

DV4: CHAPELHALL - DATA CENTRE – CONTEXT & FAQ's (Updated based on final PPIp submission, 31st August 2026)

- We are here to hear community views and local insight. Your feedback is directly informing how the design develops ahead of the final design.
- We recognise this is a significant development. We want to be open about that from the outset and have honest conversations about what it means locally.
- We are actively designing to reduce impact on neighbours. The layout, landscaping and technical work are all being developed with local residents in mind.
- The aim is to deliver long-term local benefit as well as infrastructure.

1. What is a Green Data Centre?

- A Data Centre is a Building that stores and processes data to run IT and related Artificial Intelligence (AI) services.
- Green Data Centres prioritise renewable energy, energyefficient equipment, low water use and heat reuse.
- Energy-efficient cooling and IT equipment reduce overhead power demand.
- DV4 will use 100% renewable electricity, generated in Scotland. On-site solar panels will add further clean power.
- Backup generators will use low-carbon fuel, with no diesel or gas.
- Native planting, wildlife corridors and habitat creation are included.
- The project will provide local jobs, skills and opportunities from construction and operation.
- The Scottish Government have confirmed that "National Planning Framework 4 (NPF4) designates all green data centres of a major scale as part of National Development 12: Digital Fibre Network. This includes AI-focused green data centres meeting the major development criteria. It will be for the planning authority to interpret and apply NPF4 according to the circumstances of each individual case". The Scottish Government considerations, together with wider sustainability considerations are addressed below.

2. Why develop the Green Data Centre at Chapelhall?

- Chapelhall is already a proven location for successful Data Centre operations (DV1 & DV3)
- The location has high-capacity fibre, suitable grid connections and access to local skills and training.
- Scotland's renewable energy capacity and cooler climate support Green Data Centre operations.
- DV4 sits within Scotland's first official AI Growth Zone. (DC's are Critical National Infrastructure).
- The AI Growth Zone is intended to support AI infrastructure, innovation and high-skilled jobs.
- The Scottish Government's AI Strategy supports AI Growth Zone as a centre for green data centres.

3. Who is developing the centre?

- DataVita DV4 Limited is the applicant and developer and is part of HFD Group.
- DataVita, also part of HFD Group, will operate the Data Centre.
- DataVita is an established local business serving existing and growing demand for data services.
- HFD Group has invested in North Lanarkshire for over 35 years, including Strathclyde Business Park.

4. Where is it proposed?

- The PAN (Proposal of Application Notice) site is bounded by the M8, A73, Lancaster Avenue and Biggar Road.
- The site extends to approximately 24 acres / 10 ha, is vacant, former farm land and not actively managed.
- NLC designates the site as a Specialist Business location in the Local Development Plan (NLLC00532).
- Development extends commercial uses along the M8 BioCity and Newhouse Industrial Estate.
- The proposal is an alternative to the currently consented mixed-use retail-led scheme, including a petrol filling station.

5. What is the relationship between DV4 and the wider AI Growth Zone?

- DV4 is one data centre. It sits within an existing cluster at Chapelhall alongside our operational DV1 and under construction DV3 buildings. It is a logical extension of an established commercial use.
- DV4 was designed and progressed before the AI Growth Zone was announced. It would happen whether the AI Growth Zone proceeds or not. It is being built to meet existing and committed customer demand at our Chapelhall campus. The AI Growth Zone designation is a welcome addition for the wider Lanarkshire economy, but DV4 is not contingent on it or other developments within the AIGZ
- The AI Innovation Park at Strathclyde Business Park is a separate initiative and does not form part of the DV4 site, but does form part of the AI Growth Zone.

6. Will there be local jobs?

- Yes, jobs will be created through construction, operation and wider digital infrastructure investment.
- HFD/DataVita investments support jobs, training, business rates and local benefits.
- Work will continue with New College Lanarkshire and others on courses, skills and apprenticeships.
- Local education partnerships are intended to create routes from schools to high-value careers.
- The CoreWeave and Codebase partnership supports Scotland's AI ecosystem and advanced use cases.
- An independent Economic Impact Assessment states that there will be 2,650 gross jobs during construction; 120 gross on-site jobs once operational (70 facilities / operations, 50 specialist AI roles) with wider indirect jobs subject to a separate Phase 3 independent Economic Impact Assessment currently being completed.
- Dell Technologies have already committed to the AI Innovation Park at Strathclyde Business Park, bring circa 400 existing jobs and 100 new jobs to North Lanarkshire as a direct result of the AI Growth Zone.

