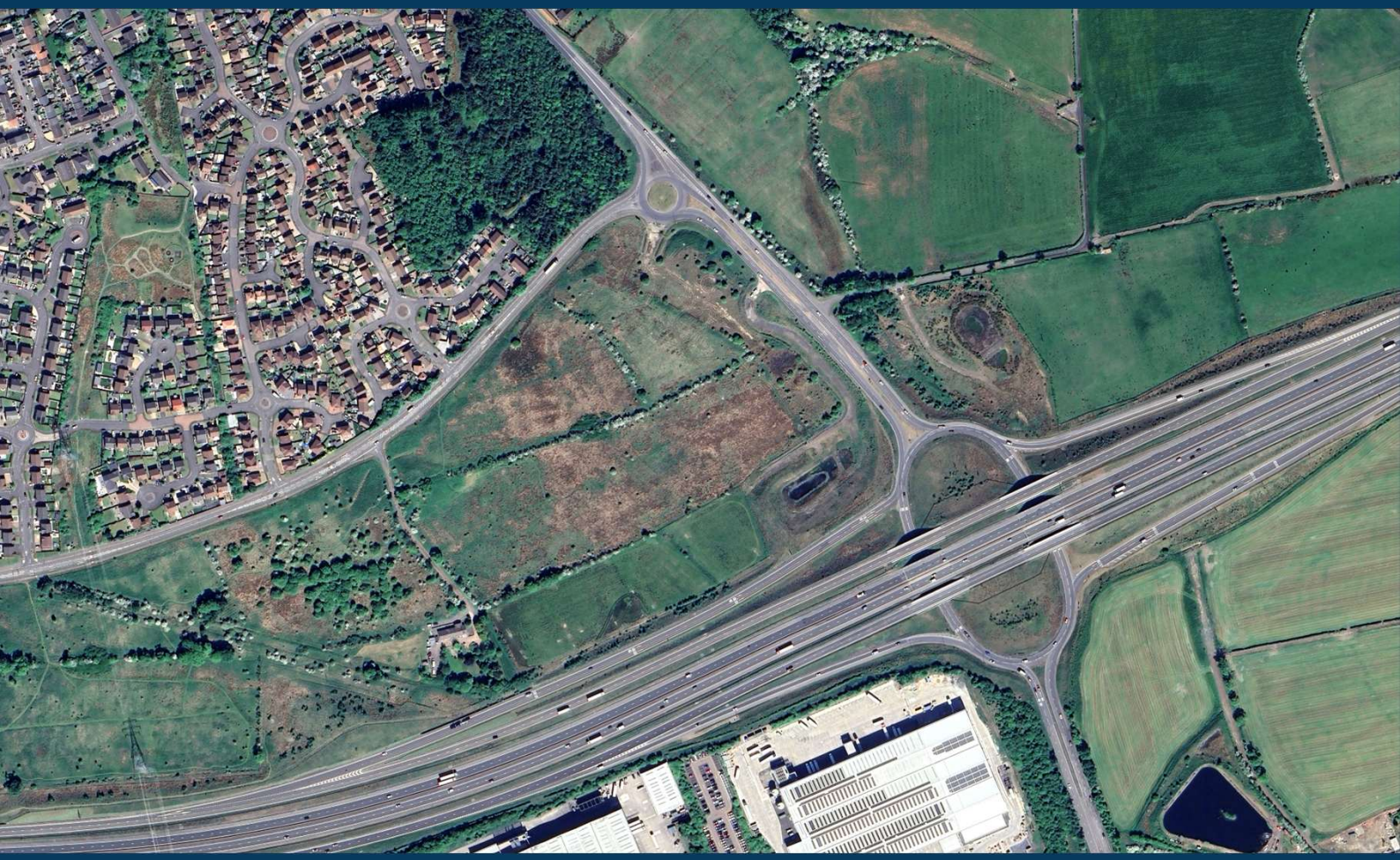
DV4 - CHAPELHALL

PLANNING SUPPORTING STATEMENT



HFD

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DataVita DV4 Limited

DV4 - CHAPELHALL

PLANNING SUPPORTING STATEMENT

AUGUST 2026

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1.0 INTRODUCTION

1.1 This Planning Supporting Statement has been prepared on behalf of DataVita DV4 Limited (hereafter referred to as the Applicant), to accompany a National Development Planning Permission in Principle (PPiP) application for a Green Data Centre at Chapelhall, North Lanarkshire.

1.2 The Planning Supporting Statement considers the proposed development against the terms of the Development Plan and other material considerations.

Applicant

1.3 HFD (parent company of the applicant DataVita DV4 Limited) is a diverse and dynamic property, renewables and technology specialist with a sectoral focus on Green Data Centres, in collaboration with HFD's technology division DataVita. DataVita is Scotland's premier, North Lanarkshire based data centre and cloud services provider, operating Scotland's largest purpose-built Tier III certified and 100% renewable energy facility. DataVita specialize in secure co-location, high-performance computing (HPC) for AI, and hybrid cloud services, for both public and private sector clients.

Summary of Proposed Development

1.4 Proposals comprise a National Development Planning Permission in Principle (PPiP) application for a new green data centre development at Chapelhall, North Lanarkshire. The site is located to the north of the M8 Road and to the south of the village of Chapelhall extending from the A73 Bellside Road to just beyond Biggar Road in the west.

1.5 The development will include construction of data centre building(s), together with associated development including new road accesses, strategic landscaping and open space enhancements, SuDS and drainage infrastructure, and supporting plant, utilities, and infrastructure including ancillary generation.

1.6 The proposals represent essential digital infrastructure, supporting and enhancing the capacity, resilience, and effectiveness of Scotland's Digital Fibre Network.

Proposal of Application Notice

1.7 HFD submitted a Proposal of Application Notice (PoAN) to North Lanarkshire Council Planning Service on 17th December 2025 indicating their intent to bring forward a planning application for a national/major development at Chapelhall.

1.8 A Site Location Plan was submitted with the PoAN in 2025 defining the maximum extent of land proposed for development, including all temporary construction areas, access, and environmental mitigation. The PPiP application boundary comprises a reduced extent and covers all works under this application.

1.9 The PoAN identified the method and approach for statutory Pre-Application Consultation (PAC). This has included 4no. community consultation events across a range of venues, days and times in line with best practice. Associated community engagement and Pre-Application Consultation (PAC) reporting is recorded in a separate stand-alone report.

1.10 It is noted that the design has evolved during the pre-application and consultation phases, and the submission now excludes ground-based battery energy storage systems (BESS). The mechanical and electrical plant layout remains indicative at this stage, with further detail to be provided through subsequent detailed applications. This may include the potential for solar generation.

Application Package

1.1 The Planning Application has been project managed and coordinated by HFD and includes the following supporting Reports:

- Application Forms
- Design & Access Statement
- Pre-Application Consultation (PAC) Report
- Energy Statement, including:
  - Green Data Centre Assessment
  - Energy Strategy
  - Digital Infrastructure
  - Heat & Power Plan
  - Utilities & Electrical Capacity
  - Standby Generation & Emissions Control
- Noise Impact Assessment
- Air Quality Assessment
- Transportation Assessment
- Stage 1 Geo-environmental Desk Study (incl. Coal Mining Risk Assessment)
- Green Belt Assessment
- Tree Survey Report
- Preliminary Ecological Appraisal
- Landscape & Ecology Report, including:
  - Landscape Strategy
  - Habitat Strategy
  - Biodiversity & Green Network Enhancement Statement
- Drainage Strategy
- Flood Risk Assessment
- Heritage Impact Assessment
- Economic Impact Assessment
- Construction Environmental Management Plan (CEMP)

1.2 The supporting drawings package will include:

- Existing Location Plan
- Existing Site Boundary Plan
- Existing Site Plan
- Existing Site Constraints Plan
- Existing Site Sections (AA, BB, CC)
- Proposed Development Zone Parameters
- Proposed Development Zone
- Indicative Site Layout Plan
- Indicative Access Strategy Plan
- Indicative Phasing Plan
- Indicative Site Sections (AA, BB, CC)
- Indicative Landscape Feature Sections (AA, BB)
- Landscape Strategy
- Habitat Strategy

EIA Screening

1.3 An Environmental Impact Assessment (EIA) Screening request was submitted to NLC on 4th June 2026. The screening assessment was 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 – the EIA Screening concludes that the development is unlikely to give rise to significant environmental effects.

1.4 NLC issued a formal EIA Screening Opinion on 19th June 2026 (26/00707/EIASCR), confirming that an EIA is not required for the application. It noted that the proposed development is not located on or adjacent to a sensitive area and is unlikely to have significant effects on the environment, given the characteristics of the development, location of development and characteristics of potential impact. The EIA Screening Opinion is included as Appendix 1 of this report.

2.0 EXISTING SITE CONTEXT

Site Location

2.1 The 9.67ha (23.9 acres) application site is located to the north of the M8 Road and to the south of the village of Chapelhall. It extends to the west of Biggar Road and south-east of the junction of Lancaster Avenue and Bellside Road. The site is undeveloped and encompasses an area of open grassland, mixed vegetation including grassland, trees and former field boundaries. The Transport Scotland SUDs scheme sits to the south east corner outwith the site.

2.2 The North Lanarkshire Local Development Plan (2022) designates the site as a Specialised Business Site (NLC00532), and it therefore forms part of the recognised business land portfolio where NLC supports and directs business development.

2.3 The application site is outlined in red in Figure 1 below:

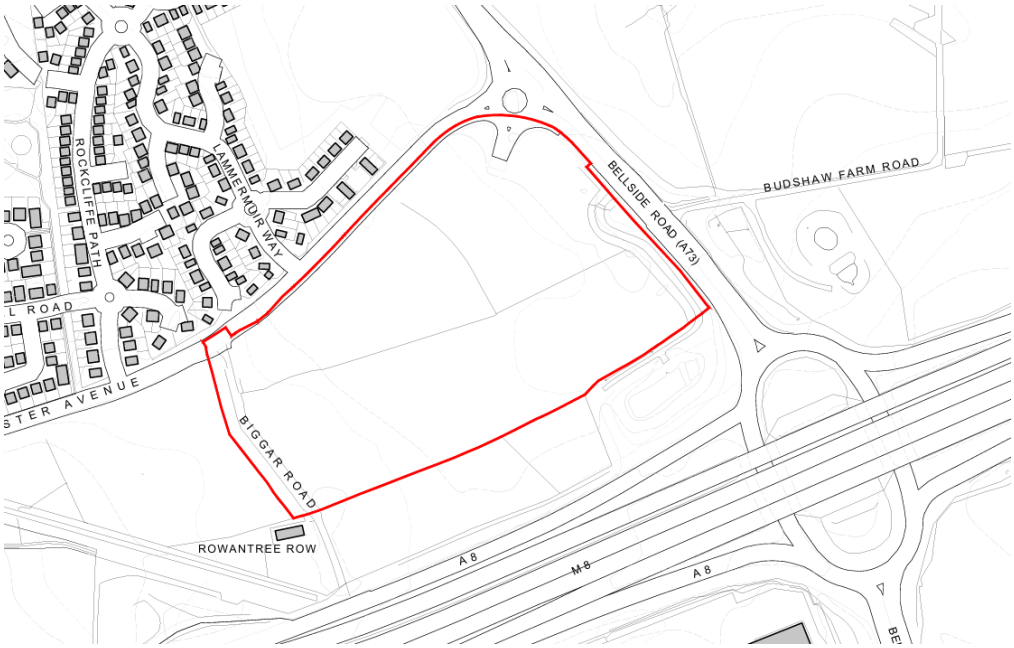


Figure 1 – Site Location

Wider Surrounding Area

2.4 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.

2.5 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.

