Agenda Item	**4**
Report No	**PLN/055/26**

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 25 November 2026

Report Title: Major Development Update

Report By: Area Planning Manager – North

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 S36 or S37 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 and 2 contains a list of all applications for Major 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 3 provides a list of all significant Electricity Act applications. 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. In terms of performance reporting, for these type of applications the Council is not required to meet the same target timescales as expected with planning applications.

1.3 Appendix 4 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 eplanning portal http://wam.highland.gov.uk/wam by entering the respective case reference number. 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. Current Appeals / Further Procedure Related to Major Applications

2.1 Since the Major Developments Update Report presented to the last North Planning Applications Committee, no major application has been refused using delegated powers.

2.2 Progress with applications where the Council has **raised objection** are set out below, ordered by application type, and from newest to oldest date of application receipt. For those cases under the Electricity Act where the Council has raised no objection, and the decision of the Scottish Ministers is awaited, those cases will be listed in the appendix to this report only.

Grid Applications
(Objection Raised: Reported to Committee)

2.3 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. In the absence of an agreed extension of time to respond to the application, the Council issued an objection on 30 October 2025 under delegated authority. The application was reported to a joint North and South Area Planning Committee on 9 September 2026 where the Council's objection was maintained with refined reasons. The case has been passed to the DPEA with PLI oral proceedings scheduled to commence on 23 November 2026 with the case to be determined by Scottish Ministers.

2.4 25/01055/S37 - Strathy South Wind Farm Grid Connection - installation and operation of 132kV OHL on double circuit steel structure towers, approximately: Option 1, 10.5km with 8.3km installed with a future capacity of 275 kV; or, Option 2, 13.5km with 11km installed with a future capacity of 275kV comprising the removal and temporary diversion of existing OHL to allow temporary underground cabling. Case officer issued an objection in May 2025, with EIA Further Environmental Information having since been submitted. The application was reported to committee in June 2026 where members agreed to continue to raise objection ahead of public local inquiry proceedings and the application's determination by Scottish Ministers.

2.5 24/05153/S37 - Strathy Wood Wind Farm Grid Connection - installation and operation of approximately 4.5 km of 132 kV overhead line (OHL) on double circuit steel structure towers and the installation and operation of 2 No. trident wood H poles each with downlead spans of up to 18m from each pole for connection onto an existing trident H wood pole 132 kV OHL. Case officer issued an objection in July 2025, pending receipt and review of statutory consultee responses to the EIA Further Environmental Information. The application was reported to committee in March 2026 where Members maintained the Council's objection. A public local inquiry is anticipated to take place concurrently with Strath South Wind Farm's grid connection ahead of Scottish Ministers decision.

Electricity Generating Station Applications
(Objection Raised: Yet to be Reported to Committee)

2.6 26/00601/S36 Inveroykel Wind Farm - Erection and Operation of a Wind Farm for a period of 40 years, comprising of 20 Wind Turbines with a maximum blade tip height 230m, battery energy storage system (BESS), access tracks, borrow pits, substation, control building, and ancillary infrastructure. An in-time objection has been lodged with the Energy Consents Unit on 07 October 2026, with the application due to be reported to NPAC in Q1 2027.

2.7 26/00531/S36 - Creachan Wind Farm - Erection and Operation of a Wind Farm for up to 40 years comprising up to 13 wind turbines, 9 with a maximum blade tip height of 200m and 4 with a maximum blade tip height of 180m, battery energy storage system (BESS), and associated infrastructure. An in-time objection has been lodged with the Energy Consents Unit on 07 October 2026, with the application due to be reported to NPAC in Q1 2027.

2.8 23/03945/S36 - Glen Ullinish II Wind Farm - Construction and operation of a wind farm for a 40-year operational period, comprising 47 wind turbines with a maximum blade tip height of 200m, access tracks, borrow pits, battery storage, up to 2

anemometer masts, substations and ancillary infrastructure. The application was reported to committee in August 2024 where, in line with the Planning Officer's recommendation, members raised an objection. In June 2025 the applicant submitted Further Environmental Information (FEI) which proposes substantial changes to the scheme design, with the proposal to now comprise 33 wind turbines with a maximum blade tip height of 200m. The amended scheme has undergone assessment, and Officers are anticipating the application being reported back to committee in November 2026.

2.9 22/02717/S36 - Strath Oykel Wind Farm and battery storage, 11 wind turbines of up to 200 metres and associated infrastructure. Having reviewed Scottish Minister's decision to consent the application, Full Council decided on 27 March 2025 to lodge a petition in the Count of Session for a Judicial Review. Following the lodging of a petition, the Court of Session quashed the decision of the Scottish Ministers to grant consent and deemed planning permission. Following this, the Scottish Ministers issued a Further Procedure Notice dated 16 September 2025, confirming that they will now reconsider the application and all the available documentation. Further Environmental Information (FEI) has been submitted and is being considered by Officers. Subject to obtaining an extended consultation period from the DPEA, it is intended to report the FEI back to NPAC in Q1 2027 to confirm the Council's position on the application, ahead of any further procedure and re-determination of the application by Scottish Ministers.

Electricity Generating Station Applications
(Objection Raised: Reported to Committee)

2.10 25/02382/S36 - Achies BESS - Construct and operate a battery energy storage system (BESS) development and associated infrastructure, with a generating capacity of approximately 162MW. The application was reported to committee in June 2026 where, further to a site visit and contrary to the Planning Officer's recommendation, members raised objection. The Council now awaits details of any further procedure ahead of determination of the application by Scottish Ministers.

2.11 25/01650/S36 - Carn Fearna Wind Farm - Erection and operation of a wind farm for a period of 50 years, comprising of 9 wind turbines, 5 (T1, T2, T3, T4 and T8) with a maximum blade tip height of 200m, and 4 (T5, T6, T7 and T9) with a maximum blade tip height of 180m, access tracks, borrow pits, substation, control building, and ancillary infrastructure. The application was reported to committee in August 2026 where, in line with the Planning Officer's recommendation, members raised objection. The Council now awaits PLI details ahead of determination of the application by Scottish Ministers.

2.12 25/00580/S36 - Allt an Tuir Renewable Energy Park - Erection and operation of a wind farm for a period of 40 years, comprising 9 wind turbines with a maximum tip height of 200 metres, battery energy storage system, solar PV array and associated infrastructure. This case will be determined by the Energy Consents Unit. In the absence of an agreed extension of time to respond, the Council issued an objection on 3 October 2025. The application was subsequently reported to committee in September 2026 where, contrary to Officers recommendation, Members maintained the Council's objection. The Council now awaits details of any further procedure ahead of determination of the application by Scottish Ministers.

2.13 24/01643/S36 - Shinness Wind Farm - Erection and operation of a wind farm for a period of 40 years, comprising of 16 wind turbines with a maximum blade tip height of 200m, battery energy storage system (BESS), access tracks, borrow pits, substation, control building, and ancillary infrastructure. The application was reported to committee in December 2025 where, in line with the Planning Officer's recommendation, members raised objection. A PLI took place on the 3 and 4th November 2026 with closing submissions pending. This case will be determined by Scottish Ministers.

