Agenda Item	**5**
Report No	PLN/056/26

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 25 November 2026

Report Title: Proposal of Application Notice Update

Report By: Area Planning Manager – North

Purpose/Executive Summary

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

Recommendation

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

1. Update

1.1 Appendix 1 provides a list of all valid Proposal of Application Notices submitted to the service since the previous PAN update report presented to the last committee.

1.2 The associated application forms, drawings, and any relevant supporting information are provided in the remaining appendices of this report.

1.3 Details for any of these applications can be obtained through the Council's eplanning portal http://wam.highland.gov.uk/wam by entering the respective case reference number.

2. RECOMMENDATION

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

3. IMPLICATIONS

3.1 Resource: Not applicable.

3.2 Legal: Not applicable.

3.3 Community (Equality, Poverty and Rural): Not applicable.

3.4 Climate Change/Carbon Clever: Not applicable.

3.5 Risk: Not applicable.

3.6 Gaelic: Not applicable.

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

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

Appendix	Case Officer	App.No.	Applicant	Site Address	Description	Ward	Drawing Numbers
2	Laura May	26/03962/PAN	Scottish Hydro Electric Transmission PLC	Land 1.25 KM SW Of Garvary, Bonar Bridge	Construction and operation of a 132 kilovolt (kV) underground cable, approximately 5.79 km in length, between the proposed Garvary Wind Farm substation and the existing Loch Buidhe substation, south of Lairg, Scottish Highlands. Associated works comprise works within the operational footprint of Loch Buidhe substation to facilitate the new 132 kV connection, construction of temporary access tracks and/or upgrade to existing tracks, temporary construction compound, and reinstatement of underground cable construction corridor.	01	2.1 Application Form 2.2 Location Plan 2.3 Community Council Consultation Plan
3	Liam Burnside	26/04079/PAN	Springfield Properties PLC	Land 320M SW Of Tore Roundabout Tore Muir Of Ord	Low Carbon Vehicle Hub and Park and Ride facility including ancillary Class 1A retail and Class 3 food and drink, landscaping and biodiversity enhancement, access, roads, SUDS, and associated support infrastructure.	08	3.1 Application Form 3.2 Location Plan
4	Niamh Coyne	26/04072/PAN	TagEnergy UK Ltd.	Land 430M South Of Lorrdon Park Janetstown	Proposed grid route development between a location 4.5 km west of Thurso and the Thurso South Grid Supply Point (GSP), Caithness. The proposed development will comprise the	02	4.1 Application Form 4.2 Location Plan

Appendix	Case Officer	App.No.	Applicant	Site Address	Description	Ward	Drawing Numbers
				Thurso	installation of up to 9 km of 33kV underground electrical cabling to form a grid connection. The infrastructure will be routed within public roads (verges) and across private agricultural land. The proposal includes trenching, cable laying, and non-open cut installation methodologies, specifically directional drilling beneath the Far North Railway Line and the River Thurso Special Area of Conservation (SAC) / Site of Special Scientific Interest (SSSI).		
5	Hannah McFarlane	26/04126/PAN	The Highland Council	Fortrose Academy Academy Street Fortrose IV10 8TW	Provision of new accommodation for 631 capacity (600 roll) secondary school, to replace part of the existing school at Fortrose Academy. The proposed development includes part demolition of existing school blocks, with new build accommodation to current standards. The proposal will also include new landscaping, external spaces, building services and the creation of a new sports pitch. Newbuild floor area: c.2500m2.	09	5.1 Application Form 5.2 Location Plan

Appendix	Case Officer	App.No.	Applicant	Site Address	Description	Ward	Drawing Numbers
6	Hannah McFarlane	26/04514/PAN	The Highland Council	Land Opposite Dingwall Primary School Ross Avenue Dingwall	The new Dingwall POD will comprise of a replacement Dingwall Primary School, including Gaelic provision, St Clements school, English and Gaelic medium nurseries, as well as creation of new sports pitches, which will additionally be available for community let. on completion of the POD, both schools and burseries will migrate to the new building. The vacated Dingwall Primary School site, including the nursery, cabins, will be demolished. The finish and use of this site and that of St Clements is to be confirmed. The targeted operational date for the school is August 2029 with the overall development being completed in September 2030. The school is to be designed for a capacity of 456 children and 88 early years. The new St Clements School roll is 76. The new pod building and its surrounding external area will meet the requirements and aspirations of THC for energy targets, sustainability, operational needs, long-term maintenance, and should provide the opportunity to be a focal point in the community.	08	6.1 Application Form 6.2 Location Plan

The Highland Council
Comhairle na Gàidhealtachd

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	
Address	Grampian House 200 Dunkeld Road Perth PH1 3GH	Address	
Phone	[redacted]	Phone	
Email	peter.jackson@sse.com	Email	

Address or Location of Proposed Development Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.
Between Loch Buidhe substation (IV24 3AT) and proposed Garvary Wind Farm substation approximately 4km north-west of Loch Buidhe substation.

