

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.

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 1 : Arieal View of the Site : Source: Google Maps



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

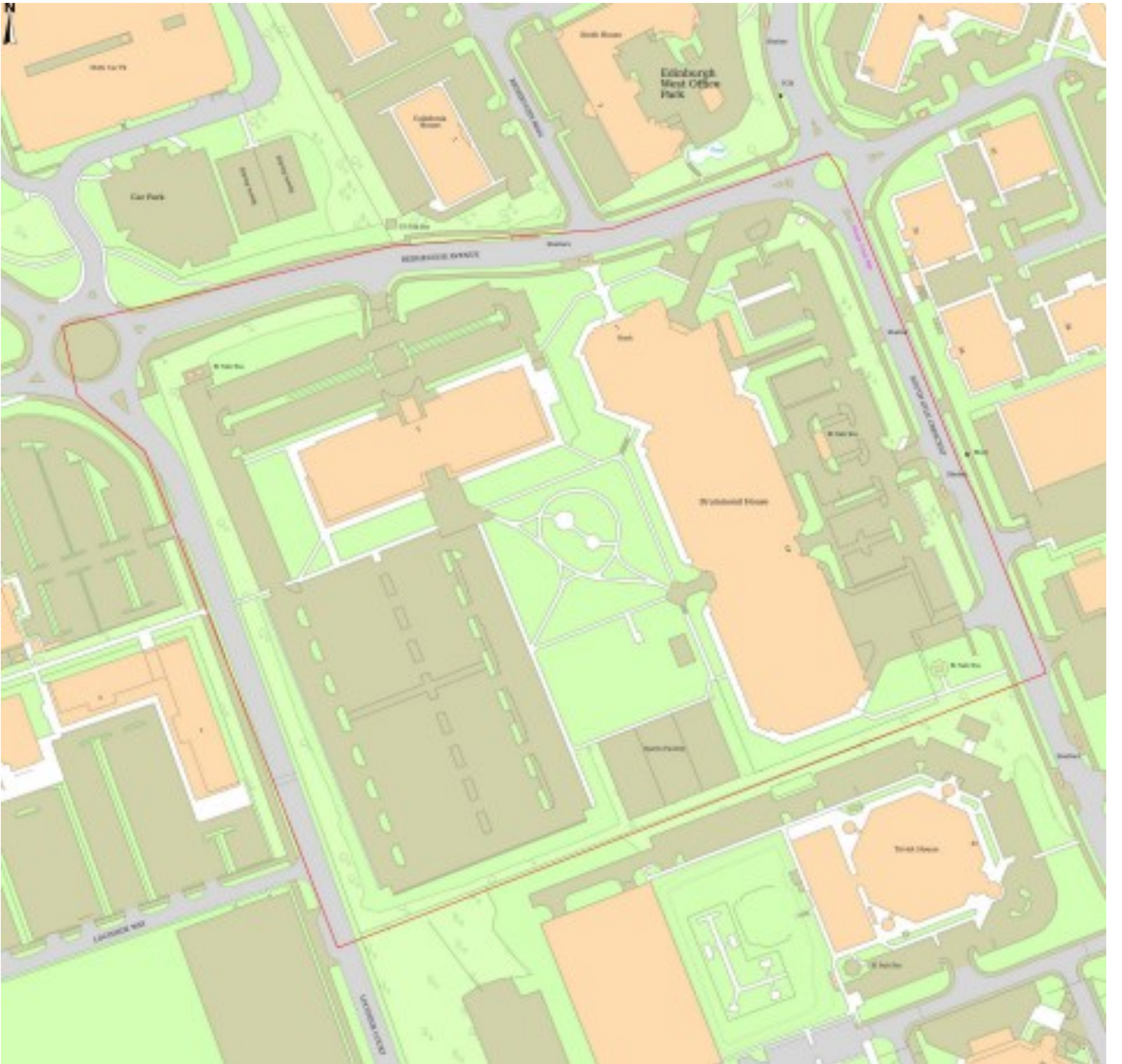


