HFD Renewables Ltd

The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 - EIA Screening Report to Support a Regulation 8(1) Request for an EIA Screening Opinion

Proposed Green Data Centre and Associated Infrastructure Bellside Road/Lancaster Avenue, Chapelhall, North Lanarkshire.

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1 INTRODUCTION

1.1 Purpose of the Report

1.1.1 Ironside Farrar have produced this Environmental Impact Assessment (EIA) Screening Report on behalf of HFD Renewables Ltd ('HFD') in respect of a proposed green data centre (DV4) and associated infrastructure at Chapelhall, North Lanarkshire.

1.1.2 This EIA Screening Report has been prepared to support a formal request for a Screening Opinion from North Lanarkshire Council (NLC) under Regulation 8(1) of *The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017*, to determine the requirement or otherwise for a Statutory EIA Report to accompany a future planning application.

1.2 Specialist Team

1.2.1 This EIA Screening Report has been prepared by Ironside Farrar, Environmental Consultants, together with technical input from the wider design team and reference to a range of technical, environmental and ecological baseline information that has been produced for the site as part of an extensive due diligence exercise.

1.3 Content of the Report

1.3.1 The remainder of this report is split into the following main sections:

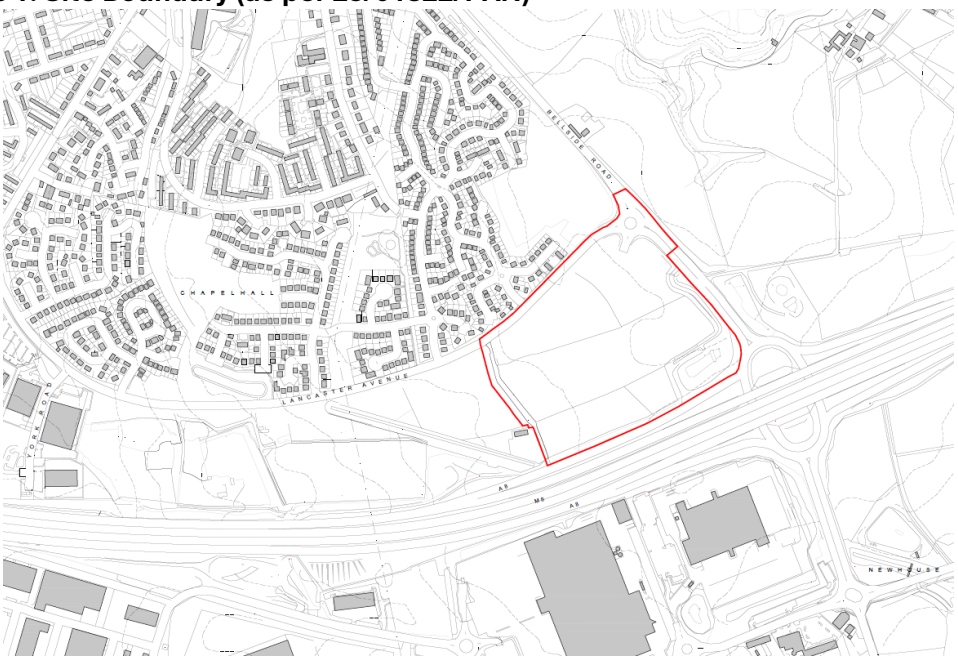
- Section 2 – The Site and Description of Development
- Section 3 – Determining the Need for EIA
- Section 4 – EIA Screening Assessment
- Section 5 – Conclusions
- Section 6 – Completed EIA Screening Checklist

2 THE SITE AND DESCRIPTION OF DEVELOPMENT

2.1 Location

2.1.1 The site is bound by Lancaster Avenue to the north, the A73/ Bellside Road to the east, the A8/M8 Trunk Road to the south, and greenfield land to the west with existing business and industrial uses beyond. The boundary for the purposes of the EIA Screening is the same as the Proposal of Application (PoAN) boundary shown below in Figure 1 and also included as Appendix 1 (Existing Location Plan – MLA Architects). The final planning application boundary may be amended following pre-application consultation to cover a reduced area.

Figure 1: Site Boundary (as per 25/01322/PAN)



2.1.2 Site Characteristics are as follows:

- Potential site area up to c. 15ha;
- The site comprises uncultivated land formed of permanent uncultivated grazing with some established regenerated woodland towards the eastern boundary;
- The site is generally level with shallow gradient broadly to the south (A8/M8);
- Site Access from A73 - Bellside Road Junction / Lancaster Avenue (Jct revised as proposed as part of East Airdrie Link Road) and the truncated Biggar Road;
- The majority of the site area is allocated in the Local Development Plan (LDP) as a Specialised Business Site (NLC00532) with live planning consents;
- The site is allocated as Green Belt in the North Lanarkshire Council's LDP;
- There are small areas of 'Medium to High Likelihood' surface water inundation in the north and east of the site;
- The site is located within a Coal Mining Reporting Area;
- There are no other national / regional / local environmental designations within the site. The site is adjacent to Glasgow City Regions Woodland Nature Network.
- The majority of the site is under title / controlled by HFD.

2.2 Wider Surrounding Area

2.2.1 The site is located to the south and east of the urban settlements formed by Chapelhall and Calderbank fronting the A73 Carlisle/Bellside Road and Lancaster Avenue. The area is also influenced by infrastructure projects like the recently upgraded M8 / A8 Distributor Network, the North Lanarkshire Orbital / East Airdrie Link Road, which aims to improve connectivity between communities and employment areas. Trunk Road infrastructure associated with the M8 / A8 and A73 create major transportation arterials directly adjacent to the site.

2.2.2 Existing industrial sites such as Newhouse Industrial Estate and BioCity define the context to the south and west. Newhouse Industrial Estate is a well-established business and logistics hub situated near key transport routes, including the M8 motorway. It hosts a range of large scale industrial, manufacturing, and distribution companies, benefiting from its strategic location between Glasgow and Edinburgh. Major operators include Malcolm Logistics, Cooperative Regional Distribution Centre (RDC), Brakes RDC. The estate supports local employment and plays a significant role in regional economic activity.

2.3 Proposed Development

2.3.1 HFD Renewables Ltd ('HFD') are proposing to submit a Planning Permission in Principle (PPiP) application for a new green data centre development at Chapelhall, North Lanarkshire.

2.3.2 While yet to be finalised, it is anticipated that the proposals will comprise:

"Construction of data centre building(s), together with associated development including flexible commercial / industrial buildings, new road accesses, strategic landscaping and open space enhancements, SuDS and drainage infrastructure, substation, and supporting plant, utilities, and infrastructure including ancillary generation.

2.3.3 As a green data centre that would otherwise have been classified as a 'major' development under *The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009*, the proposals are considered a National Development (12 – Digital Fibre Network) under National Planning Framework 4 (NPF4, 2023). National Development status means that the principle of development does not need to be agreed in later consenting processes.

2.3.4 Green data centres are considered essential infrastructure for the digital fibre network, supporting the continued roll-out of world-class broadband across Scotland. NPF4 identifies this type of development as a fundamentally important utility, required to support development, community wellbeing, equal access to goods and services, and emissions reductions. NPF4 notes that national developments are a focus for delivery and significant developments of national importance that will help to deliver the spatial strategy.

2.3.5 The Scottish Government has recently published 'Scotland's Artificial Intelligence strategy 2026-2031' recognising that "Artificial Intelligence (AI) is reshaping economies, industries and public services around the world." 1 of the 10 key actions includes "9.

Work with partners to promote Scotland as a centre for green data centre(s) and maximise the economic potential of the Lanarkshire AI Growth Zone".

2.3.6 The outline proposals comprise a c.100-124MW green data centre providing data management services for public sector, business and industry customers. The development is considered to form a Class 6 Storage & Distribution land-use *(The Town and Country Planning (Use Classes) Scotland Order 1997 (as amended))*.

2.3.7 It is noted that there is no standard definition of what a 'green' data centre means albeit Ministers have confirmed that "*To be considered a green data centre, planning authorities may wish to consider criteria such as the extent to which the data centre is powered from renewable energy sources; makes use of energy efficient technologies; seeks to minimise water consumption; and supports the re-use of excess heat*". Detailed assessment of impacts relating to climate change and energy/emissions and whole life carbon utilisation is clearly an important element for applications. DV4 will minimise impacts to the environment by procuring renewable energy as the primary source of energy, together with minimising and the efficient use of power and water and through the use of energy and water efficient technologies together with supporting the re-use of excess heat.

2.3.8 DV4 will be powered with a Grid Connection - Direct connection to Scotland's already-clean grid to provide the required network resilience. DV4 will contract via a Power Purchase Agreement (PPA) to consume only 100% renewable energy. Commercial terms are agreed with one of the largest renewable energy producers in Scotland to procure that PPA from a local windfarm. Generators - back-up generators located on site using Hydrotreated Vegetable Oil (HVO), near carbon-neutral to minimise carbon impact.