Description of Development Please include detail where appropriate – e.g. the number of residential units; the gross floorspace in m^2 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.
Construction and operation of a 132 kilovolt (kV) underground cable, approximately 5.79 km in length, between the proposed Garvary Wind Farm substation and the existing Loch Buidhe substation, south of Lairg, Scottish Highlands. Associated works comprise works within the operational footprint of Loch Buidhe substation to facilitate the new 132 kV connection, construction of temporary access tracks and/or upgrade to existing tracks, temporary construction compound, and reinstatement of underground cable construction corridor.

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**
Creich Community Council, secretary@creichcommunitycouncil.org.uk Dornoch Community Council, dornochareacommunitycouncil@hotmail.co.uk Rogart Community Council, rogartcommunitycouncil@gmail.com	9th September 2026
Local Elected Members	**Date Notice Served**
The Highland Council, Ward 01 North, West and Central Sutherland. Ward Councillors: • Michael Baird, Michael.Baird.cllr@highland.gov.uk • Marianne Hutchison, Marianne.Hutchison.cllr@highland.gov.uk • Hugh Morrison, Hugh.Morrison.cllr@highland.gov.uk	9th September 2026
Members of Scottish Parliament and Members of Parliament	**Date Notice Served**
David Green, MSP for Caithness, Sutherland and Ross (Constituency), David.Green.msp@parliament.scot Maree Todd, MSP for Caithness, Sutherland and Ross (Region), Maree.Todd.msp@parliament.scot Jamie Stone, MP for Caithness, Sutherland and Easter Ross, jamie.stone.mp@parliament.uk	9th September 2026
Names / details of other parties	**Date Notice Served**

N/A	

Details of Proposed Consultation

Proposed Public Event 1	**Venue**	**Date and Time**
Event 1	Bonar Bridge Community Hall, Lairg Road, Bonar Bridge, IV24 3EA	Thursday 1 October 2026 16:00 – 19:00
Proposed Public Event 2 *(at least 14 days after Public Event 1)*	**Venue**	**Date and Time**
Event 2	Bonar Bridge Community Hall, Lairg Road, Bonar Bridge, IV24 3EA	Thursday 3 December 2026 16:00 – 19:00* *may be subject to change

Publication of Event

Newspaper Advert	**Name of Newspaper**	**Advert Date**
Event 1	Press & Journal	To be published no later than 7 days prior to the event
Event 2	Press & Journal	To be published no later than 7 days prior to the event

Details of any other consultation methods (date, time and with whom)

Consultation materials for each event will be published on the SSEN Transmission project webpage (https://www.ssen-transmission.co.uk/projects/project-map/garvary-wind-farm-connection/) under the Documents tab prior to each event. The materials will be the same as those available at the in-person events.

A mail drop will be issued to nearby properties prior to each public event. Additionally, copies of the booklet and consultation maps can be provided on request by contacting the Community Liaison Manager.

Signed	Peter Jackson	Date	9th September 2026

Scottish & Southern Electricity Networks

TRANSMISSION

60

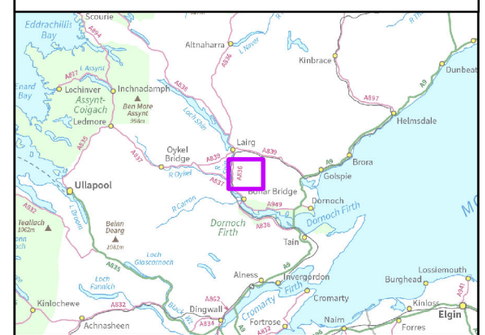
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Scale @ A3: 1:30,000

0 0.25 0.5 1 1.5 2 km

Legend

PAN Boundary



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SSEN Transmission take no responsibility for the release or accuracy of latest version Basemaps from Ordnance Survey

Project No:	LT000430
Project:	Garvary Windfarm 132 kV UGC
Title:	Proposal of Application Notice (PAN) Boundary
Drawn by:	RD
Date:	04/09/2026
Drawing:	1620015738-RAM-MA-IA-00112-SiteLocMapForPAN_02

