

# Development Management Sub-Committee Report

**Wednesday 4 February 2026**

**Application for Planning Permission in Principle  
1 Redheughs Avenue, Edinburgh, EH12 9RH**

**Proposal: 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.**

**Item – Committee Decision  
Application Number – 25/04239/PPP  
Ward – B03 - Drum Brae/Gyle**

## **Reasons for Referral to Committee**

The application is referred to the Development Management Sub-Committee as it is a National Development as defined within the National Planning Framework 4 (NPF4). Consequently, under the Councils Scheme of Delegation, a pre-determination hearing is required prior to determination in accordance with Section 38A of the Town and Country Planning (Scotland) Act 1997.

### **Recommendation**

It is recommended that this application be **Granted** subject to the details below.

### **Summary**

Overall, the proposal complies with the Development Plan. It is in accordance with the LDP and NPF 4. On balance, the merits of the proposal outweigh the infringements of policy. Subject to developer contributions being secured towards open space and tram infrastructure the proposal is acceptable.

The data centres' storage use, large scale and lack of grid layout do not fully comply with Edinburgh Park Place 19 principles or wider vision to create a 'thriving' mix of uses.

However, the data centres help support delivery of 'digital infrastructure' a designated national development identified as a fundamentally important utility in NPF 4. The public park provides potential community benefit through delivery of accessible greenspace near potential future homes and offices, supporting local living.

It has regard to the global climate and nature crises through re-use of brownfield land in a sustainable location. Full details of sustainability measures incorporated and capacity to utilise waste heat will be considered through an AMC application. The extent of tree loss is acceptable subject to detailed replacement planting as required through condition. Conditions regarding other environmental matters (ecology, flooding) have also been imposed.

Subject to further details, it is not anticipated to have an adverse impact on neighbours' amenity. The buildings scale and siting (data centre / public park) are acceptable and other detailed design matters will be considered through the AMC application. Conditions are also recommended with respect to all other matters (transport, archaeology, aerodrome safeguarding, and contaminated land). The proposal is acceptable with regard to equalities, and no human rights impacts have been identified. No other material considerations identified outweigh this conclusion.

## **SECTION A – Application Background**

### **Site Description**

A brownfield site which formerly had an office building occupied by the Royal Bank of Scotland (RBS) on its east side which has since been demolished. In the centre of the site is landscaped greenspace with sports pitches which was used by the office and is designated as open space in City Plan 2030 (LDP). To the south, is a large car park.

The site is bordered by trees which front onto Lochside Court, Redheughs Avenue and South Gyle Crescent. Vehicle access was taken from Redheughs Avenue and South Gyle Crescent. It is within the Edinburgh Park / South Gyle place 19 designation in the LDP. The site has extant planning permission reference 22/05659/FUL for an office development with other ancillary retail, food / drink and leisure uses.

Vacant land to the sites south-west forms part of the Southern Phase Masterplan where there is extant planning permission reference 20/02068/FUL for a large mixed use development including office, commercial and residential.

The wider area primarily contains mainly offices alongside other commercial uses whilst there is also storage / distribution use to the sites east. The nearest existing residential is located to the far north and east either side of South Gyle Broadway.

Edinburgh Park Central Tram stop to the sites west is accessible within a five-minute walk. Bus services are located outside the site on Redheughs Avenue and South Gyle Crescent. The site area is 5.74 hectares.

### **Description of the Proposal**

Planning permission in principle (PPP) 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 of buildings; siting of active travel routes and points of vehicular access/egress.

There is no definition of Green Data Centres within NPF 4 however they are categorised as a development contributing to 'Digital Fibre Network'. The submitted 'Energy and Sustainability Statement including Waste Strategy' defines it as a 'repository for the storage, management and dissemination of data in which the mechanical, lighting, electrical and computer systems are designed to maximise energy efficiency and minimize environmental impact.'

The application seeks to establish certain parameters through this PPP regarding building footprint areas, maximum heights, no-build zones, access, and siting of the public park as outlined below.

The two data centres would be positioned to the east side of the site fronting Redheughs Avenue and South Gyle Crescent. These would range from 32.5 metres (m) (83 m AOD - Above Ordnance Datum) for the centrally positioned data centre and 28 m (78.5 m AOD) for the second data centre to its north-east with 'no build-zones' around each building. Ancillary buildings (generator compound, sub-stations, switch rooms, and security lodge) would range between 5m to 15m. The maximum area of buildings set within these parameters would be approximately 65,000 m<sup>2</sup>. The illustrative scheme details a building with a gross external area of approximately 45,000 m<sup>2</sup> with 3,115 m<sup>2</sup> office space. Vehicles / cyclists would enter the data centres site from Redheughs Avenue (north) and exit from South Gyle Crescent (east). Car and cycle parking would be positioned within the centre of the site.

The public park approximately 1.56 hectares in size would be positioned on the site's west side accessed from Lochside Court. An 'active travel route' would be positioned to the south side of this park linking Lochside Court to South Gyle Crescent. The indicative landscape plans also show other pedestrian routes within this area, as well as a range of planting, greenspaces, sports provision, and Sustainable Urban Drainage Systems (SUDs). The development would involve loss of 111 trees mainly within the existing open space on-site and 120 trees are proposed as compensatory planting.

## **Supporting Information**

- 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

## **Notification of National Development**

In accordance with the provisions of the Town and Country Planning Act (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice: 25/00110/PAN on the 17th April 2025. Following receipt of the proposal of application notice (PAN) the applicant gave details of two public exhibitions in relation to the application.

## **Environmental Impact Assessment (EIA) (Scotland) Regulations 2017**

An EIA screening opinion reference 25/03575/SCR was published on the 29th July 2025 in relation to the development in accordance with the above regulations. It was determined that an EIA was not required.

Subsequently, a further EIA screening opinion reference 25/04239/SCR was published in relation to the development on the 18th December 2025 where it was determined no EIA was required for the following reasons:

- They have been assessed against the criteria in schedule 3 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017
- It is not considered that the proposal will have a significant effect on the environment, and an Environmental Statement is not required.
- The site is brownfield land, and in an urban environment which is not defined as a sensitive area.
- The sites' location in Scotland supports use of renewable energy which will help reduce the developments carbon footprint.
- The development will likely have a negligible impact on achieving national greenhouse gas emissions reduction targets, as stated in NPF4.
- Specific methods regarding the efficiency of the building in terms of its water and energy use can be assessed in detail through the planning application process.
- -Necessary mitigation can be secured through the planning application process in relation to waste heat, sustainability, noise, light, design, flood risk, landscaping, and ecology, including through the imposition of appropriate planning conditions, as outlined in more detail in the screening opinion.

As the development is a multi-stage consent (planning permission in principle) further consideration of detailed design matters can be made at a subsequent stage (Approval of Matters Specified in Conditions).

