

Scott Hobbs Planning Ltd.
FAO: [REDACTED]
24A Stafford Street
Edinburgh
EH3 7BD

Shelborn Drummond Ltd.
Sutherland House
70 - 78 West Hendon Broadway
London
NW9 7BT

Date: 28.07.2025

Our Ref: 25/03575/SCR

Dear Sir/Madam

SCREENING OPINION UNDER THE ENVIRONMENTAL IMPACT ASSESSMENT (EIA) (SCOTLAND) REGULATIONS 2017

1 Redheughs Avenue South Gyle Edinburgh EH12 9RH

EIA Screening Request - Request for Screening Opinion Under The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 for a Planning Permission in Principle for the Erection of a Green Data Centre and Relocation of Green Space 9RH

I refer to your request dated 9 July 2025 for a screening opinion on whether the proposal is an EIA development.

This letter constitutes the Council's formal Screening Opinion on whether this is an EIA development and an EIA Report is required. In coming to a determination, I have considered the criteria as set out in The Environmental Impact Assessment (EIA) (Scotland) Regulations 2017 and the advice set out in Circular 1/2017.

On the basis of the information provided and the assessment carried out in accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017) and Circular 1/2017 it is concluded that an EIA will not be required for this proposal.

The key points for this opinion are:

oThe development is a schedule 2 development as it exceeds the threshold of 0.5 hectares.

oThe site is not located within a sensitive area as defined under regulation 2 (1).

oThere is impact from the development of the site however these impacts do not trigger the requirements for an EIA.

It is not considered that the proposal will have a significant effect on the environment and an Environmental Statement is not required.

oAppropriate surveys or mitigation would be considered as part of the planning application process out with the EIA process.

I trust that the screening opinion is self-explanatory. If you require any further guidance please contact me on [REDACTED]@edinburgh.gov.uk.

Yours sincerely

[REDACTED]