2.3.9 DV4 will operate with a Closed Loop cooling system. This system uses roughly the same amount of water as one average family home with water recycled. The system provides for a cold water intake heat is absorbed from servers, warm water returns to the data halls, heat is dissipated to the air. The DV4 system is not a high consumer of water rather water is heated-cooled and recirculated over and over.

2.3.10 The primary site access will be provided via the A73 Bellside Road and Lancaster Avenue Junction (amended as part of East Airdrie Link Road) with a potential secondary access utilising the Lancaster Avenue/Biggar Road junction. Details will be confirmed as part of the final planning application.

2.3.11 DV4 is also in active discussion with Monklands Replacement Hospital to reuse DV4's surplus heat to help warm the new hospital. Similar discussions are progressing with the adjacent BioCity campus where the legacy gas powered heating systems could benefit from locally generated heat and hot water.

2.3.12 The PoAN/EIA screening study boundary includes for flexibility to conclude detailed site masterplanning and design relative to infrastructure, environmental and drainage elements. The final application site area and boundary may be reduced.

2.3.13 The development site offers an allocated site suitable for specialised business use (SB (ref: NLC00532) and of a scale capable of accepting a medium-large scale data centre development, where sustainable design, environmental enhancement and other development mitigation can be secured. The proposals will include landscape works to

ensure integration into the wider landscape and built environment, support biodiversity enhancement and provide appropriate mitigation of any associated development impacts.

2.4 Planning Context

Planning Policy

2.4.1 The North Lanarkshire Local Development Plan (LDP) was adopted in July 2022, and sets out the policies the Council will use to ensure development meets the core aims of the LDP. Within the LDP, the site is allocated as a Specialised Business Site (SB) (ref: NLC00532) under policy PROM LOC2. This policy seeks to support and direct business development to allocated sites identified in the LDP.

2.4.2 The site is also allocated as Green Belt in the LDP, under policy PP 4 Green Belt - Purpose of Place. North Lanarkshire's green belt encompasses approximately 16,543 hectares, and LDP policy PP 4 seeks to restrict inappropriate development and ensure that any changes support sustainable growth, regeneration, and environmental protection. The green belt includes a mix of land uses such as agriculture, grazing, and recreation. Given the LDP allocation of the site as an SB Site, it is clear that NLC acknowledge that the benefits of a business use on this site outweigh the general nature, character and quality of this part of North Lanarkshire's green belt.

Planning History

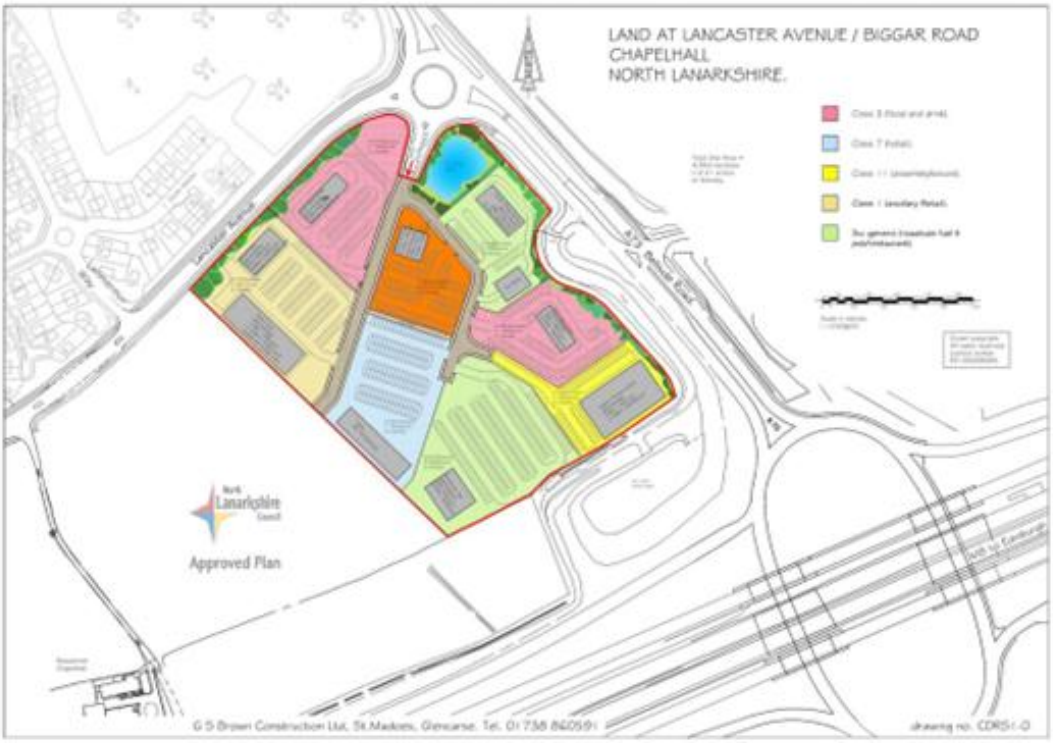
2.4.3 The site has an extended planning history associated with consenting for mixed Use Development including Food & Drink, Hotel, Assembly/Leisure, Class 1 Retail, Petrol Filling Station and other Ancillary Uses (see Appendix 02)

2.4.4 Part of the site is subject to an existing planning consent approved in October 2018 (18/00266/PPP) for the following, as shown in Figure 2 below.

'Mixed Use Development Comprising Class 3 (Food & Drink), Class 7 (Hotel), Class 11 (Assembly/Leisure), Class 1A (Ancillary Retail) and Sui Generis (Roadside Fuel/Electric Charging, Hot Food Takeaway, Public Bar) with Associated Infrastructure (Drainage, Ground Treatment Landscaping)'

2.4.5 A Section 42 (S42) application was approved in January 2022 (21/01434/S42), to replace two conditions for mineral stability with conditions relating to site investigations. A further S42 application was approved in February 2025 (24/00872/S42) to ensure a masterplan for the entire site is approved first and that proposals address requirements of the updated LDP adopted in 2022. The Committee Report for the second S42 application confirmed that the principle of a mixed-use development remains acceptable in this location.

Figure 2: 18/00266/PPP Illustrative Masterplan (approved 2018)



2.4.6 This permission has been granted and an application for Approval of Matters Specified in Condition (AMSC) with provision of a masterplan and details relating to surface water and ground conditions currently under consideration by NLC (25/01034/MSC).

Figure 3: 25/01034/MSC Proposed Masterplan (Under NLC consideration)

Figure 4: 24/01024/EIASCO Location Plan - East Airdrie Link Road

2.4.7 A separate full planning application (22/00378/FULL) for a smaller part of the site was also approved in May 2023 for the following:

Erection of Restaurant (Class 3) with drive through, petrol filling station (sui generis), with ancillary shop (Class 1), electric vehicle charging points, car wash, HGV wash, internal roads, landscaping and drainage (with SUDs)

2.4.8 A number of planning condition details have subsequently been submitted. A S42 application (26/00561/S42) was submitted in May 2026 to vary Condition 1 (approved drawings) and is currently pending consideration.

2.4.9 Beyond the site, planning applications of relevance include the NLC advancement of the Pan-Lan East Airdrie Link Road with a new combined Pan-Lan /A73/Lancaster Avenue amended junction. An EIA Scoping Request (24/01024/EIASCO) was also submitted by NLC in October 2024 for an area to east of the application site for the creation of a new 2-way single carriageway road, the East Airdrie Link Road. This is shown in figure 4 above.

Chapelhall Mixed Use Site Development EIA Screening

2.4.10 As noted above, planning permission was granted for mixed-use development on the site in October 2018 (18/00266/PPP). This proposal was subject to an EIA Screening Opinion in December 2017 (17/01929/EIASCR). NLC concluded that EIA was not required. The screening determination confirmed that the site is not located within, nor would the proposed development impact upon, any sensitive areas as defined under the EIA Regulations.

3 DETERMINING THE NEED FOR EIA

3.1 Purpose of Environmental Impact Assessment

3.1.1 The primary objective of Environmental Impact Assessment is to identify the likely consequences for the biological and physical environment and for human health and welfare, arising from a proposed development and to consider these issues within the development planning and design process. Environmental Impact Assessment (EIA) is a means of drawing together, in a systematic way, an assessment of the likely significant environmental effects arising from a proposed development.

3.2 EIA Legislation

3.2.1 In Scotland, EIA is covered by The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. Developments falling within a description in Schedule 1 to the 2017 EIA Regulations always require EIA. The proposed development does not form part of Schedule 1 developments. Development of a type listed in Schedule 2 to the 2017 EIA Regulations will require EIA if it is in an environmentally sensitive area or is likely to have a significant effect on the environment, by virtue of factors such as its size, nature or location:

- Characteristics of the development – size, scale and type
- Location of the Development – environmental sensitivities
- Characteristics of potential impacts – likelihood of significance

3.2.2 The development proposals would fall under Schedule 2 of the EIA Regulations and requires to be Screened to determine need or otherwise for EIA as shown in Table 2.