Illustration 3 : PAN Red Line Boundary : Source : UK Planning Maps



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



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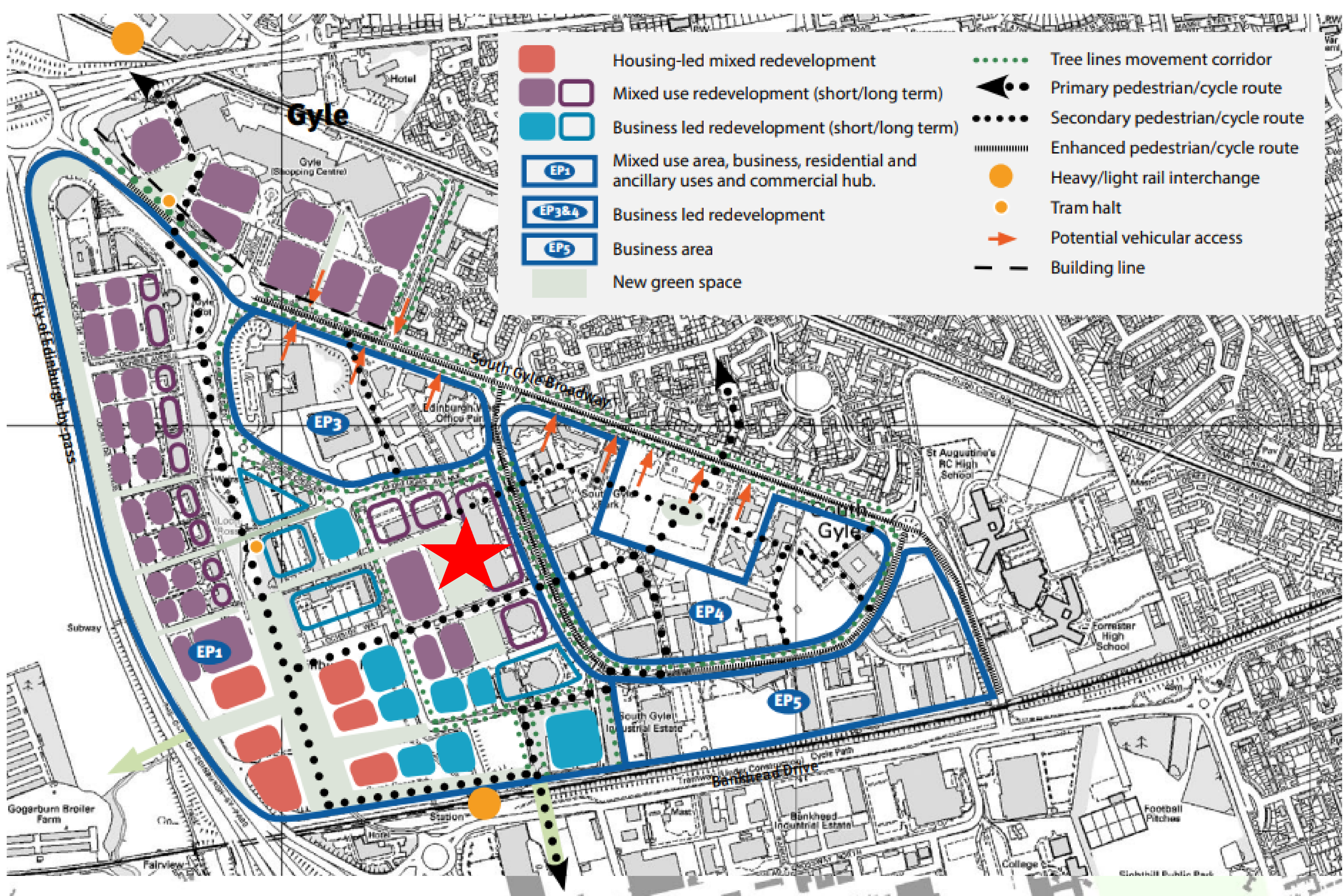
Planning Policy and Constraints of the Site

