

63662 Correspondence

From: [REDACTED] <[REDACTED]@aahplanning.com>

Sent: 03 June 2025 11:06

To: Planning <[REDACTED]@edinburgh.gov.uk>

Subject: Request for an EIA Screening Opinion - Land West of Hermiston House Road, Currie - P00223 - Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017

Good morning,

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.

Please see attached EIA Screening Report. 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]
Associate

From: [REDACTED] <[REDACTED]@edinburgh.gov.uk>

Sent: 23 June 2025 10:06

To: [REDACTED] <[REDACTED]@aahplanning.com>

Subject: Screening Request clarification - Construction of a Data Centre Campus

Good morning [REDACTED],

Screening Request - Construction of a Data Centre Campus at Land 300 Metres North Of 50 Research Avenue North, Riccarton, Currie

Further to your recent application for this screening request, it appears that there is a discrepancy between what the form requests and the covering letter/supporting information. I wanted to confirm that you have made a screening request for EIA as the supporting information outlines, or if you are requesting to establish if the proposal is a major or local category of development as the accompanying form seeks?

It appears the Council's [website](#) for EIA screening directs users to the [form](#) for establishing whether the proposal falls within the national or major categories of development, rather than a form for EIA screening. I've flagged this to relevant colleagues to resolve the issue. As a result of the application form requesting something different to EIA screening, our transactions team has been unsure how best to register this application and unfortunately this has only come to my attention now.

I note the initial request was made on 05 June 2025; should it be confirmed, as I suspect will be the case, that the request is for EIA screening please may I request a short extension of time until Monday 07 July 2025 to allow the planning authority to prepare and issue the screening decision? Where we can issue a decision sooner within that timeframe we will aim to do so

I would be grateful if you can confirm when able, and apologies for the delay in relaying this issue to you.

Kind regards,

[REDACTED]

[REDACTED] | Senior Planning Officer | Central and West Area Team | Planning and Building Standards | Sustainable Development |
PLACE Directorate | The City of Edinburgh Council | Waverley Court, G.2, 4 East Market Street, Edinburgh, EH8 8BG |

From: [REDACTED] <[REDACTED]@aahplanning.com>
Sent: 23 June 2025 14:19
To: [REDACTED] <[REDACTED]@edinburgh.gov.uk>
Subject: RE: Screening Request clarification - Construction of a Data Centre Campus

Good afternoon [REDACTED],

Many thanks for your below e-mail and apologies for any confusions caused regarding this request.

I can confirm that we are indeed seeking an EIA screening and therefore confirmation if the proposed development would constitute EIA development. Happy to amend any forms as you see fit should you wish.

In terms of the extension of time, I can confirm that our client is happy to agree an extension of time until 07 July as requested.

If you have any further questions regarding the submitted proposals please do let me know in the first instance.

Kind Regards,

[REDACTED]

Associate

From: [REDACTED] <[REDACTED]@edinburgh.gov.uk>
Sent: 23 June 2025 16:43
To: [REDACTED] <[REDACTED]@edinburgh.gov.uk>; [REDACTED] <[REDACTED]@edinburgh.gov.uk>
Cc: [REDACTED] <[REDACTED]@edinburgh.gov.uk>
Subject: FW: Screening Request clarification - Construction of a Data Centre Campus

Hi [REDACTED]

25/02924/PSC

Further to recent emails and [REDACTED]'s correspondence on the case file for this, please can this screening request be changed back to an SCR suffix? Applicant has confirmed in below email the request is for EIA screening – if possible to add a copy of below to file please.

Having discussed with [REDACTED] there is an issue with our EIA screening form on the website, so we will proceed with the request from date of receipt rather than asking them to withdraw the application. Website to be updated shortly to avoid future confusion....

Please can this EIA screening be allocated to [REDACTED] when ready? [REDACTED], an extension of time until 07 July 2025 has been agreed per below FYI.

Thank you,

[REDACTED]

From: [REDACTED] <[REDACTED]@edinburgh.gov.uk>
Sent: 25 June 2025 15:40
To: [REDACTED] <[REDACTED]@aahconsultants.co.uk>
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]

[REDACTED] | Senior Planning Officer| Central and West Area| Sustainable Development|
Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G2, 4 East Market
Street, Edinburgh, EH8 8BG| [REDACTED] <[REDACTED]@edinburgh.gov.uk> | www.edinburgh.gov.uk

From: [REDACTED] <[REDACTED]@aahconsultants.co.uk>
Sent: 01 July 2025 11:25
To: [REDACTED] <[REDACTED]@edinburgh.gov.uk>
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,

