

From: [REDACTED]
To: [REDACTED]
Subject: FW: Screening Request clarification - Construction of a Data Centre Campus
Date: 30 July 2026 15:25:41
Attachments: [Currie DC - Example Layout Plan.pdf](#)

From: [REDACTED]
Sent: 01 July 2025 11:25
To: [REDACTED]
Subject: RE: Screening Request clarification - Construction of a Data Centre Campus

Good morning [REDACTED]

Apologies for the slow response, as you will appreciate the nature of the proposals are such that there isn't much 'off the shelf' information to provide so everything here is bespoke and brand new.

Please see attached what we are tentatively called an 'Example Layout Plan' for the proposed site. This does not represent what the finished design will be like, but it does show very well I think the kind of land take required for the proposed data centre. As you will see whilst the buildings are very large, a significant amount of the site will be retained for other uses such as parking, extensive landscaping and the electrical infrastructure required to plug one of these into the grid.

Happy to discuss should you wish on my mobile number below.

Kind Regards,

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 25 June 2025 15:40
To: [REDACTED]
Subject: FW: Screening Request clarification - Construction of a Data Centre Campus

Afternoon [REDACTED]

The below screening opinion has been passed across to me to progress and issue a response – will aim to do so by the agreed extension date below.

To inform assessment would there be any approximate proposed site plan to accompany the location plan submitted ? Just seeking to get an idea of the proposed building footprint in addition to the site area above. Appreciate this maybe subject to change.

Regards,

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: 25/03978/PAN - Land 300 Metres North Of 50 Research Avenue North
Date: 22 August 2025 10:41:45
Attachments: [DECPAN - 25.03978.PAN.pdf](#)

Hi [REDACTED]

25/03978/PAN - Land 300 Metres North Of 50 Research Avenue North

Please find attached formal approval letter for the above. If you have any queries, please get in touch.

Kind Regards,

[REDACTED]

From: [REDACTED]
Sent: 01 August 2025 12:26
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 25/03978/PAN - Land 300 Metres North Of 50 Research Avenue North

Good Morning [REDACTED]

Thank you for your email and the acknowledgement.

I will make sure we get correspondence over to them with the PoAN information.

Many thanks,

[REDACTED] [REDACTED] [REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 01 August 2025 12:19
To: [REDACTED]
Cc: [REDACTED]
Subject: 25/03978/PAN - Land 300 Metres North Of 50 Research Avenue North

Hi [REDACTED]

25/03978/PAN - Land 300 Metres North Of 50 Research Avenue North

Thanks for this which has been registered as above. Please find attached formal

acknowledgement letter.

We will respond formally within 21 days, however at this stage can I ask that you arrange for notification to also be sent to Ratho Community Council, which adjoins the site?

If you have any queries in the meantime, please get in touch.

Kind Regards,

[Redacted]

From: [Redacted]
Sent: 31 July 2025 17:31
To: Planning <planning@edinburgh.gov.uk>
Cc: [Redacted]
Subject: PoAN - Land West of Hermiston House Road

Good Afternoon,

Please see attached Proposal of Application Notice Form and Covering Letter for Land West of Hermiston House Road, Currie, EH14 4AG.

Many thanks,

[Redacted]

[Redacted]

[Redacted]

From: [REDACTED]
To: [REDACTED]
Subject: FW: Data Centre Queries
Date: 30 July 2026 11:52:42

From: [REDACTED]
Sent: 21 October 2025 15:42
To: [REDACTED]
Cc: [REDACTED]
Subject: Data Centre Queries

Afternoon all,

Further to our call yesterday, here are a few stock answers which can hopefully assist / be tweaked with preparing responses to media (or cllr) enquiries regarding data centres or in preparation for council meeting. Appreciate most are pretty similar to those issued over the last week or so.

In terms of point 3 its quite general wording as anything more detailed may be pre-emptive to the later assessment of any report as touched on.

1) Redheughs Avenue (live planning application) :

As planning application 25/04239/PPP is currently under consideration, we would be unable to comment on specifics.

The planning application and supporting documents can be viewed on the councils' planning portal online :

<https://www.edinburgh.gov.uk/planningcomments>. An 'Energy and Sustainability Statement Including Waste Heat Strategy' and 'Edinburgh Park – Energy & Utilities Strategy' have been submitted as part of the application.