Scottish & Southern Electricity Networks

TRANSMISSION

Lairg

Rogart

Golspie

Creich

Dornoch

Ardgay and District

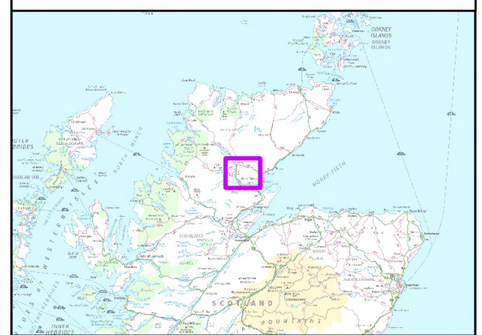
Edderton

Scale @ A3: 1:90,000

0 1.25 2.5 5 7.5 10 km

Legend

- PAN Boundary
- 10 Km Study Area Buffer
- Community Council Boundary



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Project No:	LT000430
Project:	Garvary Windfarm 132 kV UGC
Title:	Community Council Boundary
Drawn by:	RD
Date:	16/09/2026
Drawing:	1620015738-RAM-MA-IA-00117-CommunityCouncilBound_03

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Comhairle na Gàidhealtachd

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	Springfield Properties PLC c/o Stuart Morrison	Agent	
Address	Alexander Fleming House 8 Southfield Drive Elgin Morayshire IV30 6GR	Address	
Phone	07810056054	Phone	
Email	stuart.morrison@springfield.co.uk	Email	

Address or Location of Proposed Development
Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.
Land 320M SW Of Tore Roundabout, Tore

Description of Development
Please include detail where appropriate – e.g. the number of residential units; the

gross floorspace in m^2 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.
Low Carbon Vehicle Hub and Park and Ride facility including ancillary Class 1A retail and Class 3 food and drink, landscaping and biodiversity enhancement, access, roads, SUDS, and associated support infrastructure.

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**
Killearnan Community Council	11/09/2026
Local Elected Members	**Date Notice Served**
Ward 8 sean.kennedy.cllr@highland.gov.uk graham.mackenzie.cllr@highland.gov.uk angela.maclean.cllr@highland.gov.uk margaret.paterson.cllr@highland.gov.uk **Ward 9** sarah.atkin.cllr@highland.gov.uk lyndsey.johnston.cllr@highland.gov.uk morven-may.maccallum.cllr@highland.gov.uk	11/09/2026
Members of Scottish Parliament and Members of Parliament	**Date Notice Served**
Andrew.Baxter.msp@parliament.scot jamie.stone.mp@parliament.uk	11/09/2026

Names / details of other parties	Date Notice Served

Details of Proposed Consultation

Proposed Public Event 1	Venue	Date and Time
In person, drop-in public exhibition.	Tore Hall, 10 Strand Street, Tore, Muir of Ord IV6 7SA	Wednesday 7th of October 2026 between the hours of 4pm-7pm
Proposed Public Event 2 *(at least 14 days after Public Event 1)*	**Venue**	**Date and Time**
In person, drop-in public exhibition.	Tore hall, 10 Strand Street, Tore, Muir of Ord IV6 7SA	Wednesday 11th November 2026 between the hours of 4pm-7pm