Associate



1 Bar Lane
York YO1 6JU
+44 (0)1904 629 258

27 Old Gloucester Street
London WC1N 3AX
+44 (0)207 419 5113

From: [redacted]
Sent: 29 September 2025 12:35
To: [redacted]@edinburgh.gov.uk'; [redacted]@edinburgh.gov.uk>;
'planning@edinburgh.gov.uk' <planning@edinburgh.gov.uk>
Subject: Judicial review - EIA screening opinions 25/03575/SCR and 25/02924/SCR (228.0925 and 232.0925)
Importance: High

Dear [redacted],

Judicial review
EIA screening opinions 25/03575/SCR and 25/02924/SCR
Defective screening opinion
Failure to publish screening opinion

We have been asked to write to you regarding the above by [REDACTED].

Please find attached a letter and three documents referred to in that letter.

Please confirm by no later than **Friday 10 October 2025** that the Council will revoke screening opinion 25/03575/SCR and rescreen that development giving due consideration to waste heat and embodied and operational emissions, and publish screening opinion 25/02924/SCR at the earliest possible date.

Failing the above, we will refer [REDACTED] for legal representation with a view to raising proceedings for judicial review.

Yours sincerely,

[REDACTED]

In-house solicitor

From: [REDACTED] <[\[REDACTED\]@ercs.scot](mailto:[REDACTED]@ercs.scot)>

Sent: 29 September 2025 12:44

To: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>

Subject: FW: Judicial review - EIA screening opinions 25/03575/SCR and 25/02924/SCR (228.0925 and 232.0925)

Importance: High

Dear [REDACTED],

I am forwarding my email to [REDACTED] after receiving his out of office auto-response which provided your contact details for urgent matters.

Yours sincerely,

[REDACTED]

In-house solicitor

From: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>

Sent: 29 September 2025 18:12

To: [REDACTED] <[\[REDACTED\]@ercs.scot](mailto:[REDACTED]@ercs.scot)>

Cc: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>

Subject: RE: Judicial review - EIA screening opinions 25/03575/SCR and 25/02924/SCR (228.0925 and 232.0925)

[REDACTED]

Thank you for your email and attachments. Please accept my apologies for the failure to publish documents pertaining to case reference 25/02924/SCR on the Planning Portal.

I have made the checklist and decision letter for 25/02924/SCR public but the reasons have not been entered on the ICT system and therefore not pulled through to the decision letter.

I have also forwarded your email to Legal Services for response in light of your request to re-screen and intention to seek petitions for judicial review of decisions not to require EIA.

Kind regards

[redacted] | Team Manager | **West Area Team** | Planning and Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G:3, 4 East Market Street, Edinburgh, EH8 8BG |

From: [redacted]
Sent: 30 September 2025 10:49
To: [redacted] <[\[redacted\]@edinburgh.gov.uk](mailto:[redacted]@edinburgh.gov.uk)>
Cc: [redacted] <[\[redacted\]@edinburgh.gov.uk](mailto:[redacted]@edinburgh.gov.uk)>
Subject: RE: Judicial review - EIA screening opinions 25/03575/SCR and 25/02924/SCR (228.0925 and 232.0925)

Hi [redacted],

Thank you for your response and for publishing the documents for 25/02924/SCR.

I will discuss the newly published documents with [redacted].

Kind regards,

[redacted]

In-house solicitor

From: [redacted] <[\[redacted\]@ercs.scot](mailto:[redacted]@ercs.scot)>
Sent: 01 October 2025 12:56
To: [redacted] <[\[redacted\]@edinburgh.gov.uk](mailto:[redacted]@edinburgh.gov.uk)>
Cc: [redacted] <[\[redacted\]@edinburgh.gov.uk](mailto:[redacted]@edinburgh.gov.uk)>
Subject: RE: Judicial review - EIA screening opinions 25/03575/SCR and 25/02924/SCR (228.0925 and 232.0925)
Importance: High

 External email >

 Discusses sensitive information >

 Contains topics of a financial nature >

Dear [REDACTED],

I would be grateful if you could also forward this email to legal services for review.

The defects explained in my 29/9/25 letter vis-à-vis screening opinion 25/03575/SCR are also evident in relation to screening opinion 25/02924/SCR.

There are no reasons in screening opinion 25/02924/SCR. Your 29/9/25 email suggests that no reasons exist.

Screening opinion 25/02924/SCR contains no statement of any features of the proposed development or proposed measures envisaged to avoid or prevent significant adverse effects on the environment.

