

Planning and Building Standards
City of Edinburgh Council
Waverley Court
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By email only: [REDACTED]@edinburgh.gov.uk

30 September 2025

DEAR SIR**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 AT LAND AT 1 REDHEUGHS AVENUE, EDINBURGH, EH12 9RH****APPLICATION REFERENCE 25/04239/PPP**

We act for Parabola Edinburgh Limited, owners of land at Edinburgh Park, Edinburgh, EH12 9FX, and write with reference to the above proposed development.

On behalf of our client we submit the following representations to the application for planning permission. We would reserve the right to add to or amend this representation as discussions progress or as additional information is submitted in respect of the proposed development.

BACKGROUND

By way of background, Parabola Edinburgh Limited secured planning permission (17/04341/AMC) for the development of a new office quarter at Edinburgh Park. The first of the offices, 1 New Park Square, and associated public realm were completed in Q1 2022.

The application for the residential-led, mixed use development relating to the southern portion of the Edinburgh Park site was approved by the Council in January 2022 (application reference 20/02068/FUL). There is a long history to the development of the southern phase masterplan and the granting of detailed planning permission represents a milestone for the evolution of Edinburgh Park.

PROPOSED DEVELOPMENT

Briefly stated whilst Parabola Edinburgh Limited is not opposed to the nature of the proposed development our client has concerns in relation to the approach to the development of the site and significant concerns in particular in respect of its scale and massing.

The subject site benefits from a planning permission for office development. The applicant notes within the Design and Access Statement submitted in support of the proposed development that they are not a data centre operator; their intention is to prepare outline designs for a development that will function to the latest requirements of hyperscale data centre operators in order to achieve a planning permission in principle consent.

The applicant further notes that the site would then be marketed to a specific end user / operator, and a design developed to meet that operator's specific needs, within the 'development parameters' set out in the application.

We set out the following observations in respect of the proposed development:

- **NATURE OF THE PROPOSED DEVELOPMENT**

Whilst our client is not opposed to the nature of the proposed development, the applicant themselves note that the proposed development shares many characteristics with industrial development.

The applicant notes that a functional building of an industrial nature is proposed. Consequently the design of the proposed development requires close assessment given the development plan context of the site.

The approach to the development of the site would seem at odds with the Local Development Plan and the Council's aspiration to develop a mix of uses creating an attractive place to live. Our client would encourage the Council therefore to assess the proposed development in that context in particular given the broader ambition across Edinburgh Park.

- **SCALE OF THE PROPOSED DEVELOPMENT**

The scale of development is considered to be significant and it is evident that the data centre will be visible when viewed from across the masterplan site.

We note that planning permission is sought for the proposed development, but with detailed approval sought including for siting and maximum heights and limits of deviation.

Significant work was undertaken by Parabola, including with stakeholders such as Architecture + Design Scotland in determining the scale of the development across the masterplan site. This scale of development was increased in the context of the consented office scheme and is now again significantly increased.

In reviewing the townscape and visual impact assessment submitted in support of the proposed development it appears evident that much of the assessment of impact is not based on the prescribed maximum limit. There is also limited assessment in relation to neighbouring views.

Our client would question whether this approach presents a true picture of the proposed development. Whilst appearing overall lower than the highest of the offices previously consented at the site the massing is otherwise very large with little to offer the adjacent properties and area. It will be visible from across an extensive area potentially appearing rather incongruous.

It is submitted that the applicant be required to undertake a further assessment based on the maximum development parameters proposed. This would also allow for the applicant to demonstrate viewpoints in winter months rather than in the summer conditions, as currently presented and where the development is mostly obscured by trees. It is submitted that the applicant should be asked to update these illustrative views with

winter equivalents to include outlines of development behind trees in order that the Council and interested parties, including Parabola, can properly assess the impact of the proposed development on the locale.

- **DESIGN AND SITE LAYOUT**

In terms of design and site layout, our client considers that the articulation of the building in its current form is considered very unlikely to contribute to the broader proposals to develop a new community at Edinburgh Park.

Whilst offering some element of open space, reflecting the aspiration of the LDP, it is submitted that the site layout offers little to the local context and the large site remains largely impermeable apart from the additional of a path which at more than 300m in length has no passive surveillance.

Our client would submit that the layout represents a missed opportunity with the park in the context of the development of the site and the broader ambition. Although the applicant shows two 'future' connection points into Lochside Court they currently do not have rights to make those connections.

Our client would question who will use this space, how it is maintained, how it is secured and how the potential for antisocial behaviour will be dealt with. Our client would encourage the Council to consider whether a management plan would suitably address such concerns.

Consequently our client has concerns that the proposed landscaping will fail to create the strong sense of place that the Design and Access Statement submitted in support of the proposed development seeks to deliver.

- **NOISE**

Notwithstanding the assessment submitted by the applicant our clients have serious concerns in relation the potential impact of the proposed development on residential amenity given its proximity to the masterplan site.

Whilst it is accepted that traffic noise is reduced, relative to the previous and indeed consented use at the site, it is submitted that this does not mitigate against the potential for the use of back up generators at night. Our client notes that no night time scenario with generators is considered but this must be a possibility in the case of extended power failure. The affordable residential development forming part of the southern phase masterplan and in closest proximity to the application site, will shortly commence. Our client is keen to fully understand the safeguards in this respect and in relation to the future residential phases that have already been consented.

SUMMARY

Briefly stated Parabola Edinburgh Limited is not opposed to the nature of the proposed development but have reservations in respect of the approach to the development of the site.

The Council should satisfy themselves that this application can be supported without broader implications.

As noted above we reserve the right to add to or amend this representation upon feedback from technical advisers or as additional information is submitted in respect of the proposed development.

We trust that the above will be given due regard in the Council's consideration of the proposals.



Should you require any further information at this stage, please do not hesitate to contact [REDACTED] [REDACTED]@montagu-evans.co.uk / [REDACTED]) or [REDACTED] ([REDACTED]@montagu-evans.co.uk / [REDACTED]) of this office direct.

Yours faithfully,

[REDACTED]

MONTAGU EVANS LLP

On behalf of Parabola Edinburgh Limited