

Agenda item	<b>4</b>
Report no	<b>PLS/34/26</b>

## **HIGHLAND COUNCIL**

**Committee:** South Planning Applications Committee

**Date:** 17 June 2026

**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 and current appeals is set out below.

### **Grid Applications**

- i. 25/00826/FUL - Fanellan Substation - construction and operation of a 400 kV substation and converter station and associated infrastructure, site access, landscaping and demolition works at land 300M NW Of Fanellan Farmhouse, Kiltarlity. The application was reported to committee in February 2026 and refused planning permission. The applicant subsequently submitted an appeal to the Scottish Government on 2 April

2026 (DPEA reference PPA-270-2327). We await details of further procedure by an appointed reporter(s) before the application's determination, which is anticipated to be taken by Scottish Ministers, rather than the appointed reporter(s).

- ii. 25/03986/S37 - 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. 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 December 2025. Case has been passed to DPEA and a Pre Enquiry Meeting took place on 23 April 2026, with PLI oral proceedings due to commence in August 2026. The application is anticipated to be reported to committee in June 2026.
- iii. 25/03311/S37 - Spittal to Beauly 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 Beauly, 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. Further Environmental Information was submitted in March 2026 and as of 26 May 2026 the case has been passed to the DPEA for PLI, and we await details of the Pre Enquiry Meeting. Given that public local inquiry proceedings have also commenced for the Beauly to Peterhead 400 kV OHL, that application will be firstly be reported to the South Area Committee in June 2026, ahead of the Spittle to Beauly 400 kV OHL which is now anticipated to be reported to committee in early September 2026.
- iv. 25/02993/S37 - Beauly - Denny Overhead Line Diversion - The temporary and permanent diversion of approximately 1.7km section of the existing 275/400kV Beauly Denny overhead line (OHL). A holding objection was lodged with the Energy Consents Unit in September 2025, with the application anticipated to be reported to committee in August 2026 with the refusal of planning permission for Fanellan substation the subject of an appeal. As of 7 May 2026 the case has been passed to the DPEA for PLI, and we await details of the Pre Enquiry Meeting.

## Electricity Generating Station Applications

- v. 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 having been reported to SPAC on 1 April 2026. PLI proceedings have commenced with the Pre-Enquiry Meeting scheduled for late July / early August ahead of the application's determination by Scottish Ministers.
- vi. 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 with hearings due to commence week beginning 13 April 2026.
- vii. 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 being reported to SPAC on 5 February 2026 where members maintained the Council's objection. PLI proceedings are scheduled to take place week beginning 27 July 2026.
- viii. 25/04104/S36 - 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. An in-time objection has been lodged with the Energy Consents Unit on 12 February 2026, with the application due to be reported to SPAC in Q2 2026.
- ix. 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. Further Environmental Information (FEI) is due to be submitted by end of March 2026 and the application to be reported to committee thereafter.
- x. 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 intime objection has been lodged with the Energy Consents Unit on 7 October 2025. FEI is due to be submitted and the application to be reported to committee thereafter.

- xi. 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 intime objection has been lodged with the Energy Consents Unit on 9 October 2025. FEI was received in January 2026 and is undergoing consultation. Application reported to committee in May 2026 where members maintained an objection in line with officers recommendation. Await commencement of PLI proceedings ahead of determination by Scottish Ministers.

- 2.3 For those cases under the Electricity Act 1989 where a Public Local Inquiry or any other further procedure 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:

None.

