

ENVIRONMENTAL IMPACT APPRAISAL SCREENING OPINION
(under the Town and Country Planning (Environmental Impact Assessment)
(Scotland) Regulations 2017)

Address: Land 300 metres north of 50 Research Avenue North Riccarton Currie	Applicant/ Agent: [REDACTED] 1 Bar Lane York YO1 6JU
Summary Description of Development: Construction of a Data Centre Campus	
Date of Receipt of Screening Request: N/A (05/06/2025)	
Application or Pre- Application: Pre application	
Reference Number (Application/ PAN): (25/02924/SCR)	
Sufficient Information to Make Assessment: Yes	

Declaration:

The proposal has been screened in accordance with Schedule 3 of the Town and Country Planning (Environmental Impact Assessment) (EIA) (Scotland) Regulations 2017 and no Environmental Impact Assessment is required.

Signed... [REDACTED] ... (Planning Officer)

Signed ... [REDACTED] (Team Manager)

03 July 2025

IDENTIFYING THE DEVELOPMENT:

1. Is the development of a type described in Schedule 1?

Yes – Proceed to declaration EIA is required

No – Proceed to next question.

2. Is the development of a type listed in column 1 of schedule 2 which:

- a) is located wholly or in part on a 'sensitive area' as defined in regulation 2(1) (see paragraph 45;

OR

- b) meets one of the relevant criteria or exceeds one of the relevant thresholds listed in the second column of the table in Schedule 2.

YES

If No, proceed to declaration.

The development is an industrial estate development project part a) of Class 10 (Infrastructure Projects) of Schedule 2 of the regulations and the site area exceeds 0.5 hectares.

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

It is however located in or near environmentally sensitive areas as defined in City Plan 2030 (LDP) including Local Nature Conservation Sites, Gogar Special Landscape Area, Ancient Woodlands and the Green Belt.

Consideration of EIA

3. Is the development likely to have a significant effect on the environment taking into account the following areas?

Selection Criteria for Screening Schedule 2 Development	
In accordance with Schedule 3 of the Regulations the following selection criteria are used to inform the screening opinion:	
Characteristics of development	
1. The characteristics of development must be considered having regard in particular to—	
	<i>Likely significant effects - Yes/No?</i>
a) the size and design of the whole development;	No The site area is large and therefore there is potential for the building to be of significant scale and visible in the surrounding area. It is located within an area of landscape significance; the Gogar Special Landscape Area in the LDP. However, it is anticipated any visual effect from the proposed size and design on the landscape could be appropriately assessed through a landscape and visual impact assessment as part of the planning application.
b) the cumulation with other existing development and/or approved development;	No There are existing and approved developments in the surrounding area however any cumulative impact is not anticipated to be significant.

c) the use of natural resources, in particular land, soil, water and biodiversity;	Yes The development will use natural resources as the proposal will be located on prime agricultural land, the size of site is large and therefore any land or soil impacts maybe significant. The site is also located near areas with environmental designations with potential water and biodiversity impacts. However, it is anticipated such impacts adequately be assessed through appropriate surveys submitted with the planning application.
d) the production of waste;	No Production of waste and associated impact from the development can be assessed through the planning application process. No significant impact is considered likely.
e) pollution and nuisances;	No The site is not located in proximity to an air quality management area. There would be some impacts from pollutants during the construction and operational phase. However, it is anticipated any impact would be localised. The uses are not anticipated to result in any significant impacts on pollution or nuisances. It is likely there would be some impacts on the road network from

	an increase in vehicular movements to and from the site. However, it is anticipated any impact would be localised. Mitigation for such impacts could be appropriately secured through the planning application process.
f) the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;	No
g) the risks to human health (for example, due to water contamination or air pollution).	No
Location of development 2. The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard in particular to—	
	<i>Likely significant effects - Yes/No?</i>
a) the existing and approved land use;	No The existing agricultural field has a low effect on geographical areas. The proposed land use is not considered particularly complex and is not likely to have material effects on any sensitive areas as defined in Regulation 2(1). It will affect local geographically sensitive areas with a loss of prime agricultural land, impacts on an SLA, Green Belt and potentially LNCAs. However, these effects could be assessed through technical information with the planning application.
b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land,	No.

water and biodiversity) in the area and its underground;	
c) the absorption capacity of the natural environmental paying particular attention to the following areas—	No
(i) wetlands, riparian areas, river mouths;	No
(ii) coastal zones and the marine environment;	No
(iii) mountain and forest areas;	No
(iv) nature reserves and parks;	No
(v) European sites and other areas classified or protected under national legislation;	No
(vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;	No
(vii) densely populated areas;	No No significant impacts are likely given the nature of the use and distance retained to densely populated areas.
(viii) landscapes and sites of historical, cultural or archaeological significance.	No. The site is in an area of local significance as it forms part of the Gogar Special Landscape Area. It is also near sites of historic and potentially archaeological significance (union canal listed building / scheduled monument). However, impacts on these sites could be assessed through technical information supporting the planning application.
Types and characteristics of the potential impact	
3. The likely significant effects of the development on the environment must be considered in relation to criteria set out in paragraphs 1 and 2	

above, with regard to the impact of the development on the factors specified in regulation 4(2), taking into account—	
	<i>Likely significant effects - Yes/No?</i>
(a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);	No The magnitude and spatial extent of the impact is anticipated to mainly be localised. The geographical area and size of population likely to be affected is small; contained to the immediate area around the site.
(b) the nature of the impact;	Nature of the impact is visual, physical and sensory.
(c) the transboundary nature of the impact;	N/A
(d) the intensity and complexity of the impact;	No The type and characteristics of the development as a green data centre is not considered to be complex or intense.
(e) the probability of the impact;	No Low probability.
(f) the expected onset, duration, frequency and reversibility of the impact;	The length of development is permanent.
(g) the cumulation of the impact with the impact of other existing and/or approved development;	No significant cumulative impacts are anticipated.
(h) the possibility of effectively reducing the impact.	The proposals will be supported by appropriate technical information under the concurrent planning application to assess any required mitigation and reduction of impacts particularly in regard to landscape, ecology and transport.

Overall Conclusion:
The proposal has been screened in accordance with Schedule 3 of the Town and Country Planning (Environmental Impact Assessment) (EIA) (Scotland) Regulations 2017 and no Environmental Impact Assessment is required.

4. Screening Opinion

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

The key points for this opinion are:

- The development is a schedule 2 development as it exceeds the threshold of 0.5 hectares.
- The site is not located within a sensitive area as defined under regulation 2 (1).
- There is impact from the development of the site however these impacts do not trigger the requirements for an EIA.
- It is not considered that the proposal will have a significant effect on the environment and an Environmental Statement is not required.
- Appropriate surveys or mitigation would be considered as part of the planning application process out with the EIA process.