| | |
|---|---|
| Agenda Item | **5** |
| Report No | **PLS/62/26** |

**HIGHLAND COUNCIL**

**Committee:** South Planning Applications Committee

**Date:** 2 December 2026

**Report Title:** Proposal of Application Notice Update

**Report By:** Area Planning Manager – South

## Purpose/Executive Summary

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

## Recommendation

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

## 1. Update

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

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

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

## 2. RECOMMENDATION

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

## 3. IMPLICATIONS

3.1 Resource: Not applicable.

3.2 Legal: Not applicable.

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

3.4 Climate Change/Carbon Clever: Not applicable.

3.5 Risk: Not applicable.

3.6 Gaelic: Not applicable.

| | |
|---|---|
| Signature: | Bob Robertson |
| Designation: | Planning Manager - South |
| Author: | Peter Wheelan, Strategic Projects Team Leader |

## APPENDIX 1 - PROPOSAL OF APPLICATION NOTICES – SOUTH PLANNING APPLICATIONS COMMITTEE

| Appendix | Case Officer | App.No. | Applicant | Site Address | Description | Ward | Drawing Numbers |
|---|---|---|---|---|---|---|---|
| **2** | Niamh Coyne | 26/04258/PAN | Scottish Hydro Electric Transmission Plc | Land 2265M East Of Dava Farm Cottage Grantown-on-spey | Ourack Wind Farm Grid Connection - Erection and operation of a 132 kilovolt (kV) single circuit connection between the proposed Clash Gour Collector 275/132 kV Substation and the consented Ourack 132/33 kV substation | 20 | 2.1 – Application Form<br>2.2 – Location Plan |
| **3** | Niamh Coyne | 26/04120/PAN<br><br>(Pre-Application Consultation Notice under Electricity Act 1989) | Scottish Hydro Electric Transmission Plc | SSE<br>Fasnakyle Switching Station<br>Cannich | Fasnakyle to Bingally 132kV connection - Construction and operation of a new section of OHL between the existing Tower 201 and the proposed new Tower 200R, within the proposed new CSE compound. Removal of approximately 440m of OHL at the Beauly-Denny tie in between Tower 201 and Tower 64. Upgrades to the existing access track, the use of temporary working areas around the proposed Cable Sealing End compound and the towers, and the establishment of a temporary construction compound. | 12 | 3.1 – Application Form<br>3.2 – Location Plan |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **4** | Niamh Coyne | 26/04116/PAN<br><br>(Pre-Application Consultation Notice under Electricity Act 1989) | Scottish Hydro Electric Transmission Plc | Land 1.3KM SE Of Strathmashie Cottage<br>Strathmashie<br>Laggan | Coire Mashie Project - Beauly-Denny Overhead Line Diversion works - Install and operate two new 400 kV steel lattice towers, together with two sections of approximately 0.4km of new overhead line (including a temporary diversion requiring 1.16km requiring new temporary towers) to facilitate the tie-in of the existing Beauly-Denny overhead line into the proposed Coire Mashie 400 kV substation. | 20 | 4.1 Application Form<br>4.2 Location Plan |
| **5** | Jennifer Mair | 26/04127/PAN | The Highland Council | Inverness High School<br>Montague Row<br>Inverness<br>IV3 5DZ | Alterations and extension of secondary school including construction of a replacement sports block with associated landscaping and parking | 13 | 5.1 Application Form<br>5.2 Location Plan |
| **6** | Ross Cubey | 26/04128/PAN | Pegasus Group | Land 550M East Of West Fraser<br>Dalcross | Erection of sawmill facility (Class 5 and 6) including log storage and drying with associated development | 17 | 6.1 Application Form<br>6.2 Location Plan |

The Highland Council
Comhairle na Gàidhealtachd

Appendix 2

# 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<br><br>☒I have read and understood the privacy notice. |

## Contact Details

| | | | |
|---|---|---|---|
| Applicant | Tommy Hart | Agent | |
| Address | Scottish Hydro Electric Transmission Plc<br>Prime View, Unit 11, Prime Four Business Park, Kingswells, Aberdeen, AB15 8PU | Address | |
| Phone | [redacted] | Phone | |
| Email | | Email | |

| **Address or Location of Proposed Development**<br>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 Grid Reference for the new Ourack substation is NJ0581940310. Ourack is proposed to connect into Clash Gour substation, grid reference NJ051483. |

| **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. |
|---|
| SSEN Transmission is proposing the establishment of a new 132 kilovolt (kV) single circuit connection between the proposed Clash Gour Collector 275 / 132 kV Substation and the consented Ourack 132 / 33 kV substation located at the Ourack Wind Farm site. The Proposed Development is referred to as Ourack Wind Farm Connection.<br><br>A routing assessment has been undertaken and will form the basis of the PAC1 event highlighting 6no options ranging from wholly underground cable to a hybrid of underground cable and overhead line. This project will provide an Overhead Line (OHL) and Underground Cable (UGC) connection from Ourack Wind Farm into the electricity network ant Clash Gour Collector 275/132kV Substation.<br><br>The overall length of connection is c. 9km. Within the Highland Council area, there will be c. 1km of connection with the remainder being within Moray Council area. |

| **Pre-application Screening Notice**<br>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?<br>If yes, please provide a copy of this Opinion. |
|---|
| ☐Yes<br>☒No |

