Agenda item	**4**
Report no	**PLS/61/26**

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 2 December 2026

Report Title: Major Development Update

Report By: Area Planning Manager – South

Purpose/Executive Summary

This report provides an update on progress of all cases within the 'Major' and 'National' development categories currently with the Planning and Development Service for determination. The report also details progress on proposals submitted under Section 36 or Section 37 of the Electricity Act 1989 on which the Council is consulted.

Recommendation

Members are asked to note the current position of these applications.

1. PROGRESS UPDATE

1.1 Appendix 1 contains a list of all applications for Major Development or National Development currently with the Service and awaiting determination. A brief update on the progress of these applications is provided, including a likely timescale for each case to be determined.

1.2 Appendix 2 provides a list of all significant Electricity Act applications. 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 3 provides a list of all major scale planning permissions and Electricity Act consents issued within the last two years to provide members with an update on the status of these developments.

1.4 Details for any of these applications can be obtained through the Council's e-planning portal http://wam.highland.gov.uk/wam by entering the respective case reference number. 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. FURTHER PROCEDURE / CURRENT APPEALS

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

2.2 Progress with applications where the Council has **raised objection** 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: Yet to be Reported to Committee)

2.3 None.

Grid Applications
(Objection Raised: Reported to Committee)

2.4 25/03986/S37 - Beauly to Peterhead 400 kV OHL - Install, operate and keep installed 186km of new 400 kV overhead transmission line (OHL), supported on steel lattice tower structures, between proposed new substations at Fanellan (NH 48321 42717) in the area of Beauly, Greens (NJ 81960 47587) in the area of New Deer and Netherton (NK 05761 45576) in the area of Peterhead; associated crossing works, temporary diversions and permanent realignment to 14.7 km of existing 132 kV and 275 kV OHLs, and ancillary development and associated works. The application was reported to committee in June 2026 and in line with officers' recommendation, Members maintained the Council's objection. Case has been passed to DPEA with PLI held in August 2026. Scottish Ministers decision awaited.

2.5 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.

2.6 25/02993/S37 - Beauly - Denny Overhead Line Diversion - The temporary and permanent diversion of approximately 1.7km section of the existing 275/400kV Beauly Denny overhead line (OHL). In the absence of an agreed extension of time to respond to the application, the Council issued an objection in September 2025 under delegated authority. The application was reported to the South Area Planning Committee on 6 August 2026 where the Council's objection was maintained with refined reasons. The case has been passed to the DPEA, reporters have been appointed and we await details of any further procedure with the case to be determined by Scottish Ministers.

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

2.7 25/04141/S36 - Millennium East Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising a total of 8 wind turbines with Turbines T1, T2, T3, T7 and T8 having a maximum blade tip height of 180m, and Turbines T4, T5 and T6 having a maximum blade tip height of 200m, access tracks, borrow pit extension, substation, control building, and ancillary infrastructure. An in-time objection has been lodged with the Energy Consents Unit on 30 April 2026, with the application due to be reported to SPAC in Q1 2027 at the earliest.

2.8 25/04104/S36 - Beinneun 2 Wind Farm - Erection and operation of a wind farm for

a period of 40 years, comprising of up to 19 wind turbines with a maximum blade tip height of 200m, battery energy storage system (BESS), met mast, access tracks, borrow pits, substation, control building, and ancillary infrastructure. An in-time objection has been lodged with the Energy Consents Unit on 12 February 2026, with the application due to be reported to SPAC in Q1 2027 at the earliest.

2.9 25/01748/S36 - Lynemore Wind Farm - Erection and operation of a wind farm for a period of 50 years, comprising up to 12 wind turbines with a maximum blade tip height of 200m, battery energy storage system (BESS), access tracks, borrow pit, substation, control building, and ancillary infrastructure. An in-time objection has been lodged with the Energy Consents Unit on 19 August 2026, with the application due to be reported to SPAC in Q4 2026.

2.10 25/01355/S36 - Highland Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising up to 24 turbines, 5 with a maximum blade tip height of 230m and 14 with a maximum blade tip height of 200m along with a Battery Energy Storage System (BESS) facility with a combined generating capacity of 163MW, access tracks, borrow pits, substation, control building, cabling, temporary construction compound(s) and ancillary infrastructure. An in-time objection has been lodged with the Energy Consents Unit on 7 October 2025, with the application due to be reported to SPAC in Q1 2027.

2.11 25/00847/S36 - Clune Wind Farm - Erection and operation of a wind farm for a period of 40 years, comprising up to 26 turbines with a maximum blade tip height of 200m, control building, substation, Battery Energy Storage System, new access, tracks, watercourse crossings, borrow pits, underground cabling, construction compounds, laydown areas and ancillary infrastructure. An in-time objection has been lodged with the Energy Consents Unit on 7 October 2025, with the application due to be reported to SPAC in Q1 2027.

