

Public Consultation: Proposed Green Data Centre and Relocation of Green Space

Introduction

Thank you for your interest in our development of land at 1 Redheughs Avenue, Edinburgh. This exhibition relates to a proposed Erection of a Green Data Centre and Relocation of Green Space development which is vital energy infrastructure that would facilitate and maximise the potential of the 'Digital Fibre Network'.

The proposals are being brought forward by Shelborn Drummond Ltd.



Illustration 1 : Aerial View of the Site : Source: Google Maps

The Site

The site is located 6.9 miles from the centre of Edinburgh (Princes Street). 3miles from Edinburgh Airport via the A8. the nearest rail connections are South Gyle Station; less than 1 mile to the north, and Edinburgh Park 2.5 miles.

The local context is defined by South Gyle Broadway to the northeast, The City of Edinburgh Bypass to the west, the Scot Rail line running through Edinburgh Park Station to the south; these definitions forming a triangular shape, with the Glasgow Road running the east-west across the apex of the triangle.

The proposed developable area is demonstrated through the Red Line Boundary. The Red Line Boundary set out at the bottom of this banner indicates the likely development area of the proposals. This will be defined as the scheme design evolves to application submission.



Illustration 2 : Aerial View to Show Site Context : Source: studioNWA Architects



Illustration 3 : PAN Red Line Boundary : Source : UK Planning Maps



Illustration 4 : Aerial View of Site : Source: Studio NWA Architects



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Existing Site and History

The site is located to the south of Redheughs Avenue and included Drummond House, the former Royal Bank of Scotland headquarters, constructed in 1993. However, the Drummond House Building has since been demolished.

The site is completed by the Younger Building, which, has recently undergone renovation works. The site includes areas of hard standing which are used for car parking and there is a central landscaped green space.

The wider site has limited relevant planning history, beyond an earlier planning consent for the erection of a 'Office development (Class 4). This included provision of a mobility hub, ancillary retail (Class 1) food and drink (Class 3 /Sui Generis) and leisure uses (Class 11), landscaping, car parking, access, infrastructure and associated works. This application was granted permission January 2024. However, due to the current climate the applicant has decided not to move forward with this development.