## **Relevant Site History**

22/01063/PAN

1 & 3 Redheughs Avenue

Edinburgh

EH12 9RH

Redevelopment of site for office development (Class 4), including selected demolitions, retention and refurbishment of the Younger Building, provision of a mobility hub, ancillary retail (Class 1) food and drink (Class 3 / Sui Generis) and leisure (Class 11) uses, landscaping, car parking, access, infrastructure and associated works.

Pre-application Consultation approved.

23 March 2022

22/03024/SCR  
1+3 Redheughs Avenue  
Edinburgh  
EH12 9RH  
Request for EIA Screening Opinion  
EIA Not Required  
1 July 2022

22/02937/PND  
3 Redheughs Avenue  
Edinburgh  
EH12 9RH  
Prior Notification for Demolition of buildings.  
Permitted Development  
7 July 2022

22/05659/FUL  
1 Redheughs Avenue  
Edinburgh  
EH12 9RH  
Office development (Class 4), provision of a mobility hub, ancillary retail (Class 1) food and drink (Class 3 /Sui Generis) and leisure uses (Class 11), landscaping, car parking, access, infrastructure, and associated works. (AS AMENDED)  
Granted  
4 October 2024

25/01968/PAN  
1 Redheughs Avenue  
South Gyle  
Edinburgh  
EH12 9RH  
Green data centre development and relocation of green space.  
Pre-application Consultation approved.  
2 May 2025

25/03575/SCR  
1 Redheughs Avenue  
South Gyle  
Edinburgh  
EH12 9RH  
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  
EIA Not Required  
30 July 2025

25/04239/SCR  
1 Redheughs Avenue  
South Gyle  
Edinburgh  
EH12 9RH  
EIA screening Request.  
EIA Not Required  
30 December 2025

### **Other Relevant Site History**

Land 70 metres east of 1 Lochside Court:

14th June 2024 - Planning permission reference 24/00820/FUL granted for development of an arena Class 11 including ancillary Class 1A (retail), Class 3 (restaurants and cafes) and hot food / bar amenity with associated works.

Land Adjacent to Lochside Way:

11th January 2022 - Planning permission reference 20/02068/FUL granted for development of southern phase of Edinburgh Park including mixed use development of residential (class 9 and sui generis flats), offices (class 4), hotel (class 7), creche (class 10), leisure (class 11), ancillary (classes 1, 2, 3) and sui generis public house and associated works.

Additionally, a series of non-material variations related to this planning application have subsequently been submitted and determined as non-material.

Other planning applications associated with the northern phase of this Edinburgh Park development and all other planning history can be viewed on the councils' planning portal online.

### **Pre-Application process**

Pre-application discussions took place on this application.

### **Consultation Engagement**

Transport Planning

Sportscotland

Parks and Greenspace

Scottish Gas Networks

SP Energy Networks

Edinburgh Airport Safeguarding

Scottish Water

Commercial Development Investment

Archaeology

Flood Planning

Environmental Protection

Refer to Appendix 1 for a summary of the consultation response.

## **Publicity and Public Engagement**

**Date of Neighbour Notification:** 1 October 2025

**Date of Renotification of Neighbour Notification:** Not Applicable

**Press Publication Date(s):** Not Applicable

**Site Notices Date(s):** Not Applicable

**Number of Contributors:** 3

## **Section B - Assessment**

### **Determining Issues**

This report will consider the proposed development under Sections 24, 25, 37 and 59 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & City Plan 2030 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

As this application is for planning permission in principle, it requires a condition that the development in question will not begin until there is approval of matters specified in the condition by the planning authority. This report will consider which matters shall be included in this condition.

### **Assessment**

To address these determining issues, it needs to be considered whether:

## a) The proposals comply with the development plan?

The relevant development policies to be considered are:

- LDP Design policy Env 1, Env 3, Env 4,
- LDP Environment policy Env 6, Env 7, Env 8, Env 20, Env 23, Env 24, Env 27, Env 33, Env 34, Env 35
- LDP Historic Environment policy Env 16, Env 17
- LDP Infrastructure policy Inf 3, Inf 4
- LDP Place Policy 19
- LDP Transport policy Inf 6, Inf 7, 10
- NPF4 Liveable Place policy 14, 19, 21, 22, 24,
- NPF4 Productive Place policy 26
- NPF4 Sustainable Place policy 1, 2, 9,

The non-statutory Edinburgh Design Guidance is a material consideration.

### Principle

LDP policy Place 19 (Edinburgh Park / South Gyle) states planning permission will be granted for development which maintains its strategic employment role and introduces a wide mix of uses.

Principle requirements a) to m) relate to design, mixed-use proposals, infrastructure provision / contributions, range of transport connections / facility provision, wider Edinburgh Park / Gyle improvements, greenspace corridor extension, and accordance with the areas' place principles.

'EP1' includes development opportunities on undeveloped land with potential for new buildings on existing car parks. Similarly, these include mixed-uses, cohesive townscape framework, internal sustainable movement, and greenspace continuation.

Supporting paragraph 3.75 refers to retaining the areas' role as a strategic business location though also changing its character from a business dominated environment to a thriving mixed use and well-integrated part of the city.

NPF 4 policy 26 (Business and Industry) part c) states development for other employment uses will be supported where they will not prejudice the primary function of the area and are compatible with the business character of the area.

The data centres would contribute to the wider mix of uses within Edinburgh Park. However, as large, storage buildings bordered by secure fencing with limited on-site employment they do not align with the areas' place-making principles above. In isolation, they would fail to achieve a grid layout, a 'thriving' mix of uses or subsequent evening or night time activity.

However, the proposal includes a new public park to the sites west with the indicative plan showing a mix of sport and recreation use. Regarding this, Parks & Greenspace has confirmed they would be open to its future adoption and maintenance. Recreation and sporting activity could bring increased footfall and use into the evening / night time. It would also provide additional greenspace provision for future residents of residential and mixed-use developments within Edinburgh Park and more permeability with pedestrian links through the site.

The sites previous office use aligned more closely with the areas' intended employment role. However, the buildings' large-scale with restricted permeability, mono-use and car park failed to contribute to wider Edinburgh Park place-making principles. In this context, delivery of the public park would provide increased activity on part of the site, a wider mix of uses and some mitigation for the data centres. It is also acknowledged the extant planning permission reference 22/05659/FUL aligned more closely with Place 19 principles in terms of its office use and grid layout. However, any grant of this planning permission in principle would not preclude this office permission being implemented.

NPF 4 policy 26 (Business and Industry) part c) states development for other employment uses will be supported where they will not prejudice the primary function of the area and are compatible with the business character of the area.