### **4. Recommendation**

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

### **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
Ross Cubey	Renovation and extension of the Dores Inn, new bakery (incorporating cafe/shop, public toilets and beach changing facilities), service building, general storage, boat kiosk and jetty, car parking, relocation of glass recycling point, landscape (including realigned burn and relocated/new football pitch/play park), nature and biodiversity improvements, paths (temporary diversion and permanent), repair/improvements to loch wave defence, access and associated drainage/service infrastructure	Dores Inn Dores Inverness	Aldourie Castle Limited	Application undergoing consultation and is targeted to be reported to committee in Q3 2026.	26/01364/FUL	PCO	12
Keith Gibson	Section 42 application to vary Condition 2 (17/00127/S42) to include an additional area of extraction to yield a further 400,000 tonnes of sand and gravel	Balblair Quarry Balblair Beaulay IV4	Breedon Trading Ltd	Application undergoing consultation and anticipated to be reported to committee in Q3 2026.	25/04801/S42	PCO	12
Jack Wiseman	Cnoc Farasd Wind Farm - Erection and operation of a wind farm for a period 35 years, comprising up to 6 turbines with a maximum blade tip height of 149.9 meters, battery energy storage system (BESS), and ancillary infrastructure	Land 2KM NE of the Lodge Buntait Glenurquhart Drumnadrochit	E Power Limited	Application undergoing consideration. Anticipated to be reported to committee in Q4 2026.	25/04604/FUL	PCO	12
Ross Mcateer	Application under Section 42 to vary conditions 1 and 5 of planning permission 18/00108/S42	A Ross & Sons Mid Lairgs Quarry Farr Inverness IV2	Alexander Ross And Sons (Sand And Gravel) Ltd	Application reported to committee in February 2026 where members granted planning permission, subject to concluding a financial restoration guarantee.	25/04294/S42	PDE	12
Keith Gibson	Extraction and processing of sand and gravel	Land 550M East of Farr Community Hall Inverarnie Farr Inverness	Pat Munro (Alness) Limited	Application undergoing consultation. Anticipated to be reported to committee in Q1 or Q2 2026.	25/03869/FUL	PCO	12
Christine MacLeod	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 House, Househill, Nairn	Whirlwind Energy Storage Limited	Additional information and an amendments to the layout has been sought. Reporting timescales to committee to be confirmed thereafter.	25/03436/S42	PCO	18

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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 Farmhouse, North Laggan	Coire Glas Hydro Pumped Storage Limited	Pending consideration and anticipated to be reported to committee in Q4 2026.	25/03055/FUL	PCO	11
Michael Kordas	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 Substation, Essich Road, Inverness	Scottish Hydro Electric Transmission Plc	Application under assessment and clarification awaited from the applicant. Anticipated to be reported to committee in Q3 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 Academy, Duncan Drive, Nairn, IV12 4RD	The Highland Council	Application received and undergoing consultation. Anticipated to be reported to committee in Q3 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 UHI, 1 Inverness Campus, Inverness	Highlands And Islands Enterprise	Application reported to committee in December 2025 where members granted planning permission, subject to concluding a Section 75 legal agreement.	25/01156/PIP	PDE	19
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 Estate Whitebridge, Inverness	Dell Wind Farm Ltd	Further environmental information has been requested. This is anticipated to be prepared post the determination of the associated Section 36 Dell II redesign application which is at PLI. The applicant and Officers will consider the outcome ahead of pursuing the determination of this application.	24/00881/S42	PCO	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Christine MacLeod	Erection of 15 houses	Fort Reay, Sandown Farm Lane, Nairn, IV12 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 Park, Dell of Inshes, Inshes, Inverness	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
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 Quarry Glensanda, Morvern 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 Glenericht, Stratton Lodge Culloden, Inverness	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 Quarry, Inverness	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 Quarry, Inverness	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 UHI, 1 Inverness Campus, Inverness	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 Quarry Daviot Inverness IV	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. Restoration bond amount agreed and 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
Roddy Dowell	Bhlaraidh Wind Farm Extension - Section 36C - Proposed variation to Bhlaraidh Wind Farm Extension - comprising of 15 wind turbines with maximum blade tip height of upto 230m, access tracks, borrow pits, substation, control building and ancillary infrastructure 21/04080/S36). 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 ECU00006176	Glenmoriston Estate North of Levishie, Invermoriston	SSE Renewables	Application undergoing consultation and is anticipated to be reported to committee in Q4 2026. Additional environmental information is due to be submitted in relation to the proposed grid connection.	26/00391/S36	PCO	12
Jack Wiseman	Millennium East Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising a total of 8 wind turbines with Turbines T1, T2, T3, T7 and T8 having a maximum blade tip height of 180m, and Turbines T4, T5 and T6 having a maximum blade tip height of 200m, access tracks, borrow pit extension, 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 ECU00005013	Millenium Windfarm, Glenmoriston	Nadara Ltd	Application received and undergoing consultation. Anticipated to be reported to committee in Q3 2026.	25/04141/S36	S36RO	12
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 <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00004972	Land 2KM NE of Gilles Fencing, Ardochy, Invergarry	Beinneun 2 Ltd	Objection raised by officers with the agreement of the Chair and Vice-Chair of SPAC. Application received and undergoing consultation. Anticipated to be reported to committee in Q3 2026.	25/04104/S36	S36RO	11