**Community Consultation**

State which other parties have received a copy of this Proposal of Application Notice.

| **Community Council/s** | **Date Notice Served** |
|---|---|
| Grantown Community Council<br>Email: gosvcc@gmail.com<br>Cromdale and Advie Community Council<br>Not formed | 25/09/26 |
| **Local Elected Members** | **Date Notice Served** |

| | |
|---|---|
| Russell Jones (independent)<br>russell.jones.cllr@highland.gov.uk<br><br>Muriel Cockburn (SNP)<br>muriel.cockburn.cllr@highland.gov.uk<br><br>John Bruce (Conservative)<br>john.bruce.cllr@highland.gov.uk<br><br>Bill Lobban (Independent)<br>bill.lobban.cllr@highland.gov.uk | 28/09/26 |
| **Members of Scottish Parliament and Members of Parliament** | **Date Notice Served** |
| **Constituency MSP**<br>Andrew Baxter<br>Scottish Liberal Democrats<br>MSP for Skye, Lochaber and Badenoch<br>Andrew.Baxter.msp@parliament.scot<br>**Regional MSPs**<br>**Highlands and Islands**<br>Max Bannerman<br>Reform UK<br>MSP for Highlands and Islands (Region)<br>Ariane Burgess<br>Scottish Green Party<br>MSP for Highlands and Islands (Region)<br>Victor Currie<br>Reform UK<br>MSP for Highlands and Islands (Region)<br>Tim Eagle<br>Scottish Conservative and Unionist Party<br>MSP for Highlands and Islands (Region)<br>Kristopher Leask<br>Scottish Green Party<br>MSP for Highlands and Islands (Region)<br>Morven-May MacCallum<br>Scottish Liberal Democrats<br>MSP for Highlands and Islands (Region)<br>Maree Todd<br>Scottish National Party<br>MSP for Highlands and Islands (Region) | 25/09/26 |

| | |
|---|---|
| **Constituency MP**<br>Graham Leadbitter MP (SNP) (Moray West, Nairn and Strathspey)<br>graham.leadbitter.mp@parliament.uk | |
| **Names / details of other parties** | **Date Notice Served** |
| | |

## Details of Proposed Consultation

| **Proposed Public Event 1** | **Venue** | **Date and Time** |
|---|---|---|
| Pre Application Consultation Event 1 (Route Selection) | Edinkillie Community Hall<br>Dunphail, Forres<br>IV36 2QQ | 10th November 2026<br>2-7pm |
| **Proposed Public Event 2**<br>*(at least 14 days after Public Event 1)* | **Venue** | **Date and Time** |
| Pre Application Consultation Event 2 (Alignment) | Edinkillie Community Hall<br>Dunphail, Forres<br>IV36 2QQ | 23rd March 2027<br>2-7pm |

## Publication of Event

| **Newspaper Advert** | **Name of Newspaper** | **Advert Date** |
|---|---|---|
| Yes | Press and Journal<br><br>Badenoch Herald | 20th October 2026 and 3rd November 2026 for 10th November 2026 event<br><br>2nd March 2027 and 16th March 2027 for 23rd March 2027 Event<br><br>21st October 2026 and 4th November 2026 for 10th |

| | | |
|---|---|---|
| | | November 2026 event<br><br>3rd March 2027 and 17th March 2027 for 23rd March 2027 Event |

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

| |
|---|
| Events will be advertised on SSEN website, SSEN social media and a poster at the event location notice board. The event poster will also be shared with local groups including community councils. Each of these posters and adverts will give a project email address for feedback to be submitted. Telephone numbers for the project Community Liaison Manager and Land Manager can be found on the project website. Feedback can be submitted online, in person or over the phone |

| | | | |
|---|---|---|---|
| Signed | *Tommy Hart* | Date | 24/09/26 |

Scottish & Southern Electricity Networks
TRANSMISSION

## Legend

Proposed Planning Red Line Boundary (967.86 Ha)

