

Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 4 February 2026

Present:

Councillors Osler (Convener), Griffiths, Key, Lang, Mattos Coelho, McNeese-Mechan, Mitchell, Mowat, Mumford, Parker and Pogson

1. General Applications and Miscellaneous Business

The Sub-Committee considered reports on planning applications listed in sections 4 and 6 of the agenda for this meeting.

Decision

To determine the applications as detailed in the Appendix to this minute.

(Reference – reports by the Chief Planning Officer, submitted.)

2. 1 Redheughs Avenue, Edinburgh, EH12 9RH, Edinburgh

Details were provided of a proposal for planning permission in principle for erection of a Green Data Centre with associated infrastructure, landscaping, servicing, car and cycle parking; formation of public park with sports facilities; formation of active travel routes; and full approval was sought for the siting of the data centre development and public park; maximum height and limits of deviation of proposed development and siting of active travel routes and points of vehicular access/egress – application no. 25/04239/PPP.

The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the planning permission in principle should be granted.

(a) Chief Planning Officer

It was highlighted that there was no definition of Green Data Centres within NPF 4 however they were categorised as a development contributing to 'Digital Fibre Network'. The submitted 'Energy and Sustainability Statement including Waste Strategy' was defined as a repository for the storage, management and dissemination of data in which the mechanical, lighting, electrical and computer systems were designed to maximise energy efficiency and minimize environmental impact. The application sought to establish certain parameters through this PPP regarding building footprint areas, maximum heights, no-build zones, access, and siting of the public park.

The report outlined the details of the proposed two data centres and the public park. The following supporting information were provided:

- Air Quality Assessment
- Archaeological Desk Based Assessment
- Design And Access Statement
- Drainage Strategy
- Ecological Assessment Report
- Energy and Sustainability Statement
- Energy and Utilities Strategy
- Flood Risk Assessment and associated documents
- Geo-Environmental Desk Study
- Landscape Design Statement
- MEP (Mechanical & Electrical Plumbing) Report
- Noise Impact Assessment
- Planning Statement
- Pre-application Consultation Report
- Townscape and Visual Appraisal (and Appendices)
- Transport Statement
- Tree Survey

The site background history and issues associated with the proposed site were also presented in detail. A report highlighted that proposal complied with the Development Plan in accordance with the LDP and NPF4. However special conditions regarding other environmental matters (ecology, flooding) had also been imposed.

The presentation can be viewed in full via the link below:

[Development Management Sub-Committee - Wednesday 4 February 2026, 10:00am - City of Edinburgh Council Webcasts](#)

(b) Representors or Consultees

█ introduced himself as a concerned resident and highlighted few major concerns around the consultation process questioning if it was accessible, adequate and effective. █

█ expressed his concern in relation to green data centres in general due to the high-power consumption. He quoted an article showing a possible energy crisis caused by those facilities in the UK. █ was also concerned about the land usage, water consumption and environmental impact and asked Committee to check how those aspects could affect local infrastructure.

█ spoke on behalf of the Scottish Water expressing support to green centres while highlighting few concerns related to its infrastructure. █ asked developers to contact the Scottish Water representatives directly in a formal way to discuss this matter and usage of hydrogen. █ expressed few concerns related to an unknown size of water usage by the Development Management Sub-Committee of the Planning Committee – 4 February 2026

proposed centre, impact on the local network, and fear of the low water pressure. [REDACTED] stressed on the importance of assessment to be conducted by the Scottish Water followed by modelling to be completed by developer to make sure it wouldn't impact an existing network.

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(c) Applicant and Applicant's Agent

[REDACTED], [REDACTED] and [REDACTED] addressed the committee on behalf of the applicant expressing gratitude to officers for recommendations to approve this proposal and a comprehensive officers' presentation. [REDACTED] highlighted that the proposed application was in a line with NPF4 National Development and described the proposal as an essential infrastructure. He also highlighted waste heat reuse potential, new public park and economic benefits.

[REDACTED] explained a Data Centre purpose and its infrastructure needed to power everyday digital life, driving economic growth and competitiveness. He also provided details of companies who operated Data Centres and described having this centre as a strategic opportunity in Edinburgh.

[REDACTED] explained that Green Data Centre would be powered from off-site renewable energy sources, using energy efficient technologies, and seeking to minimise water consumption, it would also support the re-use of excess heat. The proposed site was described as the Greenest in Europe and he assured Committee about the suitable power agreement in place and having on site power generation PV. He also pointed on having air cool systems so water consumption for chiller cooling would be minimal and less water would be used.