Regarding the above, it is also recognised large industrial style buildings in storage / distribution use border South Gyle Crescent to the sites east. In this regard, whilst acknowledged the data centres' generally do not accord with the areas' wider place principles their storage use would not be at odds with the existing character of this north-east side of Edinburgh Park. Given this, and no wider impacts from this storage use are anticipated, the proposal would not prejudice the primary business function of the area.

Overall, an infringement of LDP Place policy 19 is deemed acceptable in this context and the proposal does not conflict with NPF 4 policy 26 c).

### Digital Fibre Network

Green data centres fall under the 'Digital Fibre Network' classification in NPF4 designated as national development where 'the principle of development does not need agreed in later consenting processes.

The strategy requires enhanced digital connectivity to provide high speed broadband or equivalent mobile services. A fundamentally important utility to support development, community wellbeing, equal access to goods / services and emissions reduction from reduced travel.

NPF 4 policy 24 (Digital infrastructure) policy intent is to encourage, promote and facilitate the roll-out of digital infrastructure across Scotland to unlock the potential of all our places and economy.

Green Data Centres are supported by NPF4 through their national development status to support enhanced digital service provision. The Commercial Development & Investment consultee response estimates the data centres could be expected to support 39 full time jobs with £4.089 million GVA per annum. However, whilst this on-site employment seems low for the developments' large scale, the data centres have potential to bring local and wider economic benefit. As outlined in the planning statement, there is increasing requirement for large purpose-built facilities (as opposed to individual server rooms) with sufficient capacity to store high tech data (e.g. artificial intelligence, cloud storage) to meet global demand for such services. The provision of a large data centre in this location, on a brownfield site near existing infrastructure can help support the efficient operations / technological advancement of communities, businesses, and public services. In turn, helping to safeguard and future proof the economy. Additionally, its acknowledged the storage of data within the country could help support national security. A condition has been imposed that the buildings are to be used only as green data centres and no other storage use, to ensure the proposal helps support the digital fibre network.

Overall, the proposal complies with NPF 4 policy 24.

### Public Park

#### *Open Space*

LDP policy Env 23 (Open Space Protection) states in summary that loss of open space will not be permitted subject to considerations of a) local environment impacts, b) homes proximity to large / local open space, c) green / blue network impacts, d) the local benefit or e) it's for a community purpose.

The existing open space is of some amenity value. However, it is centrally positioned on-site where it's of limited wider visibility and contains trees of varying quality. In this regard it does not make a significant contribution to the local environments' quality or character. In this respect, its loss would not result in a significant impact.

Additionally, the space is not identified as serving any public function within the LDPs' Open Space Strategy 2021 and has been in long-standing private use by the sites' previous office building. In this respect, its loss would not impact on homes proximity to identified large or local open space.

Its loss would have some detrimental impact on the green network. However, given the space is not of particular quality its loss could adequately be mitigated through alternative provision.

The proposed replacement greenspace could bring local benefit as it is intended to be used as a public park. It is also larger (1.56 ha) than the existing green space (1 ha) and is more immediately accessible.

The parks long-term use for public or private purpose cannot be guaranteed through planning. However, the applicants are open to the council adoption of this space and further details regarding this can be secured through legal agreement (see developer contributions section). Through these means, the public park could deliver local benefit with provision of greenspace for the community to use.

Overall, the loss of open space is acceptable in this context, and it complies with LDP policy Env 23. There will be no significant impact on the local environment; green network; homes proximity to green space and there would be local benefit through deliver of alternative provision for community use. Full details of the public park are required as a reserved matter to consider through the AMC application.

### *Outdoor Sports*

LDP policy Env 24 (Protection of Outdoor Sports Facilities) states the loss of outdoor sports facilities will be permitted where one of four criteria apply. As summarised, criteria c) refers to alternative sports facility to be provided of at least equivalent value in terms of sports and accessibility.

NPF 4 policy 21 (Place, recreation, and sport) a) states development with loss of outdoor sports facilities will only be supported where it meets one of four criteria. Criteria iii) refers to replacement facilities that are convenient and maintain the playing capacity.

The proposal would result in loss of three sports pitches (two five-a-side pitches and a tennis court) of approximately 0.2 hectares within the existing open space.

The re-located open space includes provision for three small (12m x 20m) and one larger (40m x 20m) multi-use games areas (MUGAs) of 0.15 hectares in total, as well as an external gym and kick about space. No objections have been received from Sportscotland. However, it is recommended two larger, floodlit MUGA pitches (38m x 18m) are required as the alternative provision as these would be more useful for a range of sports. A condition has therefore been imposed for full details of this and their implementation prior to the data centres being occupied to ensure this provision is delivered. This provision would be in a more accessible location than existing pitches. The existing footpath on Lochside Court would directly link to pedestrian routes through the new open space.

Subject to condition, the proposal complies with LDP policy Env 24 and NPF4 policy 21 a).

### Climate Change Mitigation and Adaptation

In summary, NPF 4 policy 1 (Tackling the climate and nature crises) intent is for development to address the global climate emergency and nature crises. Policy 2 (Climate Mitigation and Adaptation) seeks to minimise emissions and adapt to climate change.

### *Sustainability*

LDP policy Env 7 (Sustainable Developments) states for the construction of one building measures to address the climate emergency and contribute to sustainable living should be incorporated. A sustainability statement will be required with consideration of its design, adaptability, emissions, and materials.

LDP policy Env 8 (New Sustainable Buildings) states new buildings in summary should be sustainable, address the climate emergency and exceed carbon emissions target through use of low / zero generating technologies.

Specific criteria of this policy includes reasonably practical measures to achieve net zero level of operational greenhouse gas emissions. Operational emissions include use of heating, hot water, lighting, ventilation, and cooling systems.

Regarding Green Data Centres, NPF 4 states this development will likely have an overall negligible impact on achieving greenhouse gas emission reduction targets (depending on its nature and direct / indirect effects).

It is recognised that Green Data centres have potential to use a large amount of energy and water due to their intense operational requirements. The submitted Sustainability Statement outlines indicative measures which would help improve their energy efficiency. These include use of low carbon materials / ancillary buildings, high levels of insulation and energy-efficient cooling methods. More broadly, it is recognised the sites' location within Scotland would help reduce the developments carbon footprint through use of renewable energy.

As this planning permission is in principle only, the developments detailed design and specific sustainability measures incorporated would be considered through the AMC application. A further sustainability statement for detail of all operational measures implemented to reduce greenhouse gas emissions and climate change impacts has therefore been included as a reserved matter to consider further. Regarding this, the buildings energy performance would also be considered through building standards legislation with compliance demonstrated through a UK approved methodology calculation.

Separate consent and agreement for the use of energy (NESO National System Operator) and SPEN (Scottish Power Energy Networks) and water connections (Scottish Water) will also be required. An informative have been included to highlight these requirements to the applicant.

LDP policy Env 7 (Sustainable Developments) also states development should contribute to sustainable living.