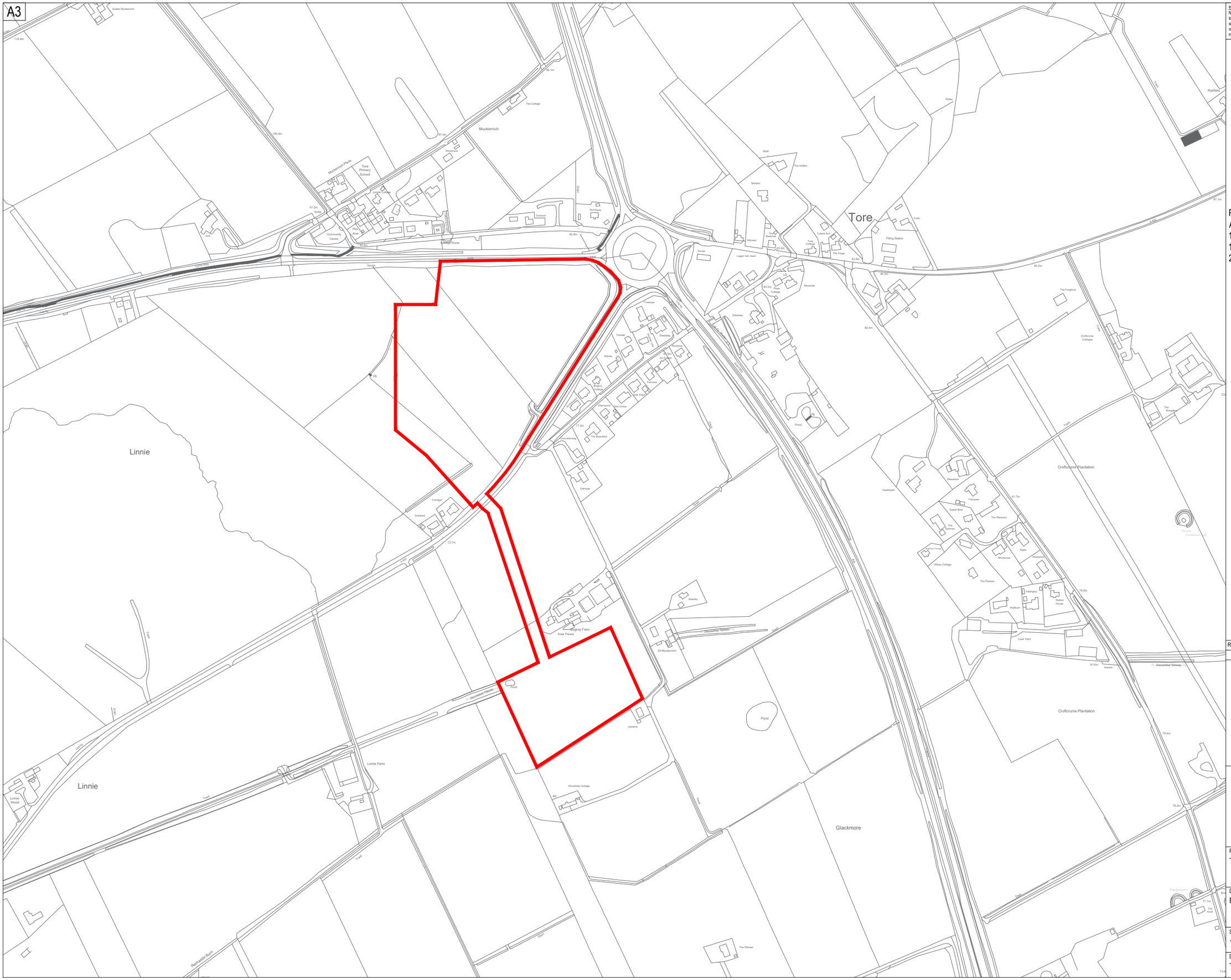
Publication of Event

Newspaper Advert	Name of Newspaper	Advert Date
Event 1 Notice	Ross-shire Journal	18/09/2026
Event 2 Notice	Ross-shire Journal	30/10/2026

Details of any other consultation methods (date, time and with whom)

Signed	*Stuart Morrison*	Date	11/09/2029

A3



Important notes for clients / contractors

No works are to commence on site until all relevant approvals have been obtained. Any deviations to the approved plans have to be reported to this office. Contractors to check all dimensions on site prior to commencement of work. Given dimensions only to be used. "DO NOT SCALE". The copyright of this drawing and design remain the sole property of Springfield Properties Plc and must not under any circumstance be reproduced in any way without express written consent.

north

0m 40 80 120 160 200

scale bar 1:5000

Red line denotes area referred to in application.
Area:
105,194.19m2
10.51Ha
25.99Acres

Rev.	Date	Remarks	By	Ch.

Revisions

Springfield Properties Plc

Elgin Office
Alexander Fleming House,
8 Southfield Drive,
Elgin, Moray,
IV30 6GR

Tel: 01343 552 550
Fax: 01343 551 776
Email: info@springfield.co.uk

Larbert Office
Springfield House,
3 Central Park Avenue,
Larbert,
FK5 4RX

Tel: 01324 555 536
Fax: 01324 574 890
Email: larbert@springfield.co.uk

Project
Tore South

Drawing
PoAN Boundary

Scale	Date	Drawn by	Checked by
1:5000	Aug 2026	SM	KD

Drawing no.
TS_POAN_01

Rev
-

The Highland Council
Comhairle na Gàidhealtachd

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

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Contact Details

Applicant	TagEnergy UK Ltd.	Agent	RES UK & Ireland Limited
Address	4th Floor, Zeppelin Building, 59-61 Farringdon Road, London, EC1M 3JB	Address	Third Floor STV, Glasgow, G51 1PQ
Phone	[redacted]	Phone	[redacted]
Email	vasiliki.frantzis@tag-en.com	Email	Euan.hogg@res-group.com

Address or Location of Proposed Development Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.
The proposed development comprises an underground grid connection route between a location 4.5 km west of Thurso and the Thurso South Grid Supply Point (GSP) (3.5 km south-south-west of Thurso), Caithness, Highland. The approximate end points for the connections are as follows: • Origin (Land 4.5 km west of Thurso) • Termination (Thurso South GSP)

Description of Development Please include detail where appropriate – e.g. the number of residential units; the gross floorspace in m^2 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.
The proposed development will comprise the installation of up to 9 km of 33kV underground electrical cabling to form a grid connection. The infrastructure will be routed within public roads (verges) and across private agricultural land. The proposal includes trenching, cable laying, and non-open cut installation methodologies, specifically directional drilling beneath the Far North Railway Line and the River Thurso Special Area of Conservation (SAC) / Site of Special Scientific Interest (SSSI).