The associated Environmental Impact Assessment (EIA) screening opinion (reference 25/03575/SCR) and reason for decision can also be viewed on the planning portal : <https://www.edinburgh.gov.uk/planningcomments>

2) Land north of Research Avenue North, Currie (no planning application submitted yet) :

There is currently no live planning application submitted at this site.

The Environmental Impact Assessment (EIA) screening opinion (reference

25/02924/SCR) and reason for decision can be viewed on the planning portal : <https://www.edinburgh.gov.uk/planningcomments>

The Proposal of Application Notice (PAN) (reference 25/03978/PAN) can also be reviewed on the portal.

3) Planning process / Environment

Under Section 25 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act), any planning application will need to consider the National Planning Framework 4 (NPF4), City Plan 2030 (LDP) and all other material considerations. Data centres' are designated as National Developments by the National Planning Framework 4 (NPF4) (page 112) : [National Planning Framework 4](#). Through the above policy context, environmental matters will be considered as part of the decision-making process on any planning application.

As a national development, the planning application will be considered by the development management sub-committee. When a date is confirmed, the officers' report of handling will be published on the relevant agenda on the DM-Sub Committee webpage : [DM - sub committee](#) in advance.

Kind regards,



From: [REDACTED]
To: [REDACTED]
Subject: FW: Currie Community Council Apatura Data Centre A71 near Hermiston House
Date: 30 July 2026 11:53:26

From: [REDACTED]
Sent: 23 October 2025 09:26
To: Planning <planning@edinburgh.gov.uk>
Subject: Currie Community Council Apatura Data Centre A71 near Hermiston House

Hi

My name is [REDACTED], and I am a Community Councillor for Currie. We recently attended a presentation by Apatura regarding the proposed Apatura Data Centre near Hermiston House, along the A71. The applicant outlined several potential incentives for the local community, and we would like to ensure we are kept informed and involved in any discussions moving forward.

Could you please advise us who the planning officer assigned to this case is? Additionally, we understand there is a proposed battery storage development at Riccarton Garden Centre. We would also appreciate being kept updated on the progress of this application and any opportunities for community engagement. Thank you very much for your help and support.

Kind regards,

[REDACTED]

Currie Community Councillor

From: [REDACTED]
To: [REDACTED]
Subject: FW: Hermiston Data Centre Application - Environmental Assessment (Case Ref: SA08878)
Date: 30 July 2026 12:02:50

From: [REDACTED]
Sent: 24 October 2025 09:31
To: scott.arthur.mp@parliament.uk
Cc: Planning Applications and Appeals <planning.applicationsandappeals@edinburgh.gov.uk>
Subject: RE: Hermiston Data Centre Application - Environmental Assessment (Case Ref: SA08878)

Good morning [REDACTED]

The reasoning for the EIA screening decision can be viewed on the planning portal ([CEC Planning Portal](#)) by searching reference '25/02924/SCR' and reviewing the 'EIA Screening Opinion'.

The Proposal of Application Notice reference 25/03978/PAN advises the council of the developer's community engagement process for a potential future planning application.

Environmental considerations (including ecological) would be considered by the planning authority as part of any forthcoming planning application submitted.

Kind regards,

From: Dr Scott Arthur MP <scott.arthur.mp@parliament.uk>
Sent: 23 October 2025 10:21
To: Planning Applications and Appeals <planning.applicationsandappeals@edinburgh.gov.uk>
Subject: Hermiston Data Centre Application - Environmental Assessment (Case Ref: SA08878)

Good morning,

Constituents have raised a query regarding the Data Centre planning application for the site at Wester Hermiston (25/03978/PAN). I understand that the council will not be conducting an environmental assessment of the application.

Are you able to clarify why this assessment would not be carried out? Is the assessment of the ecological impact conducted by a different authority or do applications of this kind not require any environmental assessment?

Any information you can provide would be greatly appreciated.

Best wishes,

[REDACTED]

Constituency Engagement Officer
on behalf of

Dr Scott Arthur
Member of Parliament for Edinburgh South West

From: [REDACTED]
To: [REDACTED]
Subject: FW: Land West of Hermiston House Road, Currie, EH14 4AG. - Rescreening
Date: 30 July 2026 15:28:22
Attachments: [EIA Re-Screening Reports.zip](#)

From: [REDACTED]
Sent: 12 December 2025 15:45
To: [REDACTED]
Cc: [REDACTED]
Subject: Land West of Hermiston House Road, Currie, EH14 4AG. - Rescreening

Good afternoon [REDACTED]

I write on behalf of our client Apatura DC Project 11 Ltd to request an EIA Screening Opinion for a proposed Data Centre Campus development on Land West of Hermiston House Road, Currie, EH14 4AG.