NPF 4 policy 9 a) (Brownfield, vacant and derelict land) states the sustainable reuse of brownfield land will be supported. The policy intent is to promote use of brownfield land and reduce need for greenfield development.

With regard to the above, the development helps contribute to sustainable living as the public park provides accessible greenspace in walking distance of homes and offices.

Whilst the LDP does not make any specific reference to preferred locations for data centres, it is recognised they are of a significant footprint through operational requirements. Their re-use of this vacant, brownfield site can benefit from a proximity to existing infrastructure in this connected, brownfield location. It provides a source of employment in a sustainable location. In turn, it helps reduce the need for greenfield development.

In this regard, the proposal complies with LDP policy Env 7 and NPF 4 policy 9 a).

## *Waste Heat*

LDP policy Inf 16 (Sustainable Energy and Heat Networks) states development in an area with a heat network as identified in the Local Heat Energy Efficiency Strategy (LHEES) where designed / constructed to allow cost effective connection to a future heat network.

NPF 4 policy 19 a) (Heating and Cooling) states development within a Heat Network Zone in a LDP will only be supported where designed to connect to existing heat network.

NPF 4 policy 19 d) (Heating and Cooling) states for national development which will generate waste or surplus heat, a Heat and Power Plan should demonstrate how energy recovered from the development will be used to produce electricity and heat.

The site is located within 'Sighthill and Gyle' prospective heat network zone within Edinburgh's LHEES Delivery Plan: 2024 - 2028. These heat zones are identified as having greatest potential for roll-out of heat networks. Data centres are identified as a potential heat source within this area.

The submitted Energy and Sustainability Statement states that an advantage of a 'green data centre' is that waste heat can be re-purposed in mechanical piping and exported to a district heat network. Additionally, it's stated that waste heat from the data centre could potentially serve 3,000 homes and be utilised by surrounding businesses. The indicative plans show provision for an energy centre. In this regard, the development has potential to contribute to the decarbonisation of homes. However, it is noted these identified heat network zones are prospective at this stage.

A Heat and Power Plan is therefore required by condition to assess how recovered energy from the development will be used to produce electricity and heat to assess in full against LDP policy Inf 16, NPF 4 policy 19 a) and d). The applicant would also require separate regulatory consents for any potential future energy connections.

## *Transport*

LDP policy Inf 6 (Cycle Parking) states development should provide cycle parking in line with council guidance.

LDP policy Inf 7 (Car Parking) states car parking provision should comply with and not exceed the levels set out in Council guidance.

Based on the Edinburgh Design Guidance (EDG), this storage / distribution use should have a minimum of 496 cycle spaces and 113 car spaces (including 10 % accessible provision) based on an indicative floorspace of 43, 470 m<sup>2</sup>.

The indicative layout includes car parking provision for 121 car parking spaces. Whilst this exceeds standards, it would result in a significant net reduction from the sites' existing 790 car parking spaces. In this regard, the proposal aligns with wider LDP transport policy objections of discouraging private car use.

Additionally, the indicative layout includes cycle provision for 290 spaces. Whilst this is less than the standards, it is proportionate to the data centres' anticipated number of 39 on-site employees. The above notwithstanding, full detail of cycle and car parking will be required as a reserved matter of the AMC application to assess in full against LDP policy Inf 6 and Inf 7.

Furthermore, from the development's operation the anticipated vehicular trips in the submitted Transport Statement are not considered significant and are considerably less than the approved office development. The site is also well connected to sustainable transport modes which helps encourage transport by sustainable means. With regard to this, no objections have been received from Transport Planning.

LDP policy Place 19 (Edinburgh Park / South Gyle) part h) states principle requirements for development include improved pedestrian and cycle links through the site.

LDP policy Inf 3 (Infrastructure Delivery and Developer Contributions) refers to proposals contributing to infrastructure provision where relevant, necessary, and commensurate to development scale. Part a) refers to identified transport proposals and safeguards.

LDP policy Inf 10 (Cycle and Footpath Network) states development must include active travel infrastructure, cycle / footpath networks and have no adverse impacts on these aspects.

The parameter plans include a primary pedestrian / cycle route connecting Lochside Court and South Gyle Crescent. Its position is broadly in line with this route within LDP policy Place 19 and is therefore acceptable.

The indicative proposals also include routes through the public park on the sites' west side and to the south boundary.

The position of the data centre would impact on a proposed secondary cycle / pedestrian route in the LDP to the sites north-east. However overall, the indicative routes would improve the sites connectivity to the surrounding area helping contribute to the overall provision of active travel infrastructure.

The proposal therefore complies with the intentions of LDP policy Place 19 h) and Inf 3. This notwithstanding, full details would be considered at the subsequent AMC stage as a reserved matter.

### *Trees*

LDP policy Env 6 (Green Blue Infrastructure) states development will be supported that protects, enhances and link to the city's' green / blue network.

LDP policy Env 20 (Protection of Trees and Woodlands) states there is a presumption against development that risks having damaging impacts on trees unless for good Arboricultural reasons and accounting for their value.

Overall, 111 of 396 trees recorded on-site are proposed for removal. These specimens are mainly located within the existing open space centrally on-site and include 62 semi-mature category B trees identified as being in good condition. Whilst of limited public visibility, they cumulatively provide amenity and landscape value. Their loss is not for good Arboricultural reasons therefore the proposal does not comply with LDP policy Env 20.

However, it acknowledged this landscape loss is less than extant planning permission reference 22/05659/FUL where over 200 trees were to be removed. In addition, specimens could be removed out with planning control as they are not protected or within a conservation area. An infringement of policy is therefore reasonable in this circumstance subject to appropriate replacement planting.

LDP policy Env 27 (Public Realm, New Planting and Landscape Design) states external spaces and features should be considered as a fundamental part of the whole scheme. This includes tree canopy coverage of appropriate species in line with Council guidance.

The Edinburgh Design Guidance (EDG) targets 20 % tree canopy cover for commercial led mixed use development.

As mitigation, the proposal indicatively includes replacement planting of 120 trees including various species across the new public park to the sites' west. The indicative landscape plan proposes a range of new planting with native trees, other hedgerows, grassed areas, and wildflower areas. The amenity benefit from this would not be immediate given trees would require time to grow. However, it is considered there is likely to be long-term benefit from this replacement landscaped greenspace as it would be larger and more publicly accessible.

Indicatively, this is appropriate mitigation to compensate for this tree's loss, and it will help enhance the city's' green / blue network.

Full details of this landscaping plan and its implementation is required as a reserved matter of any subsequent AMC application to assess in full against LDP policy Env 6 and Env 37.

### *Biodiversity*

LDP policy Env 21 (Protection of Biodiversity) states proposals should safeguard features of biodiversity value and priority species.