2.14 23/02998/S36 - Ben Aketil Wind Farm - Decommissioning and removal of 12 existing turbines and related infrastructure, erection and operation of 9 turbines with a maximum blade tip height of 200m, up to 20MW Battery Energy Storage System, anemometer mast, access tracks, up to two borrow pits, and all associated infrastructure. The application was reported to committee in June 2024 where, in line with the Planning Officer's recommendation, members raised an objection. A subsequent detailed report on handing was reported to committee in August 2024 which updated and refined the reasons for objection. A public local inquiry procedure took place in June 2025 and we now await Scottish Ministers decision.

2.15 23/02320/S36 - Melvich Wind Energy Hub - Erection and operation of a wind farm for a period of 40 years, comprising 12 wind turbines with a maximum blade tip height of 149.9m, energy storage facility, access tracks, borrow pits, substation, and ancillary infrastructure. The application was reported to committee in December 2023 where, in line with the Planning Officer's recommendation, members raised an objection; this objection was lodged outwith the statutory timescale. A public local inquiry procedure is now being held as a result of unresolved objections, including those from NatureScot and the RSPB. The Applicant has since submitted Further Environmental Information reflecting substantial changes to the scheme design, which now comprises 4 turbines with a maximum blade tip height of 180m and an energy storage facility reduced from 42MW to 27MW. Council Officers considered that the amended proposal was materially different from that originally submitted and that a fresh planning application should be made by the Applicant. The Council, the Applicant and all other interested parties were invited to make representations on this matter for the Reporter's consideration. On 23 October 2025 the Reporter put an interim report to Scottish Ministers, setting out his preliminary view that the FEI submitted by the Applicant introduced a materially different scheme from the original, for Ministers' determination as to whether it should be accepted as part of the inquiry process. The Council awaits Scottish Ministers' decision. The Applicant has also requested that a new Reporter be appointed, in light of the preliminary view expressed by the current Reporter on the amendments to the application, on the basis that it is no longer possible for the Reporter to approach the amended application with an open mind. The Council also awaits a decision on this matter.

2.16 21/04984/S36 - Tormsdale Wind Farm - Erection and operation of wind farm for period of 30 years, comprising of 10 wind turbines with maximum blade tip height of 149.9m, access tracks, substation, control building, Battery Energy Storage System, and ancillary infrastructure. The application was reported to committee in June 2024 where, in line with the Planning Officer's recommendation, members raised an objection. A mandatory public local inquiry procedure has been instigated. Further Environmental Information (FEI 2) proposed changes to the scheme design, including the realignment of the proposed bridge crossing of the

River Thurso, removal of 1 turbine, and realignment of access tracks. The FEI 2 was reported to NPAC in September 2025 where members maintained an objection. NatureScot have also maintained their objection and we now await commencement of the PLI. This was initially scheduled for week commencing 26 October 2026 however this has since been postponed by the appointed Reporter and is anticipated to commencing in Q1 2027. This case will be determined by Scottish Ministers.

Appeals / Judicial Review

2.17 Progress with planning applications which are at appeal / have been called in for Scottish Minister's determination or are subject to judicial review.

2.18 24/05062/FUL - Carnaig Substation - Construction and operation of a 400kV substation and associated infrastructure, site access, and landscaping. The application refused at committee on 17 December 2025. An appeal to the DPEA was lodged on 18 February 2026, Case Reference: PPA-270-232, with the appointed Scottish Government's Reporter due to consider the need for any further procedure ahead of determination of the application. Usually, it would be for the appointed Reporter to determine the application, however, in this case Scottish Ministers issued a direction on the 25 March 2026 confirming that Scottish Ministers will be determining the application owing to the development raising matters of national importance in the context of National Planning Framework 4 expectations for Strategic Renewable Electricity Generation and Transmission Infrastructure.

3. Recent Decisions by Scottish Ministers

3.1 The following decisions on major / national scale developments have been issued by Scottish Ministers / the Directorate for Planning and Environmental Appeals in the North Planning Applications Committee area since those reported to the last committee.

3.2 23/00580/FUL - Coul Links Golf Course - Construction of an 18-hole golf course, practice area, access, parking, ancillary infrastructure and the change of use of existing buildings to form clubhouse, pro shop, maintenance shed and ancillary facilities. The application was reported to committee in December 2023 where, contrary to Planning Officer's recommendation, members were minded to grant planning permission. Due to the unresolved NatureScot objection, the decision on the application was called in by Scottish Ministers. A public local inquiry took place in November 2024. Scottish Ministers refused planning permission on 21 October 2026.

4. RECOMMENDATION

4.1 That Members note the current position with these applications.

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 Robertson
Designation:	pp Area Planning Manager - North
Author:	Peter Wheelan, Strategic Projects Team Leader

APPENDIX 1 - MAJOR APPLICATIONS PRE 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Julie-Ann Bain	Erection of 100 houses and formation of roundabout onto the B817. Associated amenity areas, roads, footpaths and cycleways.	Land North And East OfHighland Park Retirement VillageBarbaravilleHighland	The Ross Estates Company	The applicant had previously indicated their intention to progress the proposal taking account of Opportunity Cromarty Firth (ICF) and NPF4. Case has been reallocated to Julie-Ann Bain (Q3 2026) to progress towards determination.	08/00253/OUTSU	PCO	08