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

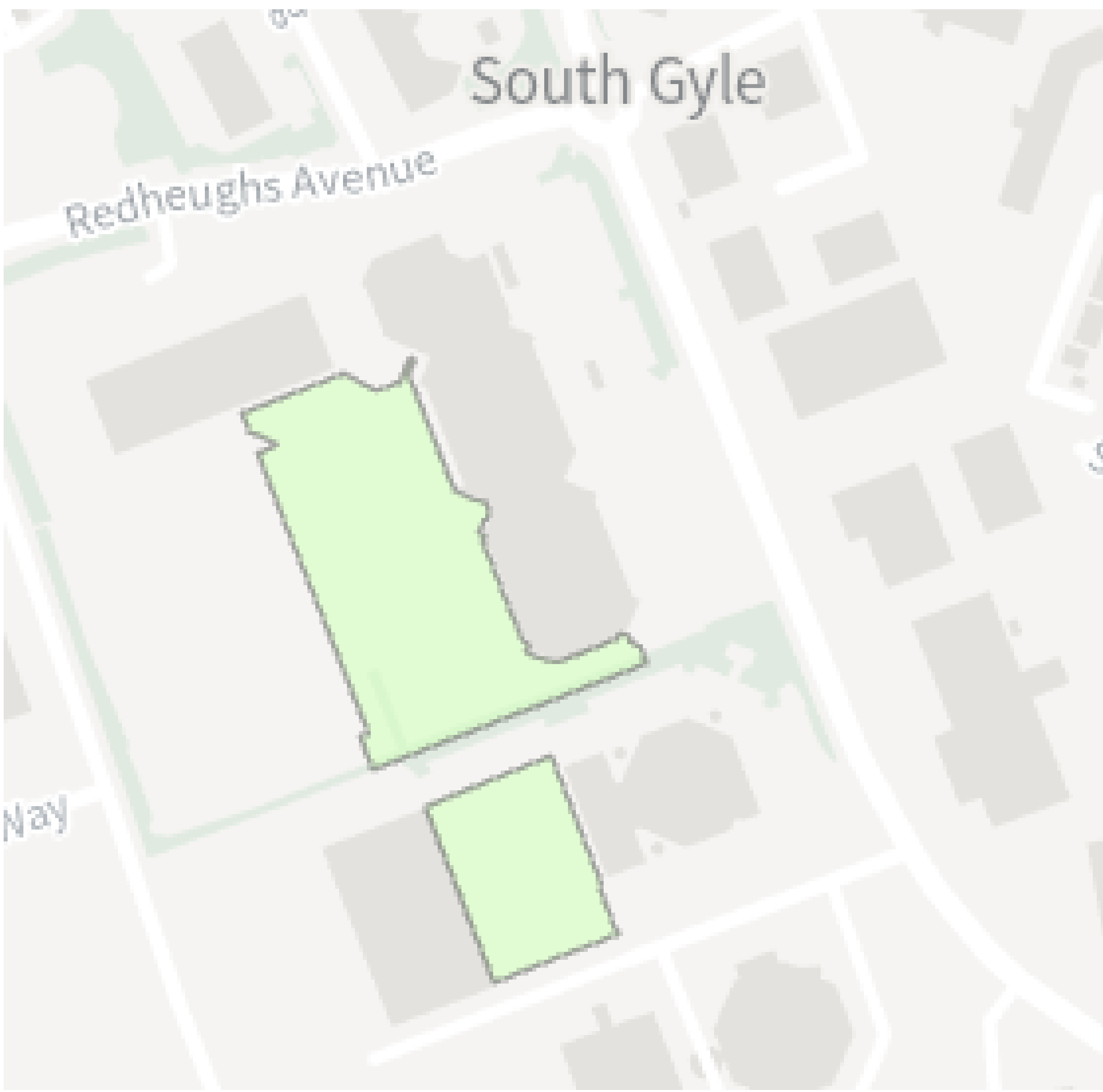
“The principle of the development does not need to be agreed in later consenting processes, providing more certainty for communities, business and investors”.
(NPF4, P.97)

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.



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 be retained and will be made publicly accessible, improving the local benefit as the space is currently not accessible.



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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 criteria, the proposal will incorporate the following sustainability measures.