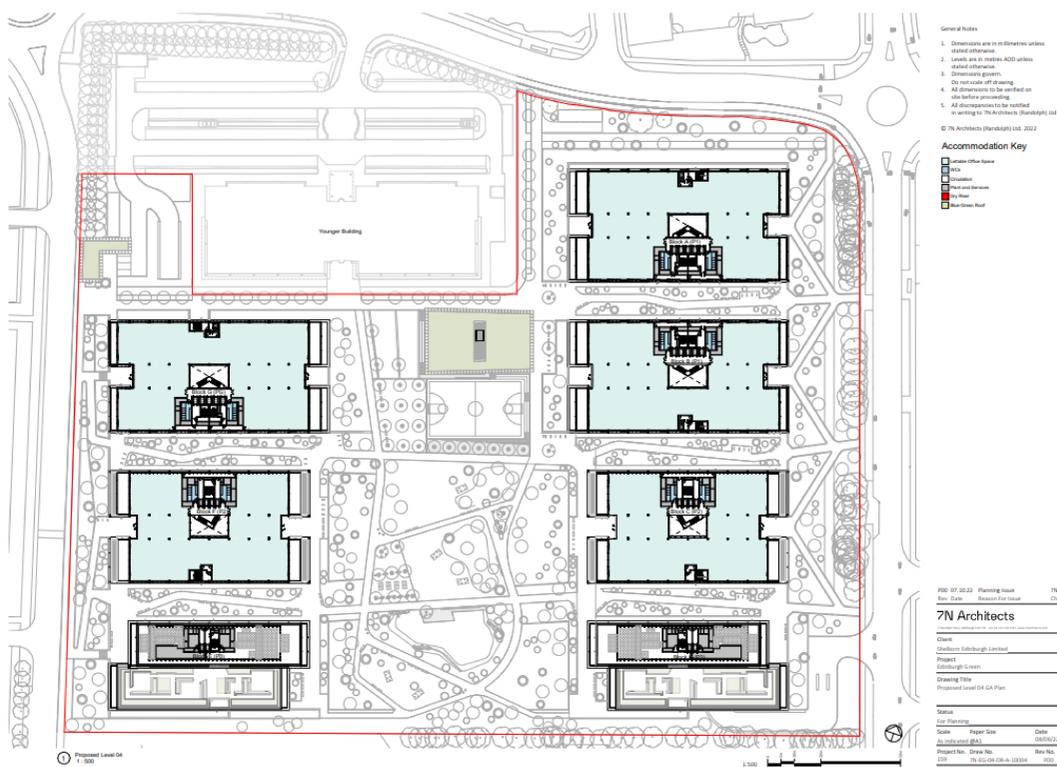


Illustration 5 : Proposed Site Layout Plan for Extant Scheme : Source: Planning Application 22/05659/FUL 7N Architects—City of Edinburgh Council Planning Portal.

The site is close to the Parabola Scheme which was granted permission January 2022 for a mixed-use development comprising residential opportunities, office space, hotels, creche facilities, food and drink facilities and additional business use, car parking, landscaping and further associated works.

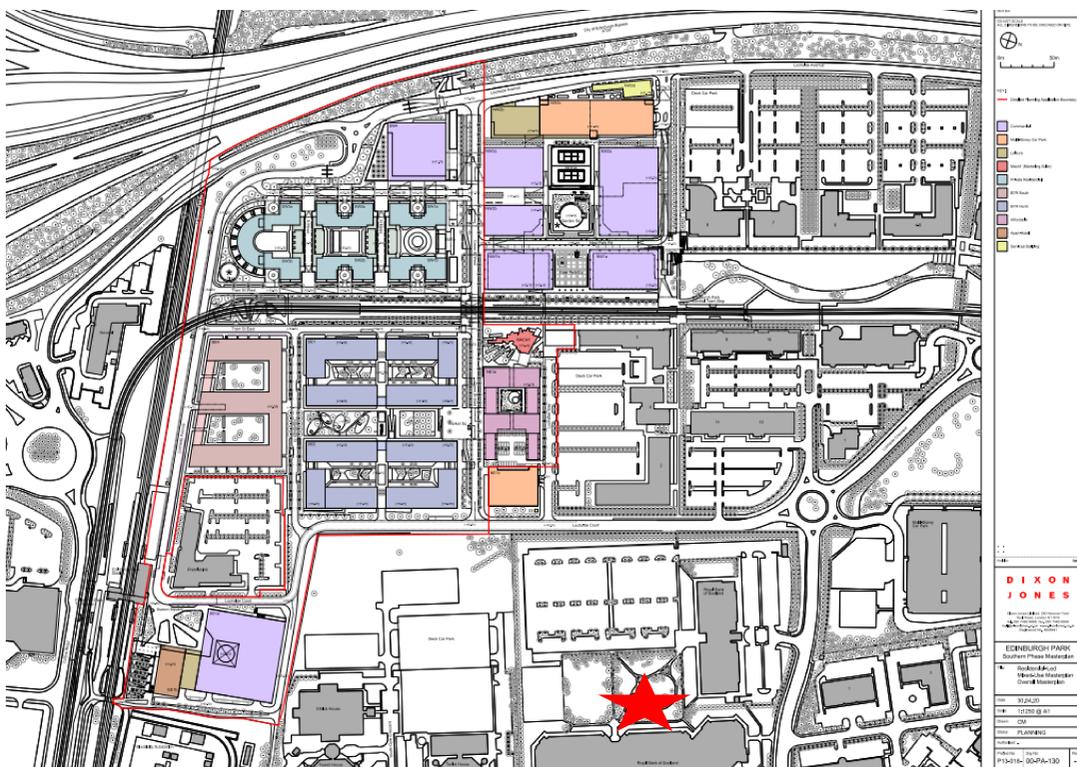


Illustration 6 : Proposed Masterplan— Overall Plan : Source : Planning Application 20/02068/FUL Dixon Jones Architects—City of Edinburgh Council Planning Portal



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Planning Policy and Constraints of the Site

Green Data Centres are supported by National Planning Framework 4 ('NPF4') and the need for such a development is established.