APPENDIX 2 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Liam Burnside	Section 42 application to amend Condition 16 of 23/05424/FUL for noise rating levels	Land 170M SE Of Mybster CroftSpittal	Potencia Energy Limited	Planning permission for the 47MW capacity BESS was grated at committee in March 2025, to which this Section 42 application relates. The application is pending consideration and is anticipated to be reported to committee in Q1 2027.	26/04585/S42	PCO	03
Aidan Brennan	Application Under Section 42 of The Town and Country Planning (Scotland) Act 1997, to vary Condition 1 of Planning Permission 24/04585/FUL to increase the implementation period for the Planning Permission by a further 3 years.	Land 190M West Of Lythmore House South Wing21 Forss Business And Technology ParkForssThurso	Forss Energy Storage Limited	Planning permission for the 49.9MW capacity BESS was grated at committee in August 2025, to which this Section 42 application relates. The application is pending consideration and is anticipated to be reported to committee in Q1 2027.	26/04296/S42	PCO	02
Julie-Ann Bain	Erection of 103no. houses	Lochan CorrBlack Isle RoadMuir Of Ord	The Highland Council	Application pending consideration and is anticipated to be reported to committee in Q1 2027.	26/04259/FUL	PCO	08
Nina Caudrey	Formation of temporary worker accommodation village comprising modular buildings, including living accommodation (circa 500 beds), welfare and recreation uses for staff, formation of access, car parking and associated works	Land 165M NW Of 63 Pennyland DrivePennyland DrivePennylandThurso	J Murphy & Sons Limited	Application undergoing consultation and is targeted to be reported to committee in early Q1 2027.	26/03091/FUL	PCO	02
Alison Harvey	Slickly Wind Farm - Section 42 application to vary Condition 2 (Timing and Operation) attached to Planning Permission 19/05624/FUL	Land 1650M East Of Slickly CroftLythWick	Slickly Wind Farm Ltd	Application received and undergoing consultation. Anticipated to be reported to committee in Q1 2027.	26/01375/S42	PCO	03
Keith Johnstone	Erection of 95no. houses comprising of villas, bungalows and flats with associated roads and services	Land 150M West Of Ullapool Golf ClubUllapool	Highland Council	Application received and undergoing consultation. Anticipated to be reported to committee in Q1 2027.	25/04678/FUL	PCO	05
Karolina Slotwinska	Proposed mixed-use development including houses, flatted development for residential use and short stay accommodation, shops, financial and professional services, distillery with visitor experience, food and drink with public house, associated infrastructure, landscaping, engineering and ancillary development	Land 85M SE Of West Highland Free Press1 Pairc Nan Craobh Industrial EstateBroadfordIsle Of Skye	Kero Properties Ltd	Application received and undergoing consultation. Anticipated to be reported to committee in Q1 2027.	25/04434/FUL	PCO	10
Alison Harvey	Lochluichart Wind Farm Extension II Redesign - Section 42 application to vary Condition 27 (consent implementation timescale) attached to Planning Permission 21/02985/FUL	Land 1.9KM SW Of Aultguish InnGarve	Bluebell Wind Farm Limited	Application pending consideration. Anticipated to be reported to committee in Q4 2026.	25/04051/S42	PCO	05

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Ben Sca Wind Farm - Section 42 application to vary Condition 13 (Planning Monitoring Officer, PMO) attached to the Planning Permission reference 20/00013/FUL, and a new condition be added to extend the time to implement the planning permission	Land 2800M SW Of Edinbane Primary SchoolPortreeIsle Of Skye	Ben Sca Wind Farm Limited	Application pending consideration. Awaiting submission of additional information detailing the proposed grid connection., Anticipated to be reported to committee in Q1 2027.	25/03641/S42	PCO	10
Jack Wiseman	Lochluichart East BESS - Construction and operation of a Battery Energy Storage System (BESS) less than 50 MW, and associated electrical equipment with associated access and ancillary works.	Land 700M East Of ArdachyLochluichartGarve	Boralex Limited	Application is pending consideration. Anticipated to be reported to committee in Q1 2027.	25/03004/FUL	PCO	05
Keith Johnstone	Erection of distillery and associated infrastructure, including new access, drainage, outfall, road & pedestrian improvements and landscaping works	Talisker DistilleryCarbostIsle Of SkyeIV47 8SR	Diageo Plc	Application received and is pending consideration. Anticipated to be reported to committee in Q1 2027.	25/02136/FUL	PCO	10
Emma Forbes	Buckies BESS - Proposed construction and operation of Battery Energy Storage system of 49.9MW, with landscaping, associated infrastructure and connection to the Thurso South Substation	Land 775M SE Of Geise FarmHalkirk	OPDE UK Ltd	Application pending consideration. Anticipated to be reported to committee in Q1 2027.	25/02087/FUL	PCO	02
Aidan Brennan	Temporary laydown area for storage of turbine components for Stathy South Wind Farm, crane set up areas, new access, parking and welfare facilities	Land Adjacent To A836Dounreay Disused AirfieldUpper DounreayThurso	Mr Thomas Pottinger	Application pending consideration. Anticipated to be reported to committee in Q1 2027.	25/02075/FUL	PCO	02
Lisa MacDonald	Temporary workers residential accommodation including welfare facilities, associated infrastructure and other ancillary development	Land 450M East Of CrowlinAshaigBreakish	Balfour Beatty	Application pending consideration. Anticipated to be reported to committee in Q1 2027.	25/02051/FUL	PCO	10
Craig Simms	Extension to spittal quarry for the extraction of flagstone	Caithness Flagstone LimitedSpittal QuarrySpittalWickKW1 5XR	A. & D. Sutherland Ltd	Application reported to committee in March 2026 where members granted consent subject to concluding a S75 legal agreement which is being concluded.	24/02943/FUL	PDE	03
Mark Fitzpatrick	Ben Sca Redesign Wind Farm - Erection and operation of a wind farm for a period of 40 years, comprising of 8 wind turbines (as amended) with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.	Land 2800M SW Of Edinbane Primary SchoolEdinbaneIsle Of Skye	Ben Sca Wind Farm Ltd	Further environmental information submitted in May 2025 and has undergone re-consultation. Application anticipated to be reported to committee in Q1 2027.	24/01404/FUL	PCO	10

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Craig Simms	Erection of up to 250 houses, associated community uses, open space and business/tourist related uses.	Land At Knockbreck Farm And Burgage FarmKnockbreck RoadTain	Cairngorm Properties Ltd	Application reported to committee in June 2025 where members granted consent subject to concluding a S75 legal agreement which is being concluded.	24/00865/PIP	PDE	07
Mark Fitzpatrick	Beinn Mheadhonach Wind Farm Redesign - Erection and operation of a wind farm for a period of 25 years, comprising of 5 wind turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.	Land 1600M NE Of Sumardale CroftStruan	Wind Harvest	Application received and is pending consideration. Anticipated to be reported to committee in Q1 2027.	23/05638/FUL	PCO	10
Peter Wheelan	Erection of a hydrogen production and storage facility (Class 5 - General Industry), road haul tanker loading facility, underground electricity connection, import substation, access road upgrades, site offices, parking, gatehouse, fencing, temporary construction and laydown area, and ancillary infrastructure	Land 2480M East Of Beinn Tharsuinn WindfarmEdderton	The Cromarty Hydrogen Project	Members of the August 2026 determined to grant planning permission. Conditions are being finalised and a financial payment toward road mitigation works is sought ahead of the decision notice being issued.	23/05242/FUL	PDE	04
Claire Farmer	Section 42 application to amend condition 1 of planning permission 05/00126/FULRC to extend operational life of quarry by 10 years	Land 500M NW Of Kilmore HouseWester LonvineInvergordon	Munro Construction (Highland) Ltd	Members of the June 2023 committee were minded to grant permission, subject to a Section 75 legal agreement. Awaiting confirmation of the value of the financial guarantee in order to conclude legal agreement.	22/03414/S42	PDE	07
Gillian Pearson	Causeymire Wind Farm - Application for non-compliance with Condition 1 (Operational Timescales) attached to Planning Permission ref. 01/00361/FULCA to allow the development to operate to 02 September 2038	Achkeepster Wind FarmSpittal	Beaufort Wind Limited	The application was approved subject to conclusion of a modified legal agreement in September 2021. Work on the legal agreement is progressing.	21/01987/S42	PDE	03
Claire Farmer	Application for non-compliance with condition 3 (Operational timescale) of planning permission 98/00164/FULSU	Ledmore QuarryElphinLairgIV27 4HJ	Limehillock Quarries Ltd	Minded to grant planning permission in April 2020 subject to conclusion of updated legal agreement. Legal agreement is progressing.	19/05228/S42	PDE	01
Gillian Pearson	Permission in principle for mixed use development including residential and commercial elements (renewal of previous permission 14/01808/PIP)The application renewal seeks to secure approval for a period of 5 years.	Land NW Of Seaview HotelJohn O'Groats	JOG 2 Ltd	Presented to NPAC Jan 2019 where committee were minded to grant the permission subject to conclusion of a legal agreement. Discussions on legal agreement are ongoing.	18/02634/PIP	PDE	03