Green Data Energy Conservation

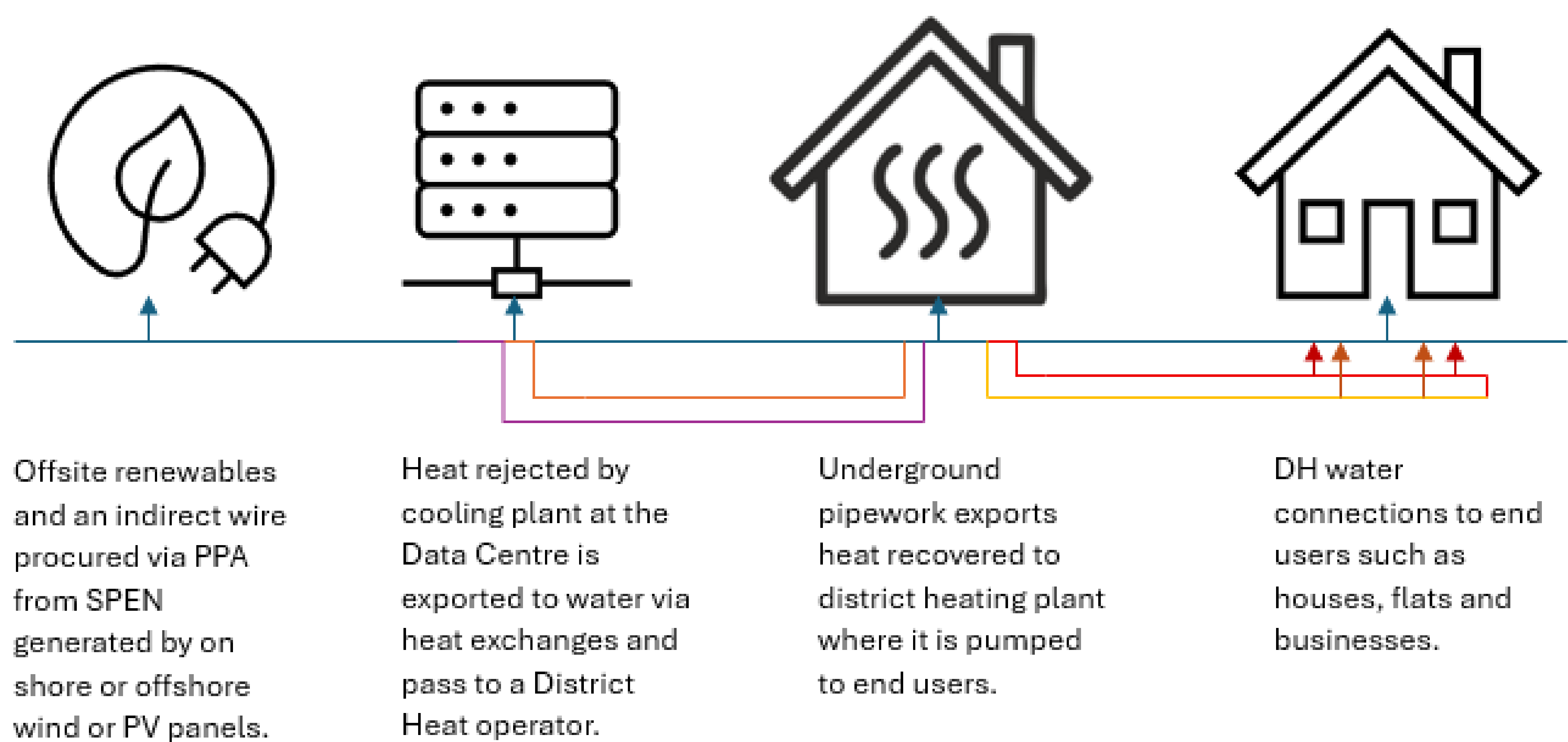
- The Green Data Centre will seek to incorporate best practice:
- . On site power generation by means of PV or hydrogen fuel cells.
 - . Use of off-site renewables procured via Power Purchase Agreement (PPA) or similar.
 - . High efficiency UPS systems
 - . Energy efficient lighting and power systems.
 - . Green and alternative fuel back up power systems along with exhaust air purification systems.
 - . Water use reduction measures as well as wastewater and rainwater recycling.
 - . Energy efficient cooling systems utilising free cooling and elevated temperatures.
 - . Re-use of waste heat and utilise waste heat on site to serve ventilation plant.

Waste Heat Reuse

A waste heat strategy will be developed to demonstrate how the proposed data centre can incorporate systems to capture and repurpose the heat generated by its operations, leading to environmental and economic benefits. To mitigate heat waste and promote sustainability, the proposed facility will incorporate systems to recover and reuse this heat. The recovered heat can be sustainably redistributed, primarily through a district heating system designed to supply nearby residential, commercial and community buildings. A study completed by Knight Frank, on behalf of the Applicant, has found an estimated 3,000 homes could be heated with the excess heat from this scheme, or it can be directed to other sources e.g. swimming pools. This system is utilised in many data centre projects in the Nordics and now more commonly included in UK data centre designs.