Planning History

2.6 The application site has an extended planning history with part of the site subject to an existing planning consent approved in October 2018 (18/00266/PPP) for the following:

'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)'

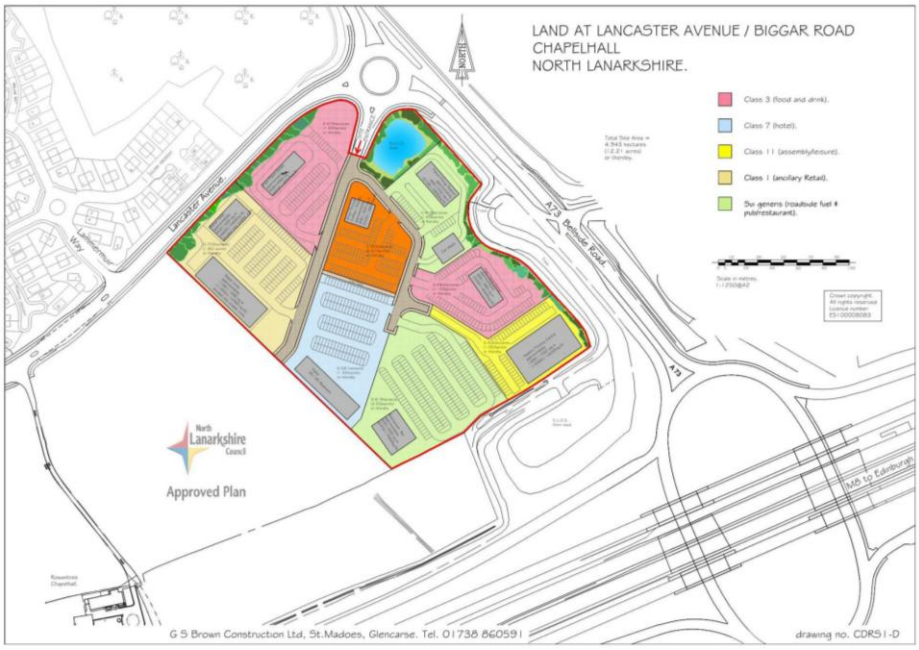


Figure 2: 18/00266/PPP Illustrative Masterplan (approved 2018)

2.7 A Section 42 (S42) application was approved in January 2022 (21/01434/S42), to replace two erroneous 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 Local Development Plan (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 and continues to be an acceptable departure from the LDP.

2.8 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).

2.9 A separate full planning application (22/00378/FULL) for a smaller part of the site was also approved in May 2023 for the following (see Figure 3):

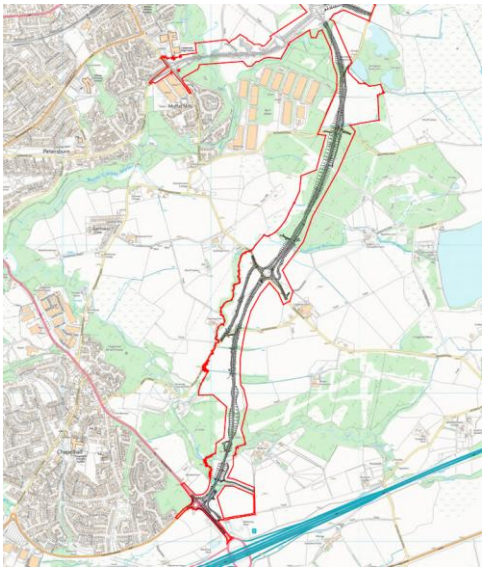
'Erection of Restaurant (Class 3) with drive through, petrol filling station (sui generis), with ancillary shop (Class 1), electric vehicle charging points, car wash, HGV wash, internal roads, landscaping and drainage (with SUDs).'

2.10 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.

2.11 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. A planning application (26/00766/FUL) was submitted by North Lanarkshire Council in June 2026 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 below.

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

Figure 4: 26/00766/FUL East Airdrie Link Road – Scheme Phasing Plan South Section.



2.12 A full planning history review of the application site is included in Appendix 2.

3.0 PROPOSED DEVELOPMENT

3.1 This section provides a summary of the Proposed Development, with further details available in the Design and Access Statement and other supporting documents for the application.

Description of Development

3.2 Proposals comprise a National Development Planning Permission in Principle application for a new green data centre in Chapelhall, North Lanarkshire. The proposed description of development is as follows:

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

3.3 The development will comprise a 120MVA total load green data centre providing data management services for public sector, business and industry customers. It is therefore considered to form a Class 6 Storage & Distribution land-use under *The Town and Country Planning (Use Classes) Scotland Order 1997 (as amended))*.

Development Specification

3.4 The PPiP application seeks approval for the principle of the green data centre development and set of overarching parameters as follows:

- **Proposed Development Zone Parameters**
  - Proposed Development Zone – Maximum parameter for development layout, with development zone a minimum of 25m from northern pavement edge. The maximum height parameter for this zone is 26m.
  - Proposed Landscape Buffer Zone – Maximum parameter for surrounding landscape buffer.
- **Proposed Development Zone**
  - Data Centre Building Zone - Covers an area in centre of the site, and provides a set back of approximately 70-80m from the nearest residential property. Stepped zone will visually reduce the scale of the building from external viewpoints.
  - Associated Plant Zone - Operational plant & machinery (such as transformers, generators, electrical apparatus) and yard areas for plant and deliveries have been located largely to the south of the site, along the M8 Corridor. Operational plant that creates noise or emissions will be located mainly to the south of the building zone to protect visual amenity from the north.
  - Landscape Buffer Zone - The Landscape Buffer Zone will consist of boundary edge treatments to screen the site with bunding and native tree/shrub planting. Biodiversity measures will enhance habitats with sustainable drainage elements forming entrance features.
- **Indicative Access Strategy**
  - Site Access & Circulation – Site access for construction, operational and service vehicles will be provided via the A73 Bellside Road and Lancaster Avenue Junction (amended as part of the East Airdrie Link Road). A secondary access for employees and visitors will utilise the Lancaster Avenue/ Biggar Road junction.

Sustainability

3.5 The proposed green data centre has been developed with consideration of best practice sustainability measures including:

- **Energy**
  - Renewable Power – All electricity used at DV4 will come from 100% renewable sources, all generated in Scotland. Commercial terms are agreed with one of the largest renewable energy producers in Scotland to procure a Power Purchase Agreement (PPA) from a local windfarm. All electricity will be 100% backed by Renewable Energy Guarantees of Origin (REGO) certificates.
  - Grid Connection - Proposals will include direct connection to Scotland's low-carbon electricity grid, one of the cleanest in the UK, to provide the required network resilience.
  - Generators – Proposals include back-up generators located on site, powered using Hydrogenated Vegetable Oil (HVO) which is near carbon-neutral to minimise carbon impact.
  - Energy Efficient Technologies – Proposals will make use of the most energy efficient cooling and IT equipment available.
- **Water**
  - Closed Loop – Proposals utilise a closed loop water system, whereby water is continually reused and circulated within sealed pipes and retained within the system, rather than discharged to the environment. The system provides for a cold water intake, heat is absorbed from servers, warm water returns to the data halls, and heat is dissipated to the air.
- **Heat**
  - Reuse of Surplus Heat – Proposals seek to explore opportunities for the re-use of surplus heat generated at site. The applicant is in active discussions with Monklands Replacement Hospital to reuse DV4's excess heat to help warm the new hospital, and similar discussions are progressing with adjacent BioCity campus where the legacy gas powered heating systems could benefit from locally generated heat and hot water.

Indicative Site Layout Plan

3.6 In addition to the Parameter Plans, the application is supported by an Indicative Site Plan (Figure 6). This is provided for information only, and is intended to demonstrate one way in which the site could be designed to meet the overarching parameters and design objectives.

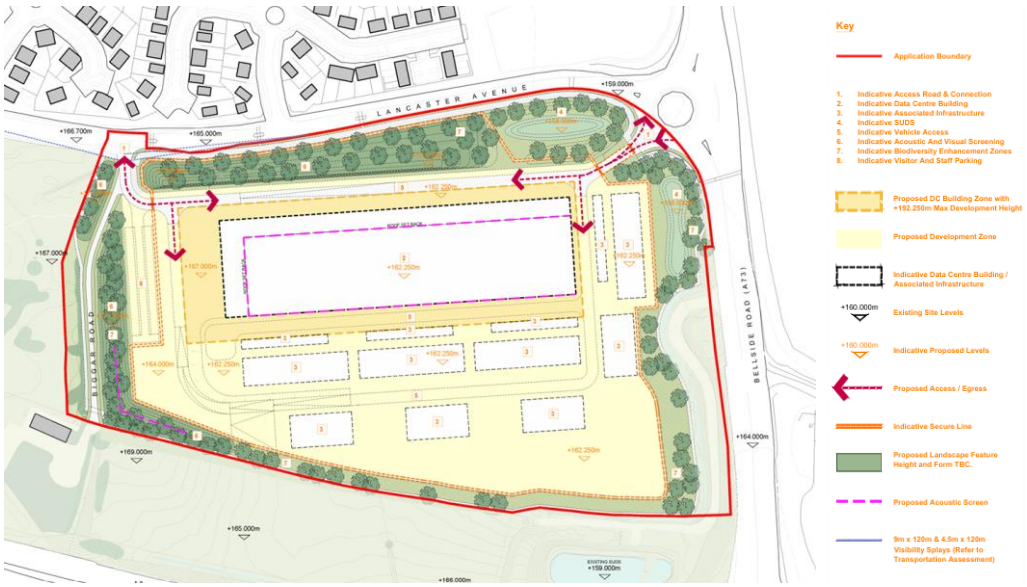


Figure 6: DV4 Indicative Site Layout Plan

Local Benefits

3.7 The Lanarkshire AI Growth Zone project, and the DV4 development, isn't just about building infrastructure. It's about creating lasting prosperity for the communities that host it, through real investment, real jobs, and long-term local impact.

3.8 The AIGZ project and DV4 seek to build a future for North Lanarkshire through the following commitments:

- **Community Investment Fund** - As part of the development of DV4, HFD will invest £75 million over 15 years in a Community Investment Fund. The Community Investment Fund will be governed by an independent Board, and could support projects to improve Education & Skills, Health & Wellbeing, Environment, Infrastructure, Local Business and Community Groups.
- **Education & Skills** - Working with local educational institutions, HFD are creating pathways from schools to high-value careers, developing local talent. Work is already underway on a skills and AI course. AIGZ is delivering already with a partnership between CoreWeave, the technology partner within the adjacent DV1 and DV3 Data Centre, and Codebase, to support the development of Scotland's AI ecosystem including access to high-performance computing alongside technical expertise and opportunities to explore advanced use cases.
- **AI Venture Fund** – The AI Venture Fund will provide seed funding and support for homegrown AI startups, keeping innovation and the wealth it creates in Lanarkshire and Scotland. This will include:
  - Seed funding of up to £500k per start-up;
  - Workspace through the dedicated innovation hub space at AI Innovation Park; and
  - Computing access through subsidised AI infrastructure.
- **Innovation Network** – HFD will develop an AI Innovation Network - a structured group of organisations and people to collaborate on AI, bringing together a mix of businesses, AI vendors and technologists, universities/researchers, public sector bodies or regulators and investors/startups. This works alongside the proposed 'AI Scale-up Accelerator' connecting high-growth companies with experienced entrepreneurs and investment networks.
- **AI Innovation Park** – The AI Innovation Park will be developed across circa 30 acres of development land and buildings within Strathclyde Business Park, joining an established community of 6,300 professionals. This thriving ecosystem of multinational giants and local businesses provides the perfect environment for Scotland's AI future. The AI Innovation Park provides:
  - Existing office and lab space available now;
  - Accommodation for new starts through to development land for major developments;
  - Support for AI focussed organisations including Robotics & Automation, Med-Tech and Life Sciences, STEM Education or Agri-Tech.