Table 2 – EIA Screening Descriptions and Thresholds

Column 1 **Description of Development**	**Column 2** **Applicable thresholds and criteria**	**Is proposal likely to be above threshold?**
10. *Infrastructure projects* (a) Industrial Estates Development Projects	The area of the development exceeds 0.5 hectare	Yes – screening should be undertaken to determine if EIA required.

3.3 Planning Circular 1/17 (The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017)

3.3.1 The circular gives further guidance on applying the Directive and Regulations in Scotland, including guidance for local authorities and developers on the legal framework and procedures. Guidance is provided on selection criteria for determining the types of development for which EIA is required. The Circular notes that for each proposal, the basic question to be asked is: 'Would this particular development be likely to have significant effects on the environment ?'.

3.3.2 In Section 4 we have summarised the environmental baseline, potential impacts arising from the development, whether these are considered likely to be significant based on the

project scope and proposed mitigation that has or will be applied through the development. Conclusions are set out in Section 5, and in Section 6 we have provided our completed EIA Screening Checklist.

4 EIA SCREENING ASSESSMENT

4.1 Sources of Information

4.1.1 The EIA Screening Report is based on the following information sources:

- National Planning Framework 4 (NPF4) published by Scottish Government, 2023;
- North Lanarkshire Council Local Development Plan, adopted July 2022 with accompanying supplementary guidance;
- Baseline environmental information including reports associated with previous applications on site;
- Consideration of potential impacts against a check list of environmental criteria identified in the EIA Regulations 2017 and Circular 1/17– Screening Checklist;
- Scotland's Environment Web – information on nature conservation designations etc;
- SEPA website - information regarding flooding, water quality, groundwater, pollution prevention etc;
- Historic Environment Scotland – Listed Buildings, Scheduled Ancient Monument Records etc;
- NatureScot Handbook on Environmental Impact Assessment, V5, 2018;
- British Geological Society Published Mapping;
- Coal Authority Online Viewer and Mining Reports;
- OS Maps, Plans, Data;
- National Library of Scotland – Land Use Mapping data;
- North Lanarkshire Council Local Biodiversity Action Plan;
- NLC's Air Quality Annual Progress Report (APR) 2025;
- NL Invest Workshop / NLC Feedback Information, 2026
- Specialist studies undertaken as part of the Specialist Business Site planning application(s) including baseline reporting;
- Specialist advice from the HFD Design Team including civils engineers, architects, energy and M&E specialists, planners, ecologists, environmental scientists and landscape architects.

4.2 Population & Human Health

Baseline

4.2.1 Chapelhall, located in North Lanarkshire, had a population of approximately 7,140 in 2020, reflecting modest residential growth over recent decades. Chapelhall evolved from a 19th-century mining village and presents a small residential settlement including health centre, community centre, and educational institutions. Employment sites are largely associated with Newhouse Industrial Estate and BioCity.

4.2.2 **The baseline review** identifies the following as points of note:

- Chapelhall is a largely residential settlement characterized by residential, family-oriented housing with local centres Woodhall Street (B799) together with a number of smaller/ secondary centres.
- Chapelhall has a relatively high proportion of families and a higher proportion of adults in the 25–44 age range, indicating a working-age demographic.
- Greenbelt and a green network open space surrounds Chapelhall with the application site designated greenbelt albeit with a Mixed Use Development consent.

- Chapelhall has an active Community Council in the form of the Chapelhall Community Development Trust and a Chapelhall Tenants & Residents Association.
- A major greenspace / Kids Play zone north of Bowhill Road (16ha) with a large woodland (37ha) west of Bellside Road with networked greenspace connecting smaller areas. The North Calder Water valley (76ha) and green network serve the west of Chapelhall and separates Calderbank.

Potential Impacts

4.2.3 The potential impacts review identifies the following as points of note:

- The northern site boundary has residential properties to the north side of Lancaster Avenue, Chapelhall.
- Construction and operational activity have a capacity to be disruptive and will need to work within acceptable planning limits (noise /industrial activity /lighting /etc)
- The proposals impact on an area of greenspace informally used by local residents (walking/ dog-walking /contact with nature /exercise).
- The development of a Green Data Centre is on land designated as green belt with a Specialised Business Site allocation and planning permission for a mixed-use development on part of the site.

Mitigation

4.2.4 The potential mitigation review identifies the following as points of note:

- Site masterplanning and building design to avoid and mitigate off-site impacts.
- Development of green buffers and landscape screening to address potential industrial operational activity, visual and noise impacts on residential amenity;
- Building design to secure mitigation through building orientation, levels access points, servicing needs to secure a facility with minimal impacts and a well-integrated landscape and boundary bunded proposals.
- Ensuring infrastructure and service areas are shielded by the building and located to the southern boundary (M8 Corridor) away from residential property ;
- Retaining public access on the boundaries of the site and developing safe, accessible circular routes for walking /passive recreation, contact with nature and exercise.
- Enhancing local green network spaces and other outdoor facilities (biodiversity / play / access) and their provision within Chapelhall.
- Developing a locally responsive Construction & Environmental Management Plan (CEMP), with scope to be agreed with NLC Environmental Health Officer (EHO);

Information to be provided with Application

- Pre-Application Consultation Report (PAC)
- Socio-Economic Report (including Economic Impact Assessment & Statement of Community Benefit)
- Landscape & Ecological Report (including Landscape Proposals, Greenbelt Justification Statement, Landscape & Visual Impact Assessment, Preliminary Ecological Appraisal, Biodiversity & Green Network Enhancement Plan, and Tree Survey Report.)
- Air Quality Impact Assessment
- Noise Impact Assessment
- Transport Statement
- Construction and Environment Management Plan (CEMP)

Potential for Likely Significant Effects

4.2.5 Application site is an allocated site, with an extant planning consent approved by NLC and previously screened for EIA (Non-EIA Development). NLC Planning has accepted and approved specialised business/ mixed use in this location. Mitigation, if required, would be identified through the range of assessments and technical reporting to be submitted with the application as referenced above.

4.3 Biodiversity, Protected Species and Habitats

Baseline

4.3.1 The North Lanarkshire Biodiversity Action Plan (2023–2027) outlines strategies to protect and enhance the region's natural habitats and species. While the plan does not detail Chapelhall specifically, it emphasizes the importance of green infrastructure and landscape-scale conservation efforts across the council area.

4.3.2 **The baseline review** identifies the following as points of note:

- Greenbelt and a green network surrounds Chapelhall;
- Topographical Survey Plan from previous application (18/00266/PPP) identifies two tree bands/ hedgerows running east-west and two tree bands/ hedgerows running north-south in the site.
- A Preliminary Ecological Assessment (PEA) has been completed including desk and site survey mapping habitats, ecological considerations and protected species potential. This would indicate a low ecological value with limited constraints and with opportunities for biodiversity enhancements to be delivered. Further ecological assessment will be undertaken to inform the masterplan and landscape framework.

Potential Impacts

4.3.3 The potential impacts review identifies the following as points of note:

- Development of a greenspace site with mixed use consent in place);
- Removal of areas of existing tree/ hedgerows that form long-existing hedgerow / field boundary lines on the site;
- Loss of habitat;
- Loss of semi-natural greenspace that is designated greenbelt.

Mitigation

4.3.4 The potential mitigation review identifies the following as points of note:

- Masterplanned development with green buffers, landscape screening; integrated SUD's providing enhanced ecological / biodiversity capacity;
- Biodiversity enhancement through new native habitat and landscape measures. Detailed site surveys will inform landscape and biodiversity enhancement proposals and areas of safeguarding.
- Compensatory and supplementary tree planting using native species that will contribute to landscape integration, local amenity, biodiversity value.
- Development of habitat and green network provision including integrated sustainable drainage supporting ecological capacity;
- Developing a locally responsive Construction and Environment Management Plan.

Information to be provided with Application

- Landscape Report (including Landscape Proposals, Greenbelt Justification

Statement, Landscape & Visual Impact Assessment and Tree Survey Report);
- Ecological Impact Assessment (EcIA) including Biodiversity Enhancement Plan;
- Construction and Environment Management Plan (CEMP).

Potential for Likely Significant Effects

4.3.5 Application site is an allocated site, with an extant planning consent approved by NLC and previously screened for EIA (Non-EIA Development). The ecological surveys and assessment will inform the application of the mitigation hierarchy (avoid, minimise, restore and offset) as part of the masterplan and landscape framework and biodiversity enhancement plan.

4.3.6 Impacts on biodiversity, habitat, protected species are not considered significant based on the Preliminary Ecological Appraisal undertaken as part of early due diligence and iterative masterplanning. Compensatory tree planting and positive biodiversity enhancement potential will be detailed within the Masterplan and site layouts and biodiversity enhancement plan with reference to NPF4 Policy 3 as well as North Lanarkshire Council Local Biodiversity Action Plan (2023-2027).