LDP policy Env 37 (Designing-in Positive Effects for Biodiversity) states proposals proportionate to nature and scale must have a positive effect on biodiversity.

The submitted Ecological Assessment identifies the sites' trees as having no bat roosting potential therefore no adverse impacts are anticipated. Furthermore, the survey did not identify any other protected species, and their presence is unlikely given the sites urban context. Additionally, a range of enhancement measures have been outlined including native tree planting, wetland habitat areas, and sustainable urban drainage (SUDs) areas. These enhancement measures are supported in principle, and full details of these are to be provided at the later AMC stage.

Subject to condition, the proposal therefore complies with LDP policy Env 6, Env 20, Env 21 and Env 37. Furthermore, the applicant should note other recommendations of the PEA with regard to vegetation clearance works should take place out with the bird breeding season and construction measures should limit ecological impacts.

### *Flooding*

LDP policy Env 6 (Green Blue Infrastructure) states development will be supported that protects, enhances and link to the city's blue network.

NPF 4 policy 22 c) (Flood risk and water management) states development proposals will not increase the risk of surface water flooding.

LDP policy Env 35 (Reducing Flood Risk) states planning permission will not be granted for development that would increase flood risk, adversely impact on flood management, or flood defence systems or fail to incorporate or enhance features to add to the blue network through design.

The submitted drainage strategy details that the development has been designed to account for a 1 in 200-year flood risk with climate change allowance. It will use the sites' existing drainage connections where possible but incorporates blue features to further attenuate surface water including SUDs basins, permeable surfaces, and soft landscaping. In this regard, the development helps enhance the city's blue network.

Following review, Flood Planning have raised no objections in principle. However, as this application seeks planning permission in principle only there would be a requirement for a further drainage strategy to be submitted through condition once the developments detailed design has been finalised. Similarly, the applicant would be required to submit a pre-development enquiry to Scottish Water.

Subject to condition, the development has been designed to not increase the risk of surface water flood risk and incorporates features to enhance the blue network. It therefore complies with the objectives of LDP policy Env 6, Env 35 and NPF 4 policy 22 c).

### Design

LDP policy Place 19 (Edinburgh Park / South Gyle) seeks development which is comprehensively designed, maximises the areas' development potential and links through the site.

LDP Design policies Env 1 to Env 4 would also apply to this proposal and any future AMC application.

The planning permission in principle seeks approval for maximum building heights of the data centres and their ancillary buildings. The building heights would range with a maximum of 32.5m, potentially stepping down to 15m between the two data centres. The Townscape and Visual Appraisal (TVA) anticipate the developments size and design would have a moderate visual effect within 1 km of the site with impacts reducing further away. The development will clearly be visible, and it is an industrial style building designed to suit its future function.

However, its maximum heights do not exceed that of extant planning permission reference 22/05659/FUL for the office development which had a similar level of visibility from the surrounding area. The buildings stepped heights will help reduce their overall mass whilst consideration of materials and form through the AMC application can further help reduce their perceived visibility. Additionally, whilst the buildings will be large, their functional design is not at odds with the style of existing office or storage buildings on the north / east side of Edinburgh Park. Given the above, the maximum building heights are considered acceptable and are recommended to be approved at this stage.

The public park has potential to contribute towards a sense of place by bringing footfall and activity to an area presently vacant. Its siting would be in proximity to homes, offices and provide links through the site helping to improve the connectivity of the wider area. Its siting to the sites west side is therefore also considered acceptable in this context and is approved.

To assess in full against relevant LDP and NPF 4 policies, the detailed design matters would be assessed as a reserved matter with the Approval of Matters specified in Condition (AMC). This includes the finalised building heights, scale, form, materials, and position), lighting plans and hard / soft surfaces. Additionally, the nature of the data centres would likely offer limited overlooking of any cycle / pedestrian routes. It will therefore be important that any detailed design considers how these spaces can be made safe for future users.

### Amenity

LDP policy Env 33 (Amenity) states that the amenity of neighbouring developments will not adversely be affected in terms of odour, noise, daylight, sunlight privacy, or immediate outlook.

LDP policy Env 34 (Pollution and Air, Water and Soil Quality) states development will not be supported with significant adverse effects for health, amenity, and the environment.

Noise impacts from construction and operation (traffic, plant / ancillary equipment) in the Noise Impact Assessment (NIA) anticipate low impacts on the nearest existing and approved residential properties within the vicinity.

With regard to air quality, the site is not with a designated Air Quality Management Area (AQMA) and from the development's operation the anticipated vehicular trips in the submitted Transport Statement are not considered significant. The site is also well connected to sustainable transport modes which would help discourage travel by more pollution emitting means.

Additionally, the development is sufficiently separated from all existing or approved residential properties by over 80m that no other amenity impacts are raised.

Regarding other construction / operation impacts, the applicant would also be required to comply with separate Air Quality legislation. No significant impacts from its operations are anticipated in the AQA.

The proposal therefore complies with LDP policy Env 33 and Env 34. However as detailed design matters have not been agreed further information with regard to lighting (light spill plans & illuminance restrictions if necessary), and noise (detail of mitigation measures and implementation) have been imposed as reserved matters for consideration at the AMC stage.

### *Contaminated Land*

LDP policy Env 34 (Pollution and Air, Water and Soil Quality) states development will not be supported with significant adverse effects for health, amenity, and the environment.

With regard to the above, the applicant is required to assess risk to development arising from potential land contamination that may affect suitability of the land for the proposed use and ensure where necessary adequate remediation is undertaken to mitigate any unacceptable risks.

A contaminated land condition has therefore been imposed (including a preliminary investigation with desk study to determine any necessary scope of ground investigation). This is required to assess the proposal in full against LDP policy Env 34.

### *Airport safeguarding*

NPF 4 policy 23 (Health and safety) intent is to protect people and places from environmental harm. Including mitigating risks arising from safety hazards.

Edinburgh Airport has been consulted on the development from an aerodrome safeguarding perspective. There is potential conflict with aerodrome safeguarding criteria therefore conditions have been recommended for submission of a bird hazard management plan and lighting details.

These details are required through condition to assess in full against NPF 4 policy 23. An advisory note on cranes has also been included as an informative.

### Archaeology

LDP policy Env 16 (Archaeological remains and the historic environment) states archaeological remains should be preserved in situ.

LDP policy Env 17 (Archaeological Significance) states proposals will be supported if no archaeological or historic features are likely to be affected.

The site is within an area which may contain archaeological remains therefore the archaeology officer recommends a programme of archaeological works to be submitted prior to works commencing on-site.

This condition has been imposed, in order to assess in full against LDP policy Env 16 and Env 17.

## Developer Contributions

LDP policy Inf 3 (Infrastructure Delivery and Developer Contributions) states development will be supported where sufficient infrastructure capacity can be delivered at the appropriate time. This should be secured by legal agreement. Where not deliverable directly, developer contributions will be sought. Criteria a) relating to provision of transport infrastructure and criteria d) to greenblue network actions.