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

2.12 25/01135/S36 - Fearna Pumped Storage Hydro Scheme - Construction and operation of a pumped storage hydroelectric scheme with a generating capacity of up to 1,800MW, storage capacity up to 36GWhr, comprising waterway system, powerhouse, switchyard, access and ancillary infrastructure and works. An in-time objection has been lodged with the Energy Consents Unit on 27 October 2025, with the application having been reported to SPAC on 1 April 2026 where in line with Officers' recommendation, members maintained the Council's objection. PLI proceedings have commenced with the Pre-Enquiry Meeting having taken place on 13 August 2026, with PLI due to commence on 22 February 2027 ahead of the application's determination by Scottish Ministers.

2.13 25/00503/S36 - Beauly BESS - Construction and operation of a Battery Energy Storage System along with associated infrastructure and ancillary works, earthworks, access, drainage, landscaping and biodiversity enhancements. An in-time objection has been lodged with the Energy Consents Unit on 9 October 2025. Application reported to committee in May 2026 where members maintained an objection in line with Officers' recommendation. Await commencement of PLI

proceedings ahead of determination by Scottish Ministers.

2.14 24/00933/S36 - Dell 2 Wind Farm (Re-design) - Erection and operation of a wind farm for a period of 35 years, comprising of 9 wind turbines, 4 with a maximum blade tip height of 180m and 5 with a maximum blade tip height of 200m, access tracks, borrow pits, substation, control building, and ancillary infrastructure. An in-time objection has been lodged with the Energy Consents Unit on 26 June 2025, with the application being reported to SPAC on 5 February 2026 where members maintained the Council's objection. PLI proceedings took place in late July 2026 and determination by Scottish Ministers is awaited.

2.15 23/06025/S36 - Loch Kemp - Construction and operation of pumped hydro storage; dam, raise, and utilise Loch Kemp, as its upper reservoir, and connect by underground waterway systems and tunnels to a powerhouse and tailrace structure on the shores of Loch Ness. The application was reported to Committee in June 2025 where members raised objection, contrary to Officers recommendation. PLI proceedings took place in April 2026 and determination by Scottish Ministers is awaited.

2.16 23/02462/S36 – Loch Liath Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising a total of 13 wind turbines with Turbines 2, 3, 4, 5, 8, 9, 10, 11, 12, and 13 having a maximum blade tip height of 200m, and Turbines 1, 6 and 7 having a maximum blade tip height of 180m, access tracks, borrow pit, substation, control building, anemometer mast, and ancillary infrastructure. Application reported to Committee in February 2025 where members agreed to raise an objection as per officer recommendation. A PLI took place on 18, 19 and 20 November 2025 in Fort Augustus, and determination by Scottish Ministers is awaited.

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 are set out below.

2.18 25/00826/FUL - Fanellan Substation - construction and operation of a 400 kV substation and converter station and associated infrastructure, site access, landscaping and demolition works at land 300M NW Of Fanellan Farmhouse, Kiltarlity. The application was reported to committee in February 2026 and refused planning permission. The applicant subsequently submitted an appeal to the Scottish Government on 2 April 2026 (DPEA reference PPA-270-2327). Details of any further procedure is awaited ahead of determination by Scottish Ministers. Extensive archaeological site investigative works are ongoing.

3. DECISIONS BY SCOTTISH MINISTERS

3.1 Since the report to the last committee the following decisions in the SPAC area have been issued by Scottish Ministers:

- None

4. RECOMMENDATION

4.1 Members are asked to note the current position of 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 Roberston
Designation:	Planning Manager – South
Author:	Peter Wheelan, Strategic Projects Team Leader

APPENDIX 1 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Keith Gibson	Section 42 application to vary Condition 2 (17/00127/S42) to include an additional area of extraction to yield a further 400,000 tonnes of sand and gravel	Balblair Quarry Balblair Beauly IV4	Breedon Trading Ltd	Application undergoing consultation and anticipated to be reported to committee in Q1 2027.	25/04801/S42	PCO	12
Jack Wiseman	Cnoc Farasd Wind Farm - Erection and operation of a wind farm for a period 35 years, comprising up to 6 turbines with a maximum blade tip height of 149.9 meters, battery energy storage system (BESS), and ancillary infrastructure	Land 2KM NE Of The Lodge Buntait Glenurquhart Drumnadrochit	E Power Limited	Application undergoing consideration. Anticipated to be reported to committee in Q4 2026.	25/04604/FUL	PCO	12
Ross Mcateer	Application under Section 42 to vary conditions 1 and 5 of planning permission 18/00108/S42	A Ross & Sons Mid Lairgs Quarry Farr Inverness IV2	Alexander Ross And Sons (Sand And Gravel) Ltd	Application reported to committee in February 2026 where members granted planning permission, subject to concluding a financial restoration guarantee.	25/04294/S42	PDE	12
Keith Gibson	Extraction and processing of sand and gravel	Land 550M East Of Farr Community Hall Inverarnie Farr Inverness	Pat Munro (Alness) Limited	Application undergoing consultation. Anticipated to be reported to committee in Q1 2027.	25/03869/FUL	PCO	12
Roddy Dowell	Coire Glas Hydro Pumped Storage Scheme - Construction of tunnel, tunnel portal & portal apron (tunnel inclusive of passing places, turning niches & refuge areas) to accommodate installation of 400kV export/import electricity cables to connect Coire Glas generating station to the national grid, including access tracks with surface cable trenching, temporary construction compounds to include but not limited to welfare, parking, plant, materials storage & materials processing, ancillary buildings & spoil storage areas.	Land 4.4KM SW Of North Laggan Farmhouse North Laggan	Coire Glas Hydro Pumped Storage Limited	Pending consideration and anticipated to be reported to committee in Q1 2027.	25/03055/FUL	PCO	11