4.4 Land Use, Ground Conditions & Land Contamination

Baseline

4.4.1 No geological SSSIs or Geological Conservation Review sites are located on or within 1km of the site. The Soil Map of Scotland (Partial Cover) records a wide range of soil types exhibits a geological profile shaped by its carboniferous bedrock and overlying quaternary deposits. Relevant British Geological Survey (BGS) mapping shows that the bedrock geology of the site is formed of Middle and Upper Scottish Coal Measures, comprising repeating cycles of sandstone, siltstone and mudstones. Coal seams are common within the coal measures and many exceed 0.3m in thickness. Superficial deposits across sites are varied – a mix of superficial deposits, alluvium, and glaciofluvial sheet deposits. These superficial deposits can influence agricultural land use due to soil stability and drainage.

4.4.2 **The baseline review** identifies the following as points of note:
- The site is within a Coal Mining Reporting Area including a Development High Risk Area.
- Colliery workings and pits are indicated on historical maps and within the Coal Authority Records.
- Desk Study reports have been completed under current planning consents (Cundall, 2018). No significant issues, abnormal to NL Coal Mining Reporting Areas identified.
- Mine gas risk will require assessment as part of the Contaminated Land reporting – Assessing risks associated with gases and vapours - CL:AIRE, 2021.
- Peat and carbon rich soils are protected through a combination of legislation and national planning policy that prohibit damaging activities on peatlands and wetlands. Scotland's Carbon and Peatland Map identify the site as Mineral Soil (Class 0), where peatland habitats are not typically found. Therefore, no peatland or peat rich soils are evidenced in the Carbon and Peatland Map on site.
- Scotland's Soils identifies site as grade 4.2 – land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal.

Potential Impacts

4.4.3 The potential impacts review identifies the following as points of note:

- Potential for development impacts associated with impact on soils and soil attributes, surface water and ground water, and resources but not considered significant.
- Development impact on site made ground with potential for contamination issues, including potential identification of imported/ contamination from previous mineral railways and mineral workings.

Mitigation

4.4.4 The potential mitigation review identifies the following as points of note:

- The development will involve the loss of land area and disturbance to superficial soils to facilitate construction.
- Planning application will include Site Investigation and Coal Authority Report, with Phase 1 Site Investigation (Desk Study) Report to include recommendations for future intrusive site investigation works;
- Desk Studies and Site Investigation pre-development to confirm ground stability and address any soils, geology and contaminative land issues.
- A CEMP will be prepared to limit potential impacts through best practice.

Information to be provided with Application

- Geotechnical Phase 1 Report & Coal Authority Risk Assessment (including Site Investigation & Coal Mining Risk Assessment, Land Contamination Risk Management Model, and Mine Gas Risk Assessment.)
- Construction and Environment Management Plan (CEMP)

Potential for Likely Significant Effects

4.4.5 The development will change the land use of an area allocated within the LDP and with an extant consent. Site and construction management will impact on soils and ground conditions but overall, with standard mitigation identified as part of further assessment and technical reporting, impacts are unlikely to be significant.

4.5 Water Environment

Baseline

4.5.1 Chapelhall is near several minor watercourses, including the Kennel Burn and North Burn, which are tributaries of the North Calder Water—a river that flows through North Lanarkshire to the River Clyde. These water bodies contribute to the area's hydrology and are part of the local watershed. Historically, the North Calder Water suffered from industrial pollution due to its proximity to ironworks and other heavy industries. However, with the decline of these industries, the river has seen ecological improvements. The main issues for local water quality include pollution from urban runoff and pollution associated with historical industrial activities that have left contaminants that continue to affect water quality.

4.5.2 **The baseline review** identifies the following as points of note:

- The SEPA Flood Maps indicate that localised areas within the site lie within the low (1:1000) to high (1:10) risk surface water flood maps.
- The site is not within a Drinking Water Protected Area or Nitrate Vulnerable Zone.
- FRA & Outline Drainage Strategy reports have been completed under current planning

consents (Waterman, 2018), confirming little or no risk of flooding from fluvial, coastal, groundwater, infrastructure and artificial sources, and low risk of flooding from pluvial sources.

- It is assumed that there will be a water supply connection agreed with Scottish Water coupled with elements such as potential rainwater harvesting for the built development and hardstanding areas with a level of treatment before reuse and circulation.

Potential Impacts

4.5.3 The potential impacts review identifies the following as points of note:

- The proposed data centre will utilise a closed loop cooling system and has a very small (domestic level) water demand, compared to traditional evaporative systems.
- Scottish Water have been advised of the closed loop cooling System and indicated water use can therefore be anticipated to be low and within the capacity of existing local infrastructure without network reinforcement.
- Impacts on water environment may arise and will statutorily be required to integrate sustainable drainage within the landscape and biodiversity measures.
- No significant flood risk from fluvial/pluvial flooding.
- Potential construction phase impacts relate to accidental spillage and disturbance of soils, and pollutants and changes to the hydrological regime.

Mitigation

4.5.4 The potential mitigation review identifies the following as points of note:

- Flood Risk Assessment & Drainage Strategy reporting will be produced to support the planning application and mitigate against any potential hydrological impacts from the development.
- A utilities report and consultation with Scottish Water as part of pre-development inquiry process
- A key objective of the design proposals is to work broadly with the existing landform. The proposed earthworks will allow natural drainage (SuDS) with gravity falls to existing burn.
- Implementation of a CEMP to reduce construction phase impacts.

Information to be provided with Application

- Drainage & Flood Risk Statement (including Flood Risk Assessment, Drainage Impact Assessment, and SuDS Proposals).
- Energy & Utilities Statement (including Digital Infrastructure Assessment, Green Data Centre Assessment, Whole-Life Carbon & Energy Statement, Heat & Power Plan, Decarbonisation Plan, Utilities and Electrical Capacity Statement, and Safety/ Fire & Thermal Runaway Strategy).
- Construction and Environment Management Plan (CEMP)

Potential for Likely Significant Effects

4.5.5 The site is not subject to fluvial flood risk and the water environment is protected through other legislation and CAR Licensing. The sustainable drainage (attenuation and treatment) and habitat integration has potential to enhance water quality. Water use and supply will be assessed further and set out in utilities reporting, informed by consultation with relevant stakeholders.

4.6 Air Quality and Climate Change

Baseline

4.6.1 Where a local authority determines an exceedance or likely exceedance of an objective in the Air Quality (Scotland) Regulations 2007, it is required to designate an Air Quality Management Area (AQMA) and to develop an Action Plan of measures to target the causes of the exceedances(s), seeking to improve air quality within the AQMA area. North Lanarkshire Council produce an Air Quality Annual Progress Report.

4.6.2 Historically, Chapelhall was designated as an Air Quality Management Area (AQMA) in 2005 due to elevated levels of particulate matter (PM10) and nitrogen dioxide (NO_2), primarily attributed to traffic emissions. However, sustained monitoring has shown that pollutant levels have remained within statutory limits in recent years. Consequently, NLC's Air Quality Annual Progress Report (APR) confirms revocation of the Chapelhall AQMA designation, reflecting improved air quality in the area.

4.6.3 As stated in section 2.3.5, the applicant is committed to detailed assessment of the emissions associated with the project for construction and operational stages. Data centres are energy intensive due to the nature of the technology on site, heat generated and the need for cooling to function. They are also required to maintain operational functionality in the event of power outage for a period of time until it can be restored and therefore will include emergency back-up generation. NPF4 Policy 2 requires projects to minimize lifecycle greenhouse gas emissions. In order to demonstrate compliance, a detailed assessment of emissions is required. The assessment also needs to include for any further on site generation to address periods of peak demand on the grid or grid outage.

4.6.4 **The baseline review** identifies the following as points of note:

- The site is located adjacent to an established Industrial Area and bounded by residential housing to the north.
- An Air Quality Impact Assessment was completed under the existing site planning consents (ITP Energised, 2018), confirming reduction in baseline concentrations over the preceding period.
- Chapelhall is no longer an AQMA, but there is ongoing automatic monitoring of the site.
- NLC Air Quality APR (2025) confirms that monitoring of NO_2 at the Chapelhall site reported levels well within the Air Quality Objective requirements.
- DV4 will be powered from the National Grid using green renewable energy. DV4 will contract via a Power Purchase Agreement (PPA) to consume only 100% renewable energy. Commercial terms are agreed with one of the largest renewable energy producers in Scotland to procure that PPA from a local windfarm.
- On site Generator Backup is provided on site by back-up generators fuelled by Hydrotreated Vegetable Oil (HVO) providing a low carbon fuel to minimise carbon impact. HVO will be ISCC certified, as a sustainable feedstocks.
- Green data centres house computer servers, data storage systems, and associated infrastructure. The computing element has no significant air emissions.
- On-site Generators will require routine testing for approximately 30-60 minutes per month, if not used in that period for ambient load shedding, and otherwise only used during very rare instances of power outage. The generators would likely be situated

at least 160m from the main residential settlement in Chapelhall to the north of Lancaster Avenue and at least 120m from the nearest residential property on Biggar Road, Rowantree.
- The proposals include no industrial Battery Energy Storage System (BESS) on the site.

