

Agenda Item	5
Report No	PLN/002/26

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 21 January 2026

Report Title: Proposal of Application Notice Update

Report By: Area Planning Manager – North

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: Dafydd Jones

Designation: Area Planning Manager - North

Author: Peter Wheelan, Strategic Projects Team Leader

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

Appendix	Case Officer	App.No.	Applicant	Site Address	Description	Ward	Drawing Numbers
2	Niamh Coyne	25/04429/PAN	Ruith Cnoc Wind Farm Ltd	Land 4100m SW of Loubcroy Farm, Lairg	Ruith Cnoc Wind Farm – proposed development comprising up to 42 wind turbines, with a blade tip height of a maximum of up to 220m, associated infrastructure, and ancillary development.	01 – North, West and Central Sutherland	2.1 - Application Form 2.2 - Location Plan

PROPOSAL OF APPLICATION NOTICE

MOLADH BRATH IARRTAIS

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

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

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

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

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

Data Protection

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

I have read and understood the privacy notice.

Contact Details

Applicant	Lizzie Pike, Ruith Cnoc Wind Farm Ltd	Agent	Spyridonas Angeli, RSK Environment
Address	Low Carbon 2 West Regent Street Glasgow G2 1RW	Address	65 Sussex Street, Glasgow G41 1DX
Phone	+ 44 (0)7470 074 804	Phone	+44 (0)7786 473397
Email	info@ruithcnocwindfarm.co.uk	Email	sangeli@rsk.co.uk

Address or Location of Proposed Development

The Proposed Development is located at Loubcroy, approximately 15 km west of the settlement of Rosehall. A site location plan is provided in **Appendix 1**.

Description of Development	
<p>The Proposed Development will comprise up to 42 wind turbines, with a blade tip height of a maximum of up to 220m, associated infrastructure, and ancillary development. In line with NPF4 policy requirements, the Proposed Development will also incorporate site-specific measures to mitigate, restore, and enhance biodiversity.</p>	
Pre-application Screening Notice	
<p>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?</p>	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Community Consultation	
<p>State which other parties have received a copy of this Proposal of Application Notice.</p>	
Community Council/s	Date Notice Served
Ardgay and District Community Council Lochbroom Community Council Assynt Community Council Creich Community Council	10 th November 2025 (Creich – 11 th November 2025)
Local Elected Members	Date Notice Served
North, West and Central Sutherland (Ward 1) Michael Baird Marianne Hutchison Hugh Morrison	10th November 2025
Wester Ross, Strathpeffer and Lochalsh (Ward 5) Chris Birt Isabelle Campbell Liz Kraft Patrick Logue	
Members of Scottish Parliament and Members of Parliament	Date Notice Served
Jamie Stone MP Maree Todd MSP	10th November 2025
Names / details of other parties	Date Notice Served
N/A	

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
First Public Exhibition	Rosehall Village Hall, Altass, Lairg IV27 4EU	Wednesday 21 st January 2026 4pm - 8pm
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
Second Public Exhibition	Rosehall Village Hall, Altass, Lairg IV27 4EU	Wednesday 30 th September 2026 4pm - 8pm

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Public Exhibition Advertisement	The Northern Times	9 th and 16 th January 2026, 18 th and 25 th September 2026
Details of any other consultation methods (date, time and with whom)		
A postal invitation to the public exhibition will be sent to all residents living within a 10km radius from the site boundary. We have extended this area to ensure the Rosehall residents are also included. Letters will go to over 320 residents on 3 rd December 2025 to inform and engage the community as early as possible before the festive period. A dedicated project website will be available for the public to access project information and exhibition materials, contact the Applicant, and provide feedback. A project freephone telephone number and FREEPOST postal address will be provided.		