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Alison Harvey	Knocknagael Substation Extension - Erection and operation of an extended substation comprising platform, 275kV air insulated switchgear plant equipment, laydown and construction compounds, access, landscaping, drainage and ancillary works.	Knocknagael Substation Essich Road Inverness	Scottish Hydro Electric Transmission Plc	An Environmental Impact Assessment has been sought to be prepared and submitted by the applicant. Once received, the application will be readvertised and consulted upon ahead of reporting to committee. Should this not be forthcoming the application may be either withdrawn, refused or appealed for non-determination. Further update from the applicant awaited.	25/02201/FUL	PCO	15
John Kelly	Section 42 application to develop land without compliance with Condition16 of planning permission 23/05756/FUL (new grass pitch provision)	Nairn Academy Duncan Drive Nairn IV12 4RD	The Highland Council	Application received and undergoing consultation. Anticipated to be reported to committee in Q4 2026.	25/01160/S42	PCO	18
John Kelly	Phase 2 Inverness Campus comprising erection of buildings for use as business (Class 4), hotel (Class 7), staff and student residential accommodation (sui generis) and alternative shops and professional services (Class 1A), food and drink (Class 3) and/or non-residential institutions (Class 10) uses, associated infrastructure including internal campus roads, access, parking, open space, landscaping, sustainable urban drainage, utilities and associated works	Land 310M East Of Inverness College UHI 1 Inverness Campus Inverness	Highlands And Islands Enterprise	Application reported to committee in December 2025 where members granted planning permission, subject to concluding a Section 75 legal agreement.	25/01156/PIP	PDE	19
Peter Wheelan	Dell Wind Farm - Application under Section 42 to vary Conditions 2 (period of permission) and 5 (decommissioning) of planning permission PPA-270-2183	Land At Dell Estate Whitebridge Inverness	Dell Wind Farm Ltd	Further environmental information has been requested. This is anticipated to be prepared post the determination of the associated Section 36 Dell II redesign application which is awaiting determination by Scottish Ministers. The applicant and Officers will consider the outcome ahead of pursuing the determination of this application.	24/00881/S42	PCO	12
Christine MacLeod	Erection of 15 houses	Fort Reay Sandown Farm Lane Nairn IV12 5NE	Mr & Mrs Bill and Suzanne MacLeod	Revisions to the original layout received and consultation responses received. Comments to be considered by applicant and revised drawings to be submitted. Awaiting further update from applicant ahead of reporting to committee.	22/05964/FUL	PCO	18

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	Section 42 Application for non-compliance with condition 10 (Clarification of terms of consent) of Planning Permission in Principle 13/04334/PIP to allow for the retail sale of food or other convenience goods	Land Adjacent To Inshes Retail Park Dell Of Inshes, Inshes Inverness	Aberdeen Standard Investments	Application determination has been sisted, pending requested re-design of the proposals to better reflect IMFLDP2 site allocation, recent appeal decision and transportation constraints.	22/02228/S42	PCO	19
Laura May	Continue to develop Glensanda Quarry without complying with Condition 16 of planning permission 05/00334/FULLO in so far as it relates to the construction of a screen mound	Glensanda Quarry Glensanda Morvern PA80 5QB	Aggregate Industries UK Ltd	Application granted by committee in June 2024 subject to a legal agreement. Review of restoration valuation report complete and with legal to conclude agreement.	21/05841/S42	PDE	21
Christine MacLeod	Residential development comprising up to 400 residential units and associated infrastructure	Land 160M North Of Glenericht Stratton Lodge Culloden Inverness	Springfield Properties Plc	Application granted by committee in April 2025 subject to a legal agreement which is progressing.	21/04895/PIP	PDE	17