Potential Impacts

4.6.5 The potential impacts review identifies the following as points of note:
- The data centre building has an air conditioning and cooling system but no associated air quality emissions.
- The data centre uses grid supplied energy generated from renewables off-site. On-site impact is limited to energy from back-up generators.
- Generators exhaust emissions using HVO fuels still include NOX and Co2 and hydrocarbons emissions when in use. Generator use by its nature is used to maintain functionality and continuity whilst the primary power supply is down or for ambient load shedding,. If not used in that period, generators will be tested monthly for typically 30-60 minutes. The emissions assessment would include the emergency and standard power supply under scenarios to ensure a 'worst case' is included to allow full consideration under NPF4 Policy 2 and Environmental Authorisation (Scotland) Regulations 2018 (EASR).
- Climate Change assessment indicates strong alignment with UK net zero policy and ESG expectations; supports compliance with UK/Scottish Government frameworks. HVO fuelled generators have lower lifecycle emissions vs fossil diesel (typically 60–80% reduction) and NOx emissions.
- Construction involves site re-profiling/grading with potential for fugitive dust emissions requiring on site management and control.
- Construction will increase traffic to the area including construction plant and HGV's. Construction activity has potential to increase concentrations of pollutants and dust emissions from traffic.
- Once the development is completed and occupied, the associated minor increase in traffic is anticipated to be of negligible significance. Adverse effects on air quality as a result of traffic increase are not anticipated.

Mitigation

4.6.6 The potential mitigation review identifies the following as points of note:
- Data centre proposal is based on the most modern technology operating with high energy efficiency with a procured renewable and sustainable energy strategy.
- The proposed energy strategy is based on grid supplied electricity generated from green renewable energy based technologies. These provide committed connections to renewable energy sources and meet requirements for a green data centre.
- Air Quality issues are primarily associated with generators (circa 1% operational) and dust emissions from construction site preparation and traffic. An AQIA/GHG assessment will be scoped with NLC and SEPA and submitted with the planning application.
- A CEMP will mitigate and manage all construction activity.
- Application will be supported by a comprehensive Energy/ Sustainability Statement.

Information to be provided with Application
- Air Quality Impact Assessment (AQIA) including Greenhouse Gas Assessment (GHG)

- Greenhouse Gas Emissions Assessment based on scenarios including 'worst case' based on generator primary energy supply and emergency back-up supply. Construction and operational impact assessment. Scope to be agreed with NLC EHO and SEPA.
- Energy & Utilities Statement (including Digital Infrastructure Assessment, Green Data Centre Assessment, Whole-Life Carbon & Energy Statement, Heat & Power Plan, Decarbonisation Plan, Utilities and Electrical Capacity Statement, and Safety/ Fire & Thermal Runaway Strategy).
- Drainage & Flood Risk Statement (including Flood Risk Assessment, Drainage Impact Assessment, and SuDS Proposals).
- Construction and Environment Management Plan (CEMP)

Potential for Likely Significant Effects

4.6.7 Energy use and associated potential impacts of emissions is a key area for data centres. Further technical assessment will be provided with the planning application, but based on the known site context, embedded mitigation, proposed low-carbon energy strategy, and regulatory controls, likely significant environmental effects are not anticipated.

4.6.8 The Energy Strategy will be based on a clear strategy for ensuring power supplied to the site is 'green', the design is as energy efficient as possible and generator capacity uses ISCC certified low carbon fuel and generator use is minimised. The applicant is committed to working closely with NLC Environmental Health, SEPA to scope and undertake a detailed emissions assessment which covers the whole life of the development from construction, operation and decommissioning.

4.7 Noise Environment

Baseline

4.7.1 The existing baseline noise climate in the vicinity of the proposed development is dominated by road traffic from the M8 and A8 including Newhouse Junction. Other background noise is generated by the traffic associated with the Newhouse Industrial Estate. Sensitive receptors include residential properties on Lancaster Avenue. Approximately 7-12 no. residential properties have frontages / partial frontages to Lancaster Avenue/Eildon Crescent. There is also a residential dwelling, Rowantree, located to the south-west of the proposed development on Biggar Road.

4.7.2 **The baseline review** identifies the following as points of note:

- The local noise environment is dominated by noise generated from the M8/A8 and Newhouse Interchange traffic generated noise.
- Residential housing to Lancaster Avenue forms a sensitive receptor.
- Single residential property on Biggar Road, Rowantree, forms a sensitive receptor.
- The site has a Specialised Business Site allocation and planning permission for a mixed-use development for part of the site.
- Noise data / noise survey recently been completed for York Road/Lancaster Avenue that advises noise levels are below the required level

Potential Impacts

4.7.3 The potential impacts review identifies the following as points of note:

- Potential impacts can arise from noise generation from the Green Data Centre

(cooling fans / plant / generators / construction traffic etc).
- Green Data Centres operate 24/7 and noise impacts require assessing 24/7 with the most sensitive noise environment being night-time noise.
- Potential construction phase impacts relating to noise.

Mitigation

4.7.4 The potential mitigation review identifies the following as points of note:
- Potential receptors are proposed to be shielded by the building form with further containment by a screen and acoustic bund to Lancaster Avenue.
- Noise emissions will be controlled at source using low noise technology and providing housing for noise generating uses.
- The application will be supported by a Noise Impact Assessment which will take account of background noise levels, site-specific development and provide appropriate mitigation measures.
- The application will be supported by a CEMP detailing construction management and mitigation measures.

Information to be provided with Application
- Noise Impact Assessment
- Construction and Environment Management Plan (CEMP)

Potential for Likely Significant Effects

4.7.5 Green Data Centres can generate noise from specialist plant contained within the facility. Noise mitigation measures within the building provide significant mitigation and capacity to control and address noise emissions. There is potential for additional noise impacting on local noise environment, however overall noise impact based on site context, and adopted mitigation is not anticipated to be significant.

4.7.6 A Noise Impact Assessment will be submitted with the application and would include mitigation through masterplan and site design. The scope of the NIA would be agreed with NLC Environmental Health and SEPA.

4.8 Landscape and Visual

Baseline

4.8.1 Within the North Lanarkshire Local Landscape Character Assessment, the area encompasses several Local Landscape Units (LLUs). This includes, Northern Plateau Farmlands, Characterized by gently undulating terrain with a mix of agricultural fields, hedgerows, and scattered woodlands; and Fragmented Farmland, which exhibits a more irregular pattern due to a combination of agricultural use and urban development. The landscape is interspersed with small woodlands and remnants of historical field boundaries.

4.8.2 The visual environment of Chapelhall and Newhouse is significantly influenced by the combination of infrastructure and urban settlement. The M8/A8 motorway, distributor network and major junctions (Newhouse Junction) establish dominant linear elements in contrast to fragmented elements of the natural landscape. Electricity grid overhead lines and substations are additional elements of urban infrastructure. The East Airdrie Link Road (24/01024/EIASCO) will in the near future add to the transport network. Large distribution warehouses are the dominant visual element of Newhouse Industrial Estate (Cooperative RDC / Malcolm Logistics / Brakes RDC). The site forms part of the NL green

belt but is not covered by any specific landscape designations.

4.8.3 **The baseline review** identifies the following as points of note:

- The site is designated Green Belt.
- The site shows clear evidence of walking/ passive recreation and public use.
- The site offers open landscape views to the south from Lancaster Avenue to the M8/A8 and the distribution park at Newhouse.
- The NLC Core Path (NL/223/1) is aligned to Bellside Road and Lancaster Avenue.
- Residential housing to Lancaster Avenue forms a sensitive receptor.

Potential Impacts

4.8.4 The Site is allocated as a Specialist Business Site and has an extant planning consent. The potential impacts review identifies the following as points of note:

- Data Centres form large building (scale/massing/height) creating significant change to the landscape
- Residential amenity associated with properties on Lancaster Avenue.
- Loss of Green Belt (existing extant planning consents) .
- Loss of informal greenspace.
- Impacts on views.

Information to be provided with Application

- Landscape & Ecological Report (including Landscape Proposals, Greenbelt Justification Statement, Landscape & Visual Impact Assessment, Preliminary Ecological Appraisal, Biodiversity & Green Network Enhancement Plan, and Tree Survey Report.)
- Construction and Environment Management Plan (CEMP)

Mitigation

4.8.5 The potential mitigation review identifies the following as points of note:

- The supporting Landscape & Ecological Report will include a full detailed landscape masterplan and strategy. Landscape needs close integration with development, GLVI and ecological biodiversity enhancement / positive effects for biodiversity.
- The supporting Landscape & Ecological Report will include a Greenbelt Justification Statement and Landscape and Visual Impact Assessment Appraisal.
- Landscape mitigations could include off-site enhancement of greenspace assets.

Potential for Likely Significant Effects

4.8.6 The proposals involve development of a Green Belt designated site and informal greenspace.

- Acknowledging the site is allocated and has been consented for development, the landscape and visual impacts, subject to design and building heights are not considered to be significant.