3.9 Beyond the direct community fund, this project generates significant economic activity through wages, local spending, and tax contributions that benefit public services across North Lanarkshire and Scotland. It is estimated that the DV4 Data Centre will generate more than £30m in Non-domestic Rates to North Lanarkshire Council over 25 years. The Scottish Governments AI Strategy (March 2026) states that the AI sector is projected to contribute £23 billion annually to the Scottish economy by 2035. The strategy aims to bridge the gap where 61.9% of Scottish SMEs currently do not use AI.

3.10 The supporting Economic Impact Assessment identifies a total capital investment of £849.6m delivered over a 2-year build from 2027-2029, with a potential for leveraged investment up to £2.4bn. In addition, the proposals will provide:

- Construction & Fit-Out:
  - 2,650 Gross construction jobs (PYE);
  - 1,220 Net additional jobs for North Lanarkshire;

  - £100.7m Net Gross Value Added (GVA) to North Lanarkshire;
  - 50 Net professional services jobs + £5.2m GVA.
- On-Site Operations:
  - 120 Gross on-site FTE jobs once operational;
  - £12.7m Net GVA;
  - 70 facilities & operational staff, and 50 specialist AI staff.
- Long-Term Impact:
  - Cumulative Net GVA over 25 years: £305.2m for North Lanarkshire, £410.7m for Central Belt, and £428.4m for Scotland.
- Wider Community Benefits:
  - £75m Community Investment Fund;
  - £30.2m Retained business rates over 25 year period;
  - Apprenticeships and work experience placements during construction;
  - Local supply chain opportunities – c. 40% of capital contracts open to local bidders;
  - In-kind support – volunteering, materials and equipment for community initiatives;
  - Community Wealth Building through reinvestment of retained local revenues.

4.0 STRATEGIC NEED FOR DEVELOPMENT

4.1 With the rapid rise of Artificial Intelligence and the growing demand for digital infrastructure to support the expanding digital economy, data centres have become critical components of national development and economic strategies. A range of national strategies and policy frameworks have recently been developed to outline how digital infrastructure, such as data centres, will be delivered in the future. These include:

- The UK Compute Roadmap (July 2025, updated April 2026)
- UK's Modern Industrial Strategy 2025 (June 2025)
- AI Opportunities Action Plan (January 2025)
- Digital Strategy for Scotland (November 2025)
- Scottish Government's AI Strategy (March 2026)
- Long-Term Infrastructure for Scotland (January 2026)

4.2 These frameworks and strategies are considered important material considerations, as they directly relate to the provision, development, and integration of data centres within the broader economic and planning agenda. They provide valuable understanding into the importance of data centre growth and the critical role such infrastructure will play in supporting the future economy.

UK Compute Roadmap (2025, updated 2026)

4.3 The UK Government's UK Compute Roadmap (July 2025, updated April 2026) outlines the government's strategy to develop world-leading computing infrastructure. The aim is to position the UK at the forefront of AI research and application, driving innovation, economic growth, and opportunity.

4.4 As part of this vision, the government has pledged up to £2 billion by 2030 to build a modern, integrated, and user-focused public compute ecosystem. This includes more than £1 billion to scale the AI Research Resource (AIRR) twentyfold by 2030, and up to £750 million to establish a new national supercomputing service in Edinburgh.

4.5 A central pillar of the UK Compute Roadmap is the development of large-scale AI infrastructure, particularly within designated AI Growth Zones. Scotland has been identified as a priority location. The delivery of this vision depends on the construction of hyperscale data centres, which are essential to enabling the required infrastructure and realising the full economic potential of AI.

4.6 The Compute Roadmap States:

> *"While the UK is home to a significant and mature data centre market, it is not yet optimised for AI – and certainly not at the scale required to support frontier training or national-scale inference. Most existing facilities are geared toward general-purpose enterprise computing, lacking the density, energy integration, and technical design needed for high-intensity AI workloads.*
>
> *Without urgent action, the UK risks being left behind – over-reliant on foreign infrastructure and missing the opportunity to embed AI capability into our economy and to anchor the next generation of AI companies here at home.*
>
> *That is why now is the time to build. Infrastructure of this scale takes years to plan and deliver, requiring access to land and power, grid upgrades, and access to large amounts of capital. By moving decisively, the UK can establish itself as a leading location for AI infrastructure, attracting investment, supporting innovation, and building clusters of high-value activity. AI Growth Zones are our strategy for delivering this.*

Our approach to AI Growth Zones is focused on facilitating the delivery of the largest, most strategic infrastructure projects that would otherwise not be feasible in the UK. These are the trailblazing, high impact builds that will anchor the development and deployment of AI across the UK and attract global investment – they will be amongst the largest infrastructure projects of the next 5 years.

We forecast that the UK will need at least 6GW of AI-capable data centre capacity by 2030 – a threefold increase on the data centre capacity that is available in the UK today. Should the capabilities and adoption of AI accelerate, demand could exceed this baseline significantly.

Our goal is to establish a core group of nationally significant sites, each capable of serving at least 500MW of demand by 2030, with at least one AI Growth Zone scaling to more than 1GW by 2030. Ideally, each site will be designed to expand into the 2030s, so that we can add capacity as AI demand continues to grow. We aim to confirm and commence development of the first AI Growth Zones by the end of this year, delivering sites across the UK, including in Scotland and Wales" (p. 20 -21)

4.7 The Compute Roadmap also highlights how hosting and building AI infrastructure, such as data centres, delivers both immediate and long-term national benefits. These include strengthening the economy and enhancing economic resilience. It outlines how AI infrastructure brings together multiple disciplines and sectors, generating a wide range of local and national advantages. The Compute Roadmap States:

"Hosting large-scale AI infrastructure in the UK brings immediate and long-term national benefits. At the most basic level, building this infrastructure on UK soil strengthens the economy and enhances our strategic and economic resilience.

Our plans for AI Growth Zones go beyond infrastructure alone. They reflect the extraordinary interest across the UK - from industry, academia, and regional leaders - to participate in the development and deployment of AI. The UK brings together a powerful combination of world-leading research institutions, deep pools of talent, innovative businesses, and globally competitive sectors. AI Growth Zones offer a way to harness and coordinate these strengths - creating places where AI capability can thrive and where national ambition meets local opportunity. We are committed to ensuring AI Growth Zones deliver a wide range of national and local benefits." (p.22)

- Data centre proposals directly align with the objectives of the UK Compute Roadmap, which outlines a national strategy to expand and modernise public compute infrastructure in support of innovation, economic growth, and global AI leadership.
- Data centres will provide critical additional capacity needed to support this ambition, making them highly compatible with the UK's strategic priorities and long-term vision for digital infrastructure.

The UK's Modern Industrial Strategy – Lanarkshire AI Growth Zone (2025)

4.8 The UK Government published the UK's Modern Industrial Strategy in June 2025, detailing a strategy of restoring stability, investing in renewal and driving reform. It recognises that economic growth is increasingly important in a world that is ever more volatile, dangerous and insecure. The Strategy focuses on sectors with the greatest potential to raise national levels of investment and productivity, spread prosperity to all parts of the country, make the UK more secure, and seize all the opportunities of net zero.

4.9 To deliver economic growth, the Strategy seeks to make it easier and simpler for companies to do business, giving them stability to make long-term investments. Critical to this is removing planning

barriers and pledging UK Government support for transformative infrastructure projects. One intervention is the establishment of Artificial Intelligence Growth Zones as dedicated hubs to fast-track AI infrastructure development, attract investment in strategic locations, support planning approvals and unlock access to energy.

4.10 As part of this Strategy, the Lanarkshire AI Growth Zone (AIGZ) was announced as Scotland's first AIGZ by the UK Government Secretary of State for Science, Innovation and Technology in January 2026. The Lanarkshire AIGZ will be created across a range of sites, it will include innovation parks and new renewable energy infrastructure, and will be a catalyst for attracting inward investment from some of the world's leading technology companies.

4.11 The Lanarkshire AIGZ seeks to drive economic growth and is anticipated to bring more than 3,400 jobs over the coming years including delivering 50 apprenticeships to nurture the next generation of Scottish AI expertise. Alongside £8.2 billion in private investment that will drive economic renewal in the local area, a new community fund will inject up to £543 million into support for a range of local programmes over the next 15 years. The fund will come as a direct result of the work carried out at the site, being raised as data centre capacity comes online.

4.12 The PPiP Application site forms a core part of the newly designated Lanarkshire AIGZ. It will be delivered by HFD alongside a home-grown data centre company, DataVita, around their existing data centre site in Airdrie, and in partnership with AI cloud firm CoreWeave.

AI Opportunities Action Plan (2025)

4.13 The UK Government's AI Opportunities Action Plan (January, 2025) outlines a national strategy to unlock the full potential of AI to drive economic growth, enhance public services, and deliver wider societal benefits.

4.14 A core message of the Action Plan is that AI depends on data centres, which house the largescale, high-performance computing systems needed to train AI models and run inference (when AI is used to perform tasks or answer queries).

4.15 At the heart of the plan is a commitment to lay the foundations for AI, which includes building a secure, scalable, and sustainable AI infrastructure. Data centres are identified as critical AI infrastructure and are essential to the successful implementation of the AI Opportunities Action Plan. The Action Plan also states that the build out of data centres should be accelerated and incentives should be provided to encourage private sector investment. The Action Plan States:

> *"government should consider other measures to accelerate buildout of data centres, such as offering central guidance, creating a bespoke planning use-class and considering the case for AI data centres to be eligible for relevant relief schemes that incentivise private sector investment." (p.9)*

- Data centre developments directly support the implementation of the AI Opportunities Action Plan and provide the foundational infrastructure necessary to enable its goals.

Digital Strategy for Scotland: Our Vision (2025)

4.16 In November 2025, the Scottish Government published the *Digital Strategy for Scotland: Our Vision*. This strategy sets out a vision to build a nation where digital: connects people to opportunities, creates economic growth, and delivers improved public services.

4.17 The strategy recognises digital and data infrastructure as critical national infrastructure, essential to driving digital inclusion, economic growth, innovation, and the delivery of improved public services.

4.18 A key objective of the strategy is to position Scotland as an attractive location for Green Data Centres. It aims to support and stimulate the data centre market by encouraging investment and working in close partnership with the private sector to grow capacity and competitiveness.

- Green data centre developments are strongly aligned with the objectives of Scotland's Digital Strategy, seeking to encourage investment, grow capacity and competitiveness.

Scotland's Artificial Intelligence Strategy 2026-2031 (2026)

4.19 Scotland's AI Strategy 2026-2031, published March 2026, acknowledges that Scotland is entering a new phase of accelerated growth in artificial intelligence, underpinned by a diverse and dynamic ecosystem of companies, research institutions and innovation partners. The AI Strategy identifies the Lanarkshire AIGZ as a step change in the nation's AI enabled economic transformation. A key action of the Strategy is to *'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'*.

Figure 5: DV4 forms part of the Lanarkshire AIGZ, supporting the UK's Modern Industrial Strategy

Long-Term Infrastructure for Scotland (January, 2026)

4.20 In January 2026, the Scottish Government's infrastructure body, Scottish Futures Trust (SFT), published a 30-year infrastructure Needs Assessment, *'Long-term infrastructure for Scotland: supporting a sustainable and thriving future'*. It recognises that infrastructure is the backbone of Scotland's economy, society and environment, and is a complex set of interconnected systems that require long-term planning and coordination.

4.21 It identifies telecommunications and digital infrastructure as a key foundation for future growth, noting that this is likely to be an area of increased reliance in our economy and society, including the delivery of public services and in-home smart infrastructure. In particular, it notes that green data centres are considered vital for digital infrastructure performance and resilience, whilst offering significant opportunities to support innovation.