"The principle of the development does not need to be agreed in later consenting processes, providing more certainty for communities, business and investors".
(NPF4, P.97)

The City of Edinburgh Council Local Development Plan ('City Plan 2030') was adopted November 2024. Edinburgh Park is identified as a Local Development Plan 'Legacy Site' and Strategic Business Centre. The site is located within Edinburgh Park/ South Gyle and is identified through 'Place 19'. Place 19 supports developments which "maintains the strategic employment role of the area and introduces a wider mix of uses".

Illustration 7 below displays Place 19 Proposals Map with the proposed development site identified by a red star.

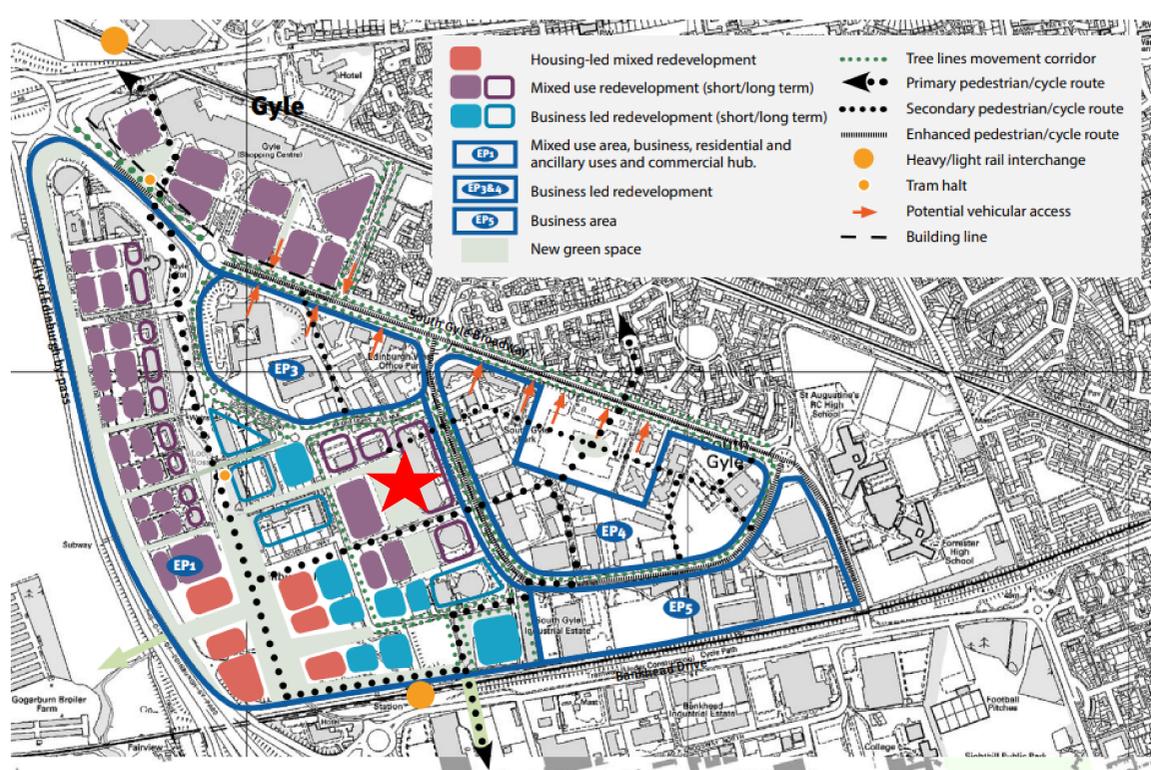


Illustration 7 : Place 19 Proposal Map : Source : City of Edinburgh Council City Plan 2030

The Open Space within the site is protected by Policy Env 23 of City Plan 2030. As part of the Green Data Centre development the open space will be relocated, in the form of a new park, to front onto Lochside Court. The overall area of the existing open space will not be reduced and will be retained, or increased in size, and will be made publicly accessible, improving the local benefit as the space is currently not accessible.