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Lisa MacDonald	A mixed use development for Non-food Retail (class 1), Business (class 4), General Industrial (class 5), Storage and Distribution (class 6) and Assembly and Leisure (class 11). New access from A87 and service road, extension to Leasgeary Road and provision of open space and a green corridor.	Land East Of Portree Industrial EstateStaffin RoadPortreeIsle Of Skye	Oatridge Limited Allan Campbell	The agent has been provided with an opportunity to address identified requirements for further information from consultees.	13/03980/PIP	PCO	10

APPENDIX 3- APPLICATIONS SUBMITTED UNDER THE ELECTRICITY ACT 1989

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Jack Wiseman	Forsinain Forest Wind Farm - Erection and operation of a wind farm for a period of 40 years, comprising up to 12 wind turbines (10 with a maximum blade tip height of 219m, 2 with a maximum blade tip height of 206m) access tracks, borrow pits, 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 ECU00004935.	Land 2400M SE Of ForsinainForsinard	Forsinain Forest Wind Farm Limited	Application undergoing consideration. Anticipated to be reported to committee in Q3 2027.	26/03769/S36	PCO	01
Michael Kordas	Ceislein Wind Farm - Erection and operation of a wind farm for a period of 40 years, comprising up to 11 wind turbines with a maximum blade tip height of 250m, (8 turbines at 250m Nos. T3 through to T10, and 3 turbines at 200m, Nos T1, T2 and T11), Battery Energy Storage System, 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 ECU00005174	Land 3Km SW Of Wester LealtyAt Cnoc CeislainNovarEvanton	RWE Renewables UK Onshore Wind	Application pending consideration and it is anticipated to be reported to Committee in Q1 2027.	26/01226/S36	PCO	06
Niamh Coyne	Slickly Windfarm Connection - Installation of approximately 8.6 km of 132 kV single circuit overhead line supported on trident double wood pole structures between Slickly Substation and Gills Bay Switching Station. 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 ECU00005075	Land 550M NW Of Brabster Farm CottageCanisbay	Scottish Hydro Electric Transmission Plc	Application reported to committee in June 2026 where members raised no objection. Awaiting decision from Scottish Ministers.	26/00733/S37	S37RNO	03
Michael Kordas	Inveroykel Wind Farm - Erection and Operation of a Wind Farm for a period of 40 years, comprising of 20 Wind Turbines with a maximum blade tip height 230m, battery energy storage system (BESS), 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 ECU00005210	Land 1.5KM South Of 2 Easter KilmachalmackStrathkyleArdgay	RWE Renewables UK Swindon Limited	Application pending consideration and it is anticipated to be reported to Committee in Q1 2027. Council issued holding objection.	26/00601/S36	S36RO	01

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Michael Kordas	Creachan Wind Farm - Erection and Operation of a Wind Farm for up to 40 years comprising up to 13 wind turbines, 9 with a maximum blade tip height of 200m and 4 with a maximum blade tip height of 180m, battery energy storage system (BESS), 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 ECU00005211	Land 5.8KM NE Of The BothyKildermorieStrathrusdaleAlness	RWE Renewables UK Onshore Wind Limited	Application pending consideration. An in-time objection has been lodged with the Energy Consents Unit on 07 October 2026, with the application due to be reported to NPAC in Q1 2027.	26/00531/S36	S36RO	06
Michael Kordas	Golticlay Extension Wind Farm - Erection and operation of a wind farm for a period of 40 years, comprising 6 wind turbines with a maximum blade tip height of up to 180 metres, Battery Energy Storage System (BESS) 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 ECU00006095	Land 1120M SE Of Achvanich FarmhouseLatheron	RWE Renewables UK Swindon Ltd	Application pending consideration and it is anticipated to be reported to Committee in Q1 2027.	25/04675/S36	PCO	03
Jack Wiseman	Achany Extension Wind Farm - Section 36C - Proposed Variation to Achany Extension Wind Farm comprising of 18 wind turbines up to 200m metres tip height and associated infrastructure. (21/03695/S36)	Land 2km NE Of Glencassley CastleRosehall	SSE Renewables	Application received and undergoing consultation. Anticipated to be reported to committee in Q1 2027.	25/04246/S36	PCO	01
Michael Kordas	Titan BESS - Battery Energy Storage Scheme (BESS) capable of exporting up to 500MW. 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 ECU00005199	Land 415M SW Of Shean Cottage10 Upper DounreayThurso	Green Switch Capital Ltd	Application reported to Committee in September 2026. Members raise no objection to the proposals and decision awaited by Scottish Ministers.	25/03478/S36	S36RNO	02
Liam Burnside	Limekiln Battery Energy Storage System (BESS) - Construction and operation of a proposed Battery Energy Storage System (BESS) (over 50 MW) and an extension to the existing Limekiln Wind Farm Substation, associated infrastructure, access and 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 ECU00006154	Land 1500M SE Of Borlum HouseReay	Boralex Limited	Application reported to committee on 11 March 2026 where members raised no objection in line with officers recommendation. Response issued and decision awaited by Scottish Ministers.	25/02861/S36	S36RNO	02