LDP policy Inf 4 (Provision of Transport Infrastructure) states in summary that development which would generate a significant amount of trips shall demonstrate through transport information and mitigation that a) impacts can be addressed and b) required transport infrastructure has been addressed where relevant.

NPF 4 policy 18 (Infrastructure first) states development which provide (or contribute to infrastructure) in line with that identified in LDPs and their delivery programmes will be supported.

A tram contribution is required to mitigate the anticipated cumulative impact of the development. Transport Planning has requested a contribution of £501,975 based on the indicative proposed floorspace of 43,470 sqm of warehouse within zone 2. As the final floorspace maybe subject to change through the AMC application, this is worded within the legal agreement to allow flexibility depending on the final building design.

The Guidance on Developer Contributions and Infrastructure Delivery also states where the Council undertakes long term maintenance of open space facilities adequate revenue resources should be made available.

Parks and Greenspace have confirmed they would be open to adopting the parks/green spaces in the future, subject to standards being met and a legal agreement of an appropriate contribution being obtained for future maintenance.

The guidance is non-specific regarding contribution rates for the adoption of new open spaces. In the absence of a figure or methodology being available in the supplementary guidance a degree of flexibility is similarly sought from the committee regarding the negotiation of this contribution.

A suitable legal agreement is therefore required to secure these funds. Subject to this, the proposal and complies with LDP policies Inf 3, 4 and NPF 4 policy 18 a)

### **Conclusion in relation to the Development Plan**

Overall, the proposal complies with the Development Plan. It is in accordance with the LDP and NPF 4. On balance, the merits of the proposal outweigh the infringements of policy. Developer contributions are required towards open space and tram infrastructure.

The data centres' storage use, large scale and lack of grid layout do not fully comply with Edinburgh Park Place 19 principles or wider vision to create a 'thriving' mix of uses. However, the data centres help support delivery of 'digital infrastructure' a designated national development identified as a fundamentally important utility in NPF 4. The public park provides potential community benefit through delivery of accessible greenspace near potential future homes and offices, supporting local living.

It has regard to the global climate and nature crises through re-use of brownfield land in a sustainable location. Full details of sustainability measures incorporated and capacity to utilise waste heat will be considered through an AMC application. The extent of tree loss is acceptable subject to detailed replacement planting as required through condition. Conditions regarding other environmental matters (ecology, flooding) have also been imposed.

Subject to further details, it is not anticipated to have an adverse impact on neighbours' amenity. The buildings scale and siting (data centre / public park) are acceptable and other detailed design matters will be considered through the AMC application.

Conditions or reserved matters are also recommended with respect to all other matters (transport, archaeology, aerodrome safeguarding, and contaminated land).

**b) There are any other material considerations which must be addressed?**

The following material planning considerations have been identified:

Equalities and human rights

Due regard has been given to section 149 of the Equality Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment, and no comments have been received in relation to human rights.

Public representations

A summary of the representations is provided below. Additionally, correspondence out with the publicity period was received outlining concerns regarding the environmental impact of the data centre and potential requirement for an Environmental Impact Assessment. These matters have been addressed through the separate EIA screening decisions (outlined in EIA Regulations section above) and Climate Mitigation and Adaptation section in the report. In line with the Councils' 'Planning Customer Service Charter,' as these comments are late and issues raised have already been considered they have not been formally registered as representations.

*material comments - objection*

- Potential adverse impact on environment: Addressed through Climate Change Mitigation and Adaptation section.
- Large use of resources: Addressed through section Sustainability and Waste Heat sections.
- Community Impacts (noise and air quality): Addressed through Amenity section.
- Sustainability benefits questionable: Addressed through Sustainability section.
- Potential impacts on electricity infrastructure and energy: Addressed through sustainability section.

### *non-material comments - objection*

- Local community displacement, uneven job creation, and social impacts from economic viability: These matters cannot directly be assessed through this planning application.

### *material comments - general comment*

- NIA should be thoroughly assessed: Addressed through Amenity section.
- Potential inappropriate design and scale: Addressed through Design section.
- Potential adverse amenity impacts: Addressed through Amenity section.
- EIA should be required: This matter was assessed through related EIA screening opinions reference 25/03575/SCR and 25/04239/SCR as highlighted within the 'Supporting Information' and 'Site History' above.

### *non-material comments*

- Third party ownership of land to east of application site boundary: This would be a private, civil, or legal matter however an informative has been included to highlight this matter to the applicant.
- Consideration of Agent of Change principles: This principle is not deemed applicable to this planning application.

### **Conclusion in relation to identified material considerations.**

Overall, the material considerations support granting planning permission.

### **Overall conclusion**

Overall, the proposal complies with the Development Plan. It is in accordance with the LDP and NPF 4. On balance, the merits of the proposal outweigh the infringements of policy. Subject to developer contributions being secured towards open space and tram infrastructure the proposal is acceptable.

The data centres' storage use, large scale and lack of grid layout do not fully comply with Edinburgh Park Place 19 principles or wider vision to create a 'thriving' mix of uses.

However, the data centres help support delivery of 'digital infrastructure' a designated national development identified as a fundamentally important utility in NPF 4. Additionally, the public park provides potential community benefit. The delivery of accessible greenspace near potential future homes and offices, supporting local living.

It has regard to the global climate and nature crises through re-use of brownfield land in a sustainable location. Full details of sustainability measures incorporated and capacity to utilise waste heat will be considered through an AMC application. The extent of tree loss is acceptable subject to detailed replacement planting as required through condition. Conditions regarding other environmental matters (ecology, flooding) have also been imposed.

Subject to further details, it is not anticipated to have an adverse impact on neighbours' amenity. The buildings scale and siting (data centre / public park) are acceptable and other detailed design matters will be considered through the AMC application. Conditions or reserved matters are also recommended with respect to all other matters (transport, archaeology, aerodrome safeguarding, and contaminated land). The proposal is acceptable with regard to equalities, and no human rights impacts have been identified. No other material considerations identified outweigh this conclusion.

## **Section C - Conditions/Reasons/Informatives**

The recommendation is subject to the following;

### **Conditions**

1. The development to which this planning permission in principle relates must be begun not later than the expiration of five years beginning with the date on which this planning permission in principle is granted. If development has not begun at the expiration of this period, then the planning permission in principle lapses.
2. Application for the approval of matters specified in condition must be made before whichever is latest of the following:
  - (i) the expiration of ten years from the date of the grant of the permission,
  - (ii) the expiration of 6 months from the date on which an earlier application for the requisite approval was refused, and
  - (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed or, where the earlier application is the subject of a review by the Council's Local Review Body, the expiration of 6 months from the date of the notice of the decision to uphold the determination, and may be made for (a) different matters, and (b) different parts of the development, at different times.
3. Before any work on the site is commenced, details of the undernoted matters shall be submitted to and approved in writing by the Planning Authority; the submission(s) shall be in the form of a fully detailed layout and shall include detailed plans, sections and elevations of the buildings and all other structures, including detailed street elevations.