The Proposed Development site was previously screened with City of Edinburgh Council, who originally determined that the proposed development was non-EIA development. City of Edinburgh Council has since requested that the site is 're-screened' with further information relating to climate change and sustainability.

Please see attached ZIP file containing the following:

- EIA Screening Report
- Proposed Site Plan (**Indicative**)
- Energy Statement
- Sustainability Statement
- Operational Energy Statement
- Climate Change Risk Assessment
- Greenhouse Gas Emissions Report
- Whole Life Embodied Carbon Assessment

The request has been prepared in accordance with the requirements of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, as amended.

I would be grateful if you could confirm receipt of this request by return.

Should you require any further information, please do not hesitate to contact me.

Kind Regards,

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: FW: URGENT debate on subcommittee item 4.2 for 25 March. Data Centre at Hemirston
Date: 30 July 2026 12:01:21
Attachments: [shield-advisory.png](#)
[chevron-light.png](#)
[FW Data centre at Hemirston .msg](#)

From: [REDACTED]
Sent: 24 March 2026 08:49
To: [REDACTED]
Subject: FW: URGENT debate on subcommittee item 4.2 for 25 March. Data Centre at Hemirston

[REDACTED]

We've been receiving requests for detailed presentations for the PAN at Hemirston.

I can go back and respond that its just the PAN not detailed planning application therefore we wouldn't be doing a detailed presentation at this stage / there would be opportunity to request presentation following submission and Cllr Mumford's motion would be debated separately at full council ?

[REDACTED]

From: [REDACTED]
Sent: 23 March 2026 14:41
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]
Subject: Re: URGENT debate on subcommittee item 4.2 for 25 March. Data Centre at Hemirston

☐ External email ☐

Hi [REDACTED]

It is , thank you. Can Astri act as a local community member on our behalf ? If not myself or another neighbour, [REDACTED] will likely represent our group.

Yours sincerely,

[REDACTED]

Sent from my iPhone

On 23 Mar 2026, at 10:01, [REDACTED]
[REDACTED] > wrote:

Dear [REDACTED]

Thanks for your email.

Planning procedures only permit members of the community to address committee at a hearing – ward councillors can request a hearing on any item on the agenda. If this item is requested for a hearing, the committee will be asked if they agree to the request. If they do, the item will be continued to a hearing at a future date (at least 4 weeks later).

I hope that's helpful.

Thanks

[REDACTED]

From: [REDACTED]
Sent: 21 March 2026 13:46
To: [REDACTED]
[REDACTED]
[REDACTED]
Cc: [REDACTED]
Subject: Fw: URGENT debate on subcommittee item 4.2 for 25 March. Data Centre at Hemirston

Dear Sirs,

The group that are opposing the Data Centre at Hermiston request that Astri Kvssns represent us at the planning sub committee on Wednesday.

Yours sincerely,
[REDACTED]

----- Forwarded Message -----

From: [REDACTED]
To: cllr.kevin.lang@edinburgh.gov.uk <cllr.kevin.lang@edinburgh.gov.uk>;
norman.work@edinburgh.gov.uk <norman.work@edinburgh.gov.uk>;
cllr.louise.young@edinburgh.gov.uk <cllr.louise.young@edinburgh.gov.uk>;
Cllr.Lewis.Younie@edinburgh.gov.uk <cllr.lewis.younie@edinburgh.gov.uk>
Sent: Saturday, 21 March 2026 at 13:40:51 GMT
Subject: URGENT debate on subcommittee item 4.2 for 25 March. Data Centre at Hemirston

Dear Cllr Lang, Cllr Work, Cllr Young, Cllr Younie,

In light of the recent motion to temporarily ban development of AI data centres in the city by Cllr Mumford I am writing to respectfully request that you request a hearing (deadline Monday the 23rd at 1pm) for the planned data centre at Hermiston 25/03978/PAN (4.2 on agenda 25 March development management subcommittee). I believe to include this in your agenda is in direct contradiction

I strongly believe there is a need a debate about the process as the premise for the PPiP application has changed. The main exception from the LDP claimed is that the data centre is "Green". There must be a debate on this, and an EIA must be included on this application.

Please advise of next steps.

Yours sincerely,

A grey rectangular box redacting the signature of the sender.