4.8.7 With high quality design and landscape strategy / framework, it is anticipated that the impacts can be reduced through mitigation to deliver compliance with LDP and NPF4 policy.

4.9 Cultural Heritage

Baseline

4.9.1 Chapelhall, was established as a small mining village in the 19th century. Industrial developments underpinned the settlements growth to include Iron Works (est.1825) by the Monkland Steel Company. In the early 20th century, the Calder Fireclay Company established brickworks in Chapelhall and coal was extracted from the Lauchope Colliery.

4.9.2 Guard Archaeology Limited undertook an archaeological desk-based assessment of an area proposed for development at Lancaster Avenue/Biggar Road, Chapelhall, North Lanarkshire. The aims of the assessment were to assess evidence for the past human use of the area, its archaeological sensitivity, and the potential impact of any development upon the archaeological resources.

4.9.3 **The baseline review** identifies the following as points of note:

- A Desk Based Cultural Heritage Assessment (incl. Archaeology) has been completed under current planning consents (Guard Archaeology, 2017). The assessment found no known cultural heritage sites / listings within the application site and 2no. heritage sites of lesser significance within the surrounding 200m buffer.
- No archaeological remains were uncovered at two areas of archaeological monitoring located within 200m of the site. Reporting notes that whilst site is not especially archaeologically sensitive, a medieval tower house is known within the wider area, and there may be some potential for survival of sub-surface remains within the site.

Potential Impacts

4.9.4 The potential impacts review identifies the following as points of note:

- No identified cultural heritage sites of interest;
- Archaeological interest in any buried sub-surface remains.

Information to be provided with Application

- Archaeological & Cultural Heritage Impact Assessment (including Heritage Impact Assessment & Archaeology Statement).

Mitigation

4.9.5 The potential mitigation review identifies the following as points of note:

- Prepare Written Scheme of Investigation and undertake programme of archaeological work over those parts of the proposed development area that will be subject to ground disturbance.

Potential for Likely Significant Effects

4.9.6 With standard mitigation identified and applied in accordance with the requirements of the Heritage Impact Assessment and in consultation with NLC Archaeologist, impacts are not anticipated to be significant.

4.10 Traffic and Transport

Baseline

4.10.1 There is potential for vehicular access to be provided to the site via the existing roundabout linking Lancaster Avenue and Bellside Road /A73 to the north east corner of the site. These site boundary roads also include existing connected pedestrian paths. As noted above, NLC are advancing the Pan-Lan East Airdrie Link Road with a new combined Pan-Lan /A73/Lancaster Avenue amended junction. An EIA Scoping Request (24/01024/EIASCO) was also submitted by the council in October 2024 for an area to east of the application site for the creation of a new 2-way single carriageway road, the East Airdrie Link Road.

4.10.2 **The baseline review** identifies the following as points of note:

- The M8/A8 forms the core transport networks and will be further supported with the East Airdrie Link Road (24/01024/EIASCO).
- The nearest bus stop is on Lancaster Avenue.
- The main vehicular access for operation and construction will be the A73.
- Pedestrian access and the NLC Core Path (NL/223/1) are via Lancaster Avenue which has footways but no designated Active Travel Path. No Public Rights of Way are designated within the site.

Potential Impacts

4.10.3 The potential impacts review identifies the following as points of note:

- Construction will increase traffic to the area. This will be a temporary, small-scale impact.
- Once the development is completed and occupied, the associated minor increase in traffic is anticipated to be negligible.

Information to be provided with Application

- Transport Statement (scope to be agreed NLC Transportation Services)
- Construction and Environment Management Plan (CEMP)

Mitigation

4.10.4 The potential mitigation review identifies the following as points of note:

- No significant impacts or mitigation requirements for traffic and transport.
- Construction stage impacts will be addressed in the CEMP to be provided with the application.
- Application will be supported by a Transport Statement.

Potential for Likely Significant Effects

4.10.5 If implemented based on the recommendations of the Transport Statement, impacts are not predicted to be significant.

4.11 Material Assets

Baseline

4.11.1 Material assets not covered by sections 4.2-4.10 include physical infrastructure associated with utilities networks and services.

4.11.2 **The baseline review** identifies the following as points of note:

- FRA & Outline Drainage Strategy reports have been completed under current planning consents (Waterman, 2018), confirming Scottish Water infrastructure – foul sewer and surface water sewer towards the north eastern boundary of the site. These also connect into the wider drainage network at Lancaster Avenue.

Potential Impacts

4.11.3 The potential impacts review identifies the following as points of note:

- Proposals will have no impact on Healthcare, Education, Social Care or Community assets.
- Natural capital assets are detailed under 4.3 Biodiversity, Protected Species and Habitats.
- Impacts on the energy infrastructure could be positive with the grid supply available within existing capacity and positive benefit to grid curtailment by siting energy demand in Scotland where renewable supply is abundant.

Information to be provided with Application

- Air Quality Impact Assessment
- Greenhouse Gas Emissions Assessment based on scenarios including 'worst case' based on primary energy supply and emergency back-up supply. Construction and operational impact assessment. Scope to be agreed with NLC EHO and SEPA.
- Energy & Utilities Statement (including Digital Infrastructure Assessment, Green Data Centre Assessment, Whole-Life Carbon & Energy Statement, Heat & Power Plan, Decarbonisation Plan, Utilities and Electrical Capacity Statement, and Safety/ Fire & Thermal Runaway Strategy).
- Construction and Environment Management Plan (CEMP)

Mitigation

4.11.4 The potential mitigation review identifies the following as points of note:

- No significant impacts or mitigation requirements for material assets.
- Construction stage impacts will be addressed in the CEMP to be provided with the application.

Potential for Likely Significant Effects

4.11.5 Significant effects are not anticipated with mitigation implemented as identified in the proposed range of studies.

4.12 Major Accidents / Disaster Resilience

Baseline

4.12.1 In relation to the proposed development site, the key elements considered include an increase in extreme climate and weather events such as storms, extremes of temperature and associated issues like flooding. There are no known sensitivities relating to earthquake and fault zones. The site will have dedicated energy generation backup and be connected to mains utilities, supported by utilities companies in case of impacts or loss of services. Development will be advanced in accordance with the latest Planning Guidance & Building Regulations to address fire safety.

4.12.2 **The baseline review** identifies the following as points of note:

- The site is outwith any designations or consultation zones (COMAH / Pipeline

Consultations / O/H Line Consultations / Digital Line of Sight Corridors or Airport Consultation Zones).

Potential Impacts

4.12.3 The potential impacts review identifies the following as points of note:

- Planning and Building Control regulation and consent requirements address all known issues regarding accident /resilience.

Information to be provided with Application

- Energy & Utilities Statement (including Digital Infrastructure Assessment, Green Data Centre Assessment, Whole-Life Carbon & Energy Statement, Heat & Power Plan, Decarbonisation Plan, Utilities and Electrical Capacity Statement, and Safety/ Fire & Thermal Runaway Strategy).
- Construction and Environment Management Plan (CEMP).

Mitigation

4.12.4 The potential mitigation review identifies the following as points of note:

- Green Data Centres are required to demonstrate very high resilience and capacity to operate under all known disruptions / unforeseen accidents and demonstrate resilience.
- Detailed design and Building Regulations will address site specific elements such as utilities, fire protection etc.

Potential for Likely Significant Effects

4.12.5 Significant effects are not anticipated with design and mitigation implemented per recommendations in the various technical studies and assessments that relate to safe operations and resilience.

5 SUMMARY

5.1 EIA Screening Request

5.1.1 This EIA screening report including the EIA checklist supports a formal request to North Lanarkshire Council under Regulation 8(1) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

5.1.2 The site is designated green belt, with a Specialised Business Site allocation and planning permission for a mixed-use development. The proposal is Schedule 2 development and screening is required.

5.1.3 The proposed development of the site is for a green data centre. Data centres comprise large scale developments typically forming Class 6 Storage & Distribution Use. Green data centres are designated as national developments in the NPF4, meaning they are considered essential infrastructure.

5.1.4 The applicant is committed to a design which is informed by a range of technical assessments and reports and to ensure best available technology solutions are identified and implemented.

5.2 PPIP Application – Proposed Deliverables

5.2.1 The applicant has been advancing the proposals through the NL Invest Pre-Application process with North Lanarkshire Council. The submission requirements of the final PPiP planning application are anticipated to include the following:

- Application Forms;
- Planning Supporting Statement (including EIA Screening & Council Screening Determination);
- Design and Access Statement;
- Drawings Package;
- Pre-Application Consultation Report (PAC Report);
- Socio-Economic Report (including Economic Impact Assessment & Statement of Community Benefit);
- Transport Statement
- Ecological Impact Assessment (EcIA) including Biodiversity Enhancement Plan
- Landscape Report (including Landscape Proposals, Greenbelt Justification Statement, Landscape & Visual Impact Assessment and Tree Survey Report);
- Archaeological & Cultural Heritage Impact Assessment (including Heritage Impact Assessment & Archaeology Statement);
- Air Quality Impact Assessment (AQIA);
- Noise Impact Assessment (NIA);
- Greenhouse Gas Emissions Assessment based on scenarios including ‘worst case’ based on primary energy supply and emergency back-up supply. Construction and operational impact assessment. Scope to be agreed with NLC EHO and SEPA.
- Energy & Utilities Statement (including Digital Infrastructure Assessment, Green Data Centre Assessment, Whole-Life Carbon & Energy Statement, Heat & Power Plan, Decarbonisation Plan, Utilities and Electrical Capacity Statement, and Safety/

Fire & Thermal Runaway Strategy).

