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**From:** Paul Devaney  
**Sent:** 27 November 2025 17:23  
**To:** Nathan Lockwood ; David Givan  
**Cc:** Lewis McWilliam ; Sara McGuire  
**Subject:** 25/04239/PPP @ 1 Redheughs Avenue  
Nathan/Sara

The inquirer is confusing two different things. The application for planning permission in principle and the screening of whether the proposal requires an EIA are separate legislative requirements.

No we will not be extending the period for comments on the planning application and while the statutory period for determination ends in January 2026 the forthcoming agendas for Development Management Sub-committee in the new year have not been finalised or published.

The re-screening of whether the proposals require an EIA is not a procedure that is subject to public consultation or comment. Any re-screening opinion when made will be published on the Planning Portal in accordance with the 2017 EIA Regulations in due course.

Hope that clarifies matters.

Paul V Devaney | Team Manager | **West Area Team** | Planning and Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G:3, 4 East Market Street, Edinburgh, EH8 8BG | Tel: [Redacted] or Email: [paul.devaney@edinburgh.gov.uk](mailto:paul.devaney@edinburgh.gov.uk) |

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**From:** [REDACTED] <[REDACTED]@googlemail.com>

**Sent:** 26 November 2025 11:08

**To:** Sara McGuire <Sara.McGuire@edinburgh.gov.uk>

**Subject:** Re: info

 External email >

Hi Sara

Just to confirm I'm writing a story today and need to clarify a couple things. On the portal, re Shelborn's application for a data centre, it says the last date for comments was 1 October, and a decision is going to be made by January 2026. Will this change at all given the recent decision to review whether it needs to submit an EIA, or will this happen in parallel? I'd ask if this timeline is being extended to allow more people to comment given the shift in circumstances.

Thanks

On Tue, Nov 25, 2025 at 4:03 PM [REDACTED] <[REDACTED]@googlemail.com> wrote:

Thanks Sara. I'll likely be writing that up as a story just FYI

Freelance writer and editor

On Tue, 25 Nov 2025, 15:39 Sara McGuire, <Sara.McGuire@edinburgh.gov.uk> wrote:

Refers to both. Sara

**From:** [REDACTED] <[REDACTED]@googlemail.com>

**Sent:** 25 November 2025 12:48

**To:** Sara McGuire <Sara.McGuire@edinburgh.gov.uk>

**Subject:** Re: info

Hi Sara

Here is the statement I was given last week:

A Council spokesperson said: "Taking into account the views raised, it's our intention to rescreen to determine whether an Environmental Impact Assessment statement is required. It wouldn't be appropriate therefore to comment further at this stage."

Does this apply to the decision to rescreen Shelborne Drummond or to Apatura, or both? (Apatura is the one that was allowed to not submit an EIA much more recently, in July, and there is a lack of clarity around whether Apatura's decision will also be rescreened. The Edinburgh Inquirer came out this morning and said it 'was still unclear' - so I'd like to clear it up as I write a piece this week for the Edinburgh Reporter.)

If the decision to rescreen Apatura has not yet been taken, can I ask why not and what timeframe applies.

Decisions to waive EIAs for both data centres were taken by the same planning official with the same manager, based on the same legislation, albeit three years apart.

Thanks

On Tue, Nov 18, 2025 at 6:11 PM [REDACTED] <[REDACTED]@googlemail.com> wrote:

Thanks Sara, does that now apply to both data centres e.g. the one from Apatura as well as Shelborne Drummond?

On Tue, Nov 18, 2025 at 4:37 PM Sara McGuire <Sara.McGuire@edinburgh.gov.uk> wrote:

Hi [REDACTED]

Here you go.

Thanks, Sara

A Council spokesperson said: "Taking into account the views raised, it's our intention to rescreen to determine whether an Environmental Impact Assessment statement is required. It wouldn't be appropriate therefore to comment further at this stage."

**From:** [REDACTED] <[REDACTED]@googlemail.com>

**Sent:** 17 November 2025 10:27

**To:** Sara McGuire <Sara.McGuire@edinburgh.gov.uk>

**Subject:** Re: info

Hi Sara

I hope you're well!

Following the quite recent news that planning officials will be [reviewing their decision](#) as to whether a data

centre developer should have been screened out of submitting an EIA, can I please ask two questions:

a) is that decision regarding Shelborn Drummond ongoing / has it been made? How will the decision be communicated publicly - via the portal?

b) will the review now also extend to the second developer, Apatura, that was also screened out of an EIA, earlier this year?

My article is for the Edinburgh Reporter on AI data centres this week.

Thanks



On Wed, Oct 15, 2025 at 4:20 PM Sara McGuire <[Sara.McGuire@edinburgh.gov.uk](mailto:Sara.McGuire@edinburgh.gov.uk)> wrote:

The Environmental Impact Assessment (EIA) screening opinion (reference 25/03575/SCR) in relation to planning application 25/04239/PPP is reference 25/03575/SCR. This decision can be viewed on the planning portal online : <https://www.edinburgh.gov.uk/planningcomments>. The 2022 screening decision (22/03024/SCR) was in relation to a previous office / mixed use development on the site (22/05659/FUL). Similarly, the screening decision for 25/03978/PAN can be viewed on the planning portal – the reference is 25/02924/SCR. The reason for this decision can be found within the report dated 3<sup>rd</sup> July 2025.