7. How will the site be accessed and will it involve extra traffic?

- The site is positioned for access from the M8 and A8 trunk roads via the A73 near Chapelhall Junction.
- Data Centres operate 24/7 but are not high generators of traffic with vehicle movement screened by bunds & planting.
- A new footway/cycleway will be provided on Lancaster Avenue with a circular walking route formed around the site.
- Biggar Road will be used as staff & visitor entrance, with junction upgrades, if required.
- The Transport Assessment study is complete (Note that the assessment was based on 144 employees, which was higher than the Economic Impact Assessment of 120 employees, adopting a more onerous assessment). Even with inflated numbers, there is no adverse impact on the local road network.
- The existing mixed use planning consent allows higher-intensity commercial and retail activity, incl. a Petrol Filling Station.

8. Are Data Centres sustainable in terms of energy and water use?

- Data Centres require significant energy to power IT equipment and cooling systems.
- Green Data Centres minimise environmental impact through renewable energy, energy efficient equipment, low water use and heat reuse
- DV4 will connect directly to Scotland's already-clean grid for resilience. The data centre will connect to the Transmission network, which is separate from the Distribution network ensuring separation of supply from residential properties.
- DV4 will use a Power Purchase Agreement to consume 100% renewable energy from Scottish windfarms.
- Backup generators will use Hydrotreated Vegetable Oil (HVO), a near carbon-neutral fuel. (No fossil fuels)
- The cooling system is closed-loop, so water use is very low and is reused repeatedly (equivalent to use of one home with a design target of 0.05L/kWh Water Usage Effectiveness versus an industry average of ~1.8L/kWh.)
- DV4 won't negatively affect local water or power supplies, or negatively affect prices.

9. How does the Data Centre address Scotland's net zero ambitions & how will you deal with surplus heat?

- DV4 prioritises renewable energy, energy efficient equipment, low water use and heat reuse .
- The project will use 100% renewable electricity through a PPA from Scottish windfarms.
- Large 24/7 Data Centre demand can help absorb excess renewable generation / reduce curtailment costs
- Scotland's cooler climate supports more efficient Data Centre operations.
- DV4 active discussions with Monklands Hospital and BioCity to re-use heat (and investigating a community Green House project).

10. Will the site include Battery Storage (BESS) and backup generators?

- The PAN Notice originally referenced battery energy storage and generation, but this is no longer proposed on the DV4 site.
- Backup generators will be located on site for resilience and run on low-carbon HVO (will not use diesel or gas).

11. Is there likely to be disturbance from construction and operational activity?

- Construction impacts will be managed through a Construction Environmental Management Plan (CEMP).
- Operational Data Centres run 24/7 but are not high traffic generators with vehicles screened by bunds and planting
- Noise - or emission - generating plant will mainly sit south of the building to protect visual amenity.
- Noise and Air Quality Impact Assessments have been completed and submitted as part of application,.

12. How big is the proposed development.

- Data Centres are comparable to large industrial and distribution buildings.
- DV4 design development is ongoing - Indicative dimensions approx. 200 metres long and 60-70 metres wide.
- The anticipated height range is between 25-26 metres - comparable to DV3 (30m) and BioCity (20m).
- The anticipated footprint would be less than the adjacent Co-op building (275m x 160m) and Brakes (150m x 105m).

13a. How will the development benefit residents and the community?