[REDACTED] described the district heat network contribution highlighting an opportunity to utilise waste heat recovering, which could be serving approximately 3,000 homes to tackle fuel poverty and would help with significant carbon reduction, he also highlighted a high reliability of heat supply eg. In Edinburgh Park Arena, Parabola and wider West Edinburgh developments.

[REDACTED] justified the location highlighting the key points such as appropriate land use, community benefits or waste heat reuse potential.

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Decision

To **REFUSE** the planning permission as contrary to the NPF4 Policy 1 as not demonstrated proposals adequately address the climate emergency; NPF4 policy 2 does not demonstrate lifecycle greenhouses gas emissions can be minimised and LDP City Plan 2030 Place Policy 19 as does not incorporate a mix of business and residential uses and layout does not ensure a cohesive townscape or deliver sustainable movement through the site.

(Reference – report by the Chief Planning Officer, submitted.)

Appendix

Agenda Item No. /	Details of Proposal/Reference No	Decision
<p>Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.</p>		
<p>4.1 – 3 Lady Lawson Street, Edinburgh, EH3 9DR</p>	<p>Report for forthcoming application by EIP Jupiter SARL - Demolition of existing building and redevelopment of the site for mixed use development comprising residential, hotel and office use with ancillary commercial spaces, associated open space, car parking landscaping, and ancillary works - application no. 25/05912/PAN– Report by the Chief Planning Officer</p>	<p>To note the key issues at this stage.</p>
<p>4.2 – 5 Western Harbour Way (at Land 80 Metres East Of)</p>	<p>Report for forthcoming application by Cullross Limited – Housing Development to comprise a mix of houses and flatted blocks numbering approximately 212 units and is proposed to accommodate: 1-, 2- and 3-bedroom flats, 2 and 3 bedroom colony flats, 4–5-bedroom townhouses. External amenity space and green space. Car Parking. Bicycle storage - application no. 25/06573/PAN - Report by the Chief Planning Officer</p>	<p>To note the key issues at this stage.</p>
<p>4.3 – Flat 3, 30 Abbey Lane, Abbeyhill</p>	<p>Retrospective change of use of premises to short-term let accommodation- application no. 25/01535/FULSTL – Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.4 – 9 - 11 Balfour Street, Edinburgh, EH6 5DG</p>	<p>Retrospective change of use of premises to short term let accommodation - application no. 25/01534/FULSTL – Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>

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<p>4.5 – 2F3, 41A Broughton Street, Broughton</p>	<p>Retrospective change of use of premises to short term let accommodation - application no. 25/01363/FULSTL – Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.6 – 2F1 6 Brunton Terrace, Edinburgh, EH7 5EQ</p>	<p>Retrospective change of use of premises to short term let accommodation - application no. 25/01405/FULSTL – Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.7 – 2F1 87 Bruntsfield Place, Edinburgh, EH10 4HG</p>	<p>Retrospective change of use of premises to short-term let accommodation – application no. 25/02591/FULSTL - Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.8 – Flat 17 27 Dean Park Street, Edinburgh, EH4 1JY</p>	<p>Proposed roof terrace and access - application no. 25/04484/LBC – Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.9 – 38 Deanhaugh Street, Edinburgh</p>	<p>Proposed installation of 8 No. antennas and 6 No. equipment cabinets within the church bell tower, on new wallmounted steel frames behind GRP Louvres and a steel grillage respectively, all located within the church tower, along with associated ancillary works - application no. 25/04104/LBC – Report by the Chief Planning Officer</p>	<p>To GRANT listed building consent subject to the conditions and informatives as set out in section C of the report by the Chief Planning Officer.</p>

Agenda Item No. /	Details of Proposal/Reference No	Decision
<p>4.10 – 17 Frogston Road East (Telecoms Mast 120 Metres Southwest Of)</p>	<p>Removal of 15m high lattice + headframe (total height 17.7m), 6 No. antennas, 3 No. 300mm dishes + all ancillary development. Installation of 22.5m high lattice + headframe (galvanised steel, grey) with 12 No. antennas, 6 No. 300mm dishes (RAL 7035 Grey) + all ancillary development - application no. 25/05392/FUL– Report by the Chief Planning Officer</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.11 – 15B Gibson Terrace, Edinburgh, EH11 1AT</p>	<p>Retrospective change of use of premises to short-term let accommodation - application no. 25/01603/FULSTL – Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.12 – 1F1 11 Grindlay Street, Edinburgh, EH3 9AT</p>	<p>Retrospective change of use of premises to short-term let accommodation - application no. 25/01451/FULSTL – Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.13 – 35 Lauderdale Street, Edinburgh, EH9 1DE</p>	<p>Retrospective change of use of premises to short term let accommodation - application no. 25/00986/FULSTL – Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.14 – 373 - 375 Leith Walk, Edinburgh, EH6 8SE</p>	<p>Installation of electric retractable awning and signage (as amended) - application no. 25/03157/OBL – Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>