- Geotechnical Phase 1 Report & Coal Authority Risk Assessment (including Site Investigation & Coal Mining Risk Assessment, Land Contamination Risk Management Model, and Mine Gas Risk Assessment.);
- Drainage & Flood Risk Statement (including Flood Risk Assessment, Drainage Impact Assessment, and SuDS Proposals).
- Construction and Environment Management Plan (CEMP)

5.2.2 EIA screening is a statutory process undertaken by the competent authority to determine whether a proposed development is likely to have significant effects on the environment. It comprises a proportionate, high-level appraisal of the characteristics of the development, the environmental baseline, and the potential for likely significant effects across relevant environmental topics, having regard to embedded mitigation and established good practice, in order to reach a reasoned screening opinion.

5.2.3 The DV4 proposals constitute Schedule 2 development for the purposes of the EIA Regulations, by virtue of their scale, and therefore require screening to determine whether EIA is required.

5.2.4 The screening assessment has been undertaken with reference to the site's allocation within the Local Development Plan, the extant planning permission (granted without the requirement for EIA), and the surrounding environmental context. In the absence of sensitive environmental designations and having regard to the embedded mitigation measures proposed - including low-carbon energy provision and measures to reduce greenhouse gas emissions - it is concluded that the development is unlikely to give rise to significant environmental effects.

5.2.5 We would welcome and be happy to support further dialogue with North Lanarkshire Council and wider regulators and consenting authorities as part of the EIA Screening Request.

6 EIA SCREENING CHECKLIST

6.1.1 We have completed the NLC EIA Screening Checklist[1] that is based on same from Scottish Government to support the EIA Screening determination.

No.	Selection Criteria	Likely Significant Effects – Yes/ No/ Details
1.	**Characteristics of development** The characteristics of development must be considered having regard in particular to -	
	a) the size and design of the whole development;	No. The site area is c. 15ha. Proposals will be comprised of high quality design, with development footprint, scale and character in-keeping with various business uses in the surrounding area. Any visual effect would be localised.
	b) the cumulation with other existing development and/or approved development;	No likely significant effect with other existing development and/or approved development. but further assessment will be reported based on confirmed development at the time of the planning application. Under EIA screening good practice cumulative effects should be assessed using a proportionate, tiered approach based on: - Existing/operational development - Consented but not yet built development Plus, review: - Projects with a live planning application - Projects at EIA screening/scoping stage Exclude - Early-stage or speculative proposals The Data Centre would replace the existing consented Mixed Use development on part of the application site (18/00266/PPP altered by 24/00872/S42), with a further AMSC application currently under consideration (25/01034/MSC). The allocated Specialised Business Site is not anticipated to result in cumulative impact. HFD are progressing Data Centre proposals (12MW & 20MW) at York Road, Chapelhall. 25/01159/PPP 25/01294/S42

[1] https://www.northlanarkshire.gov.uk/planning-and-building/planning-applications/environmental-impact-assessment-eia-screening

		Cumulative impacts are not anticipated. A BESS Scheme was approved at North Lanrigg, Newhouse (ECU 00005166) and a PAN submitted for the same site to NLC for a Data Centre (25/00989/PAN). HFD under the AIGZ submitted a PAN for DV6 to NLC (25/01328/PAN) for a site south of the Glasgow Road, Newhouse. Data Centres are subject to multiple environmental consenting requirements with generation under Environmental Authorisations (Scotland) Regulations (EASR), Best Available Techniques and carbon and air-quality impact assessment. The assessment of the cumulative impacts on Green Belt designation and landscape will have due regard to potential cumulative impacts with other project elements or planned and consented schemes. Cumulative impact assessment within wider topic areas / technical reporting will also be required.
	c) the use of natural resources, in particular land, soil, water and biodiversity;	No likely significant effect with mitigation as identified in non-statutory technical reporting which will accompany the planning application. <u>Energy</u> Data Centres are high energy uses. The proposed data centre will be supplied by green renewable energy from the national grid under a PPA Agreement to consume only 100% renewable energy. <u>Water</u> Data Centres can use high volumes of water. The proposed data centre will use a closed loop cooling system and has a very small (domestic level) water demand. <u>Greenspace / Green Network</u> The site forms a wedge of greenspace to south side of Chapelhall. The site is used for recreation/dog-walking. The site has been allocated for development.

		<u>Greenspace - Biodiversity</u> The site is designated Green Belt. Agricultural Land Classification is 4.2 considered to be of low value as an agricultural resource. The PEA identifies the site as having low ecological value. The site provides a level of informal local recreational use but has already been allocated and consented for commercial development. The proposal will retain boundary access, deliver green network enhancements, and provide mitigation through landscape buffers, access routes and biodiversity enhancement. The land use of the site has been accepted to change as evidenced through the NLC LDP Specialised Business Site allocation. Potential impacts will include change of land use, land reprofiling, removal of trees / hedgerows and acid grassland vegetation. Ecological enhancement will be incorporated into the landscape treatment. Mitigation will include compensatory planting and biodiversity enhancement measures (eg. native species and Plants for Pollinators).
	d) the production of waste;	No. Production of waste and associated impact from the development can be assessed through the AMSC detailed design stage. No significant impact is considered likely. Although not technically a waste, excess heat from the proposal is under active discussions with both NHS regarding a connection to Monklands Hospital and BioCity regarding the re-use of that excess heat.
	e) pollution and nuisances;	No likely significant effect with mitigation as identified in non-statutory technical reporting which will accompany the planning application. A Noise Impact Assessment & Air Quality Impact Assessment will be provided with the application. The characteristics of the

		development are not anticipated to result in significant noise, air or light impacts. A detailed emissions / GHG assessment will be undertaken based on a scope to be agreed with NLC and SEPA to ensure impacts over the whole life of the project are understood as part of the consenting process. Pollutants are likely to occur from construction works and operational activity including vehicular movements on the road network. However, it is anticipated any impact would be localised. Mitigation for such impacts could be appropriately secured through implementation of a CEMP.
	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 likely significant effect, but further technical reporting will accompany the planning application. The site is not in a high flood risk area, with only limited instances surface water flood risk on the site. A Drainage & Flood Risk Statement will be provided with the application.
	g) the risks to human health (for example, due to water contamination or air pollution).	No likely significant effect with mitigation as identified in non-statutory technical reporting which will accompany the planning application. A Noise Impact Assessment & Air Quality Impact Assessment will be provided with the application. The application will also include ground conditions / contaminated land assessment and drainage / flood risk assessment. Mitigation will be identified, if required, to address impacts. See commitment to emissions / GHG assessment.
2.	**Location of development** The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard in particular to—	
	a) the existing and approved land use;	No likely significant effect, but further technical reporting will accompany the planning application The green belt designated site is Grade 4.2 agricultural land, considered to be of low

		ecological value and limited amenity value, evidenced through the NLC LDP Specialised Business Site allocation. The proposed land use is not particularly complex and is not likely to have material effects on any sensitive areas as defined in Regulation 2(1).
	b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;	No. The site is not particularly sensitive in terms of natural resources, and the impact is not anticipated to be significant.
	c) the absorption capacity of the natural environment paying particular attention to the following areas—	
	i. wetlands, riparian areas, river mouths;	No. The site is not in or near these areas.
	ii. coastal zones and the marine environment;	No. The site is not in or near these areas.
	iii. mountain and forest areas;	No. The site is not in or near these areas.
	iv. nature reserves and parks;	No. The site is not in or near these areas.
	v. European sites and other areas classified or protected under national legislation;	No. The site is not in or near these areas.
	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. Not applicable.
	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 and nearby area do not contain any listed buildings or conservation areas. There is potential for archaeological remains on site, with mitigation being provided in the form of a WSI and implementation of a programme of archaeological works. As noted above, the green belt designated site is Grade 4.2 agricultural land, considered to be of low ecological value and limited amenity value, evidenced through the NLC LDP Specialised Business Site

		allocation. A Landscape & Ecological Report including Greenbelt Justification Statement and Landscape & Visual Impact Assessment will be provided with the application. Mitigation in the form of high quality design and landscape screening. No significant impact is considered likely.
3.	**Types and characteristics of the potential impact** 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 -	
	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 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 developed through the AMSC detailed design stage, with appropriate technical information to assess any required mitigation and reduction of impacts particularly in regard to landscape, ecology, noise, flood risk and transport.

