LOGAN PM
Energy Project Management

Pre-Application Consultation Report

Cato Data Centre

A report to

Fife Council

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Document prepared for

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1 INTRODUCTION

1.1 The Application

This document supports an application by **ILI Cato Limited** (the "**Applicant**") to Fife Council for Planning Permission in Principle under the Town and Country Planning (Scotland) Act 1997 (the "**Application**"), for a data centre facility at Land north-west of Auchtertool, Fife, nearby postcode KY2 5XW. The proposal is known as **Cato Data Centre** (the "**Development**").

1.1.1 The application seeks Planning Permission in Principle for the provision of a data centre campus comprising a complex of data hall building, plant, electricity substations, security fencing, gatehouses, internal access roads, parking, pathways, associated ancillary infrastructure, and landscaping including ponds, landscape bunds, new woodland, wetland, hedgerow, scrub, and wildflower meadow habitats

1.2 Purpose of this document

This report provides details of the public consultations undertaken. The date when notice was given to the Planning Authority, the publication dates of public notices, and public events are provided, along with a summary of the events and the feedback gathered by the Applicant. Evidence is provided within the appendix section of this report.

1.3 Site Description

The proposed Development Site is currently farmland, which forms part of Camilla Farm, north-west of the village of Auchtertool, Fife. The land is used for agriculture but is zoned in the current Fife Development Plan as Employment Land for industrial use (identified as an area of possible expansion of the Mossmorran gas plants). It is understood that Exxon Mobil has publicly announced the closure of their operations at Mossmorran and therefore the development of the site for the proposed use will not displace or disrupt any future extension.

There are no residential properties within 300 metres of the proposed buildings. The nearest residences are to the east at Camilla Road (around 300 metres), Little Raith and Glenniston Cottages (around 350 and 400 metres respectively, to the north) with Auchtertool Kirk around 700 metres to the south.

The surrounding area is a mix of agricultural uses, with scattered farms and dwellings, as well as large scale industrial uses and energy infrastructure including wind farms, pylons, solar and energy storage. The scale of the landscape is such that these various uses have and can be accommodated.

The substantial Mossmorran gas plant lies roughly 1.5km to the west and directly occupies an area of around 100 hectares. Several wind farms are present in the surrounding area and there are two electricity substations and their associated pylon lines nearby.

There is a wooded gorge that runs through the site, the 'Auchtertool Linn Wildlife Site' through which Dronachy Burn flows. No part of the data centre facility would occupy this area and any paths and services will follow the route of the former railway line where possible.

2 COMMITMENT TO ENGAGEMENT

The Applicant, ILI Cato Limited, is committed to consultation and engagement with communities. Consultation events have been held for projects and the company is readily accessible through its website and social media.

https://www.ili-energy.com

3 CONSULTATION

3.1 Proposal of Application Notice (PAN)

A notice giving intention to submit a future application was submitted to Fife Council for the proposal on 21st February 2025. Public events were proposed along with a project website. Two dates for public events were subsequently agreed with the planning authority, who also approved the publication schedule. Details of how to contact the developer by email, web form, telephone or letter were provided.

For public consultation events local MPs, MSPs, Councillors, and the Community Council were informed, giving notice of the event date and alternative contact details in the event they were unable to attend. Fife Council, Auchtertool Community Council and Auchtertool Community Trust were consulted throughout the PAN and pre-application period.

A change was made to the event dates initially proposed due to renovation work in the venue. This was prior to the press publication of notices, and all parties were informed.

Public notices were placed in the Fife Free Press and The Courier (Fife Edition) providing details of the public events. The adverts described how to access the event and obtain information about the project online, and how to ask questions or give feedback to the developer. Publication proofs are included in the appendix.