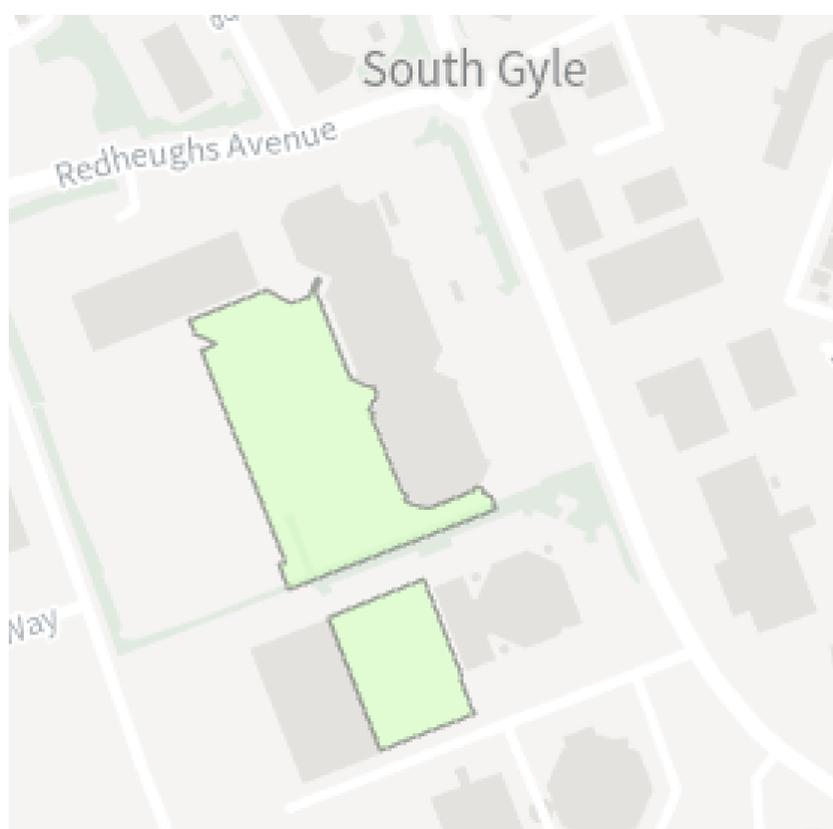


Illustration 8 : City Plan 2030 Proposal Map : Source : City of Edinburgh Council

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What is a Green Data Centre

The introduction of Green Data Centre's is part of the UK wide business investment strategy. In Scotland Green Data Centres are supported by National Planning Framework 4 ('NPF4') and are recognised as a National Development.

A Green Data Centre is defined as a *'Repository for the storage, management and dissemination of data in which the mechanical, lighting, electrical and computer systems are designed to maximise energy efficiency and minimize environmental impact'*. (Source : Technical Target).

To accord with NPF4's strategy for the development of 'Digital Fibre Network ', the following criteria are relevant for Green Data Centres:

- . Low - emission building materials
- . Low carbon back-up generation
- . Sustainable landscaping
- . E-waste recycling, which is the process of extracting valuable materials after deconstructing e-waste into smaller pieces which can be reused for new electronic appliances. (Source : Earth.Org)
- . Use of PV panels, heat pumps and connection waste heat networks.

Precedent Images

The images below provide examples of recently completed Green Data Centre Projects.



Illustration 9 : Green Data Centre Amsterdam in De President Business Park : Source : studioNWA Architects



Illustration 10 : CGI of Green Data Centre Scheme in open space which is of a similar scale of this proposal : Source : studioNWA Architects



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The Proposal

The design of the proposed building will be developed in accordance with the market trends to facilitate the potential future requirements of the end-users in providing a modern data centre. The intention is to submit an application for planning permission in principle (PPP) for the development, with the detailed design to follow.

The illustrative design proposals shown here are in keeping with the massing and form of the previous planning consent, which provided 6 separate office blocks ranging in heights in excess of 33m. The proposed development uses 25 to 32m height as a parameter for the illustrative design. This will provide a sufficient height for 2, or 2½ floors of data halls above a ground level of electrical infrastructure rooms.



Illustration 11 : Proposed illustrative Site Sections : Source : studioNWA Architects

The site will be fully landscaped to contribute to urban greening, with additional biodiversity measures provided by a variety of annual and perennial plants.

The existing open space at the site will be relocated to the western side of the site fronting Lochside Court, in the form of a new public park that will be made accessible for all. An east-west pedestrian and cycle route will also be provided along the south side of the site.