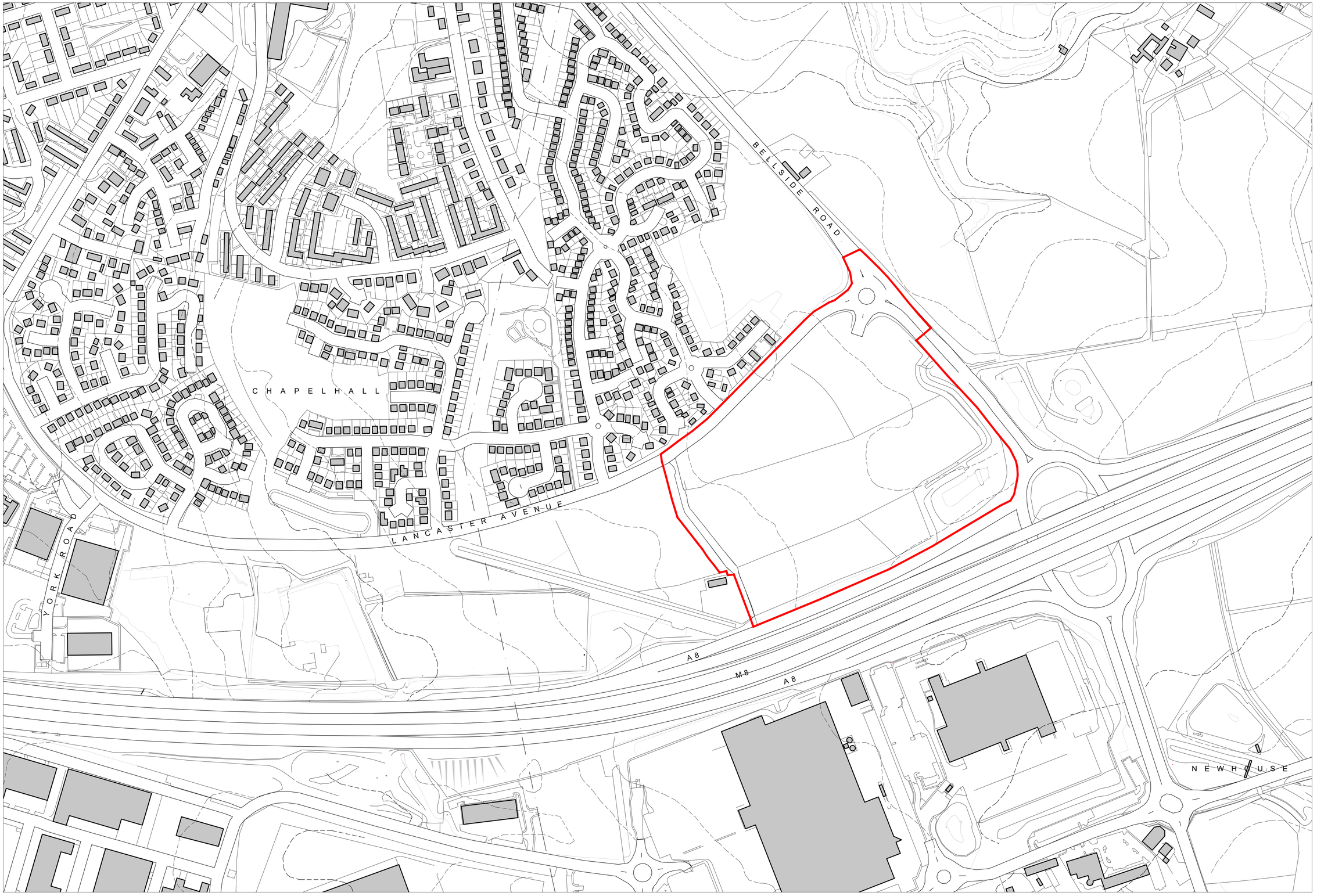
APPENDICES

01 Location Plan / Site Plan

02 Planning History

APPENDIX 1

Location Plan



Key

PAN Boundary

01 Existing Location Plan

1:2500

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rev.	date	details	by
	17/12/2025	PAN Boundary Submission	SF

rev.	date	details	by

notes

-

- All dimensions to be confirmed on site.
- Any drawing errors or divergences should be brought to the attention of the originator of this drawing.
- Drawing to be read in conjunction with Specification.

DV4 Chapelhall
North Lanarkshire
HFD Renwables NL

0 50 100 200m

1:2500@a1

N

drawing number HFG12-MLA-XX-XX-DR-A-PL001 revision

status Planning

drawing title
Proposal of Application Notice
Boundary
Existing Location Plan

scale	1:2500
date	17/12/2025
drawn	SF
format	A1

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APPENDIX 2

Planning History

APPENDIX 02

PLANNING HISTORY – Applications 2017-2026
Relevant Planning history:

- 17/01598/PAN - Mixed Use Development. Commercial Business Park - Lancaster Avenue - Received 20.09.2017.
- 17/01929/EIASCR - Request for EIA Screening Opinion; Mixed Use Development including Food & Drink, Hotel, Assembly/Leisure, Class 1 Retail, Petrol Filling Station and other Ancillary Uses - EIA Not Required 21.12.2017.
- 18/00266/PPP - Mixed Use Development Comprising Class 3 (Food & Drink), Class 7 (Hotel), Class 11 (Assembly/Leisure), Class 1 (Ancillary Retail) and Sui Generis (Roadside Fuel/Electric Charging, Hot Food Takeaway, Public Bar) with Associated Infrastructure (Drainage, Ground Treatment Landscaping) - Granted 31.10.2018.
- 19/00166/CAAD - Certificate of Appropriate Alternative Development for Use Classes 1, 3, 4, 7, 10, 11 & Sui Generis (Roadside Services including Filling Station) – Permitted 29.03.2019.
- 20/01550/FUL - Industrial development (Class 4/5) with associated roads, service areas and landscaping, etc. - Refused 01.07.2022.
- 21/01434/S42 - Mixed Use Development Comprising Class 3 (Food & Drink), Class 7 (Hotel), Class 11 (Assembly/Leisure), Class 1 (Ancillary Retail) and Sui Generis (Roadside Fuel/Electric Charging, Hot Food Takeaway, Public Bar) with Associated Infrastructure (Drainage, Ground Treatment Landscaping) (Section 42 application to amend Conditions 15 and 16 of Planning Permission 18/00266/PPP) - Granted 28.01.2022.
- 22/00378/FUL - Erection of Restaurant (Class 3) with drive through, petrol filling station (sui generis), with ancillary shop (Class 1), electric vehicle charging points, car wash, HGV wash, internal roads, landscaping and drainage (with SuDs) - Granted 26.05.2023.
- 23/00302/FUL - Industrial development (two class 4/5 units and two future plots) with associated roads, service areas and landscaping - Refused 31.05.2023 - Granted on Appeal 23.11.2023.
- 24/00872/S42 - Section 42 application to vary conditions 1 to 18 (excluding condition 7) of permission 21/01434/S42 (Mixed Use Development Comprising Class 3 (Food & Drink), Class 7 (Hotel), Class 11 (Assembly/Leisure), Class 1A (Ancillary Retail) and Sui Generis (Roadside Fuel/Electric Charging, Hot Food Takeaway, Public Bar) with Associated Infrastructure (Drainage, Ground Treatment Landscaping)) - Granted 3.02.2025.
- 25/01034/MSC - Approval of matters specified in condition 2 (masterplan), 6 (surface water) and 13 (ground conditions) of planning permission in principle (18/00266/PPP altered by 24/00782/S42) (Mixed Use Development Comprising Class 3 (Food and Drink), Class 7 (Hotel), Class 11 (Assembly/Leisure), Class 1A (Ancillary Retail) and Sui Generis (Roadside Fuel/Electric Charging, Hot Food Takeaway, Public Bar) Associated Infrastructure (Drainage Ground Treatment Landscaping)) - Pending Consideration.
- 25/01240/FUL - Planning Application for Formation of a Section of Access Road Associated with: (Mixed Use Development Comprising Class 3 (Food & Drink), Class 7 (Hotel), Class 11 (Assembly/Leisure), Class 1A (Ancillary Retail) and Sui Generis (Roadside Fuel/Electric Charging, Hot Food Takeaway, Public Bar) with Associated

Infrastructure (Drainage, Ground Treatment Landscaping) - Granted 1.04.2026.

- 25/01322/PAN - Construction of data centre building(s), together with associated development, infrastructure and utilities including flexible commercial/ industrial buildings, substation, and battery energy storage (BES) and generation (If BES greater than 50MW it will form a separate application to the ECU for Section 36 consent) - Received 17.12.2025.
- 26/00561/S42 - Application To Vary Condition 1 (approved drawings) of 22/00378/FUL for Erection of restaurant with drive through (Class 3), petrol filling station (Sui Generis) with ancillary shop (Class 1), electric vehicle charging points, car wash, HGV wash, internal roads, landscaping and drainage (with full-site Suds) – Pending Consideration.