### **Approval of Matters:**

- a) Height, massing, and siting of all buildings;
- b) A detailed specification of all proposed materials, including hard landscaping;
- c) Design and external appearance of all buildings, roof form, open space, public realm, and other structures;
- d) Existing and finished site and floor levels in relation to Ordnance Datum;
- e) Roads, footways, cycleways, servicing and layout of car parking, cycle parking provision and other parking meeting Edinburgh Street Design Guidance and Edinburgh Design Guidance;
- f) Access point or points;
- g) Transport Statement and Equalities statement including details of accessibility
- h) Waste management and recycling facilities;

- i) Daylight, privacy, overshadowing and noise impact information to assess the impacts on neighbouring amenity;
  - j) A noise and vibration impact assessment should be provided with the detailed application which outlines the noise impacts associated with the proposal, ensures that noise impacts are considered within each application and mitigation recommended where necessary (including from proposed commercial operations/sports and recreation use of the public park).
  - k) Details of lighting including any glare and light spillage mitigation.
  - l) Drainage information (surface water management; flood risk assessment, drainage arrangements, Scottish Water acceptance of the surface water discharge into the sewer network, SUDS proposals and SUDS maintenance plan, SUDS proposals and SUDS maintenance plan. Including a drainage layout drawing and post-development overland flow path drawing)
  - m) Landscaping:
    - (i) Detailed soft and hard landscaping plan and levels;
    - (ii) A schedule of all plants and trees to comprise species, plant size and proposed number and density;
    - (iii) Inclusion of hard and soft landscaping details including tree removal;
    - (iv) Landscape and habitat management plan (including schedule for implementation and maintenance of planting scheme);
    - (v) Any boundary treatments
    - (vi) Biodiversity enhancement plan (including location, nature of enhancement and timetable for its implementation)
    - (vii) Verified views
  - (n) Sustainability statement (include details of all operational measures (including use of heating, hot water, lighting, ventilation, and cooling systems) to be implemented on-site to reduce greenhouse gas emissions and climate change impacts from the development.
4. The planning permission in principle hereby permitted shall be carried out broadly in accordance with the following approved parameter plans (detailing the siting of the data centre and public park, building height parameters and site access points):
- 08- 'Plan showing Siting of Buildings and Park'  
09- 'Parameter Plans and Section'
5. The land detailed within the red line boundary on approved plan reference 08 shall be restricted to data centre (s) and associated infrastructure within Use Class 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. No other use within Class 6 is permitted without prior written permission of the Planning Authority.
6. The public park shown on approved plan reference 08 shall be fully implemented on-site in accordance with the approved details of condition 3 parts c) (open space and public realm), m) (landscaping) and condition 7 (sports provision) prior to the first occupation of the approved data centres.

7. Prior to commencement of the development, proposed plans shall be submitted to and approved in writing by the planning authority with details of at least 2 fenced, floodlit MUGA (Multi-Use Games Areas) of dimensions 38m x18m. The new pitches will be designed and constructed by a recognised (e.g. SAPCA\* registered) specialist pitch contractor(s), details of contractor(s) and pitch specification (including surface type and line markings) shall be provided.  
\*SAPCA is The Sports and Play Construction Association ([www.sapca.org.uk](http://www.sapca.org.uk))
8. The replacement pitches shall be provided in accordance with the details approved through condition 7, prior to the green data centre being first occupied.
9. Prior to the commencement of development, a Heat and Power plan shall be submitted to and approved in writing by the Planning Authority. The plan shall include details of how recovered energy from the development will be used to produce electricity and heat.
10.
  - i) Prior to the commencement of construction works on site:
    - a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
    - b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.
  - ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.
11. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority. The submitted plan shall include details of:
  - management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting, and "loafing" birds. The management plan shall comply with Advice Note 3 'Wildlife Hazards around Aerodromes' (available at <https://www.caa.co.uk/combinedaerodrome-safeguarding-team-cast/cast-publications/cast-advice-notes/>)

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority.

12. An obstacle light shall be placed on the highest part of the buildings due to their infringement of the Obstacle Limitation Surface. The obstacle light must be a Type B low intensity steady state red light with a minimum of 32 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of 'CAP168 Licensing of Aerodromes' (available at <https://www.caa.co.uk/our-work/publications/documents/content/cap-168/>).
13. No development on the site shall take place until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting, public engagement) in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority.

## **Reasons**

1. To accord with Section 59 of the Town and Country Planning (Scotland) Act 1997.
2. In order to ensure applications for approval of matters specified in condition are made timeously and in accordance with section 41 (1) (c) of the Town and Country Planning (Scotland) Act 1997.
3. In order to enable the Planning Authority to consider this/these matter/s in detail.
4. In the interest of securing an appropriate development on the site.
5. To ensure the development supports digital fibre network.
6. To ensure delivery of the public park.
7. To ensure that the replacement sports pitches are of a quality that compensates for the loss of the existing sports pitches.
8. To ensure the timeous reprovision of the pitch area lost.
9. To assess how energy from the development will be re-used.
10. To ensure the site is safe and stable for the end use.
11. It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Edinburgh Airport.
12. Permanent illuminated obstacle lights are required to avoid endangering the safe movement of aircraft and the operation of Edinburgh Airport.
13. To safeguard archaeological heritage on-site.

## **Informatives**

It should be noted that:

1. Consent shall not be issued until a suitable legal agreement, including those requiring a financial contribution payable to the City of Edinburgh Council, has been concluded in relation to affordable housing, education, transport, and car club.

The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6-month period, a report will be put to committee with a likely recommendation that the application be refused. The Legal Agreement should include the following:

### **Edinburgh Tram**

The site is located within Zone 2 of the Councils' 'Guidance on Developer Contributions and Infrastructure Delivery' where scale factors apply for tram contributions depending on the Gross External Floor Area of a development.

Based on this guidance, the sum of £501,975 is required (based on the 43,470 sqm of warehouse in Zone 2) (or £11.55 per sqm).

The above sum for the data centres is based on an indicative floorspace. Exact contributions will be established based on a per sqm basis. The proposed development may be a maximum of 65,000 sqm which would result in a tram contribution of £750,595.

### **Public Park**

The Guidance on Developer Contributions and Infrastructure Delivery states that where the Council undertakes long term maintenance of open space facilities adequate revenue resources should be made available. The guidance is non-specific regarding contribution rates for the adoption of new open space(s). In the absence of a figure or methodology being available in the supplementary guidance or an identified contribution figure from Parks and Greenspace at this time a degree of flexibility is sought from the committee regarding the negotiation of this contribution towards the Public Park.