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Jack Wiseman	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 <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 ECU00005165	Land 1525M SE of Finglack, Culloden Moor, Inverness	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 16 December 2025. Case has been passed to DPEA and a Pre Enquiry Meeting has been scheduled for 23 April 2026, with PLI oral proceedings earmarked for August 2026, with this programme subject to further discussion. The application will be reported to committee, anticipated in June 2026.	25/03986/S37	S37RO	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 <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00005153	Land 6000M W of Findhorn Bridge at Glen Kyllachy, Tomatin	Donnachie Graham Wind Estate Ltd	Application received and undergoing consultation. Anticipated to be reported to committee in Q4 2026.	25/03511/S36	PCO	19
Laura May	Spittal to Beauly 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 Beauly, 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 <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00006008	Land 2430M SW of Loch Buidhe, Bonar Bridge	Scottish Hydro Electric Transmission Plc	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. Additional Information submitted 13 March 2026 in relation to private water supplies and cultural heritage assets. The application will be reported to committee, anticipated in Q2 or Q3 2026, ahead of public local inquiry proceedings and the applications determination by Scottish Ministers.	25/03311/S37	S37RO	01
Roddy Dowell	Ballach Wind Farm - Erection and Operation of a Wind Farm for a period of 35 years, comprising 20 turbines with a maximum blade tip height of up to 230m, along with a battery energy storage system (BESS) 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 ECU00005219	Land 6260M NE Of Erchless Forest Cottage, Struy, Beauly	Energiekontor UK Ltd	Application pending consideration. Anticipated to be reported to committee in Q3 2026.	25/02996/S36	PCO	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Michael Kordas	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 <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00005145	Land 1635M East of Tom Guisachan, Tomich, Cannich	Scottish Hydro Electric Transmission Plc	Application reported to committee in May 2026 where members raised no objection. Awaiting decision from Scottish Ministers.	25/02301/S37	S37RNO	12
Roddy Dowell	Lynemore Wind Farm - Erection and operation of a wind farm for a period of 50 years, comprising up to 12 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 <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00005105.	Land 2000M SW of Lynemore, Moy, Tomatin	Galileo 05 Limited	Application received and is undergoing consultation. Anticipated to be reported to committee in Q3 2026.	25/01748/S36	PCO	19
Roddy Dowell	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 <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00005121	Land 2700M West of Inchtellach, Bunloit, Drumnadrochit	Glen Earrach Energy Limited	Application received and undergoing assessment and awaiting several consultation responses being finalised. Issues around management of water levels in Loch Ness and river systems being examined. Anticipated to be presented to committee in Q3 2026, subject to consultation responses.	25/01599/S36	PCO	12
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 <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00005082	Land 5000M SE of Farmhouse, Tomatin	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 late Q3 2026.	25/01355/S36	S36RO	20