APPENDIX 2 - APPLICATIONS SUBMITTED UNDER THE ELECTRICITY ACT 1989

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Jack Wiseman	Tomchrasky Wind Farm Variation - application to increase the blade tip height from 185m to 250m and extend the operational lifetime from 30 years 40 years of the consent for Tomchrasky Wind Farm (THC ref. 22/05955/S36) comprising 14 turbines, battery energy storage system (BESS), anemometer mast, access tracks, four borrow pits, and associated infrastructure.	Land 3200M NW Of Dalchreichart Cemetery Dalchreichart Glenmoriston	E Power Limited	Application undergoing consideration. Anticipated to be reported to committee in Q1 2027.	26/03624/S36	PCO	12
Alison Harvey	Bhlaraidh Wind Farm Extension - Section 36C - Proposed variation to Bhlaraidh Wind Farm Extension - comprising of 15 wind turbines with maximum blade tip height of upto 230m, access tracks, borrow pits, substation, control building and ancillary infrastructure 21/04080/S36). This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00006176	Glenmoriston Estate North Of Levishie, Invermoriston	SSE Renewables	Application undergoing consultation and is anticipated to be reported to committee in Q1 2027. Additional environmental information is due to be submitted in relation to the proposed grid connection.	26/00391/S36	PCO	12
Jack Wiseman	Millennium East Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising a total of 8 wind turbines with Turbines T1, T2, T3, T7 and T8 having a maximum blade tip height of 180m, and Turbines T4, T5 and T6 having a maximum blade tip height of 200m, access tracks, borrow pit extension, substation, control building, and ancillary infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005013	Millenium Windfarm Glenmoriston	Nadara Ltd	Application received and undergoing consultation. Anticipated to be reported to committee in Q1 2027.	25/04141/S36	S36RO	12
Jack Wiseman	Beinneun 2 Wind Farm - Erection and operation of a wind farm for a period of 40 years, comprising of up to 19 wind turbines with a maximum blade tip height of 200m, battery energy storage system (BESS), met mast, access tracks, borrow pits, substation, control building, and ancillary infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00004972	Land 2KM NE Of Gilles Fencing Ardochy Invergarry	Beinneun 2 Ltd	Objection raised by officers with the agreement of the Chair and Vice-Chair of SPAC. Application received and undergoing consultation. Anticipated to be reported to committee in Q1 2027 at the earliest.	25/04104/S36	S36RO	11

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Jack Wiseman	Beauly to Peterhead 400 kV OHL - Install, operate and keep installed 186km of new 400 kV overhead transmission line (OHL), supported on steel lattice tower structures, between proposed new substations at Fanellan (NH 48321 42717) in the area of Beauly, Greens (NJ 81960 47587) in the area of New Deer and Netherton (NK 05761 45576) in the area of Peterhead; associated crossing works, temporary diversions and permanent realignment to 14.7 km of existing 132 kV and 275 kV OHLs, and ancillary development and associated works. This case will be determined by the Energy Consents Unit Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00005221&T=5 using reference number ECU00005165	Land 1525M SE Of Finglack Culloden Moor Inverness	Scottish Hydro Electric Transmission Plc	The application was reported to committee in June 2026 and in line with officers recommendation, Members maintained the Councils objection. Case has been passed to DPEA with a PLI held in August 2026. Scottish Ministers decision awaited.	25/03986/S37	S37RO	18
Jack Wiseman	Kyllachy Wind Farm - 13 turbines up to 180m blade tip with overall capacity exceeding 50MW, Battery Energy Storage System (BESS) up to 22MW capacity and associated infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005153	Land 6000M W Of Findhorn Bridge At Glen Kyllachy Tomatin	Donnachie Graham Wind Estate Ltd	Application received and undergoing consultation. Anticipated to be reported to committee in Q2 2027.	25/03511/S36	PCO	19
Laura May	Spittal to Beauly 400 kV OHL - Install, operate and keep installed 173km of new 400 kV overhead electricity line, supported on steel lattice tower structures, between proposed new substations at Banniskirk (ND 15905 56823) in the area of Spittal, and Fanellan (NH 48534 43208) in the area of Beauly, with a connection via a proposed new substation at Carnaig (NH 65053 97458) near to the existing substation at Loch Buidhe, in the area of Bonar Bridge; associated permanent diversion works to 18km of existing 132 kV and 275 kV overhead electricity lines, including the temporary diversion works, and ancillary development and associated works. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00006008	Land 2430M SW Of Loch Buidhe Bonar Bridge	Scottish Hydro Electric Transmission Plc	The application was reported to a joint North and South Area Planning Committee on 9 September 2026 where the Councils 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	25/03311/S37	S37RO	01
Roddy Dowell	Ballach Wind Farm - Erection and Operation of a Wind Farm for a period of 35 years, comprising 20 turbines with a maximum blade tip height of up to 230m, along with a battery energy storage system (BESS) and ancillary infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005219	Land 6260M NE Of Erchless Forest Cottage Struy Beauly	Energiekontor UK Ltd	Application pending consideration. Amendments anticipated to be reconsulted upon. Thereafter, anticipated to be reported to committee in late Q1 2027 at the earliest.	25/02996/S36	PCO	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Michael Kordas	Bingally 400 kV Substation Overhead Line Tie-in-Install and keep installed two new 400kV steel lattice towers and approximately 1.6km of overhead line (including a temporary diversion requiring two temporary towers) to facilitate the tie-in of the existing Beauly-Denny overhead line into the proposed Bingally 132/400kV substation, associated ancillary infrastructure including access tracks, construction laydown area and compound. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005145	Land 1635M East Of Tom Guisachan Tomich Cannich	Scottish Hydro Electric Transmission Plc	Application reported to committee in May 2026 where members raised no objection. Awaiting decision from Scottish Ministers.	25/02301/S37	S37RNO	12
Alison Harvey	Lynemore Wind Farm - Erection and operation of a wind farm for a period of 50 years, comprising up to 12 wind turbines with a maximum blade tip height of 200m, battery energy storage system (BESS), access tracks, borrow pit, substation, control building, and ancillary infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005105.	Land 2000M SW Of Lynemore Moy Tomatin	Galileo 05 Limited	Application received and is undergoing consultation. An in-time objection has been lodged with the Energy Consents Unit on 19 August 2026, with the application due to be reported to SPAC in Q4 2026.	25/01748/S36	S36RO	19
Roddy Dowell	Glen Earrach Pumped Storage Hydro (PSH) scheme - construction and operation of a PSH. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005121	Land 2700M West Of Inchtellach Bunloit Drumnadrochit	Glen Earrach Energy Limited	Application was presented to committee in October 2026 where, in line with officers recommendation, members raised no objection. Awaiting determination by Scottish Ministers.	25/01599/S36	PDE	12
Alison Harvey	Highland Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising up to 24 turbines, 5 with a maximum blade tip height of 230m and 14 with a maximum blade tip height of 200m along with a Battery Energy Storage System (BESS) facility with a combined generating capacity of 163MW, access tracks, borrow pits, substation, control building, cabling, temporary construction compound(s) and ancillary infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005082	Land 5000M SE Of Farmhouse Tomatin	Highland Wind Farm Ltd	An in time objection has been lodged with the Energy Consents Unit on 7 October 2025, with the application due to be reported to SPAC in Q1 2027.	25/01355/S36	S36RO	20