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Coille Beith Wind Farm - Erection and operation of a wind farm for a period of 50 years, comprising up to 11 turbines with a maximum blade tip height of 200m, control building, substation, new access, tracks, watercourse crossings, borrow pits, underground cabling, construction compounds, laydown areas and ancillary infrastructure. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005173	Land Approx 18 Km Southwest Of Lairg And 20 Km Northwest Of Bonar Bridge	Coille Beith Wind Farm Limited	Application pending consideration. Anticipated to be reported to committee in Q1 2027.	25/02684/S36	PCO	01
Michael Kordas	Coille Linne Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising up to 15 wind turbines with a maximum blade tip height of 230m (as amended), battery energy storage system (BESS) 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 ECU00005163	Land 3.4KM NE Of Taigh Na DreoilínLairg	Energiekontor UK Ltd	Amendments made to the application with further environmental information consulted upon. Anticipated to be reported to committee in Q4 2026.	25/02418/S36	PCO	01
Mark Fitzpatrick	Achies BESS - Construct and operate a battery energy storage system (BESS) development and associated infrastructure, with a generating capacity of approximately 162MW. 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 ECU00006111	Land 500M West Of DC Site Spittal Sub StationHalkirk	S4N Spittal Limited	The application was reported to committee in June 2026 where, further to a site visit and contrary to the Planning Officers recommendation, members raised objection. The Council now awaits details of any further procedure ahead of determination of the application by Scottish Ministers.	25/02382/S36	S36RO	03
Laura May	Achany Wind Farm Connection - Install and keep installed 16km of 132kV overhead line (OHL) between the consented Achany Wind Farm Extension on-site substation and the operational Shin substation. 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 ECU00004847.	Land 3200M NE Of Glencassley CastleRosehall	Scottish Hydro Electric Transmission Plc	Application was reported to committee in November 2025. In line with officers recommendation, members raised no objection. The application will now be determined by Scottish Ministers.	25/01906/S37	S37RNO	01
Mark Fitzpatrick	Carn Fearna Wind Farm - Erection and operation of a wind farm for a period of 50 years, comprising of 9 wind turbines, 5 (T1, T2, T3, T4 and T8) with a maximum blade tip height of 200m, and 4 (T5, T6, T7 and T9) with a maximum blade tip height of 180m, 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 ECU00004851	Land 4KM North East OfGarve	Carn Fearna Wind Farm Limited	The application was reported to committee in August 2026 where, in line with the Planning Officers recommendation, members raised objection. The Council now awaits PLI details ahead of determination of the application by Scottish Ministers.	25/01650/S36	S36RO	05

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Michael Kordas	Balblair Wind Farm - erection and operation of a wind farm for a period of 30 years, comprising 7 wind turbines (as amended), 2 with maximum blade tip heights of 200m, 2 with maximum blade tip heights of 180m, and 3 with maximum blade tip heights of 149.9m, along with battery energy storage system (BESS) facility, 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 ECU00005055	Balblair EstateLand 695M NW Of CoirshellachAirdensBonar Bridge	Wind Power North Two Limited	Application pending consideration and it is anticipated to be reported to Committee in Q1 2027.	25/01153/S36	PCO	01
Mark Fitzpatrick	Strathy South Wind Farm Grid Connection - installation and operation of 132kV OHL on double circuit steel structure towers, approximately: Option 1, 10.5km with 8.3km installed with a future capacity of 275 kV; or, Option 2, 13.5km with 11km installed with a future capacity of 275kV comprising the removal and temporary diversion of existing OHL to allow temporary underground cabling. Construction of a cable sealing end (CSE) compound, formation of access tracks 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 ECU00005081.	Land Between Strathy North And South Wind FarmsStrathy	Scottish Hydro Electric Transmission Plc	25/01055/S37 - Strathy South Wind Farm Grid Connection - installation and operation of 132kV OHL on double circuit steel structure towers, approximately Option 1, 10.5km with 8.3km installed with a future capacity of 275 kV or, Option 2, 13.5km with 11km installed with a future capacity of 275kV comprising the removal and temporary diversion of existing OHL to allow temporary underground cabling. Case officer issued an objection in May 2025, with EIA Further Environmental Information having since been submitted. The application was reported to committee in June 2026 where members agreed to continue to raise objection ahead of public local inquiry proceedings and the applications determination by Scottish Ministers.	25/01055/S37	S37RO	01
Mark Fitzpatrick	Allt an Tuir Renewable Energy Park - Erection and operation of a generating station for a period of 40 years, comprising 9 wind turbines with a maximum tip height of 200 metres, battery energy storage system, solar PV array 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 ECU00005008	Land 2335M South Of March CottageRosehall	Allt An Tuir Renewable Energy Park Limited	The application was subsequently reported to committee in September 2026 where, contrary to Officers recommendation, Members maintained the Councils objection. The Council now awaits details of any further procedure ahead of determination of the application by Scottish Ministers.	25/00580/S36	S36RO	01
Jack Wiseman	Corriemoillie battery energy storage system (BESS) facility with a capacity of up to 200MW 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 ECU00005155	Land At Corriemoillie QuarryGarve	Field Corriemoillie Ltd	Application reported to committee in April 2026. Members raised no objection in line with officers recommendation. Await Scottish Ministers decision.	24/05255/S36	S36RNO	05

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Strathy Wood Wind Farm Grid Connection - installation and operation of approximately 4.5 km of 132 kV overhead line (OHL) on double circuit steel structure towers and the installation and operation of 2 No. trident wood H poles each with downlead spans of up to 18m from each pole for connection onto an existing trident H wood pole 132 kV OHL. 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 ECU00005221	Land Between Strathy North And South Wind FarmsStrathy	Scottish Hydro Electric Transmission Plc	Case officer issued an objection in July 2025 pending receipt and review of statutory consultee responses to the EIA Further Environmental Information. The application was reported to committee in March 2026 where Members maintained the Councils objection. A public local inquiry is anticipated to take place concurrently with Strath South Wind Farms grid connection ahead of Scottish Ministers decision.	24/05153/S37	S37RO	01
Jack Wiseman	Dalchork Battery Energy Storage System (BESS) facility with capacity of up to 249.9MW, comprising battery containers, switchgear, landscaping, CCTV access 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 ECU00004963Please visit Energy Consents Unit at, https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00004963&T=5 using reference number ECU00004963.	Land 1425M NW Of Lochside LodgeLochsideLairg	GSC Dalchork Limited	Reported to August NPAC where members raised no objection in line with Planning Officers recommendation. Scottish Ministers decision awaited.	24/05152/S36	S36RNO	01
Mark Fitzpatrick	Acheilidh Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising of 12 wind turbines with a maximum blade tip height of between 200m and 230m, battery energy storage system (BESS), 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 ECU00004528	Land 1150M SW Of Tigh An AltAcheilidhRogart	Energiekontor UK Ltd	Application reported to NPAC in April 2025 where members raised no objection. A notice of amendment was received with the application being reported to Full Council in May 2025 where members raised no objection, in line with the Planning Officers recommendation. Supplementary Environmental Information on the intended grid connection was reported to NPAC in September 2026 with Members raising no objection. Decision awaited by Scottish Ministers.	24/02094/S36	S36RNO	04
Mark Fitzpatrick	Shinness Wind Farm - Erection and operation of a wind farm for a period of 40 years, comprising of 15 (as amended) wind turbines with a maximum blade tip height of 200m, battery energy storage system (BESS), 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 ECU00004597	Land 2290M SE Of AultnacoarachShinnessLairg	Shinness Wind Farm Ltd	The application was reported to committee in December 2025 where, in line with the Planning Officers recommendation, members raised objection. A PLI took place on 3 and 4th November 2026 with closing submissions pending. This case will be determined by Scottish Ministers.	24/01643/S36	S36RO	01