4.22 It further acknowledges that Scotland's strong renewable energy capacity presents an opportunity to position the country as a global leader in sustainable, green data centres. This approach would contribute towards reduction in the environmental impact of digital infrastructure whilst aligning with Scotland's broad net zero carbon ambitions.

- There is strong national policy support for improvements to the digital fibre network, with a clear focus on AI infrastructure developments that will improve digital security, attract investment, contribute towards net zero carbon objectives and support economic growth.
- Strategic policy seeks to promote Scotland as a global leader in green data centres, maximising opportunities for sustainable economic growth.

5.0 PLANNING POLICY ASSESSMENT

Development Plan

5.1 Sections 25 and 37(2) of the *Town and Country Planning (Scotland) Act 1997 (as amended)* require that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 The Development Plan relevant to the proposed development is the National Planning Framework 4 (NPF4) (2023), the North Lanarkshire Local Development Plan (LDP) (2022) and Supplementary Guidance. This statement considers the proposed development against the terms of the Development Plan.

Hierarchy of Developments - National Development Status

5.3 The *Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009* define applications within one of three categories National, Major or Local development, with National Development designated in the NPF4. In planning terms, National Development status means that the principle of development does not need to be agreed in later consenting processes.

5.4 The National Planning Framework (NPF4) designates development contributing to the Digital Fibre Network, which specifically includes Green Data Centres, as National Developments (ND12). ND12 supports the continued roll-out of world-class broadband across Scotland, acknowledging that the digital fibre network and supporting infrastructure is a fundamentally important utility. It notes that the data transmission network can also support the availability and use of 'big data'. Geographically, the Digital Fibre Network is a Scotland-wide designation within the NPF4 National Spatial Strategy. NPF4 notes that National Developments are a focus for delivery and significant developments of national importance that will help to deliver the spatial strategy.

5.5 Scotland's Chief Planner, Fiona Simpson, recently responded to a request from the City of Edinburgh Council's Planning Committee to provide a definition of what constitutes a green data centre. In a letter issued 13 May 2026, the Chief Planner notes that the NPF4 does not seek to establish a single, prescriptive definition of a green data centre, and instead expects planning authorities to assess proposals on a case-by-case basis, with regard to local circumstances and specifics of individual developments.

5.6 The Chief Planner confirmed that planning authorities may wish to consider the extent to which a proposed data centre:

- Is powered by renewable energy sources;
- Incorporates energy-efficient technologies;
- Minimises water consumptions; and
- Supports the re-use of excess heat.

Assessment: *The proposed development comprises a 'Green Data Centre' powered by 100% renewable energy, to be secured via a Power Purchase Agreement (PPA) from a local windfarm. Proposals offer low carbon intensity operation and energy efficiency, heat re-use and minimal water demand, alongside wider socio-economic benefits. The proposals contribute to the Digital Fibre Network in terms of capacity, connectivity, and national network resilience. The principle of the development is therefore established through National Development status. The detailed policy assessment provides a review of the proposals against the Scottish Government's identified assessment criteria.*

National Planning Framework 4 (NPF4)

5.7 The NPF4 (2023) sets out the Scottish Government's planning strategy to achieve a net zero, sustainable Scotland by 2045. It presents a framework that will support the planning and delivery of three overarching policy themes:

- Sustainable Places – where we reduce emissions, restore and better connect biodiversity;
- Liveable Places – where we can all live better, healthier lives;
- Productive Places – where we have a greener, fairer and more inclusive wellbeing economy.

5.8 The global climate emergency underpins the spatial strategy of NPF4, with climate change established as a primary consideration in all planning and decision-making. NPF4 also seeks to support sustainable economic growth and the creation of productive, inclusive places that provide opportunities across all regions of Scotland. In this context, the national spatial strategy for liveable places promotes local living and the delivery of high-quality digital infrastructure, including fibre networks that enhance connectivity for communities and support more sustainable ways of living.

5.9 Green data centres form a key component of this digital infrastructure, providing essential support for the continued expansion and operation of Scotland's digital fibre network. As such, they play an important role in enabling the delivery of world-class digital connectivity and supporting the objectives of NPF4.

Policy Assessment: *The proposed development aligns with the key principles of the NPF4, supporting the creation of sustainable, liveable and productive places with the development of a green data centre that operates on 100% renewable energy. Proposals are identified as essential infrastructure in association with the digital fibre network, and form part of the NPF4 National Development 12 therefore the principle of development is established.*

North Lanarkshire Local Development Plan (LDP)

5.10 The North Lanarkshire 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.

5.11 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 22,187 hectares, and LDP policy PP 4 seeks to restrict inappropriate development and ensure that any changes support sustainable growth, regeneration, and environmental protection.

Policy Assessment: *The proposed development aligns with the key principles of the LDP in supporting long term economic growth and sustainable development. Given the LDP allocation of the site as a Specialised Business Site, it is accepted that NLC acknowledge that the benefits of business uses on the site would outweigh the Green Belt designation.*

5.12 There are a number of relevant policies in NPF4 and the LDP which are further detailed in the policy assessment table below.

Table 5.1 Planning Policy Assessment

POLICY TOPIC	POLICY DISCUSSION
Principle of Development – Digital Infrastructure	
NPF4 Policy 24 Digital Infrastructure c) Development proposals that are aligned with and support the delivery of local or national programmes for the roll-out of digital infrastructure will be supported. e) Development proposals for digital infrastructure will only be supported where: i. the visual and amenity impacts of the proposed development have been minimised through careful siting, design, height, materials and landscaping, taking into account cumulative impacts and relevant technical constraints; ii. it has been demonstrated that, before erecting a new ground based mast, the possibility of erecting antennas on an existing building, mast or other structure, replacing an existing mast and/or site sharing has been explored; and iii. there is no physical obstruction to aerodrome operations, technical sites, or existing transmitter/receiver facilities.	The proposed development comprises a new green data centre, powered entirely by 100% renewable energy. The proposals are located within the UK Government designated Lanarkshire AIGZ, which seeks to promote the UK as a global leader in AI. The development of AI infrastructure in the AIGZ, including green data centres, is therefore supported. As noted in the section above, whilst there is no formal definition of a 'green data centre', Scottish Government advice notes a set of criteria that applicants may wish to consider: • To what extent are the proposed powered by renewable energy sources – The proposed data centre is powered by 100% renewable energy, which will be secured via a Power Purchase Agreement (PPA) from a local windfarm. • To what extent do the proposals incorporate energy-efficient technologies – Further details are provided in the supporting Energy Statement which notes that the industry average Power Usage Effectiveness (PUE) is 1.56 PUE (Uptime Institute, 2024). The proposed DV4 design will build improve upon the DV3 design PUE of 1.26, with a target of <1.25 PUE to achieve industry best-in-class. • To what extent do the proposals minimise water consumption - The operational water demand is low by design, given the closed-loop, non-evaporative cooling strategy. Further details are provided in the supporting Energy Statement which notes that the industry average Water Usage Effectiveness (WUE) is around 1.8L/kWh. The proposed DV4 design target is 0.05 L/kWh or lower, significantly better than the industry average. • To what extent do the proposals support the re-use of excess heat - Excess heat produced by the data centre cooling systems will be available for local heat networks. The applicant is in active discussions with Monklands Replacement Hospital and BioCity campus to reuse DV4's excess heat. Where heat export is not immediately taken up, the site layout and energy centre will safeguard the route so that connection can be made when demand is available. The proposals therefore significantly align with the criteria for green data centres set by the Scottish Government. 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 digital fibre networks and green data centres as National Developments (ND12), required to support development, community wellbeing, equal access to goods and services, and emissions reductions. As a National Development, the principle of the proposed green data centre is established and supported by national policy. A review of the proposals in line with NPF4 Policy 24 part e) is provided below:
NPF4 National Development 12 – Digital Fibre Network A development contributing to 'Digital Fibre Network' in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by 'The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009', is designated a national development: a) Installation of new and/or upgraded broadband cabling on land and sub-sea for fixed line and mobile networks; and b) Green data centres.	

POLICY TOPIC	POLICY DISCUSSION
	i. The PPiP application seeks approval for a set of overarching parameter plans which set out the maximum building heights and development zones. An Indicative Site Layout Plan is also provided demonstrating one way in which the site could be developed in line with the parameters. The indicative site layout has been developed though an iterative design approach, and consideration of the site's physical features and environmental constraints. The proposed Building Zone is encompassed by a Landscape Zone which provides a landscape buffer and screening of the development to minimise any visual impacts. The landscape and visual amenity impacts of the proposed development have been considered and addressed through an iterative design approach, as outlined in the supporting Design & Access Statement. ii. No telecom masts are required as part of the proposed development. iii. The indicative maximum building height is 25m, and there will therefore be no impact to aerodrome operations, technical sites or existing transmitter/ receiver facilities. **The proposed development's function as a data-led specialised business use aligns with national objectives for strengthening digital capacity, and is therefore supported by NPF4 Policy 24 and National Development 12 – Digital Fibre Network.**
Business & Industry	
NPF4 Policy 26 - Business & Industry a) Development proposals for business and industry uses on sites allocated for those uses in the LDP will be supported. e) Development proposals for business and industry will take into account: i. Impact on surrounding residential amenity; sensitive uses and the natural and historic environment; ii. The need for appropriate site restoration at the end of a period of commercial use. **LDP PROM LOC2 - Business Development Sites** NLC will support and direct business development to the Strategic and Local Business Centres identified in the Plan and Industrial & Business Land Supply.	The application site is allocated as a Specialised Business Site (SB ref: NLC00532) under LDP Policy PROM LOC2. This policy seeks to support and direct business development to allocated sites identified in the LDP. The application site therefore forms part of the recognised business land portfolio where the Council supports and directs business development, providing a strong policy basis for the green data centre proposal. An EIA Screening Report was submitted to NLC in June 2026, this confirmed that 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 – the development is unlikely to give rise to significant environmental effects. As detailed further in specific topic discussions below, the proposals will provide mitigation measures to manage and mitigate any potential impacts, protecting residential amenity and heritage assets. In addition, the application is supported by a Noise Assessment, Air Quality Assessment, Transport Statement, Archaeological & Cultural Heritage Phase 1 Report and Landscape & Ecology Report which outline mitigation measures to ensure residential amenity is retained. **The proposals align with the site's Specialised Business designation, and are therefore supported by NPF4 Policy 26, and LDP Policy PROM LOC2.**
Energy, Sustainability & Zero Waste	