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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 <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00005061	Land 4390M NW of Kingie Lodge, Invergarry	Fearna PSH Ltd	Application reported to committee in April 2026 where members raised objection in line with officers recommendation. PLI proceedings have commenced with the Pre Enquiry Meeting scheduled for late July / early August ahead of the applications determination by Scottish Ministers.	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 <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00005038	Land 4KM SW of Drumbain Steading, Tomatin	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 Q3 or Q4 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 <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00004904.	Land 4000M SE of Balvraid Lodge, Tomatin	Fred Olsen Renewables Limited	Anticipated that the application will be reported to committee in Q3 or Q4 2026.	25/00629/S36	PCO	19
Michael Kordas	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 <a href="https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00005160">https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00005160</a>	Land 465M SE of Dunballoch, Beauly	Field Beauly Ltd	Application reported to committee in May 2026 where members raised objection in line with officers recommendation. Awaiting commencement of PLI proceedings.	25/00503/S36	S36RO	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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 <a href="https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00002134">https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00002134</a> using reference number ECU00002134	SSE, Deanie Power Station, Deanie, Strathfarrarlity, Beauly, IV4 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 <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00005099.	Land 500M South East Of Essich Farm Cottages, Inverness	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	Replacement of 1.1km section of 132kV OHL between Quoich Power Station and Quoich Tee Switching Station comprising six steel lattice towers, new substation platform, diverted track, associated works and 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 ECU00005024	Land 680M NE of SSE Power Station, Invergarry	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	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 Estate, Whitebridge, Inverness	Dell Wind Farm Ltd	An in-time objection has been lodged with the Energy Consents Unit on 26 June 2025, with the application being reported to SPAC on 5 February 2026 where members maintained the Councils objection. PLI proceedings are scheduled to take place week beginning 27 July 2026.	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 Lodge, Whitebridge	Loch Kemp Storage Ltd	The application was reported to Committee in June 2025 where members raised objection, contrary to Officers recommendation. The application was subject to a PLI which took place in Q2 2026. Awaiting determination by Scottish Ministers.	23/06025/S36	S36RO	12

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 <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00002182	Land 9000M SW Of Glenurquhart High School, Balmacaan Road, Drumnadrochit	Loch Liath Wind Farm Limited	Application reported to committee in February 2025 where members raised an objection. A PLI took place in November 2025 and await a decision by Scottish Ministers.	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
Peter Wheelan	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 Glasha, Tomich, Cannich	Scottish Hydro Electric Transmission Plc	Application reported to committee in February 2026 where members granted planning permission in line with officers recommendation. Await satisfaction of pre-commencement conditions.	25/00592/FUL	25/02/2026	12
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 <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> using reference number ECU00005222	Land 835M SE Of Dunmaglass Mains, Dunmaglass Invern	Scottish Hydro Electric Transmission Plc	Application was reported to committee in August 2025 where members raised no objection. Consent was issued by the Energy Consents Unit on 17 December 2025.	24/04767/S37	17/12/2025	12
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 House, Laggan	Scottish Hydro Electric Transmission Plc	Application reported to committee in June 2025 where members agreed to raise an objection as per officer recommendation. Scottish Ministers consented the application on 22 April 2026, with the grid connection to Dell Wind Farm having been removed. Awaiting satisfaction of pre-commencement conditions.	24/01732/S37	22/04/2026	20

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
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, Tulloch, Roy 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. Applicant is in the process of satisfying conditions.	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 <a href="https://www.energyconsents.scot/ApplicationSearch.aspx?T=2">https://www.energyconsents.scot/ApplicationSearch.aspx?T=2</a> 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, Kilmorack, Beauly	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	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

Bhlaraidh Extension Windfarm substation and the Fort Augustus Substation within Auchteraw

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
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
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
Niamh Coyne	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 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	Corriegarth 2 Wind Farm Grid Connection - Erection and operation of overhead 132kv transmission line and associated access track	Land At Carn Na Saobhaidhe, Gorthleck 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 W Of The A9 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

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Mark Fitzpatrick	Residential development of 165 houses and associated infrastructure	Land 230M SW Of The Ranch Inshes 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. MSC (26/00348/MS) submitted in Feb 2026 and is pending consideration.	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 Glenmoristo	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
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	Corriearth 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	Corriearth 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

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
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 Fort Augustus	SSE Generation Limited	Application consented by Scottish Ministers on 30 November 2023. Awaiting satisfaction 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 Glas Laggan	North	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