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Glen Ullinish II Wind Farm - Construction and operation of a wind farm for a 40 year operational period, comprising 33 wind turbines (as amended) with a maximum blade tip height of 200m, access tracks, borrow pits, battery storage, up to 2 anemometer masts, substations and ancillary infrastructure. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00004829.	Land 3070M North Of Amer Farm5 TotarderStruan	Muirhall Energy Ltd	In June 2025 the applicant submitted Further Environmental Information (FEI) which proposes substantial changes to the scheme design, with the proposal to now comprise 33 wind turbines with a maximum blade tip height of 200m. The amended scheme has undergone assessment and Officers are anticipating the application being reported to committee in Q4 2026.	23/03945/S36	S36RO	10
Mark Fitzpatrick	Ben Aketil Repowered and Extended Wind Farm - Decommissioning and removal of 12 existing turbines and related infrastructure, erection and operation of 9 turbines with a maximum blade tip height of 200m, up to 20MW Battery Energy Storage System, anemometer mast, access tracks, up to two borrow pits, and all 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 ECU00004552	Land 1800 M NE Of12 Upper FeorligDunvegan	Renantis UK Limited	Committee agreed to Raise an Objection to the Scottish Ministers at its meeting dated 04 June 2024. PLI proceedings have concluded and await decision by Scottish Ministers.	23/02998/S36	S36RO	10
Mark Fitzpatrick	Abhainn Dubh Wind Farm - Erection and operation of a wind farm for a period of 30 years, comprising of 9 wind turbines (as amended) with a maximum blade tip height of 149.9m, energy storage facility, access tracks, borrow pits, substation, anemometer mast, 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 ECU00004732	Land 3450M North Of KaytooHeights Of DochcartyDingwall	E Power Ltd	Application reported to committee in September 2025 where members raised no objection in line with officers recommendation. Additional information on the anticipated grid connection to be reported to committee in September 2026.	23/02754/S36	S36RNO	06
Jenna Baldie	Melvich Wind Energy Hub - Erection and operation of a wind farm for a period of 40 years, comprising 12 wind turbines with a maximum blade tip height of 149.9m, energy storage facility, access tracks, borrow pits, substation, and ancillary infrastructure	Land 1500M SW OfMelvich	Belltown Power UK Wind Ltd	The application was reported to committee in December 2023 where, in line with the Planning Officers recommendation, members raised an objection. The Council awaits details of further procedure ahead of Scottish Ministers decision on the application.	23/02320/S36	S36RO	01
Michael Kordas	Strath Oykel Wind Farm and battery storage, 11 wind turbines of up to 200 metres and associated infrastructure	Land 1700M SW Of OapeArdgay	Energiekonter Uk Ltd	Scottish Ministers' decision to approve the application for a S36 consent and deemed planning permission was received on 08 January 2025.	22/02717/S36	PCO	01

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Michael Kordas	Tormsdale Wind Farm - Erection and operation of wind farm for period of 50 (previously 30 years), comprising of 9 wind turbines (previously 10) with maximum blade tip height of 149.9m, access tracks, substation, control building, Battery Energy Storage System, and ancillary infrastructure	Land At Tormsdale 1500M South Of Bridge Of WesterdaleHalkirk	Arise AB	Application reported to committee in June 2024 where members raised an objection, in line with officers recommendation. Further Environmental Information (FEI 2) proposed changes to the scheme design, including the realignment of the proposed bridge crossing of the River Thurso, removal of 1 turbine, and realignment of access tracks. The FEI 2 was reported to NPAC in September 2025 where members maintained an objection. NatureScot have also maintained their objection and we now await commencement of the public local inquiry in Q1 2027. This case will be determined by Scottish Ministers.	21/04984/S36	S36RO	03

APPENDIX 4 - MAJOR APPLICATIONS CONSENTED POST 2019

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Michael Kordas	Ayre Offshore Wind Farm - construction of onshore transmission infrastructure comprising cable landfall, substation, cable circuits, temporary construction areas, access, drainage, landscaping and associated infrastructure	Land 1500M East Of Old Free Church ManseBower	Thistle Wind Partners	Application reported to Committee in March 2026. Members granted planning permission in principle.	25/02964/PIP	26/03/2026	02
Ross Cubey	Field Fyrish Battery Energy Storage System (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/ApplicationSearch.aspx?T=2 using reference number ECU00005179	Land 650M South Of Fyrish SubstationAlnessIV17 0XH	Field Fyrish Ltd	Application reported to committee in November 2025 where Members raised no objection, in line with officers recommendation. The Scottish Ministers granted consent on 07.09.2026. The submission of the pre-development commencement condition information is awaited.	25/01620/S36	07/09/2026	06
Jack Wiseman	Spittal BESS - Construction and operation of Battery Energy Storage System (BESS) of up to 300MW with associated infrastructure (including cable route to substation), access and ancillary works (including landscaping and biodiversity enhancement). This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00005116	SSEDC Site Spittal Sub StationHalkirkKW12 6XA	Field Spittal Limited	Application reported to committee in November 2025. Members raised no objection in line with officers recommendation. Approved by Scottish Ministers on 07 September 2026.	25/00498/S36	07/09/2025	03
Liam Burnside	Rigifa BESS - Construction and operation of Battery Energy Storage System (BESS) over 200MW with associated infrastructure including underground grid connection, landscaping and ancillary works.	Land 625M SW Of 1 Phillips MainsMey	Field Rigifa Limited	Application reported to NPAC in September 2025 where members raised no objection, in line with Planning Officers recommendation. Scottish ministers granted consent on 9 July 2026 and we await the satisfaction of conditions.	25/00307/S36	09/07/2026	03
Peter Wheelan	Erection and operation of a 10.5km 132kV overhead electricity line, approximately 3 km to the north of Lairg between Chleansaid Wind Farm and Dalchork Substation. This case will be determined by the Energy Consents Unit Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00004894 using reference number ECU00004894	Chleansaid Wind FarmDalnessieRogart	Scottish Hydro Electric Transmission Plc	Application reported to committee in June 2025 where members, in line with planning officers recommendation, raised no objection. Consent granted by Scottish Ministers. Awaiting satisfaction of planning condition submissions.	25/00106/S37	16/02/2026	01

