

Directorate for Local Government  
and Communities  
Planning and Architecture Division  
Planning Decisions

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Scottish Government  
Riaghaltas na h-Alba  
gov.scot

[REDACTED]  
Team Leader – Strategic Projects Team  
The Highland Council

[REDACTED]

Your ref: 20/00616/FUL  
Our ref: NOD-HLD-008  
28 May 2020

Dear [REDACTED]

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
MAJOR DEVELOPMENT OF VERTICAL LAUNCH SPACE PORT COMPRISING  
LAUNCH OPERATIONS CONTROL CENTRE, LAUNCH SITE INTEGRATION  
FACILITY, LAUNCH PAD COMPLEX, ANTENNA PARK, ACCESS ROAD,  
FENCING, SERVICES AND ASSOCIATED INFRASTRUCTURE AT LAND 2600M  
SW OF DUNBUIE, TALMINE, TONGUE (20/00616/FUL)**

Please find attached a Direction in relation to the above planning application which Scottish Ministers have given in exercise of the powers conferred on them by Regulations 31 and 32 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

Scottish Ministers take the view that should The Highland Council be minded to grant permission for this development, that it should be notified to Scottish Ministers.

This Direction is given to assist in providing an overview of applications for spaceport development in the planning system.

This Direction does not commit Scottish Ministers to calling in the application, but it does reserve their right to intervene. Details of the notification requirements are enclosed in the attached Direction.

Should you require any further information regarding the notification requirements, please do not hesitate to make contact with us.

Yours sincerely

[REDACTED]

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
THE TOWN AND COUNTRY PLANNING (NOTIFICATION OF APPLICATIONS)  
(THE HIGHLAND COUNCIL) (MAJOR DEVELOPMENT OF VERTICAL LAUNCH  
SPACE PORT COMPRISING LAUNCH OPERATIONS CONTROL CENTRE,  
LAUNCH INTEGRATION FACILITY, LAUNCH PAD COMPLEX, ANTENNA PARK,  
ACCESS ROAD, FENCING, SERVICES AND ASSOCIATED INFRASTRUCTURE  
AT LAND 2600M SW OF DUNBUIE, TALMINE, TONGUE) DIRECTION 2020**

The Scottish Ministers, in exercise of the powers conferred on them by Regulations 31 and 32 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 and all other powers enabling them in that behalf, hereby give the following direction:-

1. In the event that The Highland Council is minded to grant planning permission for the major development of vertical launch space port comprising launch operations control centre, launch integration facility, launch pad complex, antenna park, access road, fencing, services and associated infrastructure at land 2600M SW of Dunbuie, Talmine, Tongue (application number 20/00616/FUL) they shall send to Scottish Ministers the following information:-

(a) a copy of the planning application, accompanying plans and associated documentation (e.g. transport/retail assessment), together with the full address and post-code of the site to be developed;

(b) a copy of any environmental statement accompanying the application or, where an environmental statement has not been prepared:

- a copy of any screening opinion given by the planning authority in respect of any Schedule 2 development (as defined by regulation 2 of the *Environmental Impact Assessment (Scotland) Regulations 2017*); and

- a copy of any strategic environmental assessment that is relevant to the development;

(c) a copy of any appropriate assessment relating to the application, carried out under Part IV of the Conservation (Natural Habitats, &c.) Regulations 1994.

(d) copies of all observations submitted by consultees and all representations and petitions received, together with a list of the names and addresses of those who have submitted observations/made representations (including details of any petition organiser if known). Where 'pro-forma' representations are received, only one copy example need be submitted, but all names and addresses must be provided. Copies of petitions should be submitted, but only the organiser or first named should be included in the list of names and addresses;

(e) the planning authority's comments on the consultees' observations and

on representations received, together with a statement explaining how the authority has taken these into account;

(f) the planning authority's reasons for proposing to grant planning permission, including, where relevant, a statement setting out the reasoning (i) behind the authority's decision to depart from the development plan, and/or (ii) for taking the decision it has, in light of any objections received.


2. Please ensure that the information is provided electronically by means of a link, or series of links to the relevant case file on the authority's website and send it to the following address: [planning.decisions@gov.scot](mailto:planning.decisions@gov.scot)

3. Subject to paragraph 4 below, where The Highland Council is minded to grant planning permission for the development referred to in paragraph 1 above they shall not do so before the expiry of the period of 28 days beginning with the date notified to them by Scottish Ministers as the date of receipt by them of the information supplied by the Council in accordance with paragraph 1 of this Direction.

4. Scottish Ministers may, during the said period of 28 days, notify The Highland Council in writing that an earlier or later date shall be substituted for the date of expiry of that period; and if on expiry of the period of 28 days or such other date as has been notified to them the Council have not received from Ministers a Direction under Section 46 of the Town and Country Planning (Scotland) Act 1997 requiring the application to be referred to Ministers instead of being dealt with by the Council, then the Council may proceed to determine the application.

5. This Direction is given to assist in providing an overview of applications for spaceport development in the planning system.

6. This Direction may be cited as the Town and Country Planning (Notification of Applications) (The Highland Council) (Major development of vertical launch space port comprising launch operations control centre, launch integration facility, launch pad complex, antenna park, access road, fencing, services and associated infrastructure at land 2600M SW of Dunbuie, Talmine, Tongue) Direction 2020.

  
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28 May 2020