From:
To:



Subject: Actions - Development Management Sub-Committee - 25.03.26
Date: 25 March 2026 14:34:38
Attachments: [23 DM Decisions 25.03.26.pdf](#)

Please see attached details of the actions from the **Development Management Sub-Committee** meeting held on Wednesday 25 March 2026.

Please carry out the necessary action and/or note the various items of relevance or interest. Please also ensure that copies of the action sheet are passed to the appropriate staff in your Service Area for attention.

For further information, please contact me on the details below or



Kind regards,



From: [REDACTED]
To: [REDACTED]
Subject: FW: Extension of Time Request - 25/05576/SCR
Date: 30 July 2026 15:22:39

From: [REDACTED]
Sent: 31 March 2026 16:21
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]
Subject: Re: Extension of Time Request - 25/05576/SCR

Good afternoon [REDACTED]

Further to the above referenced EIA Screening Request and subsequent correspondence from the Council seeking clarification in light of the recent *Raeshaw Farms Limited v Scottish Ministers and Energiekontor [2026] CSIH 10* Court of Session decision, please see attached an Addendum EIA Screening Statement which provides additional clarification regarding the proposed grid connection and its relationship to the data centre development for the purposes of EIA.

It remains our position that the Proposed Development is not likely to give rise to significant environmental effects for the purposes of EIA and we are satisfied that the submitted Screening Request provides sufficient information to enable the Council to reach a reasoned Screening Opinion.

Happy to discuss any aspect of the attached once you have had time to review.

Kind Regards,

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 12 January 2026 09:03
To: [REDACTED]
Subject: Extension of Time Request - 25/05576/SCR

Please See Attached

From: [REDACTED]
To: [REDACTED]
Subject: FW: Ref : 25/05576/SCR Draft Screening Opinions
Date: 30 July 2026 15:49:55
Attachments: [Hermiston Data Decision Notice 15.4 .docx](#)
[EIA Green Data Centre Hermiston 15.4 .docx](#)
[7103579-BackGround Papers-EIA SCREENING ADDENDUM GRID CONNECTIONS.pdf](#)

From: [REDACTED]
Sent: 22 April 2026 14:54
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Ref : 25/05576/SCR Draft Screening Opinions

Good Afternoon [REDACTED]

Thanks for discussing this just now. Given we have discussed this I will keep my email feedback brief:

1. EIA Screening Decision Notice:

- a. Should mention the grid connection element within the main text of the application description (explain not technically part of main proposal, but relevant for EIA consideration).
- b. Should have at least one bullet in the decision to address conclusions in relation to the grid connection.

2. EIA Screening Assessment Document –

- a. Clearly set out that the development will require grid connection to operate, that precise details unknown, but that it is proposed to be via underground cable and to connect into x substation.
- b. The grid connection should be considered as part of the assessment of each point of the EIA Screening document. On most points it will be adequate to reference the grid connection element, and it won't change your analysis of that section of the EIA screening opinion. Some will need a couple of sentences to address the grid connection impacts. There may be a few points where you don't need to say anything, as the grid connection doesn't result in impacts of that type. I think comment on the grid connection is needed on the following points:

- i. 3/1/(a) Size and design of the whole development
- ii. 3/1/(c) use of natural resources
- iii. 3/1/(d) production of waste
- iv. 3/1/(e) Pollution and nuisance
- v. 3/1/(f) Risk of major accidents
- vi. 3/1/(g) Risk to human health
- vii. 3/2/(a) The existing and approved land use
- viii. 3/2/(c)(viii) absorption capacity of the natural environment -

landscapes and sites of historical, cultural or archaeological significance.

- ix. 3/3/(b) the nature of the impact
 - x. 3/3/(f) the expected onset, duration, frequency and reversibility of the impact
 - xi. 3/3/(g) the cumulation of the impact with the impact of other existing and/or approved development;
 - xii. 3/3/(h) the possibility of effectively reducing the impact (arguably having an underground grid connection would help reduce the impacts, versus overland)
- c. Section 4 Screening Opinion – grid connection conclusions need to be one of the key points of the opinion.

I trust that assists in you finalising this EIA Screening Opinion, but should you need any further input then please do let me know.

Kind Regards

[Redacted]

From: [Redacted]
Sent: 15 April 2026 14:18
To: [Redacted]
[Redacted]
Subject: Ref : 25/05576/SCR Draft Screening Opinions

[Redacted]

I've revised the screening opinion for this data centre. I received commentary from the applicant on Grid Connections (third attachment above) and have made comments on this aspect in red on pages 12 /13 (second attachment). Also, put the Union Canal at top of some sections and added more to this assessment on pages 3, 11, 15).