Scale @ A3:1:50,000

0 1 2 km

Scale : 1:4,000,000

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

Project: Ourack Windfarm Connection

Title: Site Location Plan

Drawn by: MAL Date: 22/09/2026

Drawing: UK0028262.9338-WSP-012

Scottish & Southern Electricity Networks
TRANSMISSION

**Pre-Application Consultation Notice Form**

*Submitted to Energy Consents Unit via email only to* Econsents_Admin@gov.scot

*With reference to 'Pre-Application Consultation and Engagement Guidance for Electricity Transmission Line Projects requiring Environmental Impact Assessment' published by Scottish Government [May 2025].*

| | |
|---|---|
| **ECU Reference** | ECU00006333 |

| | |
|---|---|
| **Name of Applicant** | Scottish Hydro Electric Transmission plc |
| **Applicant contact** | Hashim Latif of Scottish Hydro Electric Transmission PLC, Aurora Building, 120 Bothwell Street, Glasgow, G2 7JS hashim.latif@sse.com |

| | |
|---|---|
| **Applicant Reference** | LT592 |
| **Project Name** | Fasnakyle to Bingally 132kV Connection |
| **Site Location and/or Nearest settlement(s)** | The Proposed Development is situated south of the village of Cannich in the Scottish Highlands between Fasnakyle Substation and the existing Beauly-Denny tie-in - approximately 5.5 km north of the proposed Bingally substation. The central point of the Site is located at grid reference NH 32531 29475. |
| **Proposed nominal voltage of OHL (kV)** | 132 kV |

*Notice is hereby given of proposed Pre-application Consultation events:*

| **Stage 1 [Event 1][1]** | |
|---|---|
| Cannich Hall, Cannich IV4 7LJ | 25th March 2025 16.00 – 19.30 |
| **Stage 2 [Event 2]** | |
| Cannich Hall, Cannich IV4 7LJ | 25th August 2025 15.30 – 19.00 |
| **Stage 2 [Event 3]** | |
| Cannich Hall, Cannich IV4 7LJ | Tuesday 6 October 15.30 – 19.00 |

*This notice has also been provided to:*

| | |
|---|---|
| **Local Authorities** | • The Highland Council, eplanning@highland.gov.uk |
| **Local Authority Ward Councillor(s)** | The Highland Council, Ward 12<br>• David Fraser<br>David.fraserclr@highland.gov.uk |

[1] Please note that planning of the pre-application consultation for this project was already underway prior to the publication of the S37 PAC Guidance in May 2025. A PAC consultation and engagement strategy was submitted to ECU to reflect this.

| | |
|---|---|
| | • Chris Ballance<br>Chris.ballanc.cllr@highland.gov.uk<br><br>• Helen Crawford<br>Crawford.cllr@highland.gov.uk<br><br>• Emma Knox<br>Emma.knox.cllr@highland.gov.uk |
| **Member(s) of Scottish Parliament** | • MSP Andrew Baxter,<br>Andrew.Baxter.msp@parliament.scot |
| **Member(s) of Parliament** | Angus MacDonald. MP for Inverness, Skye and West Ross-shire angus.macdonald.mp@parliament.uk |
| **Community Council(s)** | Strathglass Community Council strathglasscc@gmail.com |

| | |
|---|---|
| **Submitted by** | Callum Petrie |
| **On behalf of** | Scottish Hydro Electric Transmission plc |
| **Date** | 15th September 2026 |

Attachments encl.

See route map attached

Scottish & Southern Electricity Networks

TRANSMISSION

Fasnakyle Substation

Bingally Substation

Strathglass

Cannich

Kerrow Wood

Kerrow

Tomich

Scale @ A3: 1:25,000

0 1 2 km

## Legend

- Tower to be Retained
- Prposed Tower
- OHL to be Removed
- Proposed OHL
- Cable Sealing End Compound
- 400 kV AC
- 275 kV AC
- Permanent Access Track
- Bingally Substation
- CSE Access Track
- Fasnakyle substation
- Existing Access Track to be Upgraded
- Temporary Compound
- Joint Bays
- Undergound Cables
- Underground Cable Limit of Deviation
- Proposed Development Area

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

| | |
|---|---|
| Project No: | LT000592 |
| Project: | Bingally to Fasnakyle 132kV UGC |
| Title: | Project Overview |
| Drawn by: | BC |
| Date: | 29/09/2026 |
| Drawing: | LT000592_ENV_009_ProjectOverview |