There is no consideration of waste heat, operational or embodied emissions of greenhouse gases relating to the development in the Council's screening documents.

These defects provide grounds for judicial review as set out in my letter.

Please confirm by no later than Friday 10 October 2025 that the Council will also revoke screening opinion 25/02924/SCR and rescreen that development giving due consideration to waste heat and embodied and operational emissions.

Failing this we will refer [REDACTED] for legal representation with a view to raising proceedings for judicial review.

This email is written wholly without prejudice to the rights and pleas of [REDACTED] and may not be founded upon in any future legal proceedings without his express prior written consent.

Kind regards,

[REDACTED]

In-house solicitor

From: [REDACTED]
Sent: 25 November 2025 15:33
To: [REDACTED]
Cc: [REDACTED]
Subject: 25/04239/SCR Redheughs Avenue

[REDACTED],

I've attached above the draft screening opinion for the data centre development at Redheughs Avenue.

If able to review and provide some feedback – to note, section 4 on the last page would be copied across to form the screening decision letter.

Regards,

[REDACTED]

[REDACTED] | Senior Planning Officer| Central and West Area| Sustainable Development| Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G2, 4 East Market Street, Edinburgh, EH8 8BG|
[REDACTED] [@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk) | www.edinburgh.gov.uk

From: [REDACTED]
Sent: 09 December 2025 16:22
To: [REDACTED] [@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Cc: [REDACTED] [@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>; [REDACTED]
[REDACTED] [@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Subject: FW: 25/04239/SCR Redheughs Avenue

Hi,

Updated the screening opinion to take account of [REDACTED]'s comments below (changes are in red) which can run through tomorrow morning.

Probably section 1 c) on pages 4 & 5 on energy / water use are important as source of the enquiry so can maybe can focus on that tomorrow.

Theres' not a great deal of commentary on these aspects in recent appeal decisions (page 6 of 2nd attachment and page 4 of 3rd attachment above).

Thanks,

[REDACTED]

[REDACTED] | Senior Planning Officer| Central and West Area| Sustainable Development| Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G2, 4 East Market Street, Edinburgh, EH8 8BG|
[REDACTED] [@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk) | www.edinburgh.gov.uk

From: [REDACTED]
Sent: 11 December 2025 18:04
To: [REDACTED]
Cc: [REDACTED] ; [REDACTED]
Subject: RE: 25/04239/SCR Redheughs Avenue

Hi,

Draft decision notice above and checklist if able to take a final glance over it – I can incorporate any comments / thoughts before issuing next week.

Thanks,

[Redacted]

[Redacted] | Senior Planning Officer| Central and West Area| Sustainable Development| Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G2, 4 East Market Street, Edinburgh, EH8 8BG|
[Redacted] [@edinburgh.gov.uk](mailto:[Redacted]@edinburgh.gov.uk) | www.edinburgh.gov.uk

From: [Redacted] [@aahconsultants.co.uk](mailto:[Redacted]@aahconsultants.co.uk)>
Sent: 12 December 2025 15:45
To: [Redacted] [@edinburgh.gov.uk](mailto:[Redacted]@edinburgh.gov.uk)>
Cc: [Redacted] [@apatura.energy](mailto:[Redacted]@apatura.energy)>
Subject: Land West of Hermiston House Road, Currie, EH14 4AG. - Rescreening

 External email >

 Contains topics of a financial nature >

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]
Head of Planning

From: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Sent: 15 December 2025 09:28
To: Planning Support <Planning.Support@edinburgh.gov.uk>
Subject: FW: Land West of Hermiston House Road, Currie, EH14 4AG. – Rescreening

Morning,

Grateful if a screening opinion could be set up for the above site with reference 25/05576/SCR.

Additionally, if all supporting information attached could be uploaded as sensitive onto the portal.

If able to let me know when get a chance to do that.

Thanks,

[REDACTED]
[REDACTED] | Senior Planning Officer| Central and West Area| Sustainable Development| Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G2, 4 East Market Street, Edinburgh, EH8 8BG|

From: [REDACTED] <[\[REDACTED\]@ercs.scot](mailto:[REDACTED]@ercs.scot)>
Sent: 02 February 2026 14:17
To: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>; [REDACTED] Devaney <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Cc: Planning <planning@edinburgh.gov.uk>
Subject: EIA screening opinion 25/04239/SCR - judicial review (228.0925)
Importance: High

Dear [REDACTED],

EIA screening opinion 25/04239/SCR
Judicial review
Our client: [REDACTED]

We have been instructed again by [REDACTED] to write to you regarding the above EIA screening opinion for a proposal by Shelborn Drummond Ltd to build a large data centre at 1 Redheughs Avenue, South Gyle, Edinburgh.