Appreciate its still lengthy but if able to review this / the draft decision notice and suggest any edits when get chance I'll get a date in to discuss again next week before any issuing.

Thanks,

[Redacted]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Formal Complaint Regarding EIA Screening Opinion – 25/05576/SCR
Date: 14 May 2026 21:28:58

Dear Head of Planning,

I write as a resident of Hermiston and on behalf of the Hermiston Data Centre Opposition Campaign, whose petition opposing this proposal has now reached 1,286 signatories and continues to grow daily.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I am writing to formally challenge the Environmental Impact Assessment (EIA) Screening Opinion issued on 6 May 2026 in relation to the proposed Wester Hermiston Data Centre Campus (25/05576/SCR).

We believe the decision to waive a full EIA for a 200MW industrial-scale campus on approximately 30.5 hectares of Green Belt land is procedurally flawed and fails to properly apply the requirements of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

The Council's own screening documents repeatedly acknowledge adverse impacts on:

- Green Belt land;
- the Union Canal Scheduled Monument;
- landscape and visual amenity;
- biodiversity;
- agricultural land;
- flooding;
- noise and lighting;
- and climate impacts.

However, despite acknowledging these impacts, the Screening Opinion repeatedly concludes they are "not significant" on the basis that mitigation may later be secured through planning conditions or future assessments. It is unclear what "not significant" means.

We do not believe this is an appropriate application of the EIA Regulations.

The purpose of EIA is to ensure likely significant environmental effects are properly assessed before determination — not deferred into the standard planning process. The Screening Opinion appears to rely heavily on future mitigation measures, future reports and future controls to justify the conclusion that no EIA is required.

This approach is particularly concerning given the scale and sensitivity of this proposal.

The development:

- comprises three major data centre buildings and associated infrastructure capable of supporting 200MW utility demand;
- sits directly adjacent to the Union Canal Scheduled Monument;
- would permanently industrialise productive Green Belt land at the western gateway to Edinburgh;
- and introduces major infrastructure, energy and operational impacts into a currently open rural landscape.

The Screening Opinion itself accepts that:

- the development would have adverse visual impacts;
- the site contributes positively to the rural character of the canal corridor;
- there would be urbanising impacts on the Green Belt and Special Landscape Area;
- and the proposal would be physically larger than most surrounding development.

We are also concerned that insufficient weight appears to have been given to National Planning Framework 4 (NPF4), particularly:

- Policy 1 (Climate and Nature Crises);
- Policy 3 (Biodiversity);
- Policy 5 (Soils);
- and Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings).

The Screening Opinion accepts the loss of productive Class 2 agricultural land and acknowledges biodiversity impacts affecting habitat connected to the Firth of Forth SPA, yet concludes these are not significant largely because similar land exists elsewhere.

We do not believe this reflects either the precautionary principle or the intent of NPF4.

We are further concerned that:

- no quantified assessment of water demand appears within the Screening Opinion;
- cumulative energy and infrastructure impacts have not been properly scrutinised;
- the exact route and impacts of the underground cable connection remain unknown;
- and the implications of emergency diesel backup infrastructure have not been subject to full environmental assessment.

The Council also appears to have concluded that climate impacts are acceptable largely because Scotland has greater renewable energy availability than other parts of the UK.

This does not address whether a development of this scale represents a likely significant environmental effect within this location.

Given the scale of public concern and the significance of this proposal, we formally request:

1. An immediate review of the Screening Opinion by senior legal and planning officers;
2. Clarification as to how cumulative infrastructure and environmental impacts were assessed;
3. Clarification as to why the precautionary principle was not applied;

4. Disclosure of the evidence and quantified data relied upon in reaching the conclusion that impacts would not be significant;

5. Confirmation that this correspondence is being treated as a formal Stage 1 complaint regarding the procedural handling of 25/05576/SCR.

We also request confirmation of the process available for escalation or independent review should the Council decline to reconsider this screening decision.

Yours faithfully,

A grey rectangular box used to redact a signature.

From: [REDACTED]
To: [REDACTED]
Subject: FW: Request for Ministerial Review of EIA Screening Decision – Hermiston Data Centre (25/05576/SCR)
Date: 30 July 2026 15:52:17
Attachments: [Acknowledgement letter.pdf](#)

From: [REDACTED]
Sent: 20 May 2026 09:05
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Request for Ministerial Review of EIA Screening Decision – Hermiston Data Centre (25/05576/SCR)

[REDACTED]

Just to let you know a request has been submitted to the Scottish Government for a ministerial review of the recently determined EIA screening decision as detailed above.