Scottish & Southern Electricity Networks
TRANSMISSION

**Pre-Application Consultation Notice Form**

*Submitted to Energy Consents Unit via email only to* Econsents_Admin@gov.scot

*With reference to 'Pre-Application Consultation and Engagement Guidance for Electricity Transmission Line Projects requiring Environmental Impact Assessment' published by Scottish Government [May 2025].*

| | |
|---|---|
| **ECU Reference** | ECU00006474 |

| | |
|---|---|
| **Name of Applicant** | Scottish Hydro Electric Transmission plc |
| **Applicant contact** | Stephanie Wade of Scottish Hydro Electric Transmission PLC, 10 Henderson Road, Inverness, IV1 1SN [redacted] stephanie.wade@sse.com |

| | |
|---|---|
| **Applicant Reference** | LT505 |
| **Project Name** | **Coire Mashie 400 kV substation – Beauly Denny OHL Diversion and Tie-In Project** |
| **Site Location and/or Nearest settlement(s)** | Between approximately NN 58739 89461 and NN 58349 89641<br><br>Nearest settlement is Laggan, Scottish Highlands. |
| **Proposed nominal voltage of OHL (kV)** | 400 |

*Notice is hereby given of proposed Pre-application Consultation events:*

| **Stage 1 [Event 1][1]** | |
|---|---|
| N/A – See Footnote 1 | N/A – See footnote 1 |
| **Stage 2 [Event 2]** | |
| Laggan Community Hall, Laggan Bridge by Newtonmore, Inverness-shire, PH20 1AN | Wednesday 7th October 2026, 15:00 – 19:00 |
| **Stage 2 [Event 3]** | |
| Laggan Community Hall, Laggan Bridge by Newtonmore, Inverness-shire, PH20 1AN | Wednesday 24th March 2027, 15:00 – 19:00 |

*This notice has also been provided to:*

| | |
|---|---|
| **Local Authorities** | • The Highland Council, eplanning@highland.gov.uk |

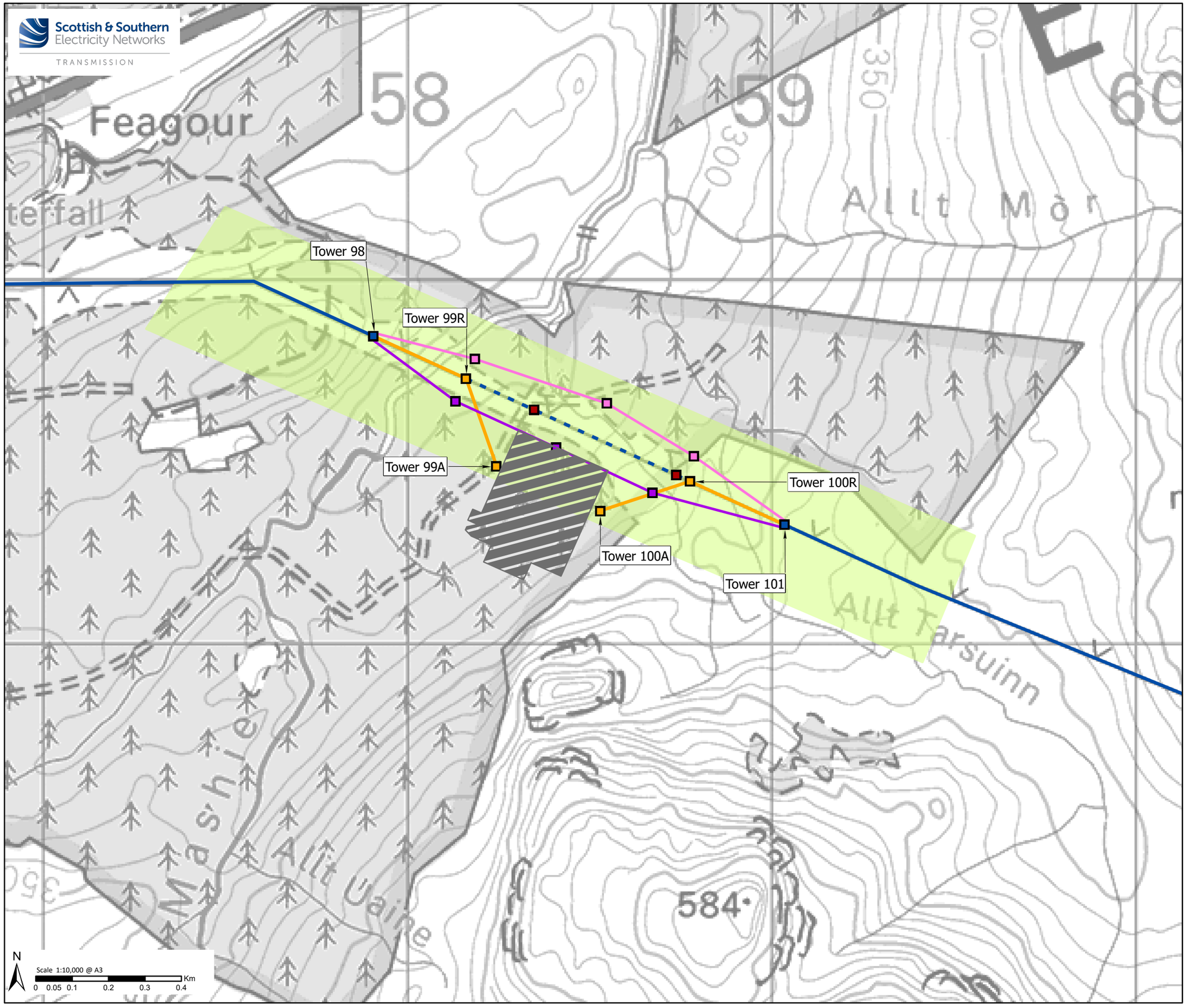
[1] Planning of the pre-application consultation for the alignment stage of the project was already underway prior to the publication of the S37 PAC Guidance in May 2025. A project introduction event and an alignment consultation event was held on 28 May 2025, at Laggan Community Hall, Laggan Bridge by Newtonmore, Inverness-shire, PH20 1AN.