Renewable Energy

Potential data centre operators, particularly hyperscale providers, are increasingly committed to utilising and harnessing renewable energy sources wherever possible. This can be achieved through off-site renewable energy procurement, commonly referred to as offsetting. Offsetting involves sourcing electricity from off-site renewable energy projects, thereby supporting the broader green energy market. Data centres, by their nature, offer a consistent and reliable energy demand, which makes them ideal candidates for integrating with renewable energy supply chains. A Power Purchase Agreement (PPA) between the renewable energy generator and the data centre operator can guarantee the availability and source of green energy.



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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 18 to 32m height as a parameter for the illustrative design. This will provide a sufficient height for 2 floors of data halls above a ground level of electrical infrastructure rooms.

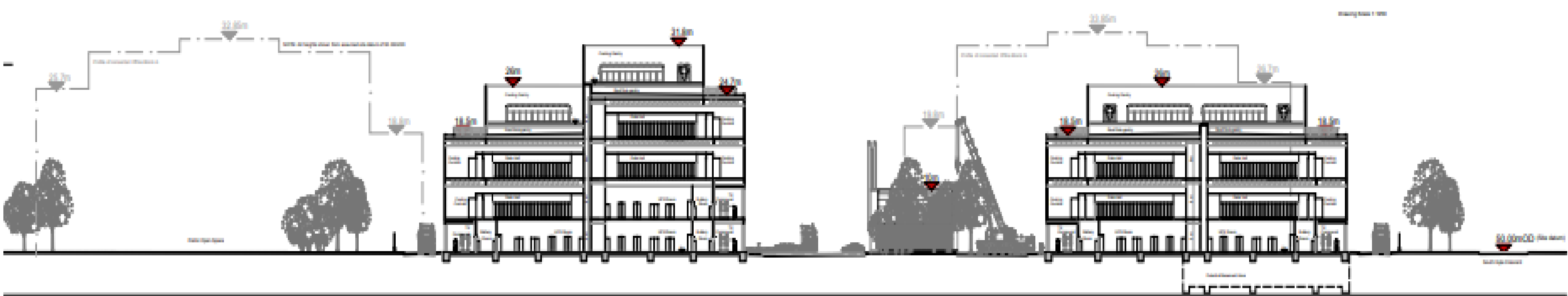


Illustration 11 : Proposed illustrative Site Sections : Source : studioNWA Architects

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.

The proposal will seek to maximise opportunities for biodiversity through the planting of native shrubs and trees across the development area. Trees will be of local provenance and provide habitat for a range of species including pollinators and other invertebrates, as well as nesting birds as the trees mature. Hedgerow planting and swales with wet meadow mixes will enhance the boundary of the development area and promote habitat linkages for wildlife across the locality. The proposal will incorporate an area of new habitat comprising features like grassland meadows, native tree and shrub planting, as well as stone and log piles. The Site will be managed in the long-term to encourage use by local wildlife and provide an aesthetic benefit to Site users and members of the public using surrounding premises.