2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

4. The design, installation and operation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 at all times; when measured within any nearby living apartment or surrounding residential receptors, and no structure borne vibration is perceptible within any nearby living apartment or residential receptor, with windows open for ventilation purposes.
5. The applicant should note the below matters identified by the Roads Authority:
  - a. The applicant should consider the provision of car club vehicles in the area. Contributions towards the costs of the necessary order and vehicles would be required;
  - b. The applicant should note that the proposed cycle track may require separate applications for road construction consent. The design, specification, and extent of adoptable roads, including lighting and drainage to be agreed;
  - c. The applicant should note that orders to redetermine sections of road and introduce or amend waiting and loading restrictions may be required. The applicant should note that separate application for these orders will be required along with funding to cover the related statutory process costs;
  - d. The applicant should note that planning consent does not give permission to occupy or carry out work on adjacent footways or carriageways. Separate application will be required for road opening permits, skip licences, crane operations, etc. and these may require dilapidation surveys to be undertaken prior to any work on site including demolition and site clearance work;
  - e. The applicant should consider developing a Travel Plan including provision of public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;
  - f. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £3,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with relevant legislation, regulations, and Building Standards;
  - g. Electric vehicle charging outlets will be required in line with Mandatory Standard 7.2, Building Standards Non-domestic Technical Handbook, April 2024;
  - h. The applicant should note that the proposed development lies on or adjacent to a 'traffic sensitive street' and that this may affect the method and timing of construction, including public utilities - see <https://www.edinburgh.gov.uk/roads-pavements/road-occupation-permits/2>
  - i. The applicant should note that occupation of the footway or carriageway for construction is not supported and the proposed works should take place entirely within the site;

- j. The applicant should be aware that noise, dust, vibration, traffic, and other activities on construction sites can have significant negative impacts on neighbours. The contractor should be aware of their legal responsibilities regarding construction sites, and the Council's ambitions to foster good relations with neighbours - see Code of Responsible Construction <https://planningedinburgh.com/2025/10/01/new-code-of-conduct-for-responsible-construction/> The applicant should make themselves aware of particularly sensitive nearby premises, such as schools and care homes, and consider registration of the site under the Considerate Constructors Scheme (see <https://www.considerateconstructors.com/>).
  - k. The applicant should develop a Construction Traffic Management Plan.
6. The applicant will require separate consents and agreements for the use of energy (NESO (National System Operator) and SPEN (Scottish Power Energy Networks) and water connections (Scottish Water).
  7. This planning permission does not affect the legal rights of any other parties with an interest in the land. In that respect, the permission does not confer the right to carry out the works without appropriate authority.
  8. Given the nature of the proposed development, it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes' (available at <https://www.caa.co.uk/combined-aerodrome-safeguarding-team-cast/cast-publications/castadvice-notes/>)

### **Background Reading/External References**

To view details of the application go to the [Planning Portal](#)

### **Further Information - Local Development Plan**

**Date Registered: 8 September 2025**

### **Drawing Numbers/Scheme**

01, 08, 09

Scheme 1

**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

Contact: \_\_\_\_\_, Planning Officer  
E-mail: \_\_\_\_\_@edinburgh.gov.uk

## Appendix 1

### Summary of Consultation Responses

NAME: Transport Planning

COMMENT: No objections subject to conditions, informatives and a tram contribution.

DATE: 20 January 2026

NAME: Sportscotland

COMMENT: No objections and conditions relating to details of replacement sports provision and its implementation are requested.

DATE: 17 October 2025

NAME: Parks and Greenspace

COMMENT: Open to future adoption of park / greenspace subject to an appropriate contribution secured through a legal agreement.

DATE: 15 January 2026

NAME: Scottish Gas Networks

COMMENT: No objections as no high-pressure assets within the vicinity.

DATE: 10 September 2025

NAME: SP Energy Networks

COMMENT: SP Energy Network connection details will depend on National Energy System Operator (NESO) assessment of proposals.

DATE: 7 November 2025

NAME: Edinburgh Airport Safeguarding

COMMENT: Potential conflict with safeguarding criteria therefore conditions recommended with regard to a Bird Hazard Management Plan, Lighting Scheme, and an advisory note regarding cranes.

DATE: 24 September 2025

NAME: Scottish Water

COMMENT: No objections. The applicant will be required to submit a pre-development enquiry and environmentally sustainable methods of cooling the data centres would be examined.

DATE: 25 November 2025

NAME: Commercial Development Investment

COMMENT: The proposal would deliver approximately 39 full-time jobs (£4.089 GVA per annum). It Heat and Power Plan should be provided to demonstrate how heat would be re-used.

DATE: 10 September 2025

NAME: Archaeology

COMMENT: A programme of archaeological works is required by condition.

DATE: 6 October 2025

NAME: Flood Planning

COMMENT: No further comments in relation to the submitted drainage strategy.

DATE: 14 October 2025

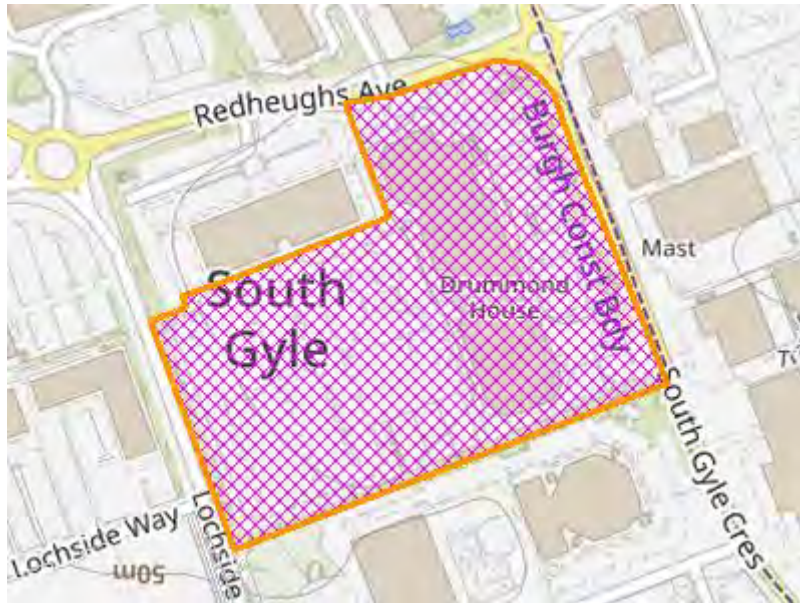
NAME: Environmental Protection

COMMENT: A contaminated land condition is required to ensure risks to human health are properly considered.

DATE: 19 January 2026

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

## Location Plan



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