

Agenda Item	5
Report No	PLS/55/26

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 7 October 2026

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	Laura May	26/03692/PAN	Scottish Hydro Electric Transmission PLC	Land 1.5KM SE Of Ardverikie House Kinloch Laggan	Proposed new 400kV substation and underground cable connection comprising new buildings, platform, plant and machinery, access, laydown/ work compound area(s), drainage, landscaping, track upgrades and installations, underground cabling and other ancillary works (National Development).	20	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	Scottish Hydro Electric Transmission plc	Agent	N/A
Address	10 Henderson Road, Inverness, IV1 1SN	Address	N/A
Phone	07425 426761	Phone	N/A
Email	stephanie.wade@sse.com	Email	N/A

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.

Land to the south of the A86, Strathmashie, Laggan, Newtonmore, PH20 1AJ

Description of Development

Please include detail where appropriate – e.g. 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.

Proposed new 400kV substation and underground cable connection comprising new buildings, platform, plant and machinery, access, laydown/ work compound area(s), drainage, landscaping, track upgrades and installations, underground cabling and other ancillary works (National Development).

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

Laggan Community Council

26th August 2026

Local Elected Members

Date Notice Served

Ward 20: Badenoch and Strathspey on The Highland Council:

Cllr John Bruce

Cllr Muriel Cockburn

Cllr Russell Jones

Cllr Bill Lobban

26th August 2026

Members of Scottish Parliament and Members of Parliament

Date Notice Served

MP- Mr Graham Leadbitter

Constituency MSP Skye, Lochaber and Badenoch: Andrew Baxter

MSP Max Bannerman

MSP Ariane Burgess

MSP Victor Currie

MSP Tim Eagle

MSP Kristopher Leask

MSP Morven-May MacCallum

MSP Maree Todd

26th August 2026

Names / details of other parties

