



Agenda item 10

Appendix 1

PRE/2026/0004

Proposal of application notice

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	Davall Developments Ltd	Agent	NORR Consultants Limited
Address	1st Floor 111 Grampian Road Aviemore PH22 1RH	Address	5 Longman Road Inverness IV2 3NT
Phone		Phone	01463 382893
Email		Email	greg.duncan@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.

Kingussie Phase 3 - Land between Dunbarry Terrace and General Wades Military Road, Kingussie and land adjacent to Ardbroilach Road, Kingussie

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Kingussie Phase 3 – Site A is 108 dwellings and associated infrastructure at land between Dunbarry Terrace and General Wades Military Road and site B is 8 residential plots and associated infrastructure at land adjacent to Ardbroilach Road.

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
Kingussie and Vicinity Community Council	25/11/25
Local Elected Members	Date Notice Served
John Bruce Muriel Cockburn Russell Jones Bill Loban	25/11/25
Members of Scottish Parliament and Members of Parliament	Date Notice Served
Kate Forbes Constituency MSP Graham Leadbitter MP	25/11/25
Names / details of other parties	Date Notice Served
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Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Venue: The Iona Gallery, Duke Street, Kingussie Date: Tuesday 20th January 2026 2 - 4pm Display of proposed drawings and an opportunity to ask questions.		
Proposed Public Event 2	Venue	Date and Time
Venue: The Iona Gallery, Duke Street, Kingussie Date: Thursday 5th February 2026, 2 - 4pm Display of proposed drawings and an opportunity to ask questions.		
Website & Online Comments (web address TBC); All plans etc will be made available on a dedicated website with a feedback / comments form; details of virtual events; and contact details of architects. – Date: on or around Monday 19th January & remaining online until Friday 13th February 2026		

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
	Strathspey Herald	Thursday 8th January 2026
	Strathspey Herald	Thursday 19th January 2026
Details of any other consultation methods (date, time and with whom)		
Leaflet drops to immediate neighbors (500m radius of site), with details of virtual events; dedicated website; and contact details of architects (for people unable to access virtual event / website, to find out more about the proposal, and to provide feedback) - Date: By Royal Mail between Monday 29th December 2025 and Monday 12th January 2026		

Signed	Greg Duncan	Date	25/11/25
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