- DV4 will create lasting prosperity through investment, jobs and long-term local impact.
- 4 key commitments - Community Investment Fund, Education & Skills, AI Innovation Park and Innovation Network.
- HFD will invest £75 million over 15 years in a Community Investment Fund ("CIV") (based on 100MW IT load)
- Potential fund priorities will be shaped with community input, with CIV governed by an independent Board.
- Education partnerships will create pathways from schools to high-value careers.
- The project will generate economic activity through wages, local spending and tax contributions.
- Independent Economic Impact Assessment quantifies direct benefits to Lanarkshire and Scotland (with indirect to follow).
- DV4 is estimated to generate more than £30 million in Non-domestic Rates to NLC over 25 years.

13b. Could the Community funding be used to support local organisations.

- Yes, for example the Community Investment Fund could be used to support local amateur sports clubs, or contribute to the creation of community gardens/ greenhouse, with the latter potentially benefitting from any excess heat generation. We welcome and encourage all ideas from the community itself for ideas on what the Community Investment Fund should be used for locally.

14. Will the works include landscape works and enhance the site's biodiversity?

- The building will be set back 30 metres from residential property on Lancaster Avenue.
- Landscaped bunding & screen planting will enhance local amenity & biodiversity, inc. sustainable drainage elements
- A new footway/cycleway will be provided on Lancaster Avenue and a circular walking route formed around the site.
- HFD/DataVita are working with NatureScot on DV4 and wider biodiversity projects.

15. When will a Planning application be submitted?

- DataVita DV4 has submitted Planning Permission in Principle application (and AMSC for initial site works will follow).
- The application is a National Application for a Green Data Centre.

16. Greenspace – with the loss of greenspace, will there be compensatory / access to greenspace

- Currently scrubland, this area of privately owned land has been allocated for Specialist Business Use in the Council's own Local Development Plan of 2022. Whilst we appreciate the concern over the loss of greenspace, the landscape interventions we have proposed will enhance biodiversity, create more formal walking routes and aim to visually mitigate these.
- Biodiversity will be protected and enhanced. We appreciate there will be greenspace loss but the site has already been consented for development. Future community benefits can invest in parks and greenspace enhancements.
- A landscape design proposal including detail of the boundary bunds and landscape planting is provided. These include native ecological planting, wild flower and grassland habitats and show the bund, planting, lighting and security boundary fence to Lancaster Avenue.
- The Preliminary Ecological Assessment has identified a range of species and habitats. The landscape and biodiversity plan will create additional habitat and create links to the wider green network, overall enhancing the biodiversity.

17. How can local residents provide feedback on the proposals?

- Consultation has concluded and we have incorporated feedback into the Pre Application Consultation Report submitted to NLC
- Comments are not formal representations to the Council, with the right to object / raise issues now that the application is submitted.
- For further information or to comment directly to DV4, please use Web link: www.hfdgroup.com/dv4 Email: DV4@hfdgroup.com

Green Data Centre Metric - Scottish Government Considerations	DV4 Provision
Extent to which the data centre is powered from renewable energy sources	All electricity used at DV4 comes from 100% renewable sources, all generated in Scotland (including on-site solar).
Makes use of energy efficient technologies	We use the most energy efficient cooling and IT equipment available. For every unit of electricity we use for computing, we use only a tiny fraction on cooling and overheads.
Seeks to minimise water consumption	The Closed Loop Water System uses roughly the same amount of water as one average family home. Our water is not consumed. It is reused, over and over.
Supports the re-use of excess heat	We are in active discussion with both Monklands Replacement Hospital to reuse DV4's excess heat to help warm the new hospital and BioCity to benefit from excess heat.
Wider Sustainability Considerations	DV4 Provision
Zero fossil fuels	No gas. No diesel. Not even in standby. Our backup generators run on low carbon fuels.
Enhanced biodiversity	Native planting, wildlife corridors and habitat creation across the site.
Local benefits	Jobs, skills and opportunities for our communities throughout construction and operation.
Grid / cost benefit	With increasing costs to the network associated with curtailment of existing wind farms, the National Energy System Operator (NESO) confirmed that locating large scale Data Centres 24/7 power demand in Scotland is "actually helpful to the system" (Grid) and "they've actually got the potential to decrease costs to consumers."
Sustainable Urban Drainage Systems	Used to manage and enhance water management around the Data Centre and wider environment.