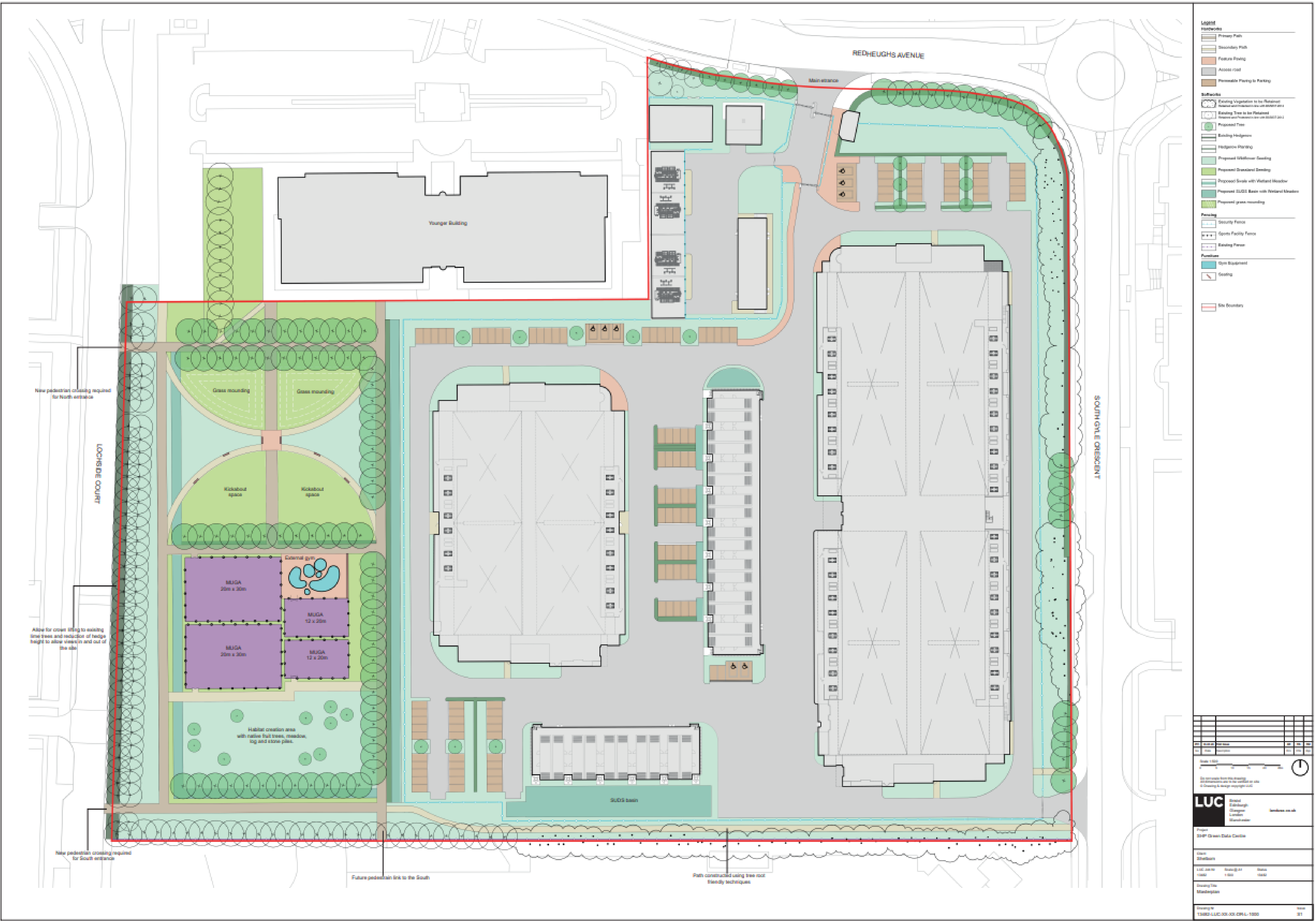


Illustration 12 : Proposed illustrative open space within development area : Source : LUC



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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.