Please find attached a letter and five documents referred to in that letter.

Please confirm by Monday 16 February 2026 that the Council will revoke the screening opinion and rescreen the proposed development, failing which we will take [REDACTED]'s instructions to raise proceedings for judicial review.

Yours sincerely,

[REDACTED]

Principal solicitor and legal director

From: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Sent: 02 February 2026 16:53
To: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Cc: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>; [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>; [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Subject: RE: EIA screening opinion 25/04239/SCR - judicial review (228.0925)

[REDACTED]

I agree, I assume [REDACTED] would be minded to engage Counsel. I think [REDACTED] KC acted for Glasgow City Council and [REDACTED] KC acted for Wheatley Homes in *Rae* from memory.

[REDACTED]

From: [REDACTED]
Sent: 02 February 2026 17:03
To: [REDACTED] ; [REDACTED]
Cc: [REDACTED] ; [REDACTED]
Subject: RE: EIA screening opinion 25/04239/SCR - judicial review (228.0925)

Hi

Please proceed to seek advice from [REDACTED], [REDACTED] or [REDACTED], depending on availability for a verbal consultation or short written note tomorrow.

Thanks

[REDACTED]

From: Christine Jardine <christine.jardine.mp@parliament.uk>
Sent: 10 March 2026 13:47
To: Place Directorate <Place.directorate@edinburgh.gov.uk>
Subject: (Case Ref: CJ38484)

Dear Place Team

I have been contacted by a significant number of constituents who have expressed their opposition to the proposed new data centre at West Hermiston on the grounds of its environmental impact.

They are very keen to see that the application is subject to an Environmental Impact Assessment because of the effect that they believe that this data centre would have on additional traffic with related air and noise pollution, loss of greenfield land and its impact on nature and biodiversity and the large scale energy use that such a project would involve

I would be grateful if you could please let me know if such an assessment will take place.

Thank you for your assistance.

Yours sincerely

Christine Jardine MP
Edinburgh West
125a St John's Road

From: [REDACTED]
Sent: 19 March 2026 13:01
To: Planning <planning@edinburgh.gov.uk>
Cc: [REDACTED] >; [REDACTED]
[REDACTED];
[REDACTED]@edinburgh.gov.uk; [REDACTED]@edinburgh.gov.uk; [REDACTED]
[REDACTED]@edinburgh.gov.uk>; [REDACTED]
[REDACTED]@edinburgh.gov.uk>; christine.jardine.mp@parliament.uk; Alex.Cole-Hamilton.msp@parliament.scot;
scott.arthur.mp@parliament.uk; Sue.Webber.MSP@parliament.scot;
Victoria.Ramsey@parliament.scot; [REDACTED].
[REDACTED] >; [REDACTED] >
Subject: Ref: Planning Application 25/05576/SCR (Wester Hermiston AI Giant Data Centre) Dear Planning Officer,

Dear Planning Officer,

I am writing to formally register my strong objection to the proposed Wester Hermiston AI Data Centre Campus. This development represents an inappropriate industrial encroachment into the Green Belt that contradicts both Scottish and UK national policy frameworks.

When reviewing this objection, I ask the planning department to specifically note the following critical concerns, which necessitate a full **Environmental Impact Assessment (EIA)**:

❑ **Traffic and Air Pollution:** The significant impact of HGV movements for construction and fuel, alongside emissions from 60+ industrial diesel generators.

❑ **Loss of Greenfield Land:** The permanent destruction of the Gogar Special Landscape Area and prime agricultural land.

☐ **Noise Pollution:** The 24/7 low-frequency drone from industrial cooling fans and constant generator testing.

My objection is further based on these fundamental planning failures:

1. Breach of "Brownfield-First" and Soil Protection Policies The proposal directly contradicts the UK Government's Department for Science, Innovation and Technology (DSIT) "AI Growth Zones" policy, which explicitly mandates a preference for "de-industrialised areas" and "brownfield land". Wester Hermiston sits on Grade 2 Prime Agricultural Land, violating **NPF4 Policy 5 (Soils)**, which protects high-quality land from industrial sprawl.

2. Violation of Green Belt and Landscape Integrity (NPF4 Policy 8 & 1) The site is part of the Gogar Special Landscape Area. The introduction of massive, windowless "grey boxes" fails to prioritise the climate and nature crises as required by **NPF4 Policy 1**. This development would permanently sterilise carbonsequestering greenfield land and destroy the character of the western approach to Edinburgh.