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**
- Caithness West Community Council - Thurso Community Council	14/09/2026
Local Elected Members	**Date Notice Served**
- Cllr. Gunn - Cllr. Mackie - Cllr. Reiss - Clrr. Rosie	14/09/2026
Members of Scottish Parliament and Members of Parliament	**Date Notice Served**
- Mr. David Green, MSP - Mr Jamie Stone, MP	14/09/2026

Names / details of other parties	Date Notice Served
N/A	N/A

Details of Proposed Consultation

Proposed Public Event 1	Venue	Date and Time
1st public event	Forss Village Hall, Thurso, KW14 7XX	w/c 26th October 2026 2pm – 7pm
Proposed Public Event 2 *(at least 14 days after Public Event 1)*	**Venue**	**Date and Time**
2nd public event	Forss Village Hall, Thurso, KW14 7XX	w/c 30th November 2026 2pm – 7pm

Publication of Event

Event week	Name of Newspaper	Advert Date
1st Public event w/c 26 October 2026	Caithness Courier	Wednesday, 21 October 2026
	John O'Groats Journal	Friday, 23 October 2026
2nd Public event w/c 30 November 2026	Caithness Courier	Wednesday, 25 November 2026
	John O'Groats Journal	Friday, 27 November 2026

Details of any other consultation methods (date, time and with whom)

In addition to the consultation events above RES will be utilising the following methods for engagement with key stakeholders:

Newsletters

E-mails/Phone Calls/Meetings

RES will evaluate all of the methods of engagement used and will provide detailed findings within the PAC report submitted with the planning application. RES will ensure findings are presented with transparency and integrity. Please note that comments provided to RES at this time are not representations to Highland Council

(the determining authority). If RES submits a planning application there will be an opportunity to make formal representations on the application to the Council.

Signed	[redacted]	Date	**05/10/2026**

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Powering the Transition to a Sustainable Future



LEGEND

- SSEN 33kV Cable
- SSEN FIBRE OPTIC
- CABLE ROUTE WORKING AREA

NOTES:

1. FOR TRENCH SECTIONS DETAILS SEE DRAWING Q4176-302
2. FOR FURTHER INFORMATION, PLEASE REFER TO FEASIBILITY REPORT
3. ROUTE SHOWN IS INDICATIVE FOR PLANNING PURPOSES

Issue	Description	Drawn	Checked	Appr'd	Date
P01	PRELIMINARY ISSUE	C.E.	M.H	C.D	27/08/24

Powersystems UK Limited Badminton Road, Yate, Bristol, BS37 5GG
T: 01454 318000 E: enquiries@powersystemsuk.co.uk W: powersystemsuk.co.uk
Registered Number 1534161

Scan to visit our website

Project Title: CAIRNMORE GRID CONNECTION

Drawing Title: GRID CABLE ROUTE KEY SHEET

Scale	Original Size	Issue
N.T.S.	A1	P01

Drawing No. Q4176-301

Sheet 1 of 13

X:\TENDERED\CAIRNMORE GRID CONNECTION Q4176\Q4176-301 GRID CABLE ROUTE.DWG

NO UNAUTHORISED COPYING OF THIS DRAWING

The Highland Council
Comhairle na Gàidhealtachd

PROPOSAL OF APPLICATION NOTICE
MOLADH BRATH IARRTAIS

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Contact Details

Applicant	Alisdair Mackay	Agent	Holmes Miller
Address	The Highland Council Glenurquhart Road Inverness IV3 5NX	Address	89 Minerva Street Glasgow G3 8LE
Phone	[redacted]	Phone	0141 204 2080
Email		Email	glasgow@holmesmiller.com

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.
Fortrose Academy Academy Street Fortrose IV10 8TW

Description of Development Please include detail where appropriate – e.g. the number of residential units; the gross floorspace in m^2 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.
Provision of new accommodation for 631 capacity (600 roll) secondary school, to replace part of the existing school at Fortrose Academy. The proposed development includes part demolition of existing school blocks, with new build accommodation to current standards. The proposal will also include new landscaping, external spaces, building services and the creation of a new sports pitch. Newbuild floor area: c.2500m^2. Major Pre-App Ref: 26/02023/PREMAJ

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**
Fortrose and Rosemarkie Avoch and Killen Killearnan Knockbain Cromarty Ferintosh Resolis	18th September 2026
Local Elected Members	**Date Notice Served**
Councillor Sarah Atkin Councillor Lyndsey Johnston	18th September 2026
Members of Scottish Parliament and Members of Parliament	**Date Notice Served**
Morven-May MacCallum - MSP	18th September 2026

Names / details of other parties	Date Notice Served
Muir.Morton@highland.gov.uk – Depute Head Teacher, Fortrose Academy Nigel.Engstrand@highland.gov.uk – Head Teacher, Fortrose Academy	18th September 2026