The advertising schedule was as follows:

1. Fife Free Press, 10th April 2025
2. The Courier (Fife Edition), 14th April 2025

For reasons of best practice the Applicant also leafleted individual houses in the surrounding area, replicating the information in the public notice. Leaflets were delivered to all residences within a 2km search area, adjusted to the expected Zone of Theoretical Visibility of the Development. A total of 220 leaflets were delivered, including several posted in public spaces such as local bus stops and the village hall notice board. Leaflets were delivered by project staff, allowing residents to obtain further information about the proposal, whilst project staff were able to further assess key areas of potential impacts. A copy of the leaflet and a map of the delivery area is included in the appendix.

3.2 Event 1: In person, Auchtertool

An in-person event was held in Auchtertool Village Hall, Main St, Auchtertool, Kirkcaldy KY2 5XW on Tuesday 22nd April 2025 from 3 to 7pm. Four staff representing the project were present. A total of 31 local residents attended, and were encouraged to leave comments by completing a feedback form. The feedback received at this event was generally positive.

Information gathered to inform potential community benefits included reports of poor local broadband and internet connectivity, occasional water pressure issues, and the lack of gas network for domestic heating, with a mix of oil and ground source heat pumps being used locally.

3.3 Event 2: In person, Auchtertool

An in-person event was held in Auchtertool Village Hall, Main St, Auchtertool, Kirkcaldy KY2 5XW on Tuesday 6th May 2025 from 3 to 7pm. Five staff representing the project were present. A total of 13 local residents attended were encouraged to leave comments by completing a feedback form. 2 local councillors and the chair of the local community council also attended the event. Again, the feedback received was generally positive.

The Applicant presented additional information in response to comments made at event 1. This included the proposal to redirect and enhance the route of a local core path to provide a positive local amenity impact, and the high potential for economic and community benefits associated with the Development. Attendees were further encouraged to make suggestions for meaningful contributions to the community, which included: a potential district heating system using waste heat from the facility; better internet connectivity due to the expected increase in network carriers and available speeds; contributions to the local school; and a renovation project to revitalise a derelict eatery and former pub.

Local people appeared to be encouraged by the employment potential and estimated rates generated by the facility in operation. They provided useful advice regarding local sites where higher education courses could be implemented, and certain council policies such Fife's Active Travel.

3.4 Events Summary

The public events took the form of an open forum with several stations presenting the project information, each with a dedicated member of staff on hand to explain all aspects of the proposal and the planning process, and answer any questions. The event dates and timings were carefully considered to enable to highest possible turnout. The venue space was fully accessible.

Project plans and information were presented in a simple form to aid the understanding of all attendees, and to prompt open conversations with staff. As an initial consultation for the purposes of Planning Permission in Principle it was explained that certain details could not be confirmed at this stage, and that the public would continue to be informed of any updated information. The planning process was explained in detail, and the estimated timing of the all stages of the project were provided, including the public's opportunity to make formal representations about the project at the point of application submission.

Attendees were generally positive about the format of the events, with some comments describing it as 'excellent'. Many were complimentary of the Applicant's friendly and honest approach, and their clear demonstration that the relevant particulars had been given due consideration.

The overall event attendance represents around 8% of the local population, and around 20% of the residences leafleted. The Applicant considers this to be a relatively high level of local engagement. 27% of attendees provided comments via feedback forms either at the event or shortly afterwards by email, more comments were submitted by web form through the project website. Of the feedback gathered an overwhelming majority (92%) found the exhibition helpful to understand the proposal, the remaining 8% did not provide an answer

Those initially expressing concerns, and those in favour of the proposal were equivalent (16%), with most participants stating initially in favour or objection to the proposal were equivalent (16%), with most stating they were undecided (41%). The remaining 27% did not provide an answer. A common theme across the feedback forms was that further information would be useful in forming a firm opinion. The Applicant has continued to provide updated information to members of the community both directly, and via the project website.

Feedback gathered noted the top local concern was potential traffic impact, with visual form, noise and light pollution also common. The site is located near to the Mossmorran gas plant, which is highly visible from certain viewpoints, and has regularly caused amenity impact to local residents in operation. Other concerns included the amount of resources required to operate such a facility, and the use of existing farmland for non-food resources.