| | |
|---|---|
| | • Cairngorms National Park Authority, planning@cairngorms.co.uk |
| **Local Authority Ward Councillor(s)** | The Highland Council, Ward 20 Badenoch and Strathspey<br><br>• Cllr John Bruce, **john.bruce.cllr@highland.gov.uk**<br>• Cllr Muriel Cockburn, **muriel.cockburn.cllr@highland.gov.uk**<br>• Cllr Russell Jones, **russell.jones.cllr@highland.gov.uk**<br>• Cllr Bill Lobban, **bill.lobban.cllr@highland.gov.uk** |
| **Member(s) of Scottish Parliament** | • MSP Andrew Baxter, Andrew.Baxter.msp@parliament.scot<br>• MSP Max Bannerman, Max.Bannerman.msp@parliament.scot<br>• MSP Ariane Burgess, Ariane.Burgess.msp@parliament.scot<br>• MSP Victor Currie, Victor.Currie.msp@parliament.scot<br>• MSP Tim Eagle, Tim.Eagle.msp@parliament.scot<br>• MSP Kristopher Leask, Kristopher.Leask.msp@parliament.scot<br>• MSP Morven-May MacCallum, Morven-May.MacCallum.msp@parliament.scot<br>• MSP Maree Todd, Maree.Todd.msp@parliament.scot |
| **Member(s) of Parliament** | Graham Leadbitter MP for Moray West, Nairn and Strathspey graham.leadbitter.mp@parliament.uk |
| **Community Council(s)** | Laggan Community Council, chairlcc@laggan.com |

| | |
|---|---|
| **Submitted by** | Stephanie Wade |
| **On behalf of** | Scottish Hydro Electric Transmission plc |
| **Date** | 15th September 2026 |

Attachments encl.

Plan Title: Figure 1 – Proposed Beauly-Denny OHL Reconfiguration and drawing: 123015-D1-PAC-1.0.0




## Legend

**Existing Infrastructure**

- Beauly - Denny Towers
- Beauly - Denny Towers (to be removed)
- Beauly - Denny 400 kV (OHL) (to be dismantled)
- Beauly - Denny 400 kV (OHL)

**Proposed Development (Indicative)**

- Proposed Coire Mashie Substation
- Limit of Deviation (LoD)
- New Beauly - Denny Towers
- New Beauly - Denny 400 kV OHL

**Proposed Temporary Infrastructure (Indicative)**

- Towers (Northern Option)
- Towers (Southern Option)
- OHL (Northern Option)
- OHL (Southern Option)

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| | |
|---|---|
| **Project:** | Earba Pumped Storage Hydro Scheme Grid Connection (LT513-515) and Coire Mashie Substation (LT00505) |
| **Title:** | Figure 1 - Proposed Beauly-Denny OHL Reconfiguration |
| **Drawn By:** | M.T. Date: 10/09/2026 |
| **Drawing:** | 123015-D1-PAC-1.0.0 |

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<br><br>☒I have read and understood the privacy notice. |

## Contact Details

| | | | |
|---|---|---|---|
| Applicant | Richard Jack | Agent | Holmes Miller |
| Address | The Highland Council<br>Glenurquhart Road<br>Inverness<br>IV3 5NX | Address | 89 Minerva Street<br>Glasgow<br>G3 8LE |
| Phone | | Phone | 0141 204 2080 |
| Email | [redacted] | Email | glasgow@holmesmiller.com |

| **Address or Location of Proposed Development**<br>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. |
|---|
| Inverness High School<br>Montague Row<br>Inverness<br>IV3 5DZ |

| **Description of Development**<br>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 500 pupil roll (677 capacity) secondary school, works include construction of new pitch, construction of a new sports block with associated landscaping and parking, demolition of the existing sports block and refurbishment of the existing gymnasium block to provide enhanced ASN provision.<br>Newbuild floor area: c.1975$m^2$.<br>Major Pre-App Ref: 26/02026/PREMAJ |

| **Pre-application Screening Notice**<br>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?<br>If yes, please provide a copy of this Opinion. |
|---|
| ☐Yes<br>☒No |