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Roddy Dowell	Fearna Pumped Storage Hydro Scheme - Construction and operation of a pumped storage hydroelectric scheme with a generating capacity of up to 1,800MW, storage capacity up to 36GWhr, comprising waterway system, powerhouse, switchyard, access and ancillary infrastructure and works. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005061	Land 4390M NW Of Kingie Lodge Invergarry	Fearna PSH Ltd	An in-time objection has been lodged with the Energy Consents Unit on 27 October 2025, with the application having been reported to SPAC on 1 April 2026 where in line with Officers recommendation, members maintained the Councils objection. PLI proceedings have commenced with the Pre-Enquiry Meeting having taken place on 13 August 2026, with PLI due to commence on 22 February 2027 ahead of the applications determination by Scottish Ministers.	25/01135/S36	S36RO	11
Alison Harvey	Clune Wind Farm - Erection and operation of a wind farm for a period of 40 years, comprising up to 26 turbines with a maximum blade tip height of 200m, control building, substation, Battery Energy Storage System, new access, tracks, watercourse crossings, borrow pits, underground cabling, construction compounds, laydown areas and ancillary infrastructure. Land 4km SW of Drumbain Steading, Tomatin. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005038	Land 4KM SW Of Drumbain Steading Tomatin	RES Ltd	An in time objection has been lodged with the Energy Consents Unit on 7 October 2025, with the application due to be reported to SPAC in Q1 2027.	25/00847/S36	S36RO	19
Alison Harvey	Balnespick Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising up to 9 turbines with a maximum blade tip height of 200m, control building, substation (including transformer and Battery Energy Storage System), upgraded access, tracks, watercourse crossings, borrow pits, underground cabling, construction compounds, laydown areas and ancillary infrastructure. Land 4000m SE Of Balvraid Lodge, Tomatin. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00004904.	Land 4000M SE Of Balvraid Lodge Tomatin	Fred Olsen Renewables Limited	Anticipated that the application will be reported to committee in Q1 2027.	25/00629/S36	PCO	19
Michael Kordas	Beauly BESS - Construction and operation of a Battery Energy Storage System along with associated infrastructure and ancillary works, earthworks, access, drainage, landscaping and biodiversity enhancements. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00005160	Land 465M SE Of Dunballoch Beauly	Field Beauly Ltd	Application reported to committee in May 2026 where members raised objection in line with officers recommendation. Awaiting commencement of PLI proceedings.	25/00503/S36	S36RO	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Roddy Dowell	Knocknagael BESS - Construction and operation of a 200MW Battery Energy Storage System (BESS) comprising two BESS and one substation compounds, associated infrastructure, site access, and landscaping. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005099.	Land 500M South East Of Essich Farm Cottages Inverness	Field Knocknagael Limited	Application reported to committee in August 2025 where members raised no objection. Awaiting Scottish Ministers decision.	24/05097/S36	S36RNO	15
Peter Wheelan	Dell 2 Wind Farm (Re-design) - Erection and operation of a wind farm for a period of 35 years, comprising of 9 wind turbines, 4 with a maximum blade tip height of 180m and 5 with a maximum blade tip height of 200m, access tracks, borrow pits, substation, control building, and ancillary infrastructure	Land At Dell Estate Whitebridge Inverness	Dell Wind Farm Ltd	An in-time objection has been lodged with the Energy Consents Unit on 26 June 2025, with the application being reported to SPAC on 5 February 2026 where members maintained the Councils objection. PLI proceedings took place in late July 2026 and determination by Scottish Ministers is awaited.	24/00933/S36	S36RO	12
Roddy Dowell	Loch Kemp - Construction and operation of pumped hydro storage; dam, raise, and utilise Loch Kemp, as its upper reservoir, and connect by underground waterway systems and tunnels to a powerhouse and tailrace structure on the shores of Loch Ness	Land 1300M SW Of Dell Lodge Whitebridge	Loch Kemp Storage Ltd	The application was reported to Committee in June 2025 where members raised objection, contrary to Officers recommendation. PLI proceedings took place in April 2026 and determination by Scottish Ministers is awaited.	23/06025/S36	S36RO	12
Peter Wheelan	Loch Liath Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising a total of 13 wind turbines with Turbines 2, 3, 4, 5, 8, 9, 10, 11, 12, and 13 having a maximum blade tip height of 200m, and Turbines 1, 6 and 7 having a maximum blade tip height of 180m, access tracks, borrow pit, substation, control building, anemometer mast, and ancillary infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00002182	Land 9000M SW Of Glenurquhart High School Balmacaan Road Drumnadrochit	Loch Liath Wind Farm Limited	Application reported to committee in February 2025 where members raised an objection. A PLI took place in November 2025 and determination by Scottish Ministers is awaited.	23/02462/S36	S36RO	12