POLICY TOPIC	POLICY DISCUSSION
NPF4 Policy 11 – Energy a) Development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported. These include: i. wind farms including repowering, extending, expanding and extending the life of existing wind farms; ii. enabling works, such as grid transmission and distribution infrastructure; iii. energy storage, such as battery storage and pumped storage hydro; iv. small scale renewable energy generation technology; v. solar arrays; vi. proposals associated with negative emissions technologies and carbon capture; and vii. proposals including co-location of these technologies. c) Development proposals will only be supported where they maximise net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities. e) In addition, project design and mitigation will demonstrate how the following impacts are addressed: i. impacts on communities and individual dwellings, including, residential amenity, visual impact, noise and shadow flicker; ii. significant landscape and visual impacts, recognising that such impacts are to be expected for some forms of renewable energy. Where impacts are localised and/ or appropriate design mitigation has been applied, they will generally be considered to be acceptable; iii. public access, including impact on long distance walking and cycling routes and scenic routes; iv. impacts on aviation and defence interests including seismological recording; v. impacts on telecommunications and broadcasting installations, particularly ensuring that transmission links are not compromised; vi. impacts on road traffic and on adjacent trunk roads, including during construction; vii. impacts on historic environment; viii. effects on hydrology, the water environment and flood risk; ix. biodiversity including impacts on birds; x. impacts on trees, woods and forests; xi. proposals for the decommissioning of developments, including ancillary infrastructure, and site restoration;	An Energy Statement has been prepared in support of this application. Developed by DataVita on a site adjacent to the existing DV1 facility and the DV3 facility currently under construction, DV4 builds on an established ten-year operational track record. The Energy Statement seeks to demonstrate that DV4 meets the Scottish Government's criteria for green data centres and is benchmarked against the most demanding standards recognised across the UK and Europe. It is understood that all electricity used at DV4 will come from 100% renewable sources, with provision for future direct-wire renewables and that it will reduce energy demand by incorporating the most energy-efficient cooling equipment available. In addition, a closed-loop water system is proposed to minimise water consumption, with water reused once operational rather than consumed. The supporting Energy Statement confirms that the proposed DV4 meets or exceeds the strictest data centre efficiency standards currently in force in Europe, and does so on the basis of performance proven in operation rather than promised. It also extends into areas the existing standards do not reach, including backup emissions control and energy storage safety. The DV4 green data centre is designed to demonstrate that major-scale digital infrastructure can be delivered to the highest sustainability standards in Scotland. In line with NPF4 Policy 19 part d) the Energy Statement includes a Heat and Power Plan which confirms that excess heat produced by the data centre cooling systems will be available for local heat networks and the applicant is in active discussions with Monklands Replacement Hospital to reuse DV4's excess heat to help warm the new hospital – Scotland's first fully digital and Net Zero 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. Where heat export is not immediately taken up, the site layout and energy centre will safeguard the route so that connection can be made when demand is available, in accordance with NPF4 Policy 19. In line with NPF4 Policy 12 (Zero Waste) the proposals will follow the 5 steps of Circular Economy that provide a variation on the Waste Hierarchy – reduce, reuse, refurbish, recycle, recover. In terms of the energy hierarchy, the proposals follow a reduce, use efficiently, and supply low-carbon, hierarchy model. Proposals firstly reduce demand, with the building fabric, electrical topology and cooling systems designed to minimise losses through high-efficiency methods. Secondly, the proposals will use energy efficiently by meeting or exceeding the strictest data centre efficiency standards in force in Europe, whilst enabling provision of heat-recovery. Thirdly, proposals provide a low-carbon supply with 100% renewable electricity which is drawn from the South Scotland region grid which is among the cleanest in the country in terms of carbon intensity. The application is also supported by a Construction & Environmental Management Plan which demonstrates alignment with the waste hierarchy.

POLICY TOPIC	POLICY DISCUSSION
xii. the quality of site restoration plans including the measures in place to safeguard or guarantee availability of finances to effectively implement those plans; and xiii. cumulative impacts. **LDP PROM ID2 - Utilities Improvements** NLC will support utilities development in principle, subject to the assessment criteria and consideration of other Policies in the Plan, and encourage the use of capacity from heat producing sources for heat networks identified through the National Heat Map. **NPF4 Policy 19 - Heat and Cooling** d) National and major developments that will generate waste or surplus heat and which are located in areas of heat demand, will be supported providing wider considerations, including residential amenity, are not adversely impacted. A Heat and Power Plan should demonstrate how energy recovered from the development will be used to produce electricity and heat. e) Development proposals for energy infrastructure will be supported where they: i. repurpose former fossil fuel infrastructure for the production or handling of low carbon energy; ii. are within or adjacent to a Heat Network Zone; and iii. can be cost-effectively linked to an existing or planned heat network. **NPF4 Policy 12 - Zero Waste** a) Development proposals will seek to reduce, reuse, or recycle materials in line with the waste hierarchy.	As outlined in section 3 above and the supporting Socio-Economic Impact Assessment, the proposed green data centre is capable of minimising environmental impact, whilst securing lasting value for surrounding communities and economy, in line with NPF4 Policy 11c. Local benefits include: • Community Investment Fund - Establishment of a Community Investment Fund providing £75m over 15 years which could support projects to improve Education & Skills, Health & Wellbeing, Environment, Infrastructure, Local Businesses and Community Groups; • Education & Skills – Partnering with local educational institutions providing pathways from school to high-value careers. • AI Venture Fund – Seed funding and support for homegrown AI startups; • Innovation Network – A structured group of organisations to collaborate on AI, working alongside the 'AI Scale-Up Accelerator' connecting high-growth companies with experienced entrepreneurs and investment networks. • AI Innovation Park – Development of an AI Innovation Park across c. 30acres within Strathclyde Business Park, providing office and lab space, accommodation for new starts through to development land for major developments, and support for AI focussed organisations. The proposals operate with a high level of energy efficiency, provide opportunities for heat recovery, and demonstrate alignment with the waste hierarchy. In addition, the proposals will provide lasting local benefit and maximise economic impact. Proposals are therefore supported by NPF4 Policies 11, 12 and 19, and LDP Policy PROM ID2.
Community Wealth Building	
NPF4 Policy 25 - Community Wealth Building a) Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could include for example improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; local job creation; supporting community led proposals, including creation of new local firms and enabling community led ownership of buildings and assets. **LDP CI POLICY- Contributions to Infrastructure** NLC will seek to secure developer contributions for new developments that, individually or cumulatively, generate a requirement for new or enhanced infrastructure or services, covering Affordable Housing in Cumbernauld Housing	AI will be a strong transformational growth sector for North Lanarkshire. Investment is proposed across the Lanarkshire AIGZ of £8.2bn, generating 3400 jobs. The investment supports North Lanarkshire's economic policies, primarily driven by the 2023-2028 Economic Regeneration Delivery Plan (ERDP), focused on sustainable growth, net-zero carbon targets, and enhancing local employment. Key initiatives include investing in digital infrastructure. The AIGZ will create more than 3,400 jobs and attract billions in investment. Alongside £8.2 billion in private investment that will drive economic renewal in the local area, a new community fund will inject up to £543 million into support for a range of local programmes over the next 15 years. HFD are working across a range of national /regional agencies to link the AIGZ to local jobs, training, skills and North Lanarkshire's economic strategy.

POLICY TOPIC	POLICY DISCUSSION
Sub-Market Area, and Education, Transport and Green Network Infrastructure, Amenity Space and Play across North Lanarkshire.	As outlined in section 3, the proposed green data centre will secure lasting value for surrounding communities and economy including: • Community Investment Fund - Establishment of a Community Investment Fund providing £75m over 15 years which could support projects to improve Education & Skills, Health & Wellbeing, Environment, Infrastructure, Local Businesses and Community Groups; • Education & Skills – Partnering with local educational institutions providing pathways from school to high-value careers. • AI Venture Fund – Seed funding and support for homegrown AI startups; • Innovation Network – A structured group of organisations to collaborate on AI, working alongside the 'AI Scale-Up Accelerator' connecting high-growth companies with experienced entrepreneurs and investment networks. • AI Innovation Park – Development of an AI Innovation Park across c. 30acres within Strathclyde Business Park, providing office and lab space, accommodation for new starts through to development land for major developments, and support for AI focussed organisations. In addition, the supporting Economic Impact Assessment identifies a total capital investment of £849.6m delivered over a 2-year build from 2027-2029, with a potential for leveraged investment up to £2.4bn. In addition, the proposals will provide: • Construction & Fit-Out: o 2,650 Gross construction jobs (PYE); o 1,220 Net additional jobs for North Lanarkshire; o £100.7m Net GVA to North Lanarkshire; o 50 Net professional services jobs + £5.2m GVA. • On-Site Operations: o 120 Gross on-site FTE jobs once operational; o £12.7m Net GVA; o 70 facilities & operational staff, and 50 specialist AI staff. • Long-Term Impact: o Cumulative Net GVA over 25 years: £305.2m for North Lanarkshire, £410.7m for Central Belt, and £428.4m for Scotland. • Wider Community Benefits: o £75m Community Investment Fund; o £30.2m Retained business rates over 25 year period; o Apprenticeships and work experience placements during construction; o Local supply chain opportunities – c. 40% of capital contracts open to local bidders; o In-kind support – volunteering, materials and equipment for community initiatives; o Community Wealth Building through reinvestment of retained local revenues.

POLICY TOPIC	POLICY DISCUSSION
	The proposals will support local economic resilience, maximise community benefits and align with relevant community wealth building strategies. Proposals are therefore supported by NPF4 Policy 25 and LDP policies PROM LOC1 and CI POLICY.
Climate Change	
NPF4 Policy 1 - Tackling the Climate & Nature Crises When considering all development proposals significant weight will be given to the global climate and nature crises. **NPF4 Policy 2 - Climate Mitigation and Adaptation** a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. b) Development proposals will be sited and designed to adapt to current and future risks from climate change.	The proposed green data centre has been sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. It will be powered entirely by 100% renewable electricity which is drawn from the South Scotland region grid which is among the cleanest in the country in terms of carbon intensity. As outlined in the supporting Energy Statement, the proposed DV4 meets or exceeds the strictest data centre efficiency standards currently in force in Europe, and provides opportunities for heat-recovery. In addition, the backup generators operate on Hydrogenated Vegetable Oil (HVO), which is near carbon-neutral. In addition, a Landscape and Ecology Report is submitted with the application outlining the following environmental and biodiversity enhancement measures: • Native woodland block screening and habitat; • Provision of nature based SUDS to manage surface water and support blue-green network; • Landscape buffers with native planting and extensive hedgerow habitat elements, including retained and enhanced existing remnant hedgerows; • Diverse grasslands supporting pollinators; • Areas of shrub mosaic; • Small species habitat provisions. **The proposed development directly responds to the global climate emergency and nature crises, and therefore aligns significantly with Policies 1 and 2 of the NPF4.**
Greenbelt	
NPF4 Policy 8 - Green Belts a) Development proposals within a green belt designated within the LDP will only be supported if: i. They are for: • essential infrastructure or new cemetery provision; ii. The following requirements are met: • reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt; • the purpose of the green belt at that location is not undermined; • the proposal is compatible with the surrounding established countryside and landscape character; • the proposal has been designed to ensure it is of an appropriate	The majority of the application site has a dual designation as Green Belt and Specialised Business use. Given the dual allocation it is accepted that NLC acknowledge that the benefits of a business use on this site outweigh the Green Belt designation. Data centres are classified by UK Government as Critical National Infrastructure, as their loss or compromise could lead to major detrimental impact on essential services or national security. Furthermore, the NPF4 identifies green data centres as essential infrastructure in association with the digital fibre network, and designates them as National Development 12. The principle of developing the site for a green data centre is therefore established. In response to requirements under NPF4 Policy 8 and LDP Policy PP4, a Green Belt Assessment is provided with the application. It confirms: • Essential Location - The site is located within the UK Government designated Lanarkshire AIGZ which seeks