Signed	Spyridonas Angeli	Date	25/11/2025
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Appendix 1 – Site Location Plan

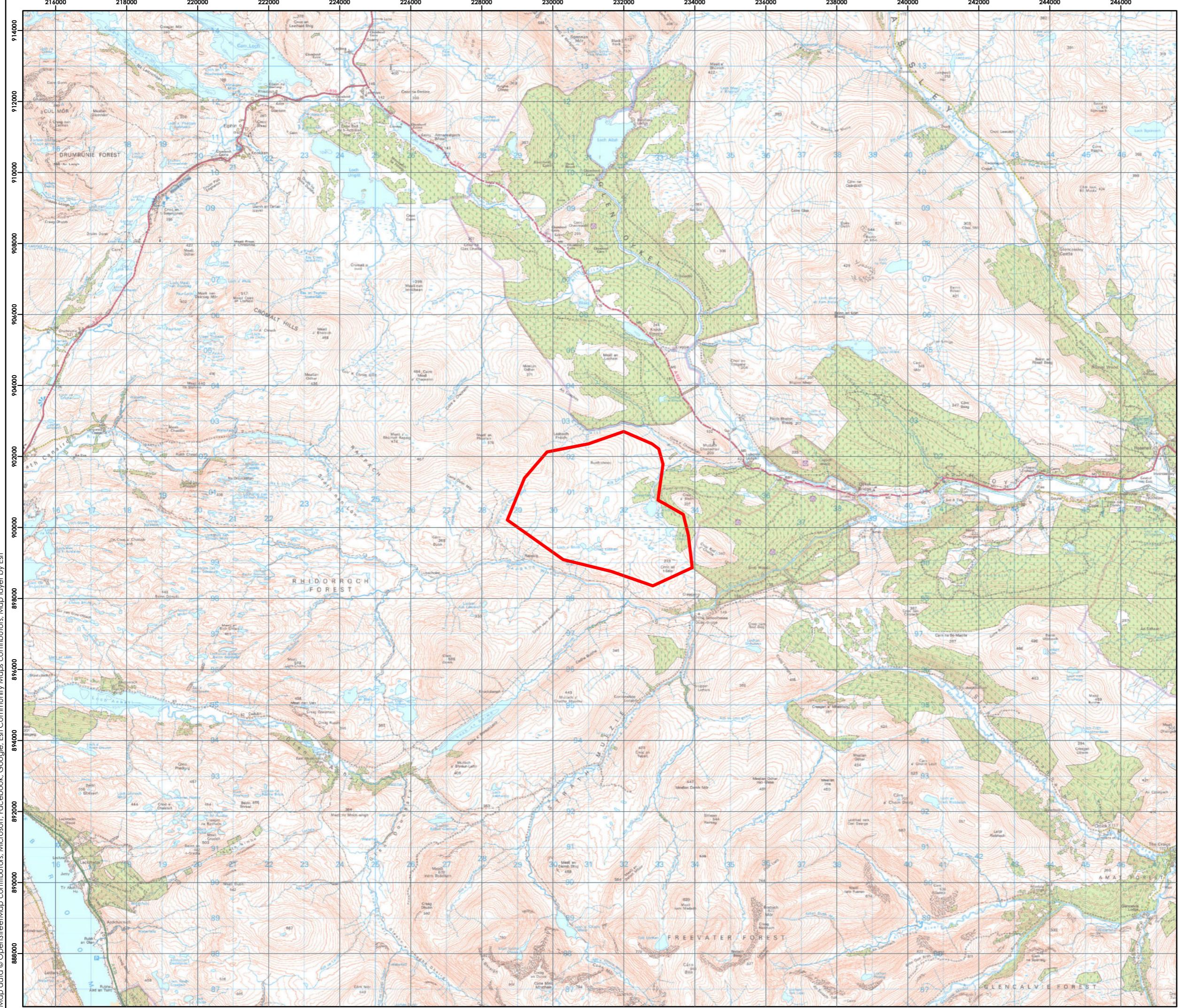
Ruith Cnoc Wind Farm

Figure 1.1

Site Location Plan

Key

Site Boundary



Rev	Date	By	Comment
A	24/10/25	AW	First Issue
B	29/10/25	AW	Added inset
C	29/10/25	AW	Amended inset
D	29/10/25	AW	Amended inset

