consideration w/c 20th October. Consultation website (www.nessweir2.co.uk) containing further information about the proposals available from w/c 20th October, and which will host online versions of the consultation materials and feedback form from 4th November.		

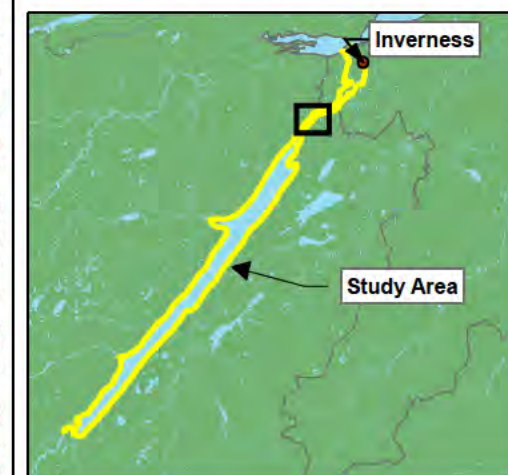
Signed		Date	06/10/2025
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Legend

 PAN Site Boundary (211.8 Ha)

DRAFT



Title: Ness Weir II - Pre-Application

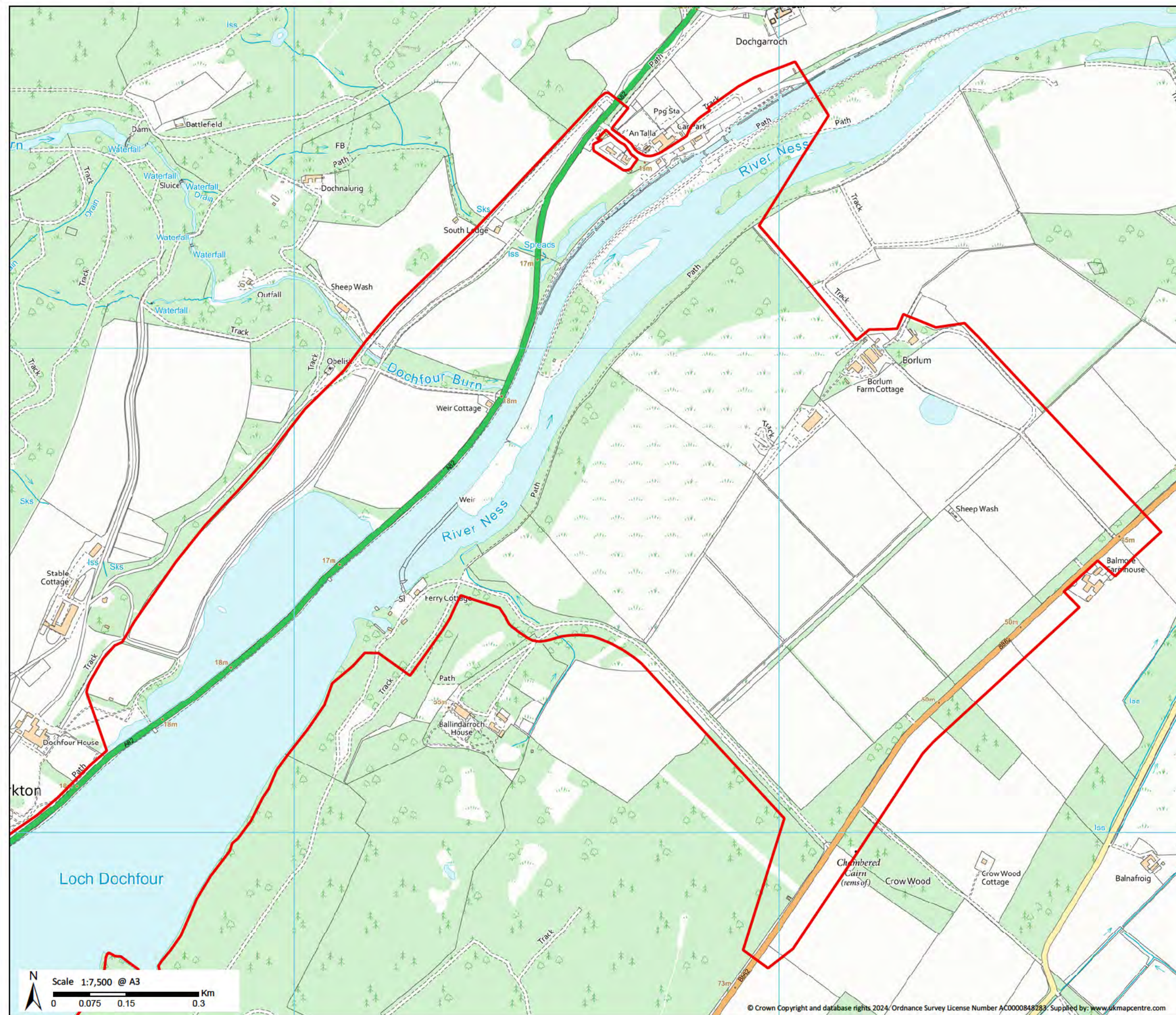
Figure 1: PAN Site Boundary Overview

Drawn by: M.T. / F.L. Date: 09/09/2025

Drawing: 122015-D-PA1a-1.0.0

STATERA
BALANCING THE GRID

ash



Legend

PAN Site Boundary (211.8 Ha)

DRAFT

Inverness

Study Area

Title: Ness Weir II - Pre-Application

Figure 1: PAN Site Boundary Page A

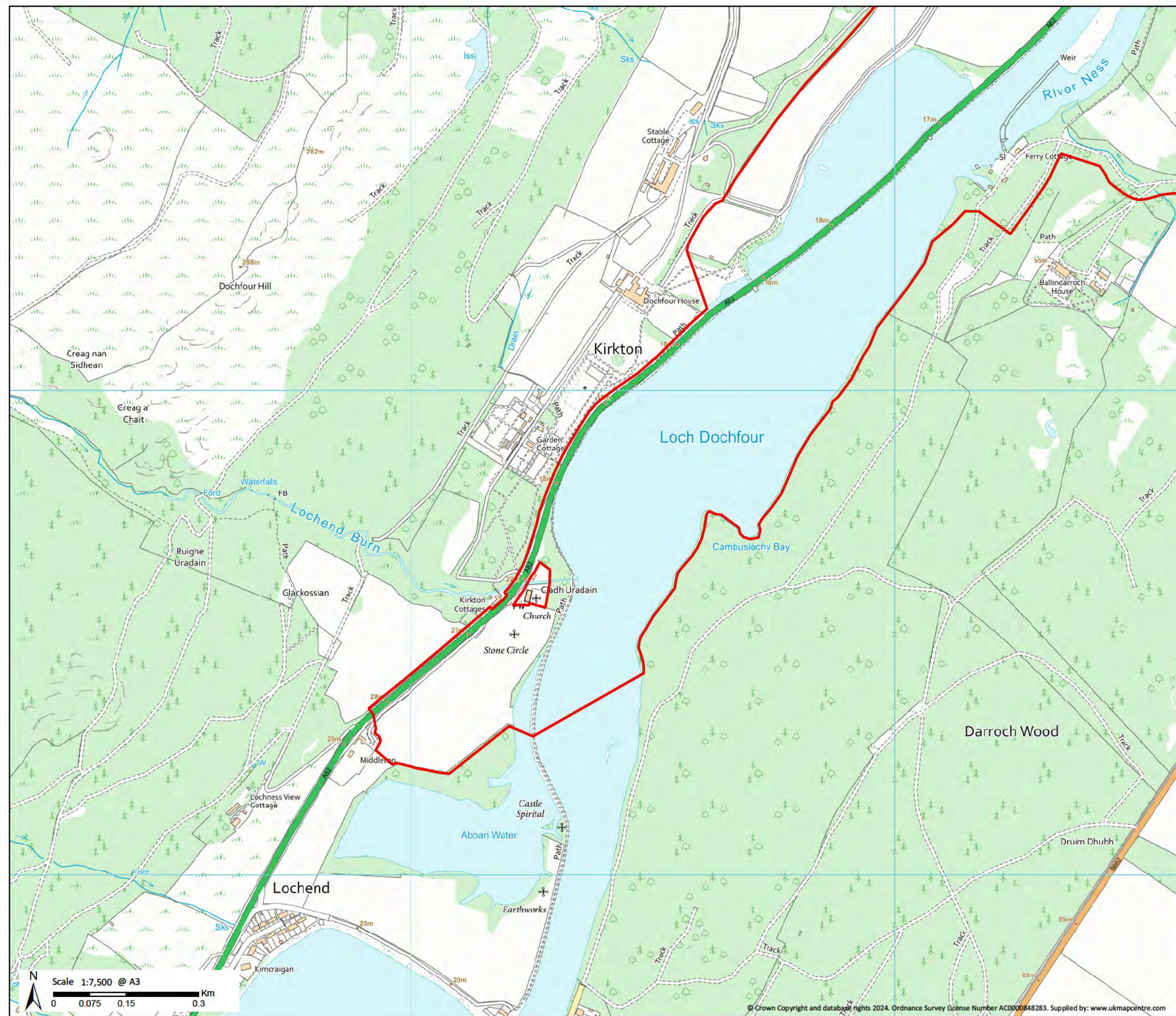
Drawn by: M.T. / F.L.