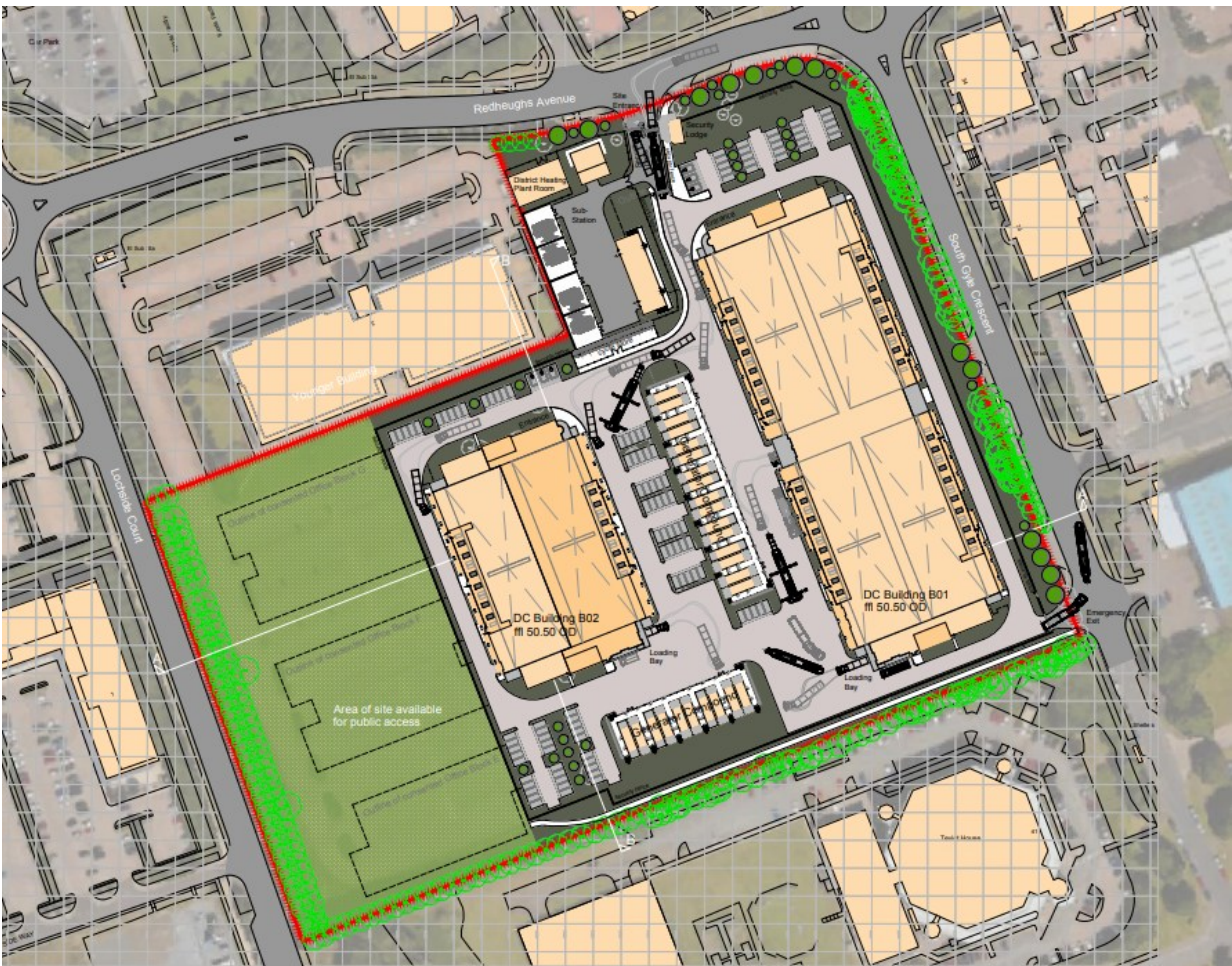


Illustration 13: Proposed illustrative Layout Plan : Source: studioNWA Architects