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<p>4.15 – 1F2, 131 Montgomery Street, Hillside</p>	<p>Retrospective change of use of premises to short-term let accommodation – application no. 25/01244/FULSTL – Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.16 – 12 Montpelier Park, Bruntsfield, Edinburgh</p>	<p>Retrospective change of use of premises to short term let accommodation – application no. 25/01545/FULSTL – Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.17 – 1 Rosebank Cottages, Edinburgh, EH3 8DA</p>	<p>Retrospective change of use of premises to short-term let accommodation - application no. 25/02087/FULSTL – Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.18 - 16 Rosebank Cottages, Edinburgh, EH3 8DA</p>	<p>Retrospective change of use of premises to short-term let accommodation - application no. 25/01248/FULSTL – Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.19 - Flat 29 12 Simpson Loan, Edinburgh, EH3 9GP</p>	<p>Retrospective change of use of premises to short term let accommodation - application no. 25/01413/FULSTL – Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.20 - 1F 1 St Bernard's Crescent, Edinburgh, EH4 1NR</p>	<p>Retrospective change of use of premises to short term let accommodation – application no. 25/02423/FULSTL – Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>

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4.21 - 1F, 6 St Mary's Street, Old Town	Change of use from residential flat to short term let – application no. 25/02961/FULSTL – Report by the Chief Planning Officer	To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.
4.22 - 2F, 6 St Mary's Street, Old Town	Change of use from residential flat to short term let – application no. 25/02962/FULSTL – Report by the Chief Planning Officer	To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.
4.23 - 3F, 6 St Mary's Street, Old Town	Change of use from residential flat to short term let – application no. 25/02963/FULSTL – Report by the Chief Planning Officer	To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.
4.24 - 1F1, 25B Thistle Street, New Town	Retrospective change of use of premises to short term let accommodation – application no. 25/01293/FULSTL – Report by the Chief Planning Officer	To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.
4.25 - 3F2 112A West Bow, Edinburgh, EH1 2HH	Retrospective change use from residential flat to short term let (sui generis) – application no. 25/02834/FULSTL – Report by the Chief Planning Officer	To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.
4.26 - 3F3 112A West Bow, Edinburgh, EH1 2HH	Retrospective change of use of premises to short term let accommodation – application no. 25/02334/FULSTL – Report by the Chief Planning Officer	To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.
4.27 - 1F1, 3 West Norton Place, Abbeyhill	Retrospective change of use of premises to short term let accommodation – application no. 25/02327/FULSTL – Report by the Chief Planning Officer	To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.

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<p>4.28 - 1F, 3 William Street, New Town</p>	<p>Retrospective change of use of premises to short term let accommodation – application no. 25/01265/FULSTL – Report by the Chief Planning Officer</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>6.1 - 1 Redheughs Avenue, Edinburgh, EH12 9RH</p>	<p>Planning permission in principle for erection of a Green Data Centre with associated infrastructure, landscaping, servicing, car and cycle parking; formation of public park with sports facilities; and formation of active travel routes; full approval for the siting of the data centre development and public park; maximum height and limits of deviation of proposed development; siting of active travel routes and points of vehicular access/egress – application no. 25/04239/PPP – Protocol Note by the Proper Officer</p>	<p>Noted.</p>
<p>6.2 - 1 Redheughs Avenue, Edinburgh, EH12 9RH</p>	<p>Proposal for planning permission in principle for erection of a Green Data Centre with associated infrastructure, landscaping, servicing, car and cycle parking; formation of public park with sports facilities; and formation of active travel routes; full approval for the siting of the data centre development and public park; maximum height and limits of deviation of proposed development; siting of active travel routes and points of vehicular access/egress – application no. 25/04239/PPP - Report by the Chief Planning Officer</p>	<p>To REFUSE the planning permission as contrary to the NPF4 Policy 1 as not demonstrated proposals adequately address the climate emergency; NPF4 policy 2 does not demonstrate lifecycle greenhouses gas emissions can be minimised and LDP City Plan 2030 Place Policy 19 as does not incorporate a mix of business and residential uses and layout does not ensure a cohesive townscape or deliver sustainable movement through the site.</p>