Details of Proposed Consultation

Proposed Public Event 1	Venue	Date and Time
	Fortrose Library, Fortrose Academy, Academy Street, Fortrose IV10 8TW	7th October 2026 2-7pm (Wednesday)
Proposed Public Event 2 *(at least 14 days after Public Event 1)*	**Venue**	**Date and Time**
	Fortrose Library, Fortrose Academy, Academy Street, Fortrose IV10 8TW	18th November 2026 2-7pm (Wednesday)

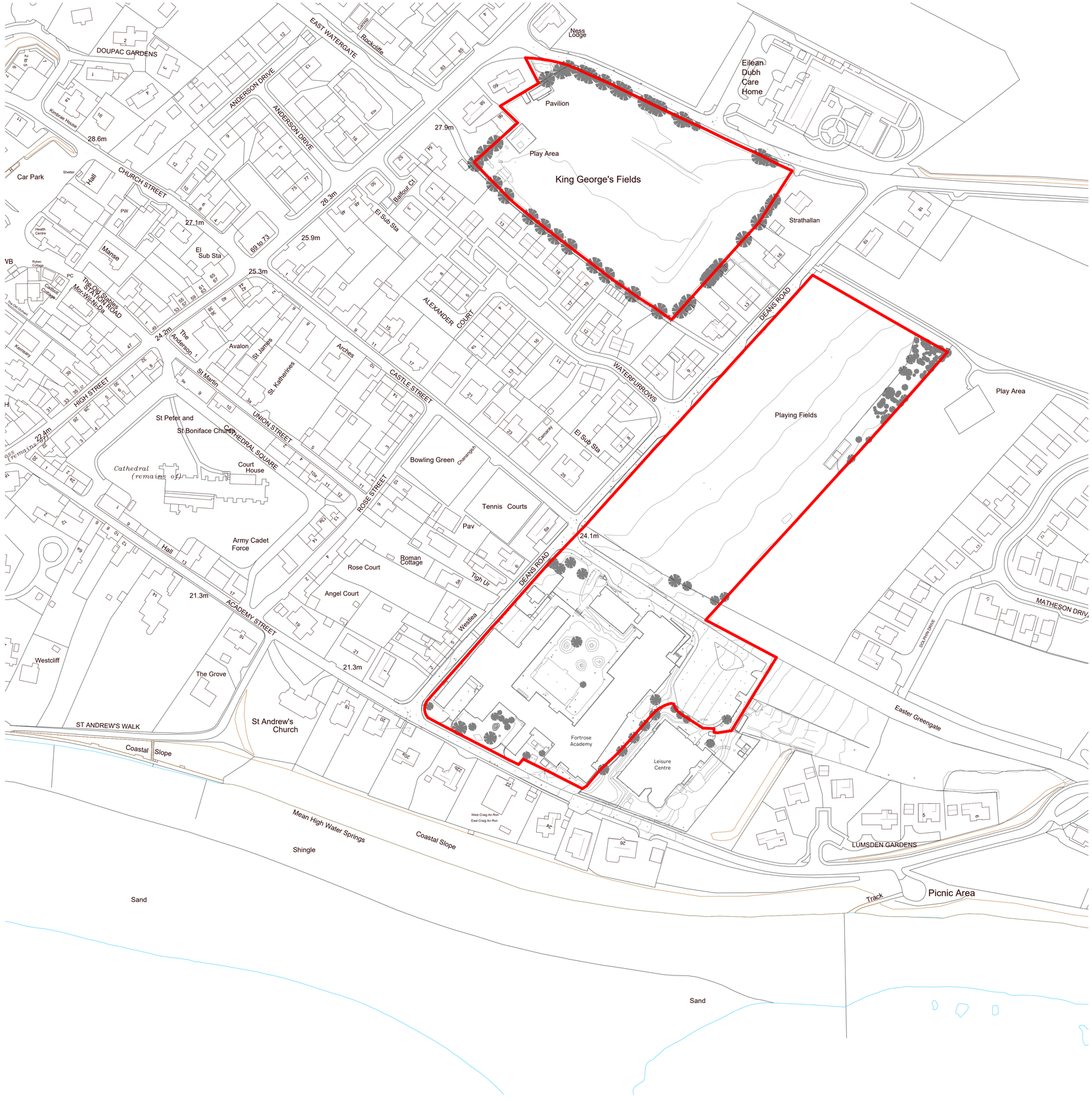
Publication of Event

Newspaper Advert	Name of Newspaper	Advert Date
	Ross-shire Journal Inverness Courier	23rd September 2026 4th November 2026

Details of any other consultation methods (date, time and with whom)

Details will also be advertised on THC website and social media pages. Fortrose Academy - Fortrose Academy - Highland Council

Signed	[redacted] Ruaridh Nicol (on behalf of Holmes Miller)	Date	17/09/2026



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Scale 1:1250 (m)

Notes

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DO NOT SCALE: Use figured dimensions only

Key:

PAN Notice Boundary

Rev	Notes	Drawn	Appr	Date
P01	PAN Notice	RN	CH	17.09.26

Holmes Miller
89 Minerva Street
Glasgow
G3 8LE
0141 204 2080
www.holmesmiller.com

Project 05528

HIP25009 Fortrose Academy POD

Drawing Name

Location Plan

Scale @ A1	Checked	Revision
1 : 1250	CH	P01

Drawing Number

HIP25009-C0559-ZZ-ZZ-DR-A-000010

The Highland Council
Comhairle na Gàidhealtachd

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	William Fettes	Agent	NORR
Address	Glenurquhart Road, Inverness IV3 5NX	Address	Building 5, Suite 1A, Skypark, 45 Finnieston Street, Glasgow G3 8JU
Phone	01349 886606	Phone	0141 204 6500
Email	William.fettes@highland.gov.uk	Email	Lorna.denholm@norr.com

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.
CASTLE PARK, OPPOSITE DINGWALL PRIMARY, ROSS AVENUE, DINGWALL, IV15 9UU

Description of Development Please include detail where appropriate – e.g. the number of residential units; the gross floorspace in m^2 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.
THE NEW DINGWALL POD WILL COMPRISE OF A REPLACEMENT DINGWALL PRIMARY SCHOOL, INCLUDING GAELIC PROVISION, ST CLEMENTS SCHOOL, ENGLISH AND GAELIC MEDIUM NURSERIES, AS WELL AS CREATION OF NEW SPORTS PITCHES, WHICH WILL ADDITIONALLY BE AVAILABLE FOR COMMUNITY LET. ON COMPLETION OF THE POD, BOTH SCHOOLS AND NURSERIES WILL MIGRATE TO THE NEW BUILDING. THE VACATED DINGWALL PRIMARY SCHOOL SITE, INCLUDING THE NURSERY, CABINS, WILL BE DEMOLISHED. THE FINISH AND USE OF THIS SITE AND THAT OF ST CLEMENTS IS TO BE CONFIRMED. THE TARGETED OPERATIONAL DATE FOR THE SCHOOL IS AUGUST 2029 WITH THE OVERALL DEVELOPMENT BEING COMPLETE IN SEPTEMBER 2030. THE SCHOOL IS TO BE DESIGNED FOR A CAPACITY OF 456 CHILDREN AND 88 EARLY YEARS. THE NEW ST CLEMENTS SCHOOL ROLL IS 76. THE NEW POD BUILDING AND ITS SURROUNDING EXTERNAL AREA WILL MEET THE REQUIREMENTS AND ASPIRATIONS OF THC FOR ENERGY TARGETS, SUSTAINABILITY, OPERATIONAL NEEDS, LONG-TERM MAINTENANCE, AND SHOULD PROVIDE THE OPPORTUNITY TO BE A FOCAL POINT IN THE COMMUNITY.

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**
Dingwall Community Council dingwallcommunitycouncil@gmail.com Alness Community Council alnesscomcouncil@gmail.com Black Isle avochandkillencommunitycouncil@gmail.com cromartydcc@cromartylive.co.uk ferintoshcc30@gmail.com fortroseandrosemarkie@gmail.com killearnanccouncil2@gmail.com	09.10.26

info@knockbain.org resoliscc@gmail.com	
Local Elected Members	**Date Notice Served**
sean.kennedy.cllr@highland.gov.uk **graham.mackenzie.cllr@highland.gov.uk** **Angela.mclean.cllr@highland.gov.uk** **Margaret.paterson.cllr@highland.gov.uk** **John.finlayson.cllr@highland.gov.uk** **Sarah.atkin.cllr@highland.gov.uk**	09.10.26
Members of Scottish Parliament and Members of Parliament	**Date Notice Served**
Andrew.Baxter.msp@parliament.scot Max.Bannerman.msp@parliament.scot Ariane.Burgess.msp@parliament.scot Victor.Currie.msp@parliament.scot Tim.Eagle.msp@parliament.scot Kristopher.Leask.msp@parliament.scot Morven-May.MacCallum.msp@parliament.scot Maree.Todd.msp@parliament.scot jamie.stone.mp@parliament.uk	09.10.26
Names / details of other parties	**Date Notice Served**

Details of Proposed Consultation

Proposed Public Event 1	**Venue**	**Date and Time**
	The Legion, Dingwall	28.10.26, 2pm -7pm
Proposed Public Event 2 *(at least 14 days after Public Event 1)*	**Venue**	**Date and Time**
	Dingwall Town Hall	02.12.26, 2pm -7pm

Publication of Event

Newspaper Advert	**Name of Newspaper**	**Advert Date**
	Ross-shire Journal, Inverness Courier	16.10.26