**Community Consultation**

State which other parties have received a copy of this Proposal of Application Notice.

| **Community Council/s** | **Date Notice Served** |
|---|---|
| Dalneigh and Columba<br>Ballifeary<br>Inverness West<br>Park<br>Merkinch | 18th September 2026 |
| **Local Elected Members** | **Date Notice Served** |
| Councillor Michael Cameron<br>Councillor Michael Gregson<br>Councillor Kate MacLean<br>Councillor Bill Boyd<br>Councillor Alex Graham<br>Councillor Ryan MacKintosh | 18th September 2026 |
| **Members of Scottish Parliament and Members of Parliament** | **Date Notice Served** |
| Emma Roddick - MSP | 24th September 2026 |

| Names / details of other parties | Date Notice Served |
|---|---|
| - | - |

## Details of Proposed Consultation

| Proposed Public Event 1 | Venue | Date and Time |
|---|---|---|
| | Inverness High School<br>(Classroom 50)<br>Montague Row, Inverness<br>IV3 5DZ | 6th October 2026<br>2-7pm (Tuesday) |
| **Proposed Public Event 2**<br>*(at least 14 days after Public Event 1)* | **Venue** | **Date and Time** |
| | Inverness High School<br>(Assembly & Dinning Hall)<br>Montague Row, Inverness<br>IV3 5DZ | 17th November 2026<br>2-7pm (Tuesday) |