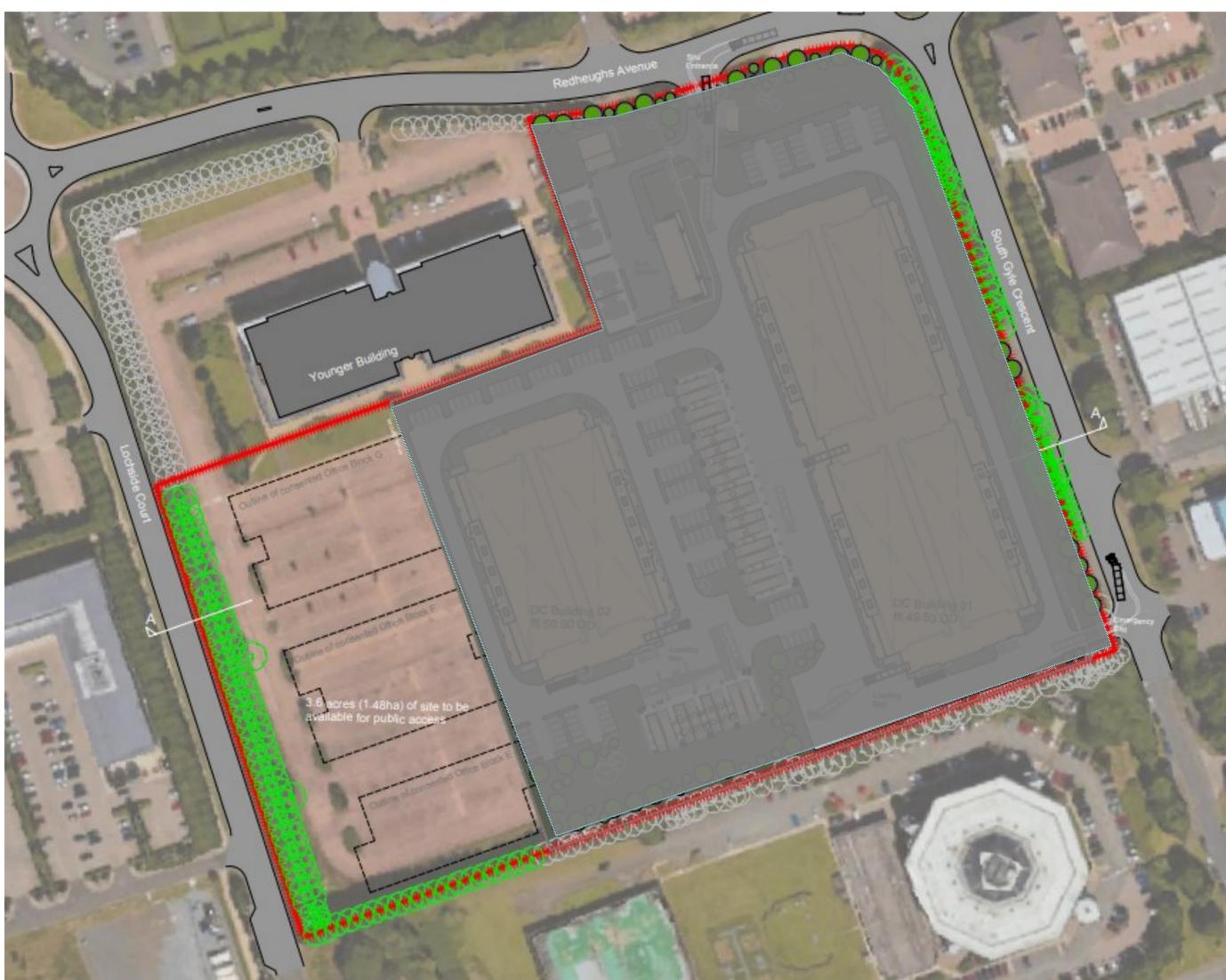


Illustration 12 : Proposed illustrative open space within development area : Source : studioNWA Architects



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The Proposed Data Centre Layout

The site layout for this illustrative design shows two separate data centre buildings together with the required site area for the provision of an electrical substation (dedicated to the use of the data centre), the enclosed compounds for stand-by generators, loading mays and hard standing for delivery and installation of mechanical and electrical plant, and car parking.