Date: 09/09/2025

Drawing: 122015-D-PA1a-1.0.0

STATERA
BALANCING THE GRID

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Legend

PAN Site Boundary (211.8 Ha)

DRAFT

Title: Ness Weir II - Pre-Application

Figure 1: PAN Site Boundary Page B

Drawn by: M.T. / F.L.

Date: 09/09/2025

Drawing: 122015-D-PA1a-1.0.0

STATERA
BALANCING THE GRID

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PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

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☒ I have read and understood the privacy notice.

Contact Details

Applicant	Moya MacDonald	Agent	Jennie Steele
Address	Cairngorms National Park Authority 14 The Square Grantown on Spey PH26 3HG	Addresses	Floor 2, 1 Broad Gate 22-26 The Headrow Leeds LS1 8EQ
Phone	01479 873535	Phone	0113 484 0249
Email	[REDACTED]	Email	[REDACTED]

Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.

The reach of the Slugain Burn within the development area starts approximately 100m upstream of a vehicle bridge at Ordnance Survey National Grid Reference (OS NGR) NH 85603 20002. The project area extends northeast along the proposed relocated channel for the burn and finishes approximately 1.5km to the northeast at the confluence of the proposed channel with the River Dulnain at OS NGR NH 86526 21077

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Slugain Burn Restoration project

The development aims to realign c.1km of the Sugain Burn, a tributary of the River Dulnain, along a more natural morphology and replace a vehicular bridge over the Slugain Burn at Dalnahaitnach with a new crossing that has the capacity to convey flood flows and sediment load in order to maintain access during storm events and reduce maintenance. The development will also deliver additional benefits including improved access for the local community, biodiversity and habitat quality whilst restoring natural river and floodplain processes.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes, please provide a copy of this Opinion.

☐ Yes ☒ No

Community Consultation

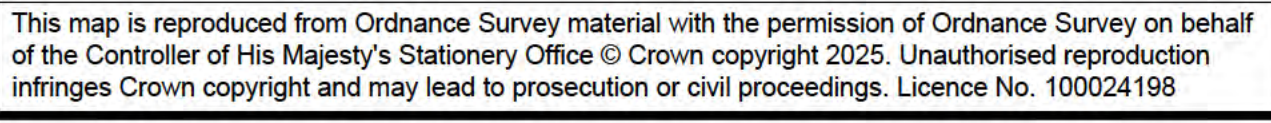
State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served
Carrbridge Community Council	02/10/2025
Local Elected Members	Date Notice Served
Ward 20 (Badenoch and Strathspey) Councillors – John Bruce; Muriel Cockburn; Russell Jones; Bill Lobban	02/10/2025
Members of Scottish Parliament and Members of Parliament	Date Notice Served
MSP for Inverness and Nairn - Fergus Ewing MP for Moray West, Nairn and Strathspey – Graham Leadbitter	02/10/2025
Names / details of other parties	Date Notice Served
N/A	

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Public Consultation Event	Carrbridge Village Hall	Monday 6 th October 2025
Proposed Public Event 2 (at least 14 days after Public Event 1)	Venue	Date and Time
Public Consultation Event	Carrbridge Village Hall	Thursday 27 th November 2025