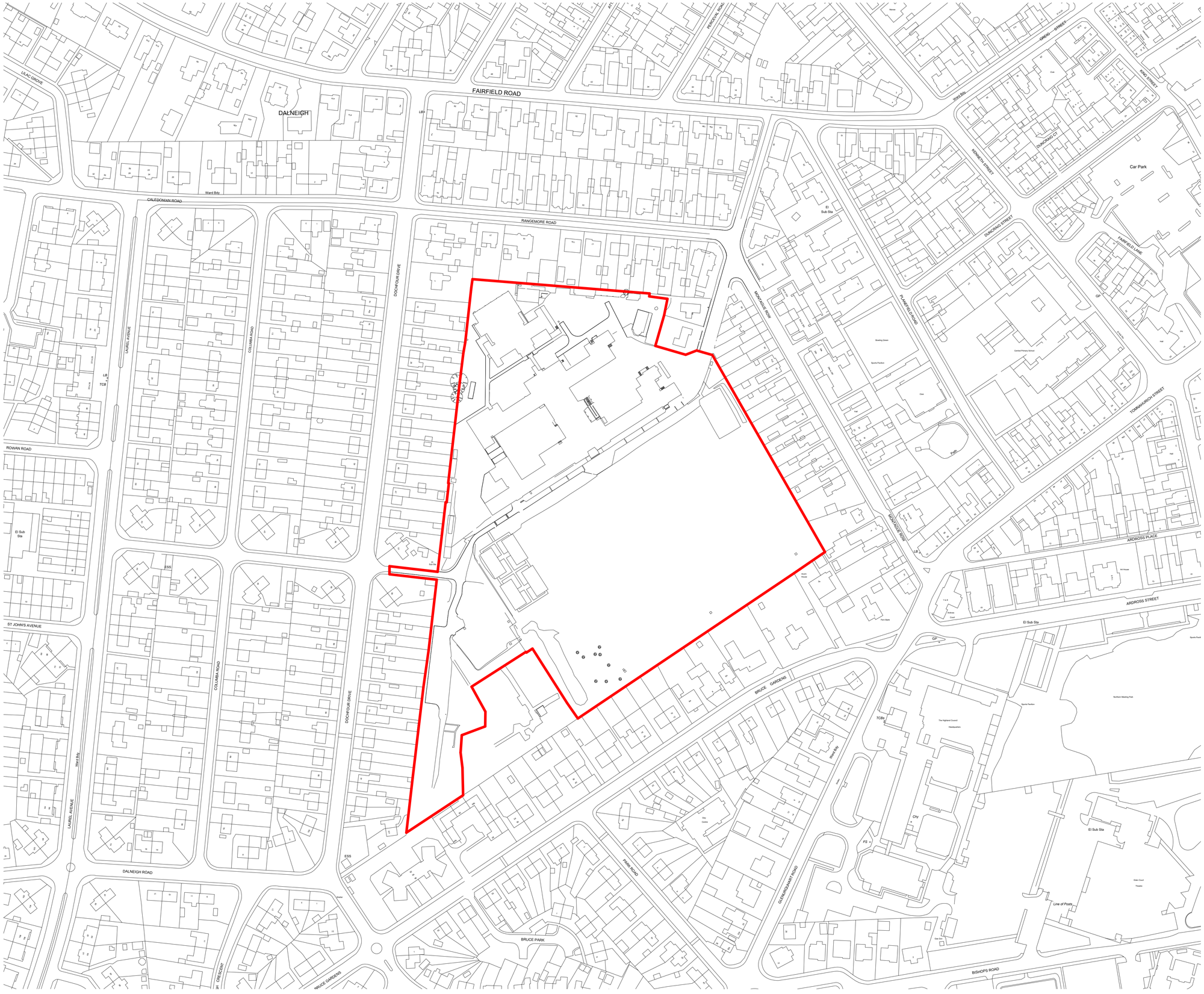
## Publication of Event

| Newspaper Advert | Name of Newspaper | Advert Date |
|---|---|---|
| | Inverness Courier | 22nd September 2026<br>3rd November 2026 |

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

| |
|---|
| |

| Signed | [redacted]<br>Ruaridh Nicol<br>(on behalf of Holmes Miller) | Date | 17/09/2026 |
|---|---|---|---|




0 25 50
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** 05529

HIP25010 Inverness High School POD - Site

**Drawing Name**

Location Plan

| Scale @ A1 | Checked | Revision |
|---|---|---|
| 1 : 1250 | CH | P01 |

**Drawing Number**

HIP25010-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**

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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<br><br>☒ I have read and understood the privacy notice. |

## Contact Details

| | | | |
|---|---|---|---|
| Applicant | West Fraser Europe Limited | Agent | Pegasus Group |
| Address | West Fraser Europe,<br>Morayhill,<br>Inverness<br>IV2 7JQ | Address | 20-22 Torphichen Street,<br>Edinburgh,<br>EH3 8JB |
| Phone | c/o agent | Phone | 07779 545880 |
| Email | c/o agent | Email | penny.johnstone@pegasusgroup.co.uk |

| **Address or Location of Proposed Development**<br>Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice. |
|---|
| Land to the south east of West Fraser Europe, Morayhill, Inverness, IV2 7JQ |

| 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. |
| Planning Permission for Sawmill Facility (Classes 5 & 6) including log storage and drying with associated development. |

| Pre-application Screening Notice |
|---|
| Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?<br>If yes, please provide a copy of this Opinion. |
| ☐Yes<br>☒No |

## Community Consultation

State which other parties have received a copy of this Proposal of Application Notice.

| Community Council/s | Date Notice Served |
|---|---|
| Ardersier and Petty Community Council | 18 September 2026 |
| Croy and Culloden Moor Community Council | 18 September 2026 |
| Balloch Community Council | 18 September 2026 |
| **Local Elected Members** | **Date Notice Served** |
| Elected Members for Ward 17 –Culloden and Ardersier:<br>- Glynis Campbell Sinclair<br>- Morven Reid<br>- Trish Robertson | <br>18 September 2026<br>18 September 2026<br>18 September 2026 |
| **Members of Scottish Parliament and Members of Parliament** | **Date Notice Served** |
| MSP for Inverness and Nairn – Emma Roddick MSP | 18 September 2026 |
| Cabinet Secretary for Economy, Tourism and Transport –Steven Flynn MSP | 18 September 2026 |
| MP for Moray West, Nairn and Strathspey –Graham Leadbitter MP | 18 September 2026 |

| Names / details of other parties | Date Notice Served |
|---|---|
| Tornagrain Community Association | 18 September 2026 |

## Details of Proposed Consultation

| Proposed Public Event 1 | Venue | Date and Time |
|---|---|---|
| In-person public exhibition – event 1 | The Community Room, Tornagrain, Croy Road, Inverness, IV2 8BD | 2-7pm – 07 October 2026 |
| **Proposed Public Event 2** *(at least 14 days after Public Event 1)* | **Venue** | **Date and Time** |
| In-person public exhibition – event 2 | Croy Village Hall, 1 Heathfield, Croy, IV2 5PG | 2-7pm – 05 November 2026 |

## Publication of Event

| Newspaper Advert | Name of Newspaper | Advert Date |
|---|---|---|
| Event 1 | Inverness Courier | 29 September 2026 |
| Event 2 | Inverness Courier | 27 October 2026 |