0	2,500	5,000
Meters		
Scale @ A3: 1:100,000		
Drg No: 1.1		
Rev: D	Date: 29/10/2025	
Approved By: SA	Checked By: SA	

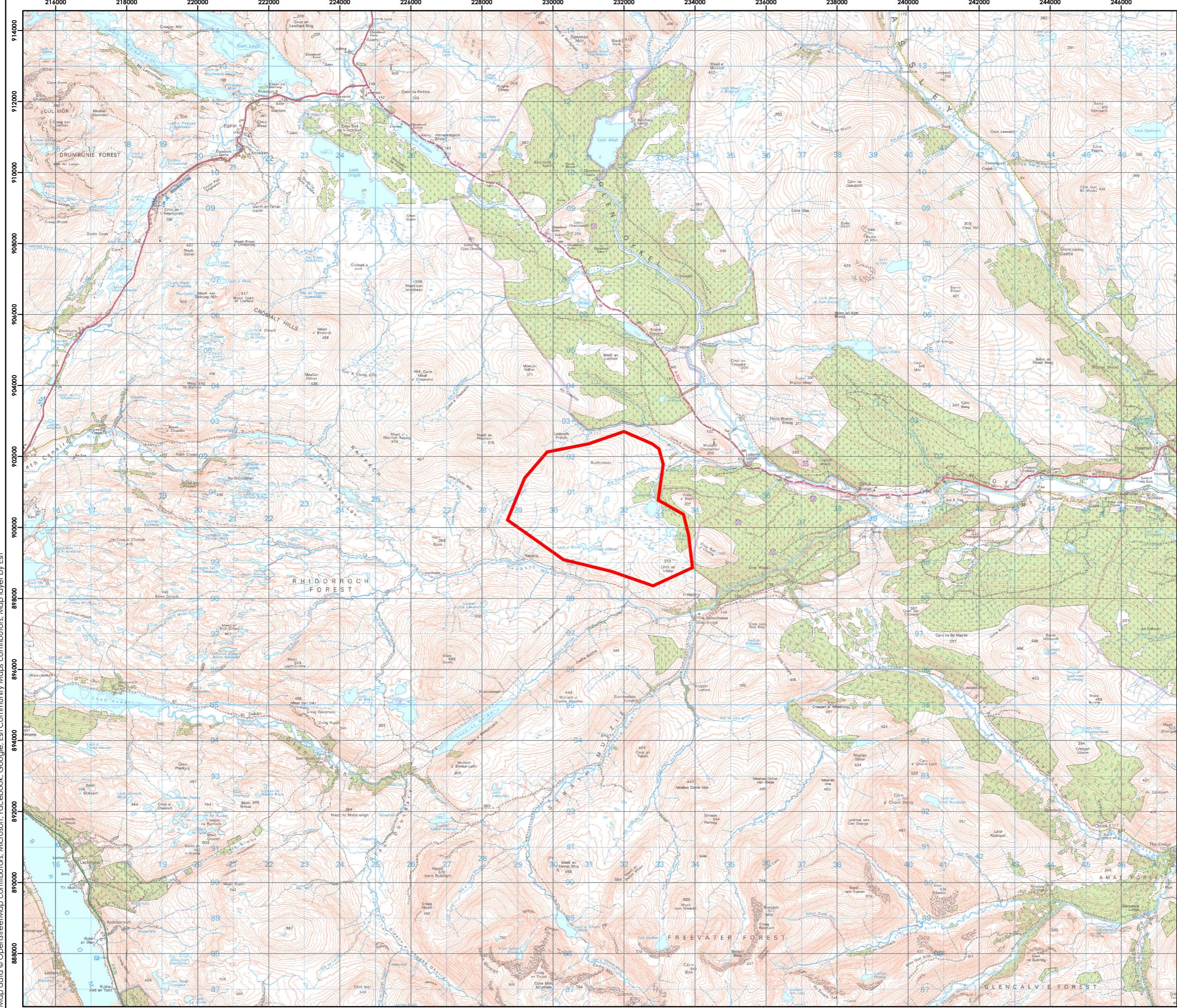
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Figure 1.1

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