

Climate Team consultation response

Reference: PL/2024/05527
Address: Land South of Westwells Road, Westwells Road, Neston SN13 9GB.
Proposal: Redevelopment of site to deliver extension to existing Spring Park data centre campus consisting of (a) free standing data centre, (b) energy, power and water infrastructure (c) site access and internal roads (d) site security arrangements (e) diverted Public Rights of Ways (f) hard and soft , green and blue, landscaping and (g) other ancillary and auxiliary forms of development.

Overall: Holding objection.

I have commented on similar proposals in the vicinity and wish to remain consistent with the views I expressed there so far as possible. However, whilst I note that history (where I accepted BREEAM Very Good) this is slightly different because this application is for a standalone data centre on adjacent land, not the same site.

I have read the BREEAM Pre-Assessment, the associated note and the Sustainable Energy Strategy. I note the expressed view that BREEAM Excellent is not feasible. I also note that the potential score of 67.91% is not far off the Excellent threshold of 70 and well in excess of the Very Good threshold of 55. So, there is a shortfall against the policy requirement under CP41, but it is not vast.

As such, I would be happy to recommend that a condition be imposed to secure Very Good certification **and** a score in excess of an ambitious figure to be agreed with the developer (perhaps beyond 62.5 might allow practical flexibility and still ensure a project that in BREEAM terms is approaching Excellent), **if** some additionality can be demonstrated and secured.

It is clear from the comments that this is a sector that is ambitiously moving towards net zero so far as practically possible given the energy and water intensity involved. Some of this is being secured through BREEAM but not all of it and so if areas of additionality can be secured then I think it will more than match any shortfall in the BREEAM rating. I have the following suggestions but would be happy to discuss these and/or alternatives with the developer (directly if that is most convenient):

- Ene. 05 Installation of LZC systems
There is lots to be positive about already here with use of air source heat pumps and back-up systems that avoid the use of diesel. There is also some mention of using solar panels and a generous sized array of some 100kW. However, the energy use of this site is very high. As such, any on-site renewables generation will be used on the site. This means that solar PV is very feasible and should be maximised at the site. This would follow invest to save principles.

Please request revised plans to show all the roofs being designed to maximise solar generation potential through orientation and building design and then the solar panels added to the roofs themselves. I'd welcome utilising the walls on the south elevation (as a brise soleil perhaps) too.

- Ene. 22 Procurement of Sustainable IT Equipment
I note that the user of the building is unknown at this stage and so this cannot be committed to. However, I would suggest that the developer could seek to address this requirement by agreeing to place a requirement within any future lease negotiations with potential end-users.

- Request an outline Embodied Carbon Assessment giving consideration of the substructure, superstructure and external finishes and reporting the impact in kg of carbon/m² benchmarked against the emerging Local Plan Review of 900 kg /m² of carbon. This will provide a valuable insight and quantify the benefits set out in the submission of steel versus concrete.
- Whilst I note that the developer is trying to make use of waste heat I would welcome comments on the potential there may be to future proof the scheme so that this might be utilised in the future – for example additionality might be provided through infrastructure to the site boundary for a future connection if an end-user of waste heat can be found. ([Thousands of homes to be kept warm by waste heat from computer data centres in UK first - GOV.UK \(www.gov.uk\)](#))

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