Will let you know if I receive any further correspondence in relation to this.

[REDACTED]

From: [REDACTED]
Sent: 19 May 2026 13:46
To: [REDACTED]
Subject: FW: Request for Ministerial Review of EIA Screening Decision – Hermiston Data Centre (25/05576/SCR)

Hi [REDACTED]

I note that you are the case officer for the following case - 25/05576/SCR (Request for EIA Screening Opinion, Proposed construction of a data centre campus).

I want to make you aware that we have received the below email requesting a third party screening direction.

The above letter has been sent back to third party and we will keep you informed on the outcome of our decision.

If you have any queries, do not hesitate to get in touch.

Thanks,

[REDACTED]

Subject: Request for Ministerial Review of EIA Screening Decision – Hermiston Data Centre (25/05576/SCR)

Dear Scottish Ministers,

I write as a resident of Hermiston and on behalf of the Hermiston Data Centre Opposition Campaign, whose petition opposing this proposal has now reached 1,286 signatories and continues to grow daily.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I am writing to formally request ministerial scrutiny and review of the Environmental Impact Assessment (EIA) Screening Opinion issued by the City of Edinburgh Council on 6 May 2026 regarding the proposed Wester Hermiston Data Centre Campus (25/05576/SCR).

This proposal comprises a 200MW industrial-scale data centre campus on approximately 30.5 hectares of Green Belt land at the western gateway to Edinburgh, immediately adjacent to the Union Canal Scheduled Monument. The proposal includes three substantial data centre buildings, substations, emergency diesel backup generation and associated infrastructure.

Despite the scale and sensitivity of the proposal, the Council concluded that no Environmental Impact Assessment is required.

We believe this raises serious concerns regarding the interpretation and application of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 and the consistency of the decision with National Planning Framework 4 (NPF4).

The Council's own screening documentation acknowledges adverse impacts on:

- Green Belt land;
- landscape and visual amenity;
- biodiversity;
- agricultural land;

- climate;
- flooding;
- heritage assets;
- and the setting of the Union Canal Scheduled Monument.

However, the Screening Opinion repeatedly concludes these impacts are “not significant” because mitigation may later be secured through planning conditions or future technical submissions.

We are deeply concerned that this approach undermines the purpose of EIA itself — namely ensuring that likely significant environmental effects are transparently and independently assessed before determination rather than deferred into the standard planning process.

We also believe insufficient weight has been given to NPF4, particularly:

- Policy 1 (Tackling the Climate and Nature Crises);
- Policy 3 (Biodiversity);
- Policy 5 (Soils);
- Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings);
- and the wider presumption toward protecting Green Belt and sensitive landscapes.

The proposal would permanently industrialise productive Green Belt land and urbanise part of the rural canal corridor at Hermiston. The Screening Opinion itself acknowledges that the site currently contributes positively to the rural character of the Union Canal setting.

We are additionally concerned by:

- the absence of quantified public assessment regarding water demand;
- the lack of meaningful scrutiny of cumulative grid and infrastructure impacts associated with a 200MW development;
- the unknown route and impacts of the underground cable connection;
- and the limited assessment of the operational and environmental implications of emergency diesel backup infrastructure.

The Council also appears to place significant reliance on Scotland’s renewable energy availability to justify the conclusion that climate impacts are not significant.

We do not believe this adequately addresses whether the proposal itself constitutes likely significant environmental effects in this location and context.

Given the strategic scale of this proposal and the wider precedent it may establish for future hyperscale infrastructure development on Green Belt land across Scotland,

we respectfully request that Scottish Ministers:

1. Review the handling of the EIA Screening Opinion for 25/05576/SCR;
2. Consider whether the EIA Regulations and Schedule 3 criteria have been properly applied;
3. Consider whether the precautionary principle should have resulted in a full EIA being required;
4. Consider whether the proposal raises issues of national significance warranting ministerial scrutiny or intervention;
5. Clarify what mechanisms exist for independent review of the screening determination.

This is not simply a routine local planning matter. It raises wider questions regarding environmental scrutiny, energy-intensive infrastructure, Green Belt protection and public confidence in Scotland's planning system.

Given the scale of public concern and the significance of the issues involved, we would welcome acknowledgment of this correspondence and clarification of any next steps available.

Yours faithfully,

[Redacted signature block]