

[REDACTED]

To: [REDACTED]

Ref: Planning Application 25/05576/SCR (Wester Hermiston Giant AI Data Centre)

Date: Sunday, 22 March 2026

Dear [REDACTED]

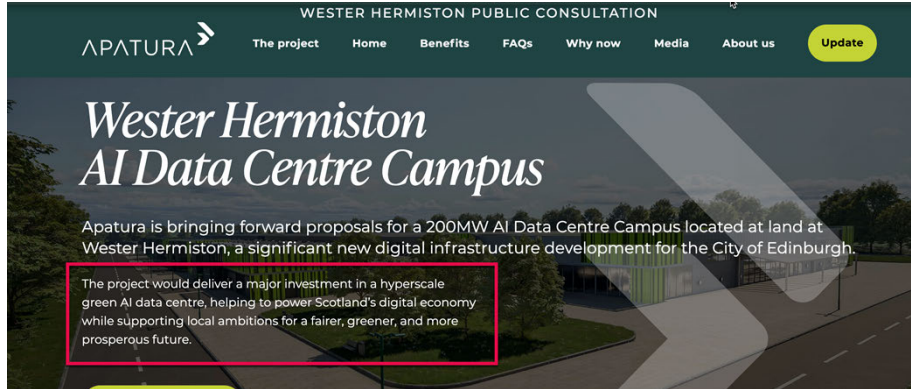
I write to formally object to the Wester Hermiston proposal on behalf of the **Pentland West Ward 2 Residents Protest Group**. Our public petition has been running for only six days and is close to 200 signatures. We are formally challenging the "**hyperscale green AI data centre**" narrative promoted by the applicant, **Apatura**, and the lack of transparency regarding the true physical and environmental scale of this project.

#### Formal Notification of CMA Referral

Please be advised that we have formally referred this application to the **Competition and Markets Authority (CMA)** for investigation into a breach of the **Green Claims Code**. Under this Code, environmental claims must be truthful, accurate, and evidence-based. We contend that the applicant's marketing of this project is a **material misrepresentation** which the Council must not ignore in its Screening Opinion.

On their official consultation website, the applicant explicitly states:

*"The project would deliver a major investment in a **hyperscale green AI data centre**, helping to power Scotland's digital economy while supporting local ambitions for a **fairer, greener, and more prosperous future**."*



We contend that the proposal fails every test of a "Green" development for the following reasons:

1. The "Hyperscale" Contradiction (CMA Principles 1 & 3)

The applicant markets this as a "hyperscale green" facility. It is a total contradiction to label a facility requiring **213MW of power** and **60+ industrial diesel generators** (as yet undefined) as "green." This backup system alone will release massive volumes of **Nitrogen Dioxide (NO2)** and **Fine Particulate Matter (PM2.5)** into the Gogar Special Landscape Area. You cannot have "hyperscale" fossil-fuel-backed consumption while claiming "green" status.

2. Material Misrepresentation of Scale and "Project Splitting"

While marketing a "200MW" facility to the public, technical documents (Ref: 25/05576/SCR) reveal a **213MW load**. Based on USA "Giga-scale" trends and the UK Government's own **AI Growth Zone** benchmarks of 500MW, we believe this is merely "Phase 1" of a much larger industrial sprawl. The Council must assess the cumulative impact of a 500MW site now to prevent **"Salami Slicing"** of the planning process.

3. Destruction of Carbon-Sequestering Land (NPF4 Policy 5)

The applicant claims to support a "greener future" while seeking to permanently sterilise **Grade 2 Prime Agricultural Land**. Paving over greenfield land for windowless "grey boxes" is an environmentally regressive act. A truly green facility would follow the DSIT preference for **"de-industrialised brownfield land."**

4. "Mega-Scale" Resource Depletion (The "Water Vampire")

The sustainability narrative ignores the "Mega" thirst of a 213MW facility. Hyperscale centres can drain millions of gallons of water daily, threatening local aquifers and the biodiversity of the **Union Canal**, violating the "Nature Positive" requirements of **NPF4 Policy 3**.

PROCEDURAL DEMANDS & REQUEST FOR RESPONSE

In light of the formal challenge under the **CMA Green Claims Code** and the clear scale of this industrial utility, we demand the following:

- 1. **The Council must issue a Screening Opinion mandating a full Environmental Impact Assessment (EIA)** to scrutinise lifecycle carbon and toxic emissions.
- 2. **The Council must provide a formal statement** on how it will verify the "Green" claims made by the applicant given the 213MW draw and diesel backup.

**Under the Council's duty of transparency and administrative fairness, I request a formal acknowledgement of this objection and a substantive response to the procedural points raised above within 14 working days (by 13 April 2026).**

Failure to provide a response will be noted for escalation to the **Scottish Government's Planning and Environmental Appeals Division (DPEA)** and will form part of our ongoing evidence submission to the **CMA**.

Yours sincerely,