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Notice under Regulation 7 (2) (b) – Pre-application consultation by the prospective applicant	The Press and Journal	30/09/2025
Details of any other consultation methods (date, time and with whom)		
https://cairnforms2030.commonplace.is/en-GB/proposals/slugain-burn-restoration-project/start		

Signed		Date	02/10/2025
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1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
2. ALL COORDINATES ARE IN METRES RELATIVE TO ORDNANCE SURVEY NATIONAL GRID.
3. DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED/VERIFIED ON SITE.
4. ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE SURVEYOR IMMEDIATELY.
5. THE LOCATIONS OF ANY KNOWN SERVICES SHOWN ON DRAWINGS ARE APPROXIMATE AND FOR GUIDANCE ONLY.
6. SERVICES INFORMATION HAS BEEN PROVIDED BY THE CLIENT, DATED 23/04/2025

DULNAHAITNACH
HIGHLAND
SCOTLAND
PH23 3AY
OS NGR: NH 85484 20124

	PROPOSED 3m WIDE ACCESS ROAD
	INDICATIVE ROAD EMBANKMENT AT 1:3 SLOPE
	PROPOSED CHANNEL BED
	INDICATIVE CHANNEL EARTHWORKS AT 1:3 SLOPE
	EXISTING SLUGGIN BURN TO BE INFILLED WITH SITE WON MATERIAL
	WATERCOURSE FLOW DIRECTION

 BT - UNDERGROUND
 DIVERTED BT - UNDERGROUND
 SECTION OF BT UNDERGROUND CABLE TO BE REMOVED/ DIVERTED
 RED LINE BOUNDARY

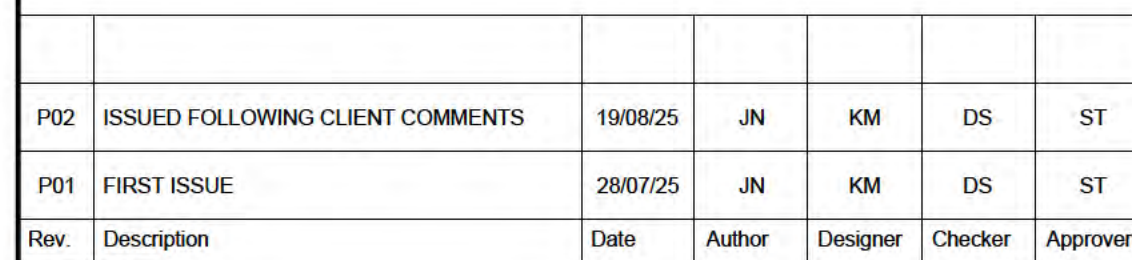
TYPE D: DESK STUDY

TYPE C: DESK STUDY WITH SITE RECONNAISSANCE

TYPE B: DESK STUDY, SITE RECONNAISSANCE AND DETECTION SURVEY

TYPE A: DESK STUDY, SITE RECON, DETECTION SURVEY AND TRIAL HOLES

THE POSITION OF ANY EXISTING PUBLIC OR PRIVATE SEWERS, UTILITY SERVICES, PLANT OR APPARATUS SHOWN ON THIS DRAWING HAS BEEN OBTAINED FROM STATUTORY RECORDS. THE INFORMATION SHOWN IS BELIEVED TO BE CORRECT BUT NO WARRANTY TO THIS IS EXPRESSED OR IMPLIED. OTHER SUCH PLANT OR APPARATUS MAY ALSO BE PRESENT BUT NOT SHOWN. INVESTIGATIONS MUST BE UNDERTAKEN ON SITE CONFIRMING LOCATIONS BEFORE BREAKING GROUND.



SLUGAIN BURN RESTORATION

OUTLINE DESIGN RED LINE BOUNDARY PLAN



Cairngorms
National Park
Pàirc Nàiseanta a'
Mhonaidh Ruaidh

Security Classification CONFIDENTIAL	Scale 1:1000
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Suitability	Status	Revision
SHARED FOR REVIEW AND COMMENTS	S3	P02

Information Container A1 Sheet Size
PQZ-JBA-00-00-DR-C-0002-Red Line Boundary Plan