Date Notice Served

Details of Proposed Consultation

Proposed Public Event 1

Venue

Date and Time

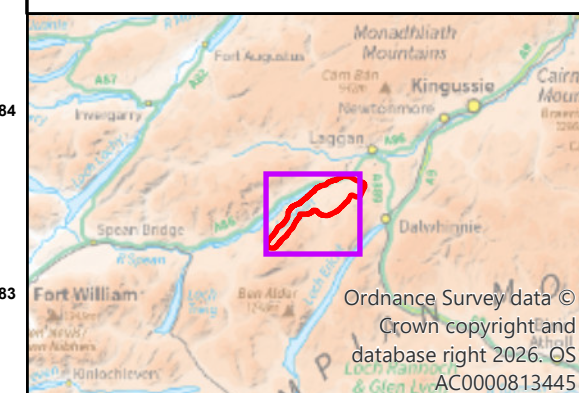
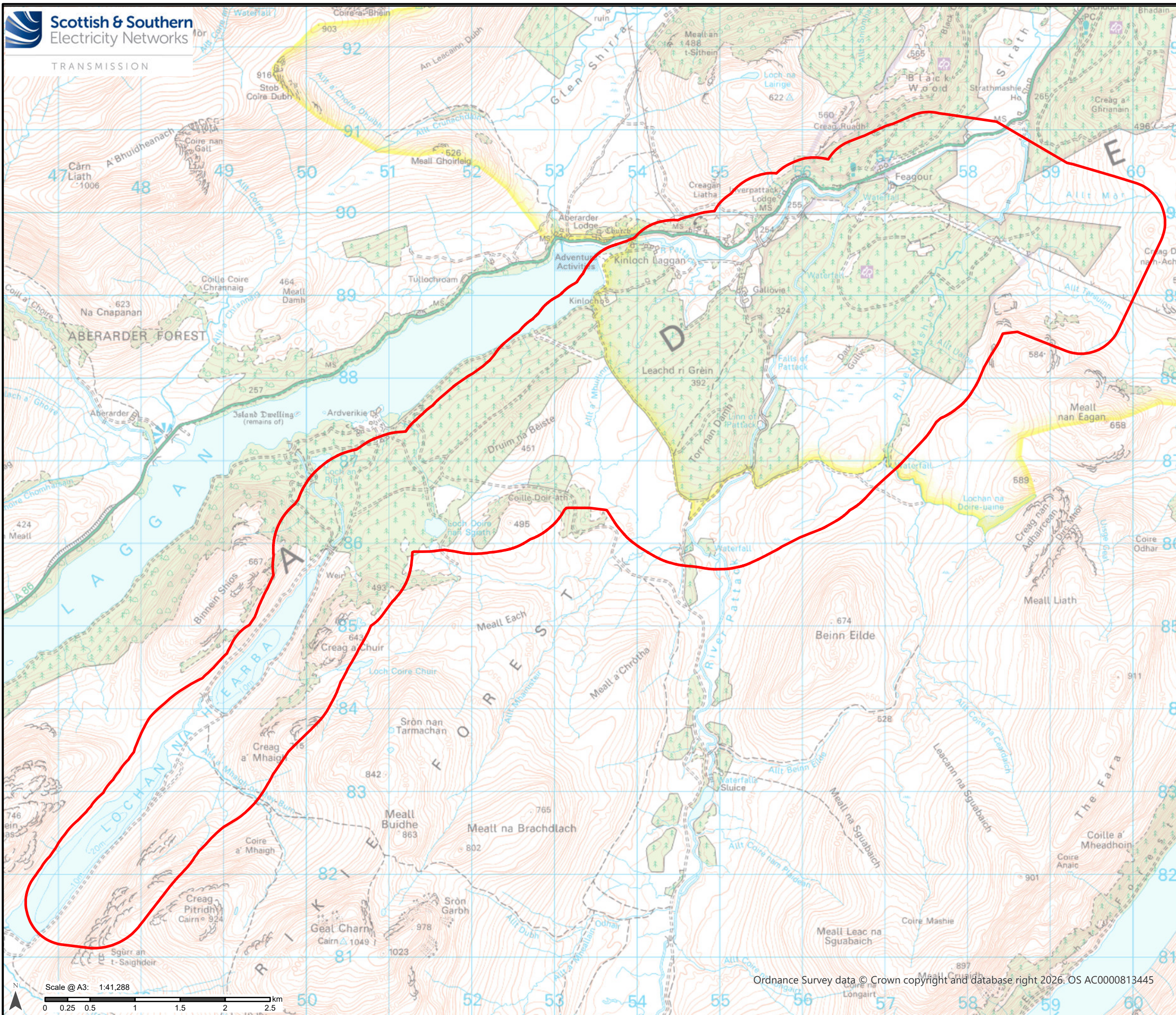
PAC event 1	Laggan Community Hall, Laggan Bridge by Newtonmore, Inverness- shire, PH20 1AN	Wednesday 7 th October 2026 3pm-7pm
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
PAC event 2	Laggan Community Hall, Laggan Bridge by Newtonmore, Inverness- shire, PH20 1AN	Wednesday 24 th March 2027 3pm-7pm

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
(1 st PAN event)	Badenoch and Strathspey Herald	On or around 28 th September 2026 but no less than 7 days prior to the date of public event 1.
(2 nd PAN event)	Badenoch and Strathspey Herald	On or around 15 th March 2027 but no less than 7 days prior to the date of public event 2.
Details of any other consultation methods (date, time and with whom)		
<i>Information leaflet drop to properties and businesses within the vicinity of the proposed development site and including properties/businesses to the north of the proposed development, including the village of Laggan. The leaflet drop area is the same as for the proposed Coire Mashie Substation Site Selection public consultation event, which included 550 households.</i> <i>Updated information will also be provided on the dedicated project website New Coire Mashie 400kV Substation and Earba PSH Connection - SSEN Transmission throughout the consultation process and until a planning application is concluded.</i>		

Signed	S. Wade	Date	26th August 2026
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Legend

 Coire Mashie PAN
Boundary



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Project No: LT0000505
Project: Coire Mashie Substation &
Earba Pumped Storage Connection

Title:
Coire Mashie Substation & Earba Pumped Storage
Connection Underground Cable - Proposal of Application Notice
(PAN) Boundary

Drawn by: MIG Date: 25/08/2026

Drawing: LT0000505_1