

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

Shelborn Drummond Ltd. (C/o
Agent).
24A Stafford Street
Edinburgh
United Kingdom
EH3 7BD

Date: 18.12.2025

Our Ref: 25/04239/SCR

Dear Sir,

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

1 Redheughs Avenue South Gyle Edinburgh EH12 9RH

EIA Screening Opinion

The development is for the construction 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.

Two main buildings are proposed with the illustrative scheme that are capable of 210 MW IT load. Other external buildings include stand-by generators, electrical substations and security lodge. Associated infrastructure includes internal roads, footpaths, car / cycle parking, landscaping and green space.

Details of design and layout are indicative. The two buildings would have a combined footprint of 43,470 m² and associated buildings would have a footprint of 15,910 m². The maximum building height is detailed as 32.2 metres (m) including three and four storeys. Ancillary office space (3,115 m²) would be accommodated internally. The site area is of 5.74 hectares in total.

The development is a 'Schedule 2 Development' as defined under Regulation 2 (1) of The Town and Country (Environmental Impact Assessment) (Scotland) Regulations 2017. It is classed as an 'Urban development project' under section 10 – Infrastructure projects part b) of the table.

The area of development exceeds the 0.5 hectares threshold in column 2 of these regulations. Therefore, a screening opinion is required in accordance with schedule 3 of The Town and Country (Environmental Impact Assessment) (Scotland) Regulations 2017.

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.

For the summary reasons set out below, it is considered that an EIA will not be required for this proposal.

Reason for Opinion

The direct and indirect significant effects of the proposed development on factors specified in regulation 4 (3) of The Town and Country (Environmental Impact Assessment) (Scotland) Regulations 2017 and interaction between those factors (population and health; biodiversity; land, soil, water air and climate; material assets, cultural heritage and the landscape) have been considered. Significant effects on the environment of factors such as its nature, size or location are summarised below.

Specifically, the characteristics of the data centre development will have effects on the environment through use of natural resources. However, whilst large, the data centre size is not atypical for this type of development. It will be located in a country with a large availability of renewable energy. The impacts can effectively be reduced through the developments detailed design assessed through the planning application process. No significant environmental effects are likely.

The nature of the use for storage and office purposes is compatible with the site's urban context. There are no impacts identified (visual, sensory, climate) that are anticipated to be unusual in this context or likely to result in a significant effect on the environment.

Similarly, the developments' height and size will be large. However, it is of similar height to the previously approved office development on-site. It is in a developed urban context that is not in or in immediate proximity to areas of geographic sensitivity and will not give rise to a significant effect on the environment.

Whilst no significant environmental effects are anticipated, the planning process will allow opportunity to mitigate and effectively reduce impacts. Appropriate mitigation can be secured through planning conditions regarding the developments' detailed design in relation to waste heat, sustainability, noise, scale, light, flood risk, landscaping and ecology.

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. The screening opinion document sets out the detailed assessment in this regard. This decision notice states the decision and summarises the key factors. It is concluded that an EIA will not be required for this proposal.

The key points for this opinion are:

- o The works are for the construction 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
- o They have been assessed against the criteria in schedule 3 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017
- o It is not considered that the proposal will have a significant effect on the environment, and an Environmental Statement is not required.
- o The site is brownfield land, and in an urban environment which is not defined as a sensitive area.
- o The sites' location in Scotland supports use of renewable energy which will help reduce the developments carbon footprint.

- o The development will likely have a negligible impact on achieving national greenhouse gas emissions reduction targets, as stated in NPF4.
- o 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.
- o 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.
- o 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).

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]

Senior Planner