3. Absence of a Mandatory Environmental Impact Assessment (EIA) Given the 213MW scale and proximity to Ancient Woodland and the Union Canal (a Scheduled Ancient Monument), it is procedurally irresponsible to proceed without a full EIA. National guidance suggests such sites eventually scale to 500MW; the cumulative impact on our local power grid, water table, and air quality must be scrutinised now.

4. Severe Environmental and Health Risks (NPF4 Policy 23 & 3) * **Toxic Emissions:** The planned 60+ industrial diesel generators will release **Nitrogen Dioxide (\$NO_2\$)** and **Fine Particulate Matter (\$PM_{2.5}\$)**. These pollutants will settle directly onto nearby homes and schools without natural filtration.

☐ **Noise Pollution:** The constant, 24/7 low-frequency drone from cooling fans is a proven pollutant linked to chronic sleep deprivation and mental health issues.

☐ **Ecological Damage:** The project threatens the biodiversity of the Union Canal and Ancient Woodland, violating **NPF4 Policy 3**, which requires developments to restore—not destroy—nature.

5. Infrastructure Strain and Lack of Local Benefit Data centres act as "water vampires," threatening local aquifers. Furthermore, as these facilities hijack the grid for massive energy draws, residents risk skyrocketing utility bills to fund necessary infrastructure upgrades. With "few long-term jobs" created, the permanent environmental cost far outweighs any questionable local benefit.

Conclusion NPF4 Policy 26 emphasises that digital infrastructure must be in the "right location." The refusal of the Gyle data centre in December 2025 set a clear precedent: speculative, high-energy industrial hubs are incompatible with this sensitive region. I urge the Council to uphold its commitment to the Green Belt and refuse this application.

Yours sincerely,

*"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,

[Redacted Signature]

From: [Redacted]
Sent: 24 March 2026 11:52
To: 'Christine Jardine' <christine.jardine.mp@parliament.uk>; [Redacted] utton
[Redacted]@edinburgh.gov.uk>
Cc: Place Directorate <Place.directorate@edinburgh.gov.uk>; Planning VIP
<planning.vip@edinburgh.gov.uk>
Subject: FW: (Case Ref: CJ38484)

Dear Christine Jardine MP,

The below enquiry has been passed on to me to provide a response – apologies for the delay in returning to you.

An Environmental Impact Assessment (EIA) screening decision reference 25/02924/SCR was issued for the proposed Data Centre development at the site West of Hermiston (Land 300 Metres North Of 50 of Research Avenue North). This decision concluded that an EIA was not required and it can be viewed on the councils planning portal online :
<https://www.edinburgh.gov.uk/planning-applications-1/view-comment-planning-applications>

However, it is the council's intention to issue a second EIA screening decision under reference 25/05576/SCR to consider again whether an Environmental Impact Assessment

statement is required. Whilst I would be unable to comment on specifics whilst this EIA screening is under consideration, I note the matters raised below. All relevant matters would be considered as part of the decision.

Kind regards,

[redacted] | Senior Planning Officer | Central and West Area | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G2, 4 East Market Street, Edinburgh, EH8 8BG |
[redacted] [@edinburgh.gov.uk](mailto:[redacted]@edinburgh.gov.uk) | www.edinburgh.gov.uk

From: [redacted] [@aahconsultants.co.uk](mailto:[redacted]@aahconsultants.co.uk)>

Sent: 31 March 2026 16:21

To: [redacted] [@edinburgh.gov.uk](mailto:[redacted]@edinburgh.gov.uk)>

Cc: [redacted] [@apatura.energy](mailto:[redacted]@apatura.energy)>; [redacted]

[redacted] [@apatura.energy](mailto:[redacted]@apatura.energy)>

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]
Head of Planning

From: [redacted] [@edinburgh.gov.uk](mailto:[redacted]@edinburgh.gov.uk)>

Sent: 15 April 2026 14:18

To: [redacted] [@edinburgh.gov.uk](mailto:[redacted]@edinburgh.gov.uk)>; [redacted]

[redacted] [@edinburgh.gov.uk](mailto:[redacted]@edinburgh.gov.uk)>

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]

[REDACTED] | Senior Planning Officer| Central and West Area| Sustainable Development| Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G2, 4 East Market Street, Edinburgh, EH8 8BG|
[REDACTED] [@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk) | www.edinburgh.gov.uk

From: [REDACTED]
Sent: 14 May 2026 21:29
To: [REDACTED] [@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Cc: [REDACTED] [@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>; [REDACTED] [@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>; [REDACTED] [@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>; Legal Services <LegalServices@edinburgh.gov.uk>; Planning <planning@edinburgh.gov.uk>
Subject: Formal Complaint Regarding EIA Screening Opinion – 25/05576/SCR