POLICY TOPIC	POLICY DISCUSSION
scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and • there will be no significant long-term impacts on the environmental quality of the green belt.	to support the development of AI infrastructure. In combination with this, access to transmission level infrastructure and power supply is critical, with the site's proximity to the SP Energy Networks (SPEN) transmission network providing a realistic pathway to securing the significant power connections necessary for a 120MVA total load data centre development. • Purpose not undermined – The majority of the site is already allocated and consented for Specialised Business Uses, with the principle of employment-generating development at this location already accepted. Therefore, the site performs a different role from large scale areas of open countryside elsewhere within the Green Belt. Furthermore, the application site represents a marginal area of the overall designated North Lanarkshire Green Belt. When considered against the extensive Green Belt designation to the east of the Airdrie, Chapelhall, Bellshill and Motherwell urban area, the land take associated with the proposal is small and would not materially diminish the scale, continuity or strategic function of the wider Green Belt resource. • Compatibility with Landscape Character – The proposals are located within the context of the M8/ A8 corridor, which is an active, highly engineered landscape heavily dominated by major infrastructure, strategic commerce, and industry. The site itself makes limited contribution to the strategic objectives of the Green Belt, and it contains limited landscape features, ecological assets or distinctive countryside qualities. The loss of this land from the Green Belt would not result in a significant reduction in countryside value, landscape quality or landscape character. • Appropriate Scale, Massing, External Appearance – The masterplanning and design development of the proposed data centre has placed considerable emphasis on achieving an appropriate scale, massing and architectural response that reflects both the strategic importance of the development and its relationship with surrounding communities and landscape character. While substantial in scale, reflecting the operational requirements of a modern hyperscale data centre, the design has been carefully considered to ensure that the building sits appropriately within a landscape already characterised by large-scale infrastructure, logistics facilities and commercial development. • No Significant Long-Term Impacts on Environmental Quality - An EIA Screening Report was submitted to NLC in June 2026, this confirmed that the development is unlikely to give rise to significant environmental effects. It is recognised that, as with any major development project, temporary environmental effects may arise during the construction phase. Construction activities will occur over an anticipated 24-month period and may generate short-term impacts associated with traffic movements, noise, dust and general site operations. Impacts will be managed and mitigated through adherence to the supporting CEMP. **The technical reporting demonstrates the critical need for data centres as essential infrastructure, and the appropriateness of the proposed site location. Proposals are therefore in alignment with NPF4 Policy 8 and LDP Policy PP4.**
LDP PP 4 - Green Belt NLC will protect the setting of communities, support regeneration by directing growth to urban areas, protect natural assets and provide a high quality environment, by promoting a Green Belt as defined on the Promote Map. With regard to development that needs a Green Belt location, the need will be balanced against any adverse effects on the purposes of the Green Belt. Assessment of Appropriateness of any proposal for development (excluding Householder Development), or change of use, within the Green Belt, should include, but not be limited to: • support by a business plan, or statement justifying that the development is compatible with the Green Belt. • a statement that the proposal is not best suited to being located in a Centre, or General Urban Area, taking the Town Centres First Sequential Approach where appropriate. • a statement on the scale and nature of existing development in the Green Belt (all proposals require to satisfy the provisions of all EDQ Policies). • evidence that there is a specific locational requirement for the proposal. • evidence that the proposal will result in significant economic benefit. • its impact on travel patterns and accessibility by sustainable modes of transport (all proposals require to satisfy the provisions of Policy CI and Policy EDQ 3). The Council will resist other forms of development, through the full range of Policies in the Plan. Any application for planning permission will be subject to appropriate assessment of its impacts through the limits defined in the Amount of Development policy.	
Transport	

POLICY TOPIC	POLICY DISCUSSION
NPF4 Policy 13 - Sustainable Transport b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they: i. Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation; ii. Will be accessible by public transport, ideally supporting the use of existing services; iii. Integrate transport modes; iv. Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards; v. Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking; vi. Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles; vii. Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and viii. Adequately mitigate any impact on local public access routes. **LDP PROM ID1 - Transport Improvements** Developments will be assessed for their contribution to modal shift in line with the sustainable modal hierarchy and current Strategies, in accordance with the EDQ Policies in this Plan.	A Transport Assessment is submitted with the application and confirms access, movement and trip generation as set out below. • Vehicular Access - The application site benefits from established road access, with the main staff / visitor access from the existing Lancaster Avenue / Biggar Road priority junction, and a second access via a fourth arm on the A73 Bellside Road / Lancaster Avenue roundabout junction. This second junction will accommodate access to the site for delivery, refuse, maintenance and operations vehicles, with all HGV's using this access. • Pedestrian Access – Pedestrian access to the site will be delivered by new footway connections leading from existing footway on both sides of Lancaster Avenue at the junction with Biggar Road. The existing footways and useable cycle links connect the proposed development site to the wider networks. • Public Transport - Existing bus stops are located adjacent to the development site and a bus service passes along the A73, directly to the east of the development site. It is considered that existing and potential new services would be suitable to accommodate the projected demand for bus travel. • Trip Generation - Analysis demonstrates that traffic generated by the development can be accommodated on the existing road network, whilst a comparison of traffic generation of the consented and proposed developments has identified that the proposed data centre would generate significantly fewer vehicle trips. • Parking - Vehicle and cycle parking is to be provided in line with requirements. Based on the upper figure of 144 employees, there is a requirement for 87 parking spaces, including 5 accessible spaces, 2 visitor spaces and 11 cycle parking spaces. In conclusion, the development proposal is accessible by sustainable modes of travel and could integrate effectively with the existing transport network following the introduction of the proposed access infrastructure. Furthermore, the site can be accessed safely from the adjacent road network without compromising the efficiency or safety of existing road users. **The proposals are therefore in alignment with the relevant requirements of NPF4 Policy 13 and LDP Policy ID1.**
Placemaking, Design Quality and Amenity	
NPF4 Policy 14 - Design, quality and place a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. b) Development proposals will be supported where they are consistent with the six qualities of successful places: • Healthy: Supporting the prioritisation of women's safety and	The proposals present high quality design and placemaking that has been developed through an iterative design process in response to physical site features and environmental constraints and opportunities. • Healthy – Proposals include a significant landscape zone surrounding the green data centre. This will include native trees and planting with biodiversity enhancement measures, which will improve the visual and landscape amenity of the site in support of environmentally positive places.

POLICY TOPIC	POLICY DISCUSSION
improving physical and mental health. • Pleasant: Supporting attractive natural and built spaces. • Connected: Supporting well connected networks that make moving around easy and reduce car dependency • Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity. • Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions. • Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.	• Pleasant – Proposals support attractive natural and built spaces with high quality streets, buildings and landscape zones, which include nature based solutions such as SUDS and native planting to support climate resilience. • Connected – Proposals benefit from existing site access, and Active Travel connections and local bus services support ready accessibility and sustainable travel choices. • Distinctive – Proposals include high quality design and a natural landscape buffer zone with native planting, ensuring the development is integrated within the site. • Sustainable – Proposals are powered entirely by 100% renewable energy sources, operate a closed loop water system, and provide opportunities for heat recovery. • Adaptable - Proposals are designed for high quality and durability, and respond to local and national economic priorities around AI infrastructure. Further information is detailed in the supporting Design and Access Statement.
NPF4 Policy 23 – Health and safety d) Development proposals that are likely to have significant adverse effects on air quality will not be supported. Development proposals will consider opportunities to improve air quality and reduce exposure to poor air quality. An air quality assessment may be required where the nature of the proposal or the air quality in the location suggest significant effects are likely. e) Development proposals that are likely to raise unacceptable noise issues will not be supported. The agent of change principle applies to noise sensitive development. A Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely.	A Landscape and Ecology Report is provided with the application and confirms provision of: • Native woodland block screening and habitat; • Provision of nature based SUDS to manage surface water and support blue-green network; • Landscape buffers with native planting and extensive hedgerow habitat elements, including retained and enhanced existing remnant hedgerows; • Diverse grasslands supporting pollinators; • Areas of shrub mosaic; • Small species habitat provisions; • Recreational route. A Noise Impact Assessment is provided with the application which has assessed concept design and is considered to be a worst case scenario. Design development is expected to reduce plant numbers. The worst case scenario has been assessed against NLC Noise Rating criteria with the inclusion of noise mitigation measures and operational conditions as follows: • Coolers and Chillers operating at a daytime temperature of 24°C and night-time temperature of 17°C ambient air temperature. • Standby generators with an average noise level of LAeq 70dB at 1 meter. Proportion of noise breakout via inlet louvre, outlet louvre and exhaust similar to generators measured at other DataVita site. • Routine testing of generators to be conducted during daytime hours only. • Load support is expected to occur very infrequently, when very high IT load coincides with high external ambient temperature. When it does occur, it is understood a maximum of 32no. generators will be operational, during daytime hours only. The Assessment confirms that given the noise mitigation measures and operational conditions, NLC targets are predicted to be achieved from the fixed, continuously operational plant associated with DV4.
NPF4 Policy 18 Infrastructure First b) The impacts of development proposals on infrastructure should be mitigated. Development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure. Where planning conditions, planning obligations, or other legal agreements are to be used, the relevant tests will apply.	
LDP EDQ 1 - Site Appraisal Any proposed development will require to be appraised in terms of the site and its surroundings to ensure it will integrate successfully into the local area and avoid harm to neighbouring amenity.	
LDP EDQ 2 Specific Features for Consideration 2A – Hazardous Zones - The Council will manage development in areas that are subject to hazards and other potential site considerations in accordance with	

POLICY TOPIC	POLICY DISCUSSION
plans and protocols of the relevant managing agencies. This includes Flood Risk, Ground Instability and Contaminated Land. 2C - Management Areas - Development proposals should detail how any likely air quality, noise, or pollution impacts particularly in or adjacent to Air Quality or Noise Management Areas will be mitigated.	Standby generators are assessed separately, with assessment of the emergency scenario indicating rated exceedances of up to -1dB below daytime background and +9dB over nighttime background. However, this emergency scenario would only occur in the event of a power cut where all 48no. generators are operational, whereby it is noted that the DataVita Chapelhall site has not encountered a single power cut in the last 10 years, due to resilience built into the energy network. Therefore, over the past ten years, there have been no documented occurrences resembling the modelled emergency scenario, and as a result, the associated risk of adverse impact is considered to be significantly reduced. Two daytime scenarios for standby generators were also assessed, indicating rated levels of -1dB and -3dB below daytime background noise. Considering the acoustic context of the area this outcome suggests that these scenarios are unlikely to result in an adverse acoustic impact. An Air Quality Assessment is provided with the application. This outlines preliminary testing and analysis which confirms that exceedances of the relevant air quality and emissions limits are highly unlikely given the generator run times will be no more than 98 hours per year. The application is supported by a Geotechnical Phase 1 Report (incl. Coal Mining Risk Assessment) which identifies that the site is within a Coal Mining Reporting Area including a Development High Risk Area. The report identifies the presence of one historic mine adit entrance and tunnel in the west of the site. Given the location and direction of this feature, the report notes that this will have minimal impact on the development proposals. Nevertheless, a development exclusion zone is provided around the old mine adit entrance. In terms of land contamination, the site has been assigned an overall low to medium risk rating, thus indicating that it is considered to be of limited likelihood that complete pollutant linkages will occur. Potential for ground gases has been identified on site, largely relating to mine gas emissions from historic use. The report concludes a requirement for some limited further intrusive investigation at a later stage specifically targeting the historic mine adit entrance and tunnel. Further work will be secured by planning condition. The Energy Statement is provided with the application. This confirms that the site has been selected and masterplanned with regard to availability of strategic transmission infrastructure. The proposed green data centre will be connected directly at transmission level to the Newarthill Grid Supply Point, which will be the primary supply powering the facility in normal operation. Grid connection is programmed to be available in February 2028 in line with construction completion and operation of the proposed data centre. The site is served by diverse fibre connectivity appropriate to a facility of national significance, consistent with NPF4 Policies 24 and National Development 12. Operational water demand is low by design, given the closed-loop, non-evaporative cooling strategy. Foul flows will be limited to welfare and ancillary use, with surface water to be managed with on-site SUDS.
LDP EDQ 3 - Quality of Development Development will only be permitted where high standards of site planning and sustainable design are achieved. Planning Applications will need to demonstrate that the proposed development takes account of the site appraisal carried out as a requirement of Policies EDQ 1 and, if appropriate, EDQ 2, assets protected under Policy PROT, any evaluation of design options, and achieves a high quality development.	