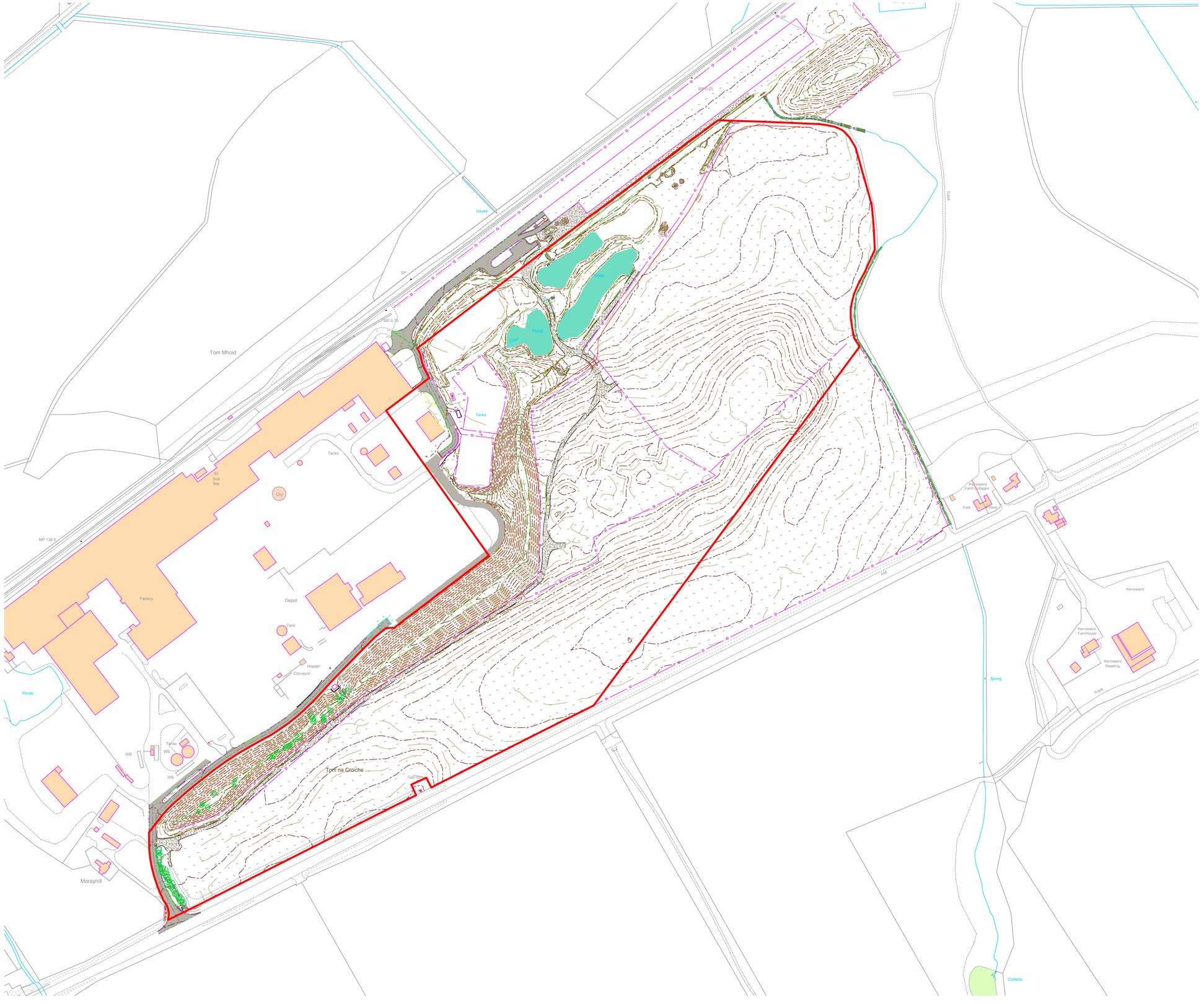
## Details of any other consultation methods (date, time and with whom)

Letter drop detailing event number 1 to all properties within a 1.5km buffer radius of the site (73 properties), to be sent out at least 7 days prior to event 1.

Letter drop detailing event number 1 to all properties within a 1.5km buffer radius of the site (73 properties), to be sent out at least 7 days prior to event 1.

Separate meetings have been offered to the aforementioned parties served notice of this PAN.

| Signed | [redacted] | Date | 18 September 2026 |
|---|---|---|---|




| REV | DATE | DESCRIPTION | REVISED BY | APPROVED BY |
|---|---|---|---|---|
| P02 | 15.09.2026 | Site Boundary Updated | CEM | MW |
| P01 | 07.09.2026 | Site Location Plan | HJ | MW |

N

1:2000 0 50m 100m

# WEST FRASER SAWMILL – SITE LOCATION PLAN

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: HJ | APPROVED BY: MW | DATE: 07-09-2026 | SCALE: 1:2000@A2 | DRWG: P26-2021-PEG-ZZ-ZZ-DR-DE-00002-P02 SITE LOCATION PLAN | CLIENT: WEST FRASER |

PEGASUS GROUP

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