APPENDIX 3 - MAJOR APPLICATIONS CONSENTED POST 2019 AND PLANNING PERMISSIONS FOR STRATEGIC DEVELOPMENTS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Ross Cubey	Renovation and extension of the Dores Inn, new bakery (incorporating cafe/shop, public toilets and beach changing facilities), service building, general storage, boat kiosk and jetty, car parking, relocation of glass recycling point, landscape (including realigned burn and relocated/new football pitch/play park), nature and biodiversity improvements, paths (temporary diversion and permanent), repair/ improvements to loch wave defence, access and associated drainage/service infrastructure	Dores Inn Dores Inverness 6TR	Aldourie Castle Limited	Application reported to committee in August 2026 where members granted planning permission. Awaiting the submission of pre-commencement conditions.	26/01364/FUL	14/08/2026	12
Jack Wiseman	Ardersier Port - Port extension and continued use of the existing port facility for port-related services associated with energy-related uses including demolition and site clearance, upfilling and regrading / surfacing of new landward areas, and creation of hardstanding surface, quay construction, erection of offices, industrial and storage buildings, and associated works including manufacture, assembly, storage and delivery of port related cargo, temporary stockpiling of dredged material, bunding, parking, security fencing, site drainage, services, landscaping and biodiversity enhancement.	Former Fabrication Yard Ardersier	Ardersier Port Limited	Planning permission in principle granted in April 2026.	25/04362/PIP	01/04/2026	17
Ross Cubey	Dalmagarry Quarry - Application under Section 42 to vary Condition 2, Part 1 (mineral output limit) of planning permission 22/02323/S42	Land 300M NW Of Invereen Dalmagarry Wood Tomatin	Pat Munro Homes	Application reported to committee in August 2025 where members granted planning permission. Mineral extraction ongoing.	25/00992/S42	28/08/2025	19
Michael Kordas	Bingally Substation - Construction of a new 400/132kV outdoor Air Insulated Switchgear (AIS) substation comprising platform, plant and machinery, control buildings, access, temporary laydown and compound areas, drainage, landscaping and other ancillary works.	Land 1700M SE Of Glasha Tomich Cannich	Scottish Hydro Electric Transmission Plc	Application reported to committee in February 2026 where members granted planning permission in line with officers recommendation. Satisfaction of pre-commencement conditions is ongoing.	25/00592/FUL	25/02/2026	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Michael Kordas	Bingally Substation - Construction of a new 400/132kV outdoor Air Insulated Switchgear (AIS) substation comprising platform, plant and machinery, control buildings, access, temporary laydown and compound areas, drainage, landscaping and other ancillary works.	Land 1700M SE Of Glasha Tomich Cannich	Scottish Hydro Electric Transmission Plc	Application reported to committee in February 2026 where members granted planning permission in line with officers recommendation. Satisfaction of pre-commencement conditions is ongoing.	25/00592/FUL	25/02/2026	12
Roddy Dowell	Aberarder Wind Farm Grid Connection - Installation and operation of 132kV overhead transmission line between Aberarder Wind Farm Substation and the existing Dunmaglass to Farigaig 132 kV overhead transmission line, including ancillary works. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00005222	Land 835M SE Of Dunmaglass Mains Dunmaglass	Scottish Hydro Electric Transmission Plc	Application was reported to committee in August 2025 where members raised no objection. Consent was issued by the Energy Consents Unit on 17 December 2025.	24/04767/S37	17/12/2025	12
Roddy Dowell	Replacement of 1.1km section of 132kV OHL between Quoich Power Station and Quoich Tee Switching Station comprising six steel lattice towers, new suubstation platform, diverted track, associated works and infrasture. 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 ECU00005024	Land 680M NE Of SSE Power Station Invergarry	Scottish Hydro Electric Transmission Plc	Application reported to committee in August 2025 where members raised no objection. Scottish Government granted consent on 7 September 2026 and satisfaction of conditions awaited.	24/03323/S37	07/09/2026	11
Peter Wheelan	Melgarve cluster project - Section 37 application under the Electricity Act for the installation and operation of approximately 7 km of 132 kV overhead line on double circuit steel structure towers, and ancillary development comprising 2 no. cable sealing end compounds, approximately 9.9 km of underground cable (7.3 km from the Dell Wind Farm on site substation, 1.8 km from the Cloiche Wind Farm on site substation and 0.8 km on approach into Melgarve substation), upgrades to existing access tracks, new permanent and temporary access tracks, and temporary working areas (ECU Case Reference: ECU00004850)	Land 10KM NW Of Coul Farm House Laggan	Scottish Hydro Electric Transmission Plc	Application reported to committee in June 2025 where members agreed to raise an objection as per officer recommendation. Scottish Ministers consented the application on 22 April 2026, with the grid connection to Dell Wind Farm having been removed. Awaiting satisfaction of pre-commencement conditions.	24/01732/S37	22/04/2026	20