POLICY TOPIC	POLICY DISCUSSION
	A Heritage Impact Assessment is provided with the application confirming that the proposed development area has been the subject of two desk-based assessments and two archaeological evaluations. The land has little archaeological potential or sensitivity, and a programme of archaeological mitigation work is not considered necessary. **As demonstrated through the technical reporting, the proposals have been informed through comprehensive site appraisal to ensure integration with the surrounding area, and are therefore aligned with in line with NPF4 Policies 14, 18 and 23 and LDP policies EDQ1-3.**
Biodiversity & Environment	
NPF4 Policy 3 – Biodiversity a) Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible. b) Development proposals for national or major development, or for development that requires an Environmental Impact Assessment will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. This will include future management. To inform this, best practice assessment methods should be used. Proposals within these categories will demonstrate how they have met all of the following criteria: i. the proposal is based on an understanding of the existing characteristics of the site and its local, regional and national ecological context prior to development, including the presence of any irreplaceable habitats; ii. wherever feasible, nature-based solutions have been integrated and made best use of; iii. an assessment of potential negative effects which should be fully mitigated in line with the mitigation hierarchy prior to identifying enhancements; iv. significant biodiversity enhancements are provided, in addition to any proposed mitigation. This should include nature networks, linking to and strengthening habitat connectivity within and beyond the development, secured within a reasonable timescale and with reasonable certainty. Management arrangements for their long term retention and monitoring should be included, wherever appropriate; and v v. local community benefits of the biodiversity and/or nature networks have	The landscape strategy has been developed to ensure biodiversity is protected, retained where possible, and enhanced through the creation of a robust network of interconnected habitats delivering measurable ecological benefits over the existing baseline condition. The application is supported by a range of relevant landscape design and ecological technical reporting including: • Preliminary Ecological Appraisal – o Reporting identified that the site includes: ➢ 5.9ha other neutral grassland; ➢ 2.7ha other lowland acid grassland; ➢ 902 linear metres of native hedgerow, which is the most ecologically significant feature on site, dominated by Hawthorn and Blackthorn with occasional semi-mature trees, with the presence of Crab Apple indicating an ancient or long-established origin; ➢ 1no. temporary water bodies, currently in poor ecological condition due to eutrophication. o No Annex I habitats, statutory designated sites, or ancient woodland were recorded within or adjacent to the site boundary. o Three Sites of Interest for Nature Conservation are located within 1km of the site but are not likely to be materially affected by the proposals. o Recommended ecological surveys include badger check survey, precautionary reptile survey, pre-clearance nesting bird check survey and bat transect survey. • Tree Survey – The report identifies: o 26 individually recorded trees, two tree groups, three scrub groups and six hedge groups. o Predominantly moderate quality trees categorised as B2, and lower quality trees, scrub and hedgerows categorised as C2. Three features identified as Category U. • Landscape and Ecology Report – o The landscape strategy focuses on the creation of a robust perimeter landscape zone surrounding the operational development. This includes structural woodland planting, native

POLICY TOPIC	POLICY DISCUSSION
been considered. d) Any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment will be minimised through careful planning and design. This will take into account the need to reverse biodiversity loss, safeguard the ecosystem services that the natural environment provides, and build resilience by enhancing nature networks and maximising the potential for restoration.	hedgerows, species-rich grassland, wetland habitats and integrated blue-green infrastructure. These measures provide visual screening, improve habitat connectivity, enhance biodiversity and contribute to climate resilience. o The proposals include screening earthworks, which have been designed to respond to existing features, minimise habitat loss and preserve landscape character. o While the development requires the loss of areas of existing grassland and sections of hedgerow, the design seeks to retain key ecological features wherever possible and deliver meaningful biodiversity enhancement through habitat creation and long-term management. o Proposals result in the loss of: ➢ Approximately 400-500 linear metres of native hedgerow – Common Hawthorn, Elder and Birch (ref: H3 & H4), identified as Category C2 – which are low quality trees offering low or only temporary/transient landscape benefits. ➢ 5.9 ha other neutral grassland. ➢ 2.7 ha other lowland acid grassland. ➢ 1no. small group of trees (ref: SG2), identified as Category C2 – which are low quality trees offering low or only temporary/transient landscape benefits. ➢ 3no. individual trees – Wych Elm, Goat Willow and Grey Willow (ref: T1415, T1416 & T1417) identified as Category B2 – which are considered to be moderate quality. o Proposals provide compensatory planting and biodiversity enhancement as follows: ➢ Approximately 1000 linear metres of new native species-rich hedgerow, significantly exceeding the length removed. ➢ Species-rich grassland will be established within open spaces, landscape buffers and around sustainable drainage features, designed to maximise floral diversity and ecological value. ➢ New woodland and tree planting will compensate for tree losses, with replanting to buffer zones with native species. ➢ Areas of shrub mosaic within grassland providing stepping stones for habitat connections across open meadow and transition zones. ➢ SUDS designed to deliver both water management and ecological functions with native wetlands and marginal planting, shallow shelves and varied water depths to create improved wetland habitat. ➢ Smaller-scale ecological enhancement measures which may include bird nesting features, bat roosting opportunities, insect habitats, dead hedges, log piles, habitat stones and other wildlife-friendly infrastructure integrated within both the landscape and building fabric. o Collectively the proposed landscape and ecological measures will create a more diverse, better connected and more resilient habitat network than currently exists on site. While the development necessarily results in habitat loss, the combination of habitat retention, compensation, enhancement and long-term management will deliver clear positive effects for
NPF4 Policy 4 – Natural Places a) Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported. f) Development proposals that are likely to have an adverse effect on species protected by legislation will only be supported where the proposal meets the relevant statutory tests. If there is reasonable evidence to suggest that a protected species is present on a site or may be affected by a proposed development, steps must be taken to establish its presence. The level of protection required by legislation must be factored into the planning and design of development, and potential impacts must be fully considered prior to the determination of any application.	
NPF4 Policy 5 – Soils a) Development proposals will only be supported if they are designed and constructed: i. In accordance with the mitigation hierarchy by first avoiding and then minimising the amount of disturbance to soils on undeveloped land; and ii. In a manner that protects soil from damage including from compaction and erosion, and that minimises soil sealing.	
NPF4 Policy 6 – Forestry, woodland and trees a) Development proposals that enhance, expand and improve woodland and tree cover will be supported. b) Development proposals will not be supported where they will result in: i. Any loss of ancient woodlands, ancient and veteran trees, or adverse impact on their ecological condition; ii. Adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value, or identified for protection in the Forestry and Woodland Strategy; iii. Fragmenting or severing woodland habitats, unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy;	

POLICY TOPIC	POLICY DISCUSSION
iv. Conflict with Restocking Direction, Remedial Notice or Registered Notice to Comply issued by Scottish Forestry.	biodiversity in accordance with NPF4 Policy 3. The proposed landscape framework will strengthen ecological networks, support priority species and contribute positively to local nature recovery objectives. • Green Belt Assessment – See Green Belt discussion above. A CEMP is provided with the application which outlines a range of construction management measures that will protect soil integrity, with any unavoidable impacts to be mitigated. Proposed management measures ensure compliance with legislation and industry best practice. **The proposals provide landscape and biodiversity enhancement measures, including compensatory planting to strengthen nature networks in line with NPF4 Policies 3, 4, 5, 6 and LDP Policy PROT A.**
LDP PROT A - Natural Environment and Green Network Assets NLC will protect natural and resilient sustainable places by safeguarding natural heritage assets.	
Flood Risk & Water Management	
NPF4 Policy 22 - Flood Risk and Water Management c) Development proposals will: i. not increase the risk of surface water flooding to others, or itself be at risk. ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue green infrastructure. All proposals should presume no surface water connection to the combined sewer; iii. seek to minimise the area of impermeable surface. e) Development proposals which create, expand or enhance opportunities for natural flood risk management, including blue and green infrastructure, will be supported.	The application site contours fall gently from south-west to north-east. There is an existing balancing pond present in the south east corner of the site managed by SRP for Transport Scotland. The SEPA Flood Maps indicate that localised areas within the site lie within the low (1:1000) to high (1:10) risk surface water, however, there are no significant areas of coastal or fluvial flood risk at the site. The site is not within a Drinking Water Protected Area or Nitrate Vulnerable Zone. A Flood Risk Assessment is provided with the application confirming: • Site lies outwith any expected river and coastal flood risk areas, with risks considered to be low. • Site is at medium risk from surface water flooding, however, given the nature of development as Essential Infrastructure, this is considered to be acceptable. Any flood risk to buildings will be mitigated through appropriate Finished Floor Levels and adoption of flood resilient construction methods. A Drainage Strategy is submitted with the application confirming that areas of surface water flooding will be managed through sustainable design and incorporation of SUDS infrastructure, as follows: • Source control measures, including permeable surfacing and swales, to intercept, convey and provide treatment runoff close to source where practicable. • Residual runoff to be collected via the site drainage network and directed to attenuation features comprising a detention basin and below-ground attenuation tanks. • Surface water runoff from the development will be discharged, at a controlled rate, to the existing surface water sewer network. **The proposals therefore align with the relevant requirements of NPF4 Policies 20 and 22, and LDP Policy EDQ2.**
NPF4 Policy 20 – Blue and Green Infrastructure b) Development proposals for or incorporating new or enhanced blue and/or green infrastructure will be supported. Where appropriate, this will be an integral element of the design that responds to local circumstances. Design will take account of existing provision, new requirements and network connections (identified in relevant strategies such as the Open Space Strategies) to ensure the proposed blue and/or green infrastructure is of an appropriate type(s), quantity, quality and accessibility and is designed to be multi functional and well integrated into the overall proposals. e) Development proposals that include new or enhanced blue and/or green infrastructure will provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.	
LDP EDQ 2 Specific Features for Consideration	

POLICY TOPIC	POLICY DISCUSSION
2A – Hazardous Zones - The Council will manage development in areas that are subject to hazards and other potential site considerations in accordance with plans and protocols of the relevant managing agencies. This includes Flood Risk.	
Heritage	
NPF4 Policy 7 – Historic assets and places a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change. o) Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. **LDP PROT B - Historic Environmental Assets** NLC will protect and create resilient sustainable places by safeguarding historic environment assets. For Sites of Archaeological Interest, the aim should be to preserve in situ wherever feasible. The Council will weigh the significance of the archaeological resources and of any impacts upon them and their setting against other merits. An archaeological evaluation report may be required. Where demolition results in damage or destruction, the site shall first be appropriately recorded. The developer may be requested to supply an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording analysis, publication and archiving in advance of development, and, at the developer's expense.	During pre-application engagement, NLC identified that the application site may contain previously unknown archaeological remains. The application is therefore supported by a Heritage Impact Assessment which assessed evidence for past human use of the area, its archaeological sensitivity, and the potential impact of any development upon the archaeological resource. It confirms the following: • Historic Use - Cartographic regress indicates that the proposed development area has been in agricultural use from at least the mid-eighteenth century until the present day. No intensive development is known to have taken place during that time. • Designated Cultural Heritage Sites - There are no designated cultural heritage sites within the proposed development area or within 500 m of it. • Within Proposed Development Area – There are three known cultural heritage sites within the proposed development area, including the former location of a farm, former locations of buildings and modern pit alignment. All three are of post-medieval or modern date and of lesser cultural heritage significance. The proposals would not result in any significant effect upon these cultural heritage sites. • Within Surrounding Area – There is one known cultural heritage site within the 200m buffer surrounding the proposed development area, which is the remains of mining activity, which the proposed development would have no direct effect upon. • Assessment - The proposed development area has been the subject of two desk-based assessments and two archaeological evaluations have been carried out. The land has little archaeological potential or sensitivity. A programme of archaeological mitigation work is not considered necessary. **The proposals therefore align with the relevant requirements of NPF4 Policy 7, and LDP Policy PROT B.**

6.0 OTHER MATERIAL CONSIDERATIONS

NLC Supplementary Planning Guidance

6.1 Technical reporting and design development has had regard to the following Supplementary Planning Guidance issued by NLC:

- SPG 01 / 01A Landscaping (2009)
- SPG 02 Trees and Development (2009)
- SPG 03 Travel Plans (2009)
- SPG 09 Flooding and Drainage (2010)
- SPG 14 Industry and Business Development (2010)
- SPG 15 Good Design Toolkit (2010)
- SPG 16 Community Engagement (2010)
- SPG 17 Accessibility for All (2011)
- SPG 20 Biodiversity (2011)
- SPG Planning and Noise (2023)

6.2 As outlined in the policy assessment table, a suite of technical reporting supports the application and demonstrates alignment with relevant policy and SPG requirements.