For the minority in opposition, a high correlation was found between opposition to the proposed facility and to data centres in general, which were not felt to be beneficial. Event staff were keen to emphasise that any representations made subsequently in favour or in opposition should focus on the Development itself in the specific project location, and any benefits or impacts associated, to remain effective.

For those in favour or undecided it was noted that such a facility should favour local populations in terms of employment and skilling, provide accessible spaces and jobs, encourage carbon free travel and public transport, limit visual impact on the landscape character, enhance the existing ecology and biodiversity, and not increase adverse amenity impacts, whilst proving meaningful contributions towards the local community.

All feedback gained from the public was fed back into the design of the Development, and assessment of economic and community benefit.

3.5 Pre-Application Consultation

The Applicant undertook a formal pre-application consultation with Fife Council, submitted alongside the PAN on 21st February 2025. Though not a statutory requirement, the Applicant considers this best practice for a Major Project of this nature.

The consultation took the form of regular correspondence with Fife Council Planning Services throughout the pre-application period. A meeting was held on 25th April 2025, to discuss all aspects of the application process ahead of the issuing of formal response. The viewpoint locations used for visual impact assessment were subsequently confirmed as acceptable.

A pre-application response letter was issued on 2nd July 2025, advising on the particular assessments and Local Development Plan requirements for planning submission. The Applicant has adhered to all advice provided by the Planning Authority. For further information please see the Supporting Document and Design & Access Statement.

4 WEBSITE

Information describing the Cato Data Centre project was available through a project-specific website https://meetings.ili-energy.com/cato-data-centre-project/.

The website was available throughout the entire consultation period, and updated regularly whenever project plans were amended. The website offers an online feedback form to all website visitors.

5 OTHER CORRESPONDENCE & FEEDBACK

Details of further correspondence regarding the proposal in the pre-application period are provided below. The Applicant received no other feedback about this project by other means or at other times.

5.1 Auchtertool Community Council

The Applicant attended a community council meeting on 11th March 2025. Minutes were summarised on the community council website and social media pages. Two other visits to the Community Council were made at their invitation as the design developed and they were kept informed of progress.

6 CONCLUSIONS

The Applicant proposes a data centre facility at land north-west of Auchtertool, Fife, KY2 5XW. The Applicant has undertaken consultations and engagement in relation to this proposal. This has included ongoing contact with Fife Council and Auchtertool Community Council, newspaper advertisements, leafleting, in and person events. The outcome of the consultation was fed back into the design of the Development, and informed the Application.

Any issues raised by members of the public or other consultees have been taken into account in the application. Feedback received has been generally supportive of the project throughout.

7 APPENDIX

7.1 Newspaper advert: The Courier (Fife Edition)

40 CLASSIFIED

THE COURIER & ADVERTISER
Monday, April 14, 2025

TO PLACE YOUR CLASSIFIED AD IN THE COURIER IS EASY...
PHONE 01382 575088
OPEN: Monday to Friday, 9am-5pm.
E-MAIL teleads@dcthomson.co.uk
Giving your name, address, postcode and phone number.

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We come to you to collect and instant payment on arrival with No Hassle
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Volvo V40 D2 2 litre, automatic, or similar car.
Tel: 07385 096769

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Trade advertisers 01382 575757

NOTICES
Public Notices

ILI CATO LTD
NOTICE OF PUBLIC EXHIBITION FOR PROPOSED DATA CENTRE DEVELOPMENT
On Land to the North of Camilla Road, Glenlston, Auchtertool, Fife
Tuesday 22nd April and Tuesday 06th May 2025 3 to 7pm, in Auchtertool Village Hall, Main St, Auchtertool, Kirkcaldy KY2 5XW
Website at meetings.ili-energy.com/cato-data-centre-project
ILI Group PLC are exploring the potential for a new data centre near to Camilla, Auchtertool. This proposal would include a complex of data halls, cooling plant, electricity substations, emergency plant, gatehouse, access roads, parking, fencing, pond, associated landscaping and infrastructure.
We are looking to engage with the local community and as part of our pre-application consultation we are holding an exhibition to enable people to find out more about the proposal and to provide us with their views. Comments and feedback should be made by the 13th May 2025 through the online comment form or to Greg Templeton, Planning Project Manager via email gt@ilienergy.com or by post to ILI Cato Ltd, 33 Bothwell Road, Hamilton ML3 0AS.
Comments made to ILI Cato Ltd are not formal representations to Fife Council (the Planning Authority). If we submit an application for consent, there will be an opportunity to make formal representation on the application to Fife Council.