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Mark Fitzpatrick	Caledonia South Offshore Wind Farm - construction and operation of an offshore wind farm comprising up to 78 turbines with fixed-bottom or floating substructures and maximum blade tip heights of 355m and 325m respectively, subsea interconnector and export cabling and associated infrastructure	Sea 50KM SE Of Wick HarbourHarbour RoadWick	Caledonia Offshore Wind Ltd	Scottish Ministers granted consent in July 2026.	24/05129/S36	17/07/2026	03
Mark Fitzpatrick	Caledonia North Offshore Wind Farm - construction and operation of an offshore wind farm comprising up to 77 turbines with a maximum blade tip height of 355m, subsea interconnector and export cabling and associated infrastructure	Sea 50KM SE Of Wick HarbourHarbour RoadWick	Caledonia Offshore Wind Ltd	Scottish Minister's grant consent in July 2026.	24/05124/S36	17/07/2026	03
Laura May	Construction and operation of a Battery Energy Storage System (BESS), accommodating 64 battery storage cabinets, landscaping and ancillary infrastructure	Land 530M South Of Geiselittle FarmThurso	Whirlwind Energy Storage Limited	Application reported to August 2025 committee where members granted planning permission. Awaiting satisfaction of pre commencement conditions.	24/03500/FUL	20/08/2025	02
Liam Burnside	Mey BESS - Installation of a battery energy storage system and associated infrastructure with a generating capacity of up 300mw located on land at Phillips Mains Farm - 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 ECU00004838	Land 700M East Of WoodlandsMey	Mey Energy Storage Limited	Application approved by Scottish Ministers. Await satisfaction of pre-commencement conditions.	24/02621/S36	19/01/2026	03
Liam Burnside	Battery energy storage facility comprising a compound of battery and electrical equipment, access track, landscaping and ancillary works	Land 420M SW Of SSE Alness Grid Sub StationMid BalnacraigAlness	Renewable Energy Systems Ltd.	Application reported to Jan 2025 committee where members granted planning permission. Awaiting satisfaction of pre commencement conditions.	23/05999/FUL	29/01/2025	06
Mark Fitzpatrick	Battery energy storage facility comprising a compound of battery and electrical equipment, access track, landscaping and ancillary works	Land 705M NW Of Grudie CottageGrudieLochluichartGarve	Lochluichart Battery Storage Limited	The application was approved by committee at its meeting in October 2024.	23/05905/FUL	07/11/2024	05
Liam Burnside	Erection and operation of a 47MW capacity battery energy storage facility, comprising containerized battery storage units, inverters, transformers, switch room, site access, landscaping, fencing and ancillary infrastructure.	Land 170M SE Of Mybster CroftSpittal	Potencia Energy Limited	Application approved at committee in March 2025. Two satsifaction of condition applications have recently been submitted to address conditions 3, 6, 9, 15, 26 and 27 which are pending consideration.	23/05424/FUL	19/03/2025	03

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Laura May	West of Orkney Wind Farm - construction of onshore transmission infrastructure comprising up to two cable landfalls, an onshore substation and up to five associated export circuits	AC Site Spittal Sub StationHalkirkKW12 6XA	Offshore Wind Power Limited	Members of the June 2024 committee granted planning permission. Awaiting applications for matters specified in conditions.	23/05353/PIP	18/06/2024	03
Peter Wheelan	Pentland Offshore Wind Farm redesign - Erection and Operation of an offshore floating wind farm for a period of 25 years, comprising up to 6 floating wind turbines with a maximum blade tip height of 300m, associated floating substructures with mooring lines and anchors / piles, inter-array cables, 2 export cables, landfall, and associated scour and cable protection measures.	Development Site 9KM NW OfDounreay Nuclear Research EstablishmentDounreay	Highland Wind Limited	Application reported to Committee on 30 January 2024 where, in line with the Planning Officers recommendation, members did not raise any objection. Scottish Ministers granted consent in April 2024 and we await the satisfaction of conditions.	23/05263/S36	03/04/2024	02
Jenna Baldie	Goticlay Wind Farm Redesign - Erection and operation of a wind farm for a period of 35 years, comprising up to 13 wind turbines, 11 with a maximum blade tip height of 200m, 2 with a maximum blade tip height of 180m, access tracks, borrow pits, substation, control building, metrological mast, and ancillary infrastructure.	Land 2040M NE Of BulreanrobLybster	RWE Renewables UK Onshore Wind Ltd	Decision received from Scottish Ministers 04.12.2024. Pre-commencement condition information has been submitted with construction due to start May 2025.	23/05188/S36	04/12/2024	03
Laura May	West of Orkney Wind Farm - Erection and operation of an offshore wind farm comprising of 125 fixed bottom wind turbines with a maximum blade tip height of 360m, cabling and associated ancillary offshore infrastructure.	Land 50KM NW Of Pennyland Primary SchoolTrostan RoadPennylandThurso	Offshore Wind Power Limited (OWPL)	Application reported to committee in March 2025 where members raised no objection. Consent was issued by Scottish Ministers on 27 June 2025. Awaiting satisfaction of pre commencement conditions.	23/04930/S36	27/06/2025	02
Liam Burnside	Residential Development of 160 affordable and private dwelling houses with infrastructure, open space and landscaping	Land 155M South OfRowan GardensConon Bridge	Tulloch Homes Ltd	Decision issued July 2024 following conclusion of Section 75 legal agreement. Awaiting satisfaction of conditions.	23/02147/FUL	02/07/2024	08
Mark Fitzpatrick	Creag Riabhach Wind Farm - S36 Variation to extend operational life from 25 years to 40 years (14/00004/S36)	Creag RiabhachLairg	Creag Riabhach Wind Farm Limited	The officer recommendation to Raise No Objection to Scottish Ministers was upheld by Committee in August 2023. The Decision Notice from Scottish Ministers was issued on 26 March 2024 whereby the Section 36C application to vary the 14/00004/S36 consent and extend the operational life time to 40 years is approved.	23/01517/S36	26/03/2024	01
Claire Farmer	Erection of 99 No dwellings, associated infrastructure and public open space	Land 220M East Of Obsdale Primary SchoolMilnafuaAlness	Pat Munro (Alness) Ltd	Application granted by March 2024 Committee, subject to conclusion of Section 75 legal agreement. Decision noice issued March 2025.	23/00997/FUL	12/03/2025	06

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Susan Hadfield	Proposed mixed use development including 75 residential units and 1.3 ha allocated for business use, with all associated infrastructure, open space and landscaping	Land 215M North Of RiverfordConon Bridge	Tulloch Homes Ltd	Aplication granted by November 2023 committee, Section 75 legal agreement concluded and decision notice isused September 2024.	23/00300/FUL	18/09/2024	08
Mark Fitzpatrick	Bettyhill Wind Farm Phase 2 - Erection and operation of a wind farm comprising up to 10 wind turbines with a maximum blade tip height of 149.9m, substation compound including control building and battery energy storage system, access tracks, temporary borrow pits, construction compound and ancillary infrastructure	Land 2375M SE Of CairnviewBettyhill	Bettyhill 2 Wind Limited	Committee agreed to the recommendation to grant planning permission at its January 2024 meeting with the decision issued on 26 February 2024.	23/00142/FUL	26/02/2024	01
Roddy Dowell	Extension of Edinbane Substation including creation of substation platform, substation buildings, SUDS basin, realignment of track, formation of access junction, temporary construction compound, landscaping and other ancillary works	Land 1120M West Of GlenvicaskillBalmeanachStruan	Scottish Hydro Electric Transmission Plc	Planning permission granted February 2024. Pre-commencement conditions satisfied and works commenced.	23/00070/FUL	09/02/2024	10
Peter Wheelan	Extension of Broadford Substation including creation of substation platform, substation buildings, SUDS basin, formation of access junction, temporary construction compound, landscaping and other ancillary works	Land Beside Existing Broadford SubstationBroadfordIsle Of Skye	Scottish Hydro Electric Transmission Plc	Application reported to committee in April 2024, and consented on 31 January 2025, subject to a Section 75. Public road imporvement are being progressed on the Old Corry Road and progress is being made with the satisfaction of the planning conditions associated with the wider substation site, with construction work on the substation awaiting the satisfaction of certain pre-commencement conditions, which also remains the position with the consented borrow pit.	23/00069/FUL	31/01/2025	10
Laura May	Erection of whisky maturation warehouses, gatehouse, office/welfare and associated infrastructure	Land 300M West Of Unit 3-7Cromarty Firth Industrial ParkInvergordon	Whyte & Mackay	Planning permission granted at the North Planning Applications Committee on 19 April 2023. Pre start conditions satisfied and work is currently underway on site.	22/05454/FUL	28/04/2023	06
Sile Tang	Battery energy storage facility comprising access track, compound of battery and electrical equipment, meter building, stores, fencing, security cameras and landscaping	Land 260M SW Of Alness Grid Sub StationMid BalnacraigAlness	Balnacraig Battery Storage Limited	Application approved by NPAC in December 2023. Pre-commencement conditions satisfied and construction underway.	22/05167/FUL	11/12/2023	06