7.0 SUMMARY & CONCLUSION

7.1 This Planning Supporting Statement supports a National Development Planning Permission in Principle (PPiP) application for a new green data centre development at Chapelhall, North Lanarkshire.

7.2 The proposals comprise:

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

7.3 The proposed development has been reviewed against policies contained in the NPF4 and NLC LDP, and demonstrates alignment with the aims, objectives and aspirations of the relevant planning policies.

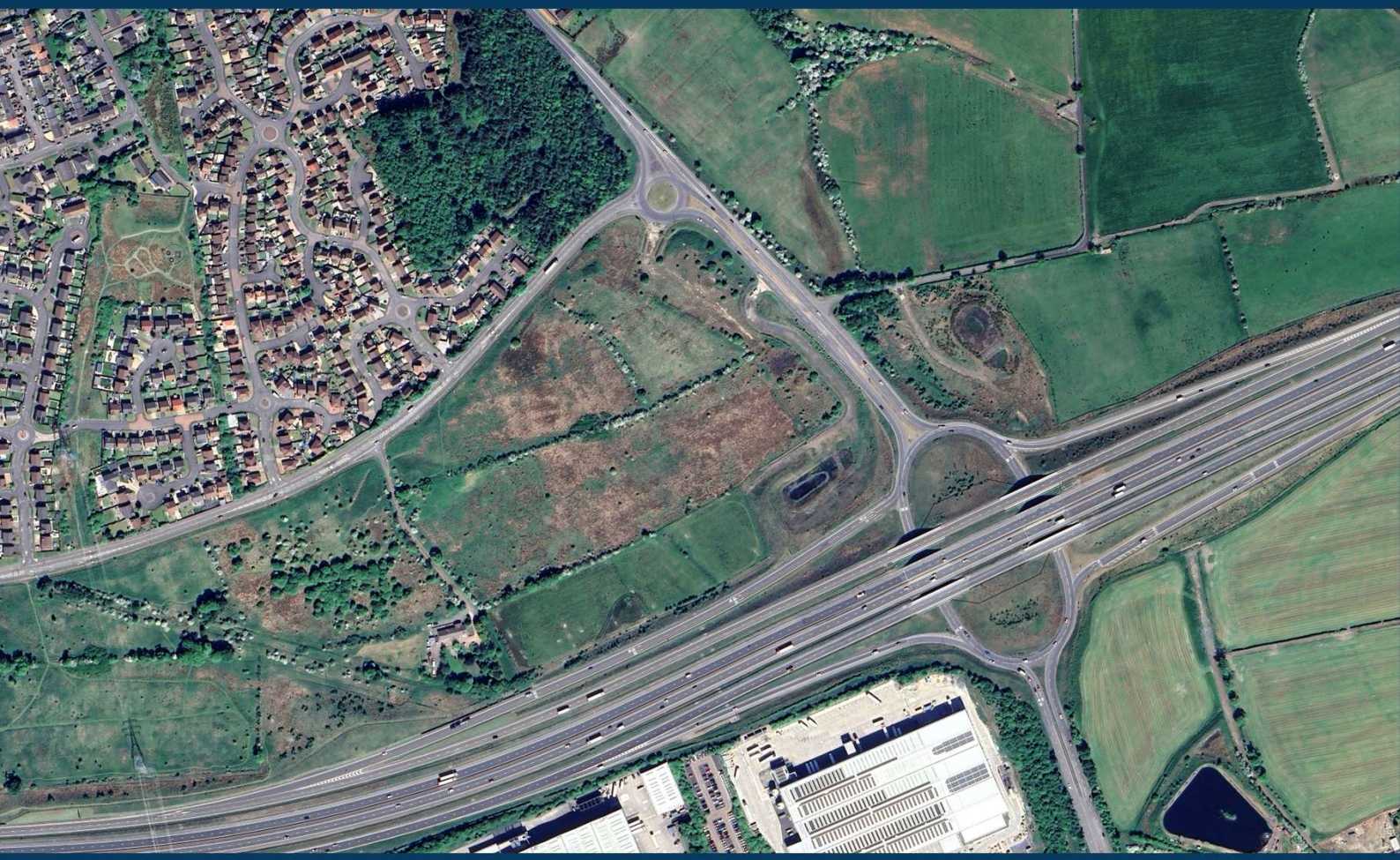
7.4 National policy strongly supports the growth and investment of AI infrastructure in the UK. The designation of North Lanarkshire as one of only five AIGZs in the UK is an additional significant material consideration. Additionally, the following should be noted:

- Lanarkshire AI Growth Zone as 'a key pillar of the UK's Modern Industrial Strategy';
- Locational needs / requirements for data centre development;
- Significant regional socio-economic benefits;
- High-value quality job creation (both directly and indirectly);
- Specialist skills & training around AI and digital economy.

7.5 Taking into account the detailed discussion and assessment set out in this planning statement and in accordance with Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 this planning application should be approved on the basis that the proposals are in accordance with the Development Plan and there are no material considerations to indicate otherwise.

DV4 - CHAPELHALL

Appendix 1 - EIA SCREENING OPINION



HFD

IronsideFarrar
Environmental Consultants

61164 | July 2026

Our Ref 26/00707/EIASCR
Your Ref:
Contact: Stuart Ramsay
Tel: 01236 632487
E-mail: Planningenquiry@northlan.gov.uk
Date: 19 June 2026

Julian Farrar (On behalf of HFD Renewables Ltd)
Ironside Farrar Ltd
111 McDonald Road
Edinburgh
EH7 4NW

Enterprise And Communities
Lorna Bowden
Planning and Place Manager
Ground Floor, Civic Centre
Windmillhill Street
Motherwell, ML1 1AB
www.northlanarkshire.gov.uk

Dear Mr Farrar,

EIA Screening Request: 26/00707/EIASCR
Proposal: Proposed data centre development and associated landscaping, access works, and other infrastructure
Address: Land to the east of Biggar Road and south of the junction of Lancaster Avenue and Bellside Road, Chapelhall, North Lanarkshire

In response to your request for an environmental impact screening opinion for the above development proposal, under Regulation 8 of the Environmental Impact Assessment (EIA) (Scotland) Regulations 2017), this letter provides the council's formal screening opinion on whether an EIA is required.

It is our opinion that an EIA is not required.

Reason for the Council's Opinion
The proposed development is not located on or adjacent to a sensitive area and is unlikely to have significant effects on the environment, given the characteristics of the development, location of development and characteristics of potential impact. Our assessment of this proposal has taken account of the criteria outlined within PAN 1/2013 (Environmental Impact Assessment) and Circular 01/2017 (The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017).

Appeal
Should you disagree with the council's opinion, you may ask the Scottish Ministers to make a screening direction under Regulation 9 (5) of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

This response only relates to the need for an EIA and does not offer any advice on the merits of the proposal. Please contact us on 01236 632487, should you have any queries.

Yours faithfully,

L. Bowden

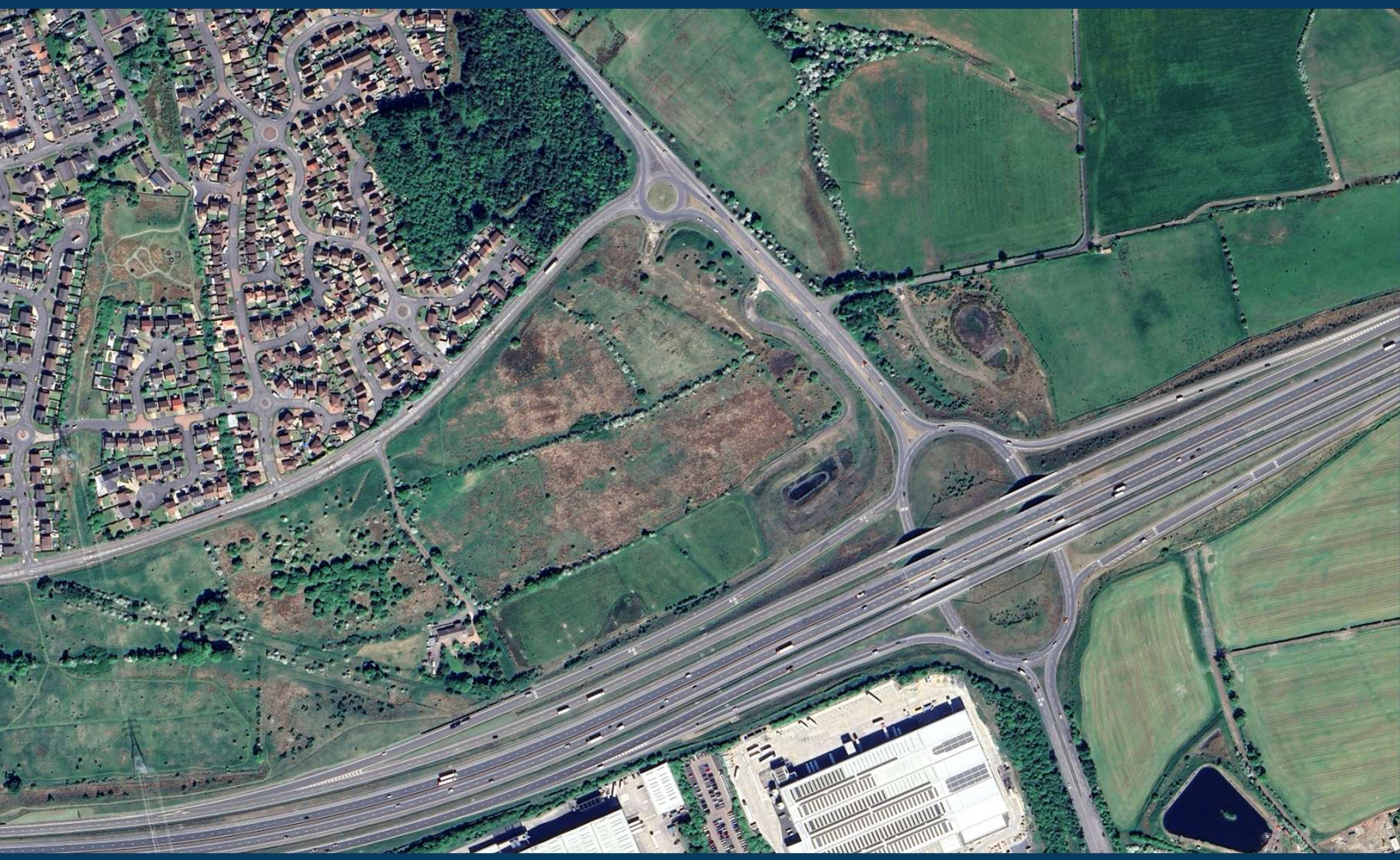
Lorna Bowden
Planning and Place Manager

disability confident LEADER

LIVE LEARN WORK INVEST VISIT

DV4 - CHAPELHALL

Appendix 2 – PLANNING HISTORY



HFD

IronsideFarrar
Environmental Consultants

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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 24/00872/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.
- 26/00766/FUL - Creation of a new single-carriageway road link including associated junction improvements, earthworks, drainage, lighting, landscaping, signage & environmental mitigations. (EIA Development) – Pending Consideration.