sse Renewables
PITLOCHRY DAM WALKWAY
Access across Pitlochry Dam will be closed to the Public from 08:00hrs on Monday 28th April to 17:00hrs on Friday 28th August 2025 for essential maintenance.
We apologise for any inconvenience caused.
Director of Renewable Operations,
SSE,
200 Dunkeld Road
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Help shape the future of The Courier and the region. Share your opinions through surveys and polls and earn entries into monthly prize draws for a chance to win up to £100.
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Sign up by scanning the QR code or by visiting the link below bit.ly/TheCourierPanel

7.2 Newspaper advert: Fife Free Press

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PUBLIC NOTICES

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PLANNING NOTICES

HARBOURS ACT 1964 (AS AMENDED) THE ST. ANDREWS HARBOUR REVISION ORDER 2025

NOTICE IS HERBY GIVEN THAT The St. Andrews Harbour Revision Order 2025 (as approved by the Scottish Parliament) ("the Order") was made by the Scottish Ministers on 11 March 2025 and came into force on 12 March 2025.

A copy of the Order and the deposited plans referred to therein may be inspected, free of charge, between the hours of 9.00am - 12.30pm and 2pm - 5pm Monday to Friday at the offices of Thorntons Law LLP, Kinburn Castle, Doubledykes Road, St. Andrews, KY16 9DR and between the hours of 9am and 5pm Monday to Friday at the offices of the under mentioned Agent.

Any person who desires to question the Order on the ground that there was no power to make the Order or that a requirement of the Harbours Act 1964 was not complied with in relation to the Order may, within 6 weeks from the date on which the Order came into force, make an application for that purpose to the Court of Session in Edinburgh. Any person challenging the decision to make the Order is advised to seek legal advice before acting.

Mackinnons Solicitors LLP
14 Carden Place
Aberdeen
AB10 1UR
Agent for St. Andrews Harbour Trustees
Dated: 12 March 2025

ILI CATO LTD

NOTICE OF PUBLIC EXHIBITION FOR PROPOSED DATA CENTRE DEVELOPMENT

On Land to the North of Camilla Road, Glenlston, Auchtertool, Fife Tuesday 22nd April and Tuesday 06th May 2025 3 to 7pm, in Auchtertool Village Hall, Main St, Auchtertool, Kirkcaldy KY2 5XW, Website at meetings.ili-energy.com/cato-data-centre-project

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TRAFFIC NOTICES

FIFE COUNCIL www.fife.gov.uk

THE FIFE COUNCIL (TOWN CENTRE, KIRKCALDY) (PROHIBITION OF WAITING AND LOADING) ORDER 2025

Fife Council propose to make an Order under the Road Traffic Regulation Act 1984 to amend The Fife Council (Waiting and Loading Restrictions and On-Street Parking Places) Consolidation Order 2013 by amending various parking restrictions in Kirkcaldy Town Centre.

Full details of the proposals may be examined during opening hours at Fife Council Headquarters, Fife House, North Street, Glenrothes and via public access pc's at your closest library. The documents will also be available online at www.fife.gov.uk/notices

Objections to the proposals, stating the grounds of objection and the objector's name & address, should be sent to Traffic Management, Roads & Transportation Service, Bankhead Central, Bankhead Park, Glenrothes, Fife KY7 6GH or by e-mail to traffic.management@fife.gov.uk by 01/05/25.

10/04/25

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Terms and conditions apply. Comprehen sive cover benefits shown. *Available on Signature policies.

7.3 Leaflet proof

On Land to the North of Camilla Road, Gleniston, Auchtertool, Fife

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meetings.ili-