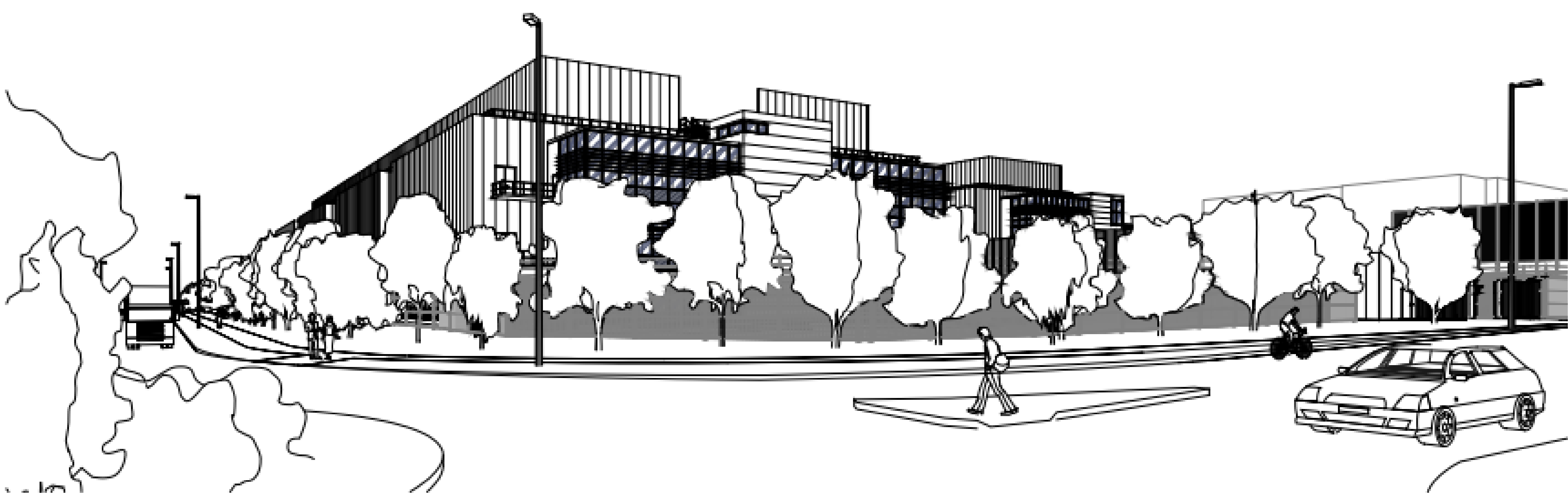


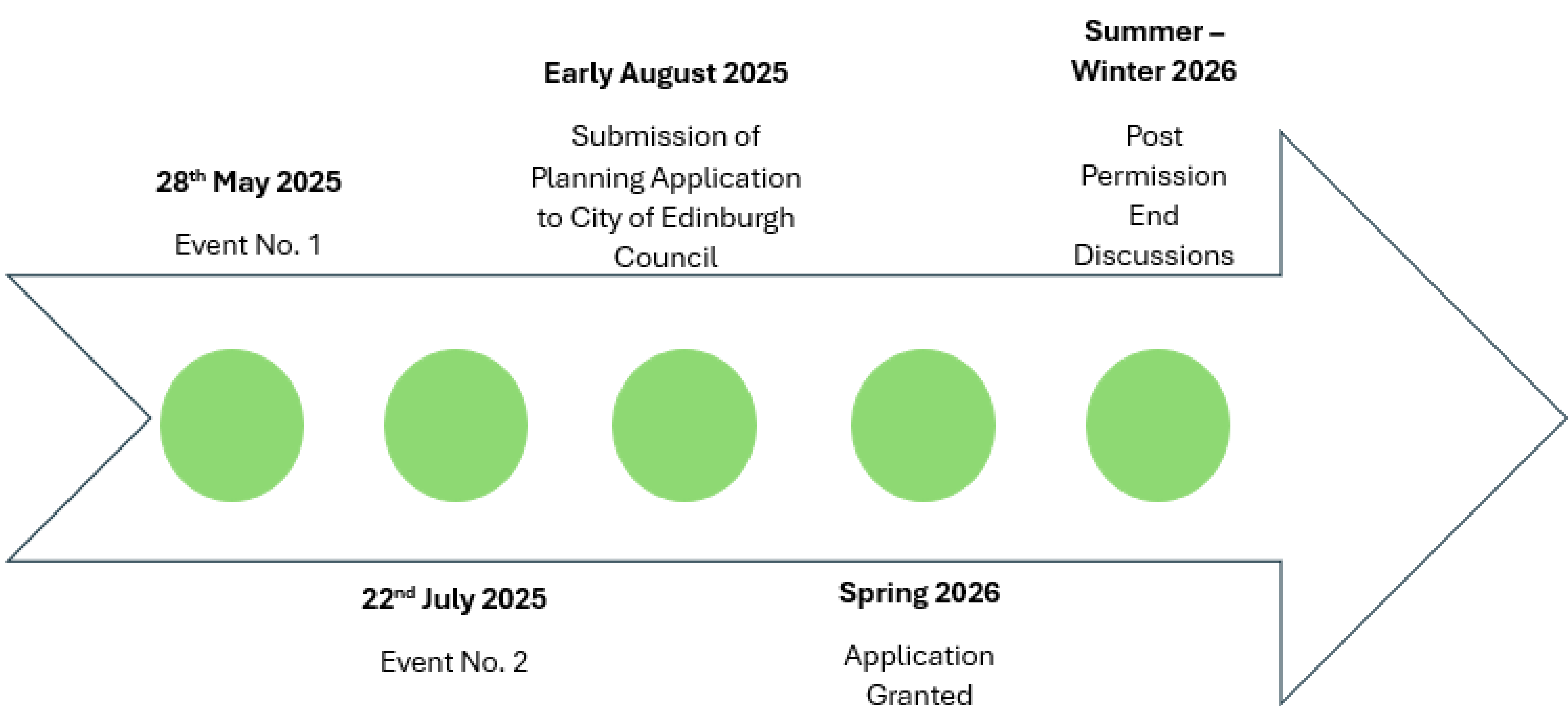
Illustration 14: 3D Sketch of illustrative design (of northeast corner of the site): Source: studioNWA Architects



Illustration 15: Typical Cross Section: Source: studioNWA Architects

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Next Steps



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.

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 **Tuesday 5th August 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.