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Jenna Baldie	Erection and operation of Onshore Substation, Underground Electricity Cables, Cable Landfall, Transition Joint bay, Cable Joint Bays, construction compounds, new and upraded access tracks and associated infrastructure.	Land At The Dounreay Coast In Caithness, Immediately Adjacent To The Western Boundary Of The Vulcan Naval Reactor Test Establishment (Vulcan NRTE)	Highland Wind Limited	The application was approved at North Planning Applications Committee on 25.01.2023	22/04722/PIP	30/01/2023	02
Peter Wheelan	Pentland Offshore Wind Farm - Erection and Operation of an offshore floating wind farm and associated offshore infrastructure comprising up to seven floating wind turbines of up to 300m to blade tip height, seven floating substructures with associated mooring lines and anchors / piles, inter-array cables, two export cables , landfall, and associated scour and cable protection measures.	Development Site 9KM NW OfDounreay Nuclear Research EstablishmentDounreay	Highland Wind Limited	Approved by Scottish Ministers in July 2023 and variation to application approved by Scottish Ministers in April 2024.	22/03864/S36	27/07/2023	02
Mark Fitzpatrick	Chleansaid Wind Farm - Erection and Operation of a Wind Farm comprising 16 turbines 12 turbines at 200 metres and 4 turbines at 180 metres, generating around 96MW and associated infrastructure (access tracks, borrow pits, substation, control building) and includes battery energy storage facility 20MW	Land 2375M NW Of Keepers CottageDalnessieLairg	ESB Asset Development UK Limited	Scottish Ministers granted consent on 15 December 2023. Await submission of pre-development comencement planning condition requirements.	22/01635/S36	15/12/2023	01
Lisa MacDonald	Masterplan for erection of 66 residential units	Land 80M North Of9 Storr RoadPortree	Compass Building And Construction Services Ltd	The application was reported to the December 2022 North Planning Applications Committee for determination where Members granted planning permission subject to prior conclusion of a legal agreement to secure developer contributions. The legal agreement is now concluded and the permission issued.	22/00221/PIP	06/07/2023	10
Mark Fitzpatrick	Limekiln Wind Farm - Application under Section 36 of the Electricity Act 1989 to vary the consented Limekiln Wind Farm to increase the blade tip height from 15 turbines at a mximum blade tip of 130m and 6 turbines with a maximum blade tip height of 126m to 21 turbines with a maximum blade tip height of 149.9m	Land 2870M SE Of Borlum HouseReay	Limekiln Wind Ltd	The development was consented by Scottish Ministers on 17 May 2022.	21/03750/S36	17/05/2022	02

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Laura May	Achany Extension Wind Farm - Erection and Operation of a Wind Farm for a period of 50 years, comprising of 20 Wind Turbines with a maximum blade tip height 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure	Land 2km NE Of Glencassley CastleRosehall	SSE Generation Limited	Members of the North Planning Applications Committee raised no objection to the application in December 2021, the applicant submitted further environmental information. This was considered by officers, and an updated response was submitted to the Energy Consents Unit in June 2022. The application was again reported North Planning Applications Committee in January 2023 to consider the provisions of NPF4 and Members raised no objection to the application. The Energy Consents Unit granted Section 36 consent on 22 May 2023.	21/03695/S36	22/05/2023	01
Mark Fitzpatrick	Garvary Wind Farm - Erection and operation of wind farm for a period of 30 years, comprising of 25 (as amended) wind turbines with maximum blade tip height of up to 180m, access tracks, up to 6 borrow pits, substation, battery storage compound, control building, 4 meteorological masts, and ancillary infrastructureGarvary Wind Farm Appeal Details at https://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=123955, DPEA ref. WIN-270-20	Land 4600M NE Of Invershin Community HallInvershin	Garvary Wind Farm Limited	Scottish Ministers approved the application on 13 February 2025. Awaiting submission of pre-commencement planning condition information requirements.	21/01921/S36	13/02/2025	01
Claire Farmer	Sallachy Wind Farm - Erection and Operation of a Wind Farm for a period of 30 years, comprising of 9 Wind Turbines with a maximum blade tip height of 149.9m, access tracks, temporary borrow pits and construction compound, substation compound, and ancillary infrastructure.	Land At Sallachy EstateLairg	WKN Sallachy Ltd	Planning permission was granted in May 2022. Satisfaction of pre-commencement condition requirements progressing.	21/01615/FUL	05/05/2022	01
Mark Fitzpatrick	Limekiln Extension Wind Farm - Erection and Operation of a Wind Farm for a period of 30 years, comprising of 5 Wind Turbines with a maximum blade tip height 149.9m, with access tracks, hardstanding areas, substation, battery storage facility, control building compound, borrow pits and cabling	Land 3080M West Of Shepherds CottageShebsterThurso	Infinergy Limited	Scottish Ministers granted consent on 06 May 2022. Pre-start conditions have been satisfied.	20/01905/S36	06/05/2022	02

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Claire Farmer	Construction of vertical launch space port with launch operations control centre, site integration facility, launch pad complex, antenna park, access road, fencing, services and associated infrastructure	Land 2600M SW Of DunbuieTalmineTongue	Orbital Express Launch Limited	Planning Permission was granted in August 2020. The applicant has commenced site investigation works in line with a schedule of mitigation agreed with NatureScot and the Planning Authority and is working with officers on satisfaction of conditions. Work commenced on the development in Spring 2023. A Non Material Variation for changes to the access routes and launchpad was approved in March 2024. A further planning application has been granted for changes to the infrastructure arrangment and relocation of tracking equipment to atop Ben Tongue.	20/00616/FUL	05/08/2020	01
Peter Wheelan	Kirkan Wind Farm - Construction of wind farm comprising of 17 turbines (height to hub 104m, height to blade tip 175m), associated access tracks, borrow pits, compounds, substation and 104m high met mast	Land 3015M SE Of Aultguish InnGarve	Kirkan Wind Farm Limited	Scottish Government issued consent on 25 July 2023. Awaiting submission of pre-development planning condition requirements.	19/01861/S36	25/07/2023	05