The entrance to the site will be protected by security-controlled gates with an adjacent security lodge, and the site will be enclosed by security fencing. Where possible, this fencing will be screened on the street frontages by existing and new tree planting and hedges.

The new entrance (both vehicular and pedestrian) will be from Redheughs Avenue, where there is currently an existing, wide pedestrian entrance to the old Drummond House building (now demolished). There will be a second, emergency exit road from the development, in the southeast corner of the site, onto South Gyle Crescent.

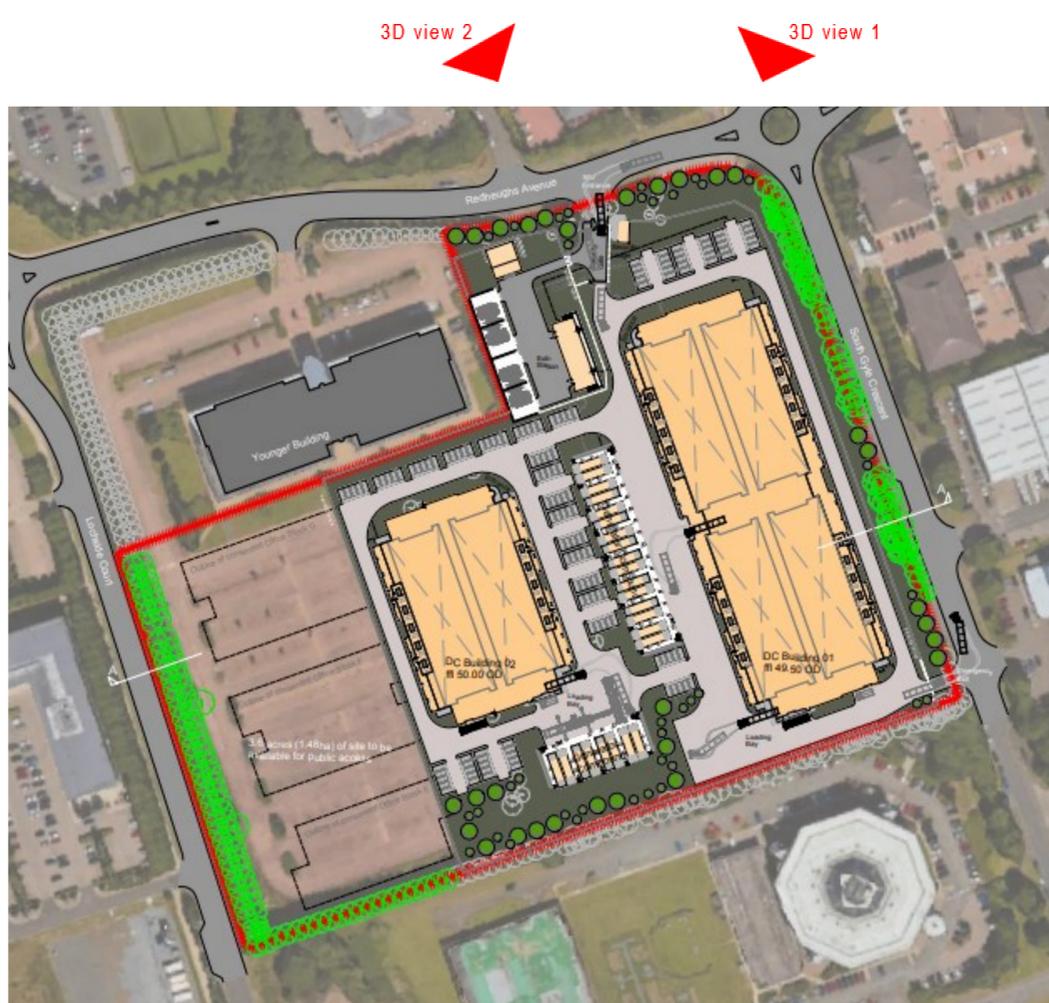


Illustration 13: Proposed illustrative Layout Plan : Source: studioNWA Architects