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Roddy Dowell	Earba Pumped Storage Hydroelectric Scheme - Construction and operation of a pumped storage hydroelectric scheme with a generating capacity of 1,800MW and a 40GWh storage capacity	Land 4200M SE Of Moy Lodge Tulloch Roy Bridge	Earba Limited	Application consented by Scottish Ministers on 28 March 2025. Awaiting satisfaction of pre-commencement conditions.	24/01056/S36	28/03/2025	20
Elaine Watt	Erection of 118 residential units, infrastructure, roads, drainage and landscaping	Land 545M SE Of Charleston Academy General Booth Road Inverness	The Highland Council - Housing	Application granted by committee in November 2024, S75 agreement concluded in May 2025. Applicant is in the process of satisfying conditions.	23/05335/FUL	21/05/2025	13
Peter Wheelan	Chrathaich Wind Farm - Erection and operation of a wind farm for a period of 30 years, comprising of 13 wind turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure. This case will be determined by the Energy Consents Unit. Please visit Energy Consents Unit at https://www.energyconsents.scot/ApplicationSearch.aspx?T=2 using reference number ECU00004704.	Land 3615M NW Of Burnside Bhlaraidh Glenmoriston	Chrathaich Renewables LLP	Application reported to committee in October 2024, where members raised no objection, as per officer recommendation, subject to the deletion of one turbine. Consent issued by Scottish Ministers on 9 May 2025. Await pre-commencement planning conditions to be satisfied.	23/03311/S36	09/05/2025	12
Susan Hadfield	Construction and Operation of an energy storage facility with capacity of up to 49.9MW comprising up to 36 energy storage modules, control building, electrical equipment, access, landscaping, fencing	Land 410M SW Of Platchaig House Kilmorack Beauly	Caulternich Energy Storage Ltd	Application was reported to committee in December 2024 where members refused planning permission contrary to officer recommendation. The application was subsequently granted on appeal by Scottish Ministers on 12 June 2025. Pre-commencement planning conditions are to be satisfied.	23/03113/FUL	12/06/2025	12
Laura May	Installation of an electric line above ground with a voltage of 132 kV between the proposed Bhlaraidh Extension Windfarm substation and	Land 95M SE Of Dundreggan Dam Glenmoriston	Scottish & Southern Electricity Networks	S37 consent granted by Scottish Ministers 30.09.2025	23/00259/S37	30/09/2025	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
	the Fort Augustus Substation within Auchteraw						
Mark Fitzpatrick	Tomchrasky Wind Farm - Erection and operation of a wind farm comprising 14 wind turbines with a maximum blade tip height of 185m, up to 50 battery storage units, anemometer mast, access tracks, four borrow pits and associated infrastructure	Land 3200M NW Of Dalchreichart Cemetery Dalchreichart G Glenmoriston	Atmos Consulting	Consent issued by Scottish Ministers in May 2025. Awaiting satisfaction of pre-commencement conditions.	22/05955/S36	06/05/2025	12
Peter Wheelan	Ourack Wind Farm - Erection and operation of a wind farm comprising 18 wind turbines of up to 180m to blade tip height, battery energy storage system, control building, substation, access tracks, three borrow pits, cabling, off-site road improvements on the A939 at Castle Grant and Dava Bridge and ancillary infrastructure	Land 4KM East Of Dava Station House Grantown-on Spey	Ourack Wind Farm LLP	Application consented by Scottish Ministers March 2025. Awaiting satisfaction of pre-commencement condition requirements.	22/05289/S36	25/03/2025	20
Niamh Coyne	Skye Reinforcement Project - Construct and operate approximately 110 kilometres (km) of new double circuit steel structure 132 kV overhead transmission line and associated infrastructure	Ardmore Sub-StationArdmore Hallin an	Scottish Hydro Electric Transmission Plc	Application consented by Scottish Ministers 9 June 2025. Satisfaction of pre-start planning condition requirements being progressed on a section by section basis.	22/04580/S37	09/06/2025	10
Roddy Dowell	Corriegarth 2 Wind Farm Grid Connection - Erection and operation of overhead 132kv transmission line and associated access track	Land At Carn Na Saobhaidhe Gorthleck Inv ss	Scottish & Southern Electricity Networks Transmission	Following members of the December 2022 South Planning Applications Committee deciding to raise no objection to the application, Scottish Ministers granted the application on 13 June 2023.	22/04496/S37	12/06/2023	12
Mark Fitzpatrick	Mixed use development comprising up to 400 residential units, business/commercial and community uses and supporting infrastructure	Land S Of The A9 Interchange W Of The A9 Including Field On South Of Macaskill Drive Inverness	Hazledene (Inverness) Ltd And HHA	Application was reported to committee in November 2023 where members were minded to grant subject to the conclusion of a legal agreement to secure developer contributions. The legal agreement was finalised and the decision notice issued on 08 May 2024.	22/03219/PIP	08/05/2024	19