 External email >

 First time sender >

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]

East Lodge
Hermiston House Road
Edinburgh
EH12 9GS

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,

[Redacted Signature]

On behalf of the Hermiston Data Centre Opposition Campaign

From: [Redacted] <[Redacted]@gov.scot> <[Redacted]@gov.scot>

Sent: 19 May 2026 13:46

To: [Redacted] <[Redacted]@edinburgh.gov.uk>

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

 External email >

 First time sender >

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] | Planner | Planning, Architecture and Regeneration Directorate |
Scottish Government



[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]
East Lodge
Hermiston House Road
Edinburgh
EH12 9GS

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]

On behalf of the Hermiston Data Centre Opposition Campaign

From: [Redacted] <[\[Redacted\]@edinburgh.gov.uk](mailto:[Redacted]@edinburgh.gov.uk)>
Sent: 19 May 2026 18:01
To: [Redacted] <[Redacted]>
Cc: Planning VIP <planning.vip@edinburgh.gov.uk>
Subject: Stage One Complaint Reference : SR1144594, EIA Screening Opinion Reference : 25/05576/SCR

Dear [Redacted],

Please find the below response to your complaint below received on the 14th May 2026 in relation to the above EIA screening decision. Your enquiry has been registered as a stage 1 complaint in line with the Council's complaints procedure and this is the formal response below. I have responded to the points 1 to 4 that you have raised below :

1. An immediate review of the Screening Opinion by senior legal and planning officers

To note, the recent EIA screening decision reference 25/05576/SCR that you have outlined was the second screening decision that was issued in relation to the Wester Hermiston Data Centre Campus. An original EIA screening decision reference 25/02924/SCR was issued on the 3rd July 2025. It is not the council's intention to undertake any further re-screening for this development. However, I note that you have submitted a Request for Ministerial Review of the EIA Screening Decision to the Scottish Government and we would await any potential outcome of this. Regarding other steps available to you, the judicial review period to challenge a planning decision is generally three months however you may wish to seek independent legal advice with respect to

this. In terms of further escalation through the complaint's procedure, there is a Stage 2 Complaints process the details of which are outlined at the bottom of my email.

2. Clarification as to how cumulative infrastructure and environmental impacts were assessed and 3. Clarification as to why the precautionary principle was not applied;

With respect to the above, please note our Planning Customer Service Charter attached here : [Customer Service Charter](#) states on page 15 that disagreement with a decision of the Council will not, in itself, be a ground for complaint and in many situations, there is a separate procedure for an applicant to appeal against such decisions. As such we will not discuss the merits or de-merits of a decision, and we will direct you to the Report of Handling which sets out the reasons for the decision.

With the above in mind, whilst I note your points below relating specifically to the assessment of screening decision reference 25/05576/SCR we would be unable to comment on such specifics. As you are aware, the screening decision notice and screening checklist can be viewed on the planning portal online : [Councils Planning Portal](#). There is no statutory publicity period for making representation on EIA screening opinions. However, whilst a planning application has not yet been submitted for the development there would be an opportunity to make representation as part of this process should a planning application be received.

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

With regard to this, you would need to make a Freedom of Information request for the council to consider any potential disclosure of this information. I've attached the relevant page of the councils website here : [Freedom of Information \(FOI\)](#) - there is a link on this page where you can make a Freedom of Information (FOI) request. To note as the request would relate to Environmental Information, the Environmental Information (Scotland) Regulations 2004 detailed on this page would apply.

I trust this has addressed the points you have raised. If you are dissatisfied with our response, you can ask us to consider your complaint at the next stage in our process – the Investigation Stage. Before taking this step, you should note that the complaints process cannot overturn decisions on planning applications. Neither can the Scottish Public Services Ombudsman overturn such planning decisions. If, you still want your complaint to go to the Investigation Stage, we require the following information :

- Details of which points we have not addressed to your satisfaction in this complaint response.
- Details of what outcome you are seeking through the complaints process bearing in mind decisions on planning applications cannot be overturned through this process.

Your complaint will then be investigated by a senior officer in the Council. You will receive a response within 20 working days or be given a reason for any delay. You will be told what to do next if you remain dissatisfied after the Investigation Stage. This

normally involves taking your case to the Scottish Public Services Ombudsman. Details of what they can investigate can be found on the SPSO website. You can find more information on our complaint process on our website at www.edinburgh.gov.uk/complaints. Alternatively, please contact the Customer Care Team on 200 2300 for a complaints leaflet.