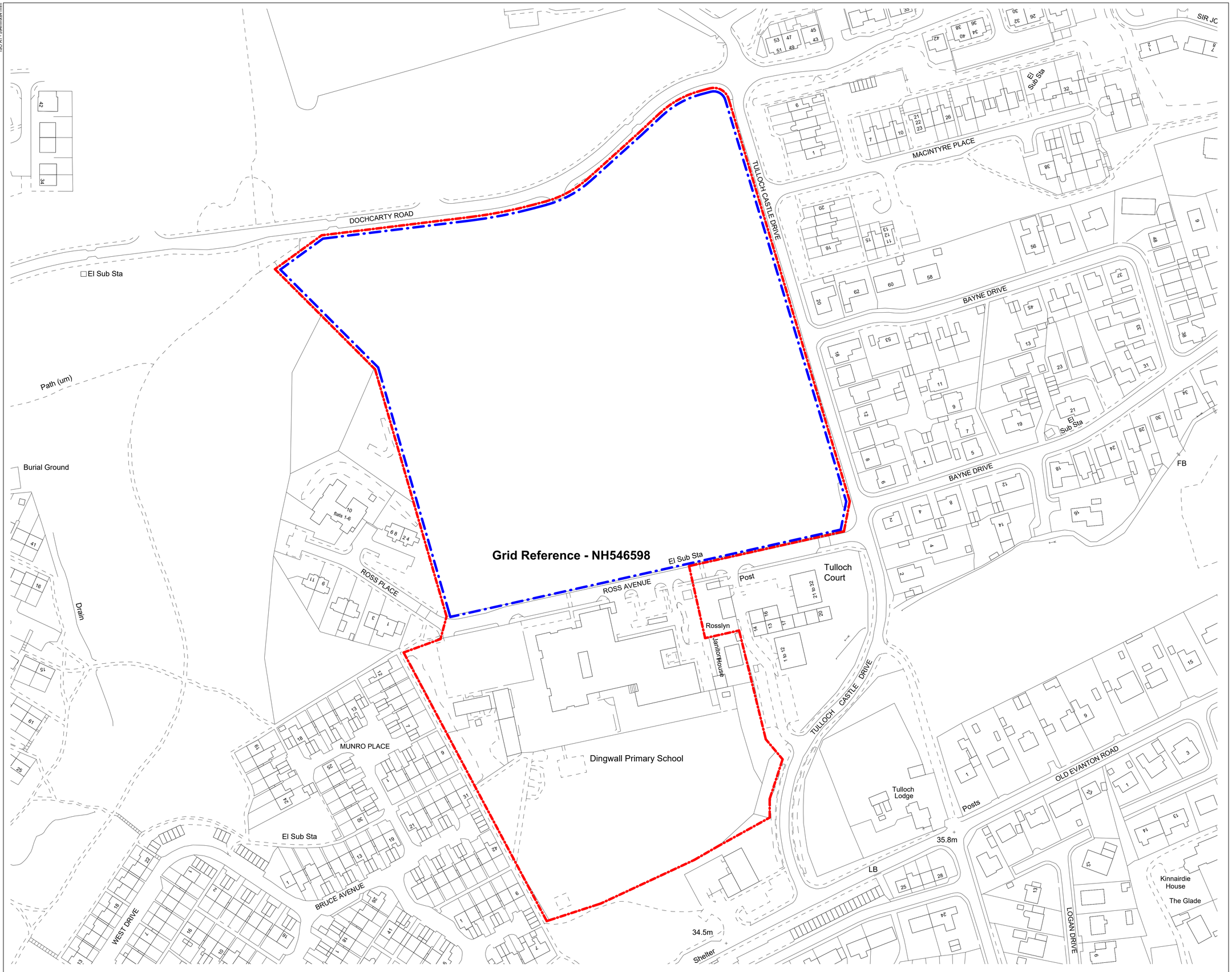
Details of any other consultation methods (date, time and with whom)

A website is available where details of the application can be viewed and commented on.

www.highland.gov.uk/dingwallpod

Signed	L Denholm (agent)	Date	**09.10.26**

ISO A1 - 594mmx841mm



DATE	REVISION	REV	DR	CH
09.03.26	Issued to Planning	P01	ER	LD

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Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings.

Keyplan

APPLICATION BOUNDARY

EXTENT OF LAND NOT CURRENTLY OWNED BY COUNCIL

0 10 20 30 40 50 m

SCALE BAR 1:1000

True North

NORR

NORR Consultants Limited.

SET OFFICE INFORMATION

www.norr.com

Drawn EF	Date 05.03.26
Checked LD	Date 05.03.26
Scale 1 : 1000 @ A1	
Client THE HIGHLAND COUNCIL	
Project DINGWALL POD	
Drawing Title SITE - LOCATION PLAN	
Sheet Status S2 - FOR INFORMATION	
Project No. ED3025-0323	
Drawing No. DWPOD-NOR-B1-ZZ-DR-A-90010	Rev. P01