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Mark Fitzpatrick	Residential development of 165 houses and associated infrastructure	Land 230M SW Of The Ranch Inshes Inverness	Upland Developments Ltd	Application was approved by committee in October 2023 subject to a legal agreement to secure developer contributions, which was finalised and the Decision Notice subsequently issued in September 2024. MSC (26/00348/MSC) submitted in Feb 2026 and is pending consideration.	22/02306/PIP	10/09/2024	19
Peter Wheelan	Bunloinn Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising 10 wind turbines with a maximum blade tip height of 230m, access tracks, borrow pits, battery energy storage system, substation, control building, and ancillary infrastructure	Land 4035M SW Of Bunloyne Farm Glenmoristo	Energiekontor UK Ltd	The application was reported to committee in February 2024, with the Council's raising no objection subject to all turbines not exceeding 200m to blade tip. Scottish Government consented the application in March 2024 and we await the submission of the pre-development commencement condition requirements.	22/01760/S36	28/03/2024	12
Roddy Dowell	Tom Nan Clach Wind Farm Extension - Erection and Operation of a Wind Farm for a period of 40 years, comprising of 7 Wind Turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, battery energy storage compound substation, control building, and ancillary infrastructure.	Tom Nan Clach Wind Farm Glenferness	Nan Clach Extension Limited	Members of the February 2023 Committee raised no objection and consent was issued by Scottish Ministers in May 2024. Awaiting satisfaction of pre-commencement condition.	22/01732/S36	10/05/2024	18
Peter Wheelan	Cairn Duhie Wind Farm Redesign - Erection and operation of wind farm for a period of 35 years, comprising of 16 wind turbines with maximum blade tip height of 149.9m, access tracks, borrow pits, switching station, substation, control building, temporary construction compound, battery storage infrastructure, and ancillary infrastructure	Land 2.8KM SE Of Little Lyne Glenferness	Renewable Energy Systems Ltd (RES)	The decision to grant consent was issued by Scottish Ministers on 2 February 2024. Awaiting the submission of pre-commencement condition requirements.	21/01521/S36	02/02/2024	18
Roddy Dowell	Corriegarth 2 Wind Farm - Erection and Operation of a Wind Farm for a period of 30 years, comprising of 16 Wind Turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure	Land At Carn Na Saobhaidhe Gorthleck Inverness	Corriegarth 2 Windfarm Ltd	Application consented by Scottish Ministers in December 2023. Awaiting the submission of pre-commencement condition requirements.	21/00101/S36	20/12/2023	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Peter Wheelan	Cloiche Wind Farm - Erection and Operation of a Wind Farm comprising 29 Wind Turbines (maximum blade tip height of 149.9m), access tracks, LiDAR, borrow pits, temporary construction compounds (inclusive of concrete batching area), substation and operations building.	Land 9400M SE Of Glendoebeg Upper Glendoe Fort Augustus	SSE Generation Limited	Application consented by Scottish Ministers on 30 November 2023. Awaiting satisfaction of pre-commencement condition requirements.	20/01796/S36	30/11/2023	12
Roddy Dowell	Construct and operate a pumped storage hydro scheme approximately 14km SW of Inverness (Red John Hydro)	Land 630M East Of Park Cottage Dores	Aecom Infrastructure & Environment UK Limited	Scottish Ministers permitted the application in June 2021. Site investigation works were due to commence in Spring 2024 and applicant is preparing details to satisfy the pre-development commencement condition requirements.	18/05427/S36	01/06/2021	12
Roddy Dowell	Revised Coire Glas Pumped Storage Scheme	Land At Coire Glas North Laggan	SSE	Site investigation works for the main site are nearing completion, with the realignment of Kilfinnan Road due to commence Q4 2026. The wider site's satisfaction of conditions ongoing.	18/01564/S36	15/10/2020	11