Regards,

[redacted] | Senior Planning Officer| Central and West Area| Sustainable Development| Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G2, 4 East Market Street, Edinburgh, EH8 8BG|
[redacted] [@edinburgh.gov.uk](mailto:[redacted]@edinburgh.gov.uk) | www.edinburgh.gov.uk

From: [redacted]
Sent: 20 May 2026 09:05
To: [redacted] [@edinburgh.gov.uk](mailto:[redacted]@edinburgh.gov.uk)>
Cc: [redacted] [@edinburgh.gov.uk](mailto:[redacted]@edinburgh.gov.uk)>
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]

[redacted] | Senior Planning Officer| Central and West Area| Sustainable Development| Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G2, 4 East Market Street, Edinburgh, EH8 8BG|
[redacted] [@edinburgh.gov.uk](mailto:[redacted]@edinburgh.gov.uk) | www.edinburgh.gov.uk

From: [redacted] >
Sent: 27 May 2026 12:20
To: [redacted] [@edinburgh.gov.uk](mailto:[redacted]@edinburgh.gov.uk)>
Subject: Re: Stage One Complaint Reference : SR1144594, EIA Screening Opinion Reference : 25/05576/SCR

 External email >

 Contains topics of a financial nature >

Dear [redacted],

Thank you for your response of 19 May 2026.

I wish to escalate this complaint to the Investigation Stage.

I do not consider my complaint to have been addressed satisfactorily, particularly because the response appears to characterise the issues raised as mere disagreement with the planning merits of the Screening Opinion. That is not the basis of the complaint.

The complaint concerns procedural and legal matters relating to the application of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, including whether the Council lawfully applied the EIA screening process, properly considered cumulative and likely significant effects, and appropriately relied upon mitigation and future assessment in reaching its conclusions.

These concerns relate directly to procedural handling and legal compliance rather than disagreement with planning judgement alone.

In particular, I remain dissatisfied that:

- * no substantive response has been provided regarding cumulative infrastructure and environmental effects;
- * no explanation has been provided as to how the precautionary principle was applied;
- * the response declines to address the reasoning process underpinning the conclusion that effects were “not significant” despite the Screening Opinion acknowledging multiple adverse impacts;
- * and the Council appears to rely upon the existence of future planning stages as justification for not engaging with the procedural concerns now raised.

I also request clarification regarding the judicial review time limit referred to in your email.

As there have been two separate screening opinions relating to this proposal (25/02924/SCR dated 3 July 2025 and 25/05576/SCR dated 6 May 2026), please confirm:

1. From which specific decision date the Council considers the three-month judicial review period to run;
2. Whether the Council considers the 6 May 2026 Screening Opinion to constitute a fresh decision capable of independent challenge;
3. Whether the submission of the Request for Ministerial Review has any bearing on the calculation of time limits.

Given the importance of legal certainty on this issue, I would appreciate a clear written response from the Council’s legal team.

For the avoidance of doubt, the outcome sought through this complaint process is:

- * proper investigation of whether the EIA screening process was lawfully and procedurally conducted;
- * clarification of the evidential and legal basis underpinning the screening conclusion;
- * and confirmation that the Council has complied with its duties under the EIA Regulations and relevant NPF4 policies.

I look forward to confirmation that this complaint has now progressed to the Investigation Stage.

Yours sincerely,

[Redacted Signature]

On behalf of the Hermiston Data Centre Opposition Campaign

From: [Redacted]
Sent: 26 June 2026 14:05
To: [Redacted] <[\[Redacted\]@edinburgh.gov.uk](mailto:[Redacted]@edinburgh.gov.uk)>; [Redacted] <[\[Redacted\]@edinburgh.gov.uk](mailto:[Redacted]@edinburgh.gov.uk)>
Cc: [Redacted] <[Redacted]>; [Redacted] <[Redacted]>; Planning <planning@edinburgh.gov.uk>; planning.development@edinburgh.gov.uk; Cammy Day <Cammy.Day@edinburgh.gov.uk>; Stephen Jenkinson <Cllr.Stephen.Jenkinson@edinburgh.gov.uk>; Fiona Glasgow <Cllr.Fiona.Glasgow@edinburgh.gov.uk>; [Redacted] <[\[Redacted\]@edinburgh.gov.uk](mailto:[Redacted]@edinburgh.gov.uk)>; [Redacted] <[\[Redacted\]@edinburgh.gov.uk](mailto:[Redacted]@edinburgh.gov.uk)>; Christine Jardine <christine.jardine.mp@parliament.uk>; scott.arthur.mp@parliament.uk; sue.webber.msp@parliament.scot; miles.briggs.msp@parliament.scot; sharon.dowey.msp@parliament.scot; sarah.boyack.msp@parliament.scot; foysol.choudhury.msp@parliament.scot; jeremy.balfour.msp@parliament.scot; lorna.slater.msp@parliament.scot; [Redacted]; [\[Redacted\]](mailto:[Redacted]); [Redacted]; [Redacted]; [Redacted]; [\[Redacted\]](mailto:[Redacted]); [\[Redacted\]](mailto:[Redacted]); [Redacted]
Subject: Urgent Reconsideration of EIA Screening – Proposed Data Centre, Wester Hermiston (Ref: 25/05576/SCR)

Dear [Redacted],

I write on behalf of the *West Edinburgh Against AI Data Centres* and over 2,300 local signatories. We urgently request that the Planning Service exercises its administrative powers to reverse the 6 May 2026 Screening Opinion that waived a full Environmental Impact Assessment (EIA) for the Wester Hermiston proposal.

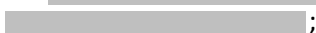
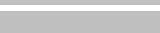
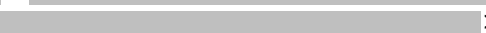
Profound planning and political developments have fundamentally changed the context for this type of massive industrial development in Scotland this week :

1. The First Minister's Concession: At FMQs yesterday, First Minister John Swinney confirmed the Scottish Government is reviewing national planning guidance as a "matter of priority," explicitly acknowledging the acute concerns and policy vacuum being expressed by local planning authorities.
2. The Larbert Precedent: Apatura's 300MW data centre application to Falkirk Council (Ref: P/26/0237/FUL) is currently undergoing a mandatory, comprehensive EIA spanning 52 technical impact filings.
3. The Cato Precedent: A formal objection lodged yesterday (25 June 2026) against the 600MW data centre in Fife (Ref: 26/01243/PPP) exposed systemic errors in how councils screen these massive facilities.

The 213MW Wester Hermiston scheme shares an identical operational profile and infrastructure hazard. It is legally indefensible to enforce an EIA in Falkirk while screening out an equivalent threat in Edinburgh. We urge you to reinstate the EIA requirement based on the critical omissions and material considerations detailed below.

Yours sincerely,


(West Edinburgh Against AI Data Centres)

From: 
Sent: 03 July 2026 16:33
To:  >;  @edinburgh.gov.uk>
Cc:  >; 
; ;  >; Planning
<planning@edinburgh.gov.uk>; planning.development@edinburgh.gov.uk; Cammy Day
<Cammy.Day@edinburgh.gov.uk>; Stephen Jenkinson <Cllr.Stephen.Jenkinson@edinburgh.gov.uk>;
Fiona Glasgow <Cllr.Fiona.Glasgow@edinburgh.gov.uk>;  rdiner
 @edinburgh.gov.uk>;  @edinburgh.gov.uk>; Christine
Jardine <christine.jardine.mp@parliament.uk>; scott.arthur.mp@parliament.uk;
sue.webber.msp@parliament.scot; miles.briggs.msp@parliament.scot;
sharon.dowey.msp@parliament.scot; sarah.boyack.msp@parliament.scot;
foysol.choudhury.msp@parliament.scot; jeremy.balfour.msp@parliament.scot;
lorna.slater.msp@parliament.scot; ; ;
; ; ;
; ; ;


Subject: RE: Urgent Reconsideration of EIA Screening – Proposed Data Centre, Wester Hermiston
(Ref: 25/05576/SCR)

Dear ,

Please find the below response to your email and the above attachment.

As you may be aware, the recent EIA screening decision reference 25/05576/SCR that you have outlined was the second screening decision that was issued in relation to the Wester Hermiston Data Centre Campus. The screening decision notice and screening checklist can be viewed on the planning portal online : [Councils Planning Portal](#). The original EIA screening decision reference 25/02924/SCR was issued on the 3rd July 2025. Whilst I note the matters you have raised, it would not be the council's intention to undertake any further re-screening for this development.

However, a Request for Ministerial Review of the EIA Screening Decision has been submitted to the Scottish Government which can be viewed here : [Scottish Government - DPEA - Case List](#) and we would await any potential outcome of this.

Regards,

[REDACTED] | Senior Planning Officer| Central and West Area| Sustainable Development| Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G2, 4 East Market Street, Edinburgh, EH8 8BG|
[REDACTED] [@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk) | www.edinburgh.gov.uk