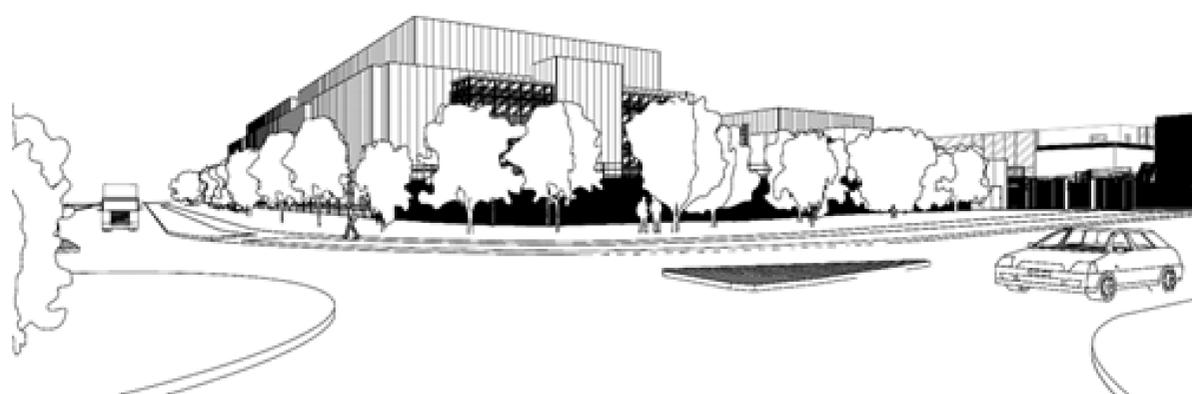


Illustration 14: 3D Sketch of illustrative design (view 1): Source: studioNWA Architects

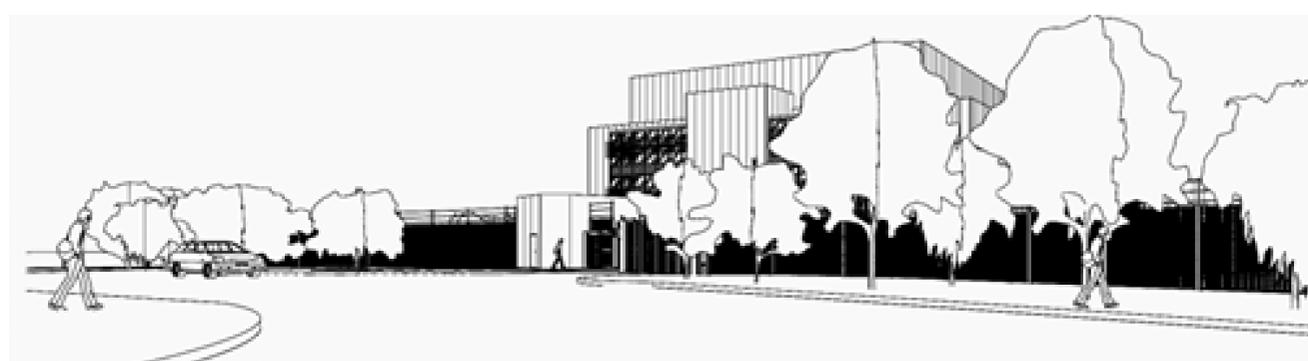


Illustration 15: 3D Sketch of illustrative design (view 2): Source: studioNWA Architects

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Next Steps



Illustration 16 : Next Steps Timeline

Feedback Opportunities

A dedicated website has been set up where the information presented here is available to view. The website provides a digital version of the feedback form. The website domain is: www.scotthobbsplanning.com/consultations/edinburghgreen and can be accessed through scanning this QR CODE.



Please feel free to complete a feedback form and leave it with a member of staff.

Further comments can be submitted to consultation@scotthobbsplanning.com. Please include the words 'Edinburgh Green' in the header of your email.

Whichever method you use, please ensure your comments arrive with us by **Wednesday 11th June 2025** so that we can assess your comments and take them into consideration in the evolution of our proposals.

Please note that submissions made during the pre-application process are submissions to the prospective Applicant only, and are not formal submissions to the local planning authority. You will have an opportunity to formally submit representations to the City of Edinburgh Council (either in support, neutral or objection) when the planning application is submitted.

If you require further information please contact us at consultation@scotthobbsplanning.com or 0131 226 7225.

Thank you for attending this event and for participating in the evolution of our development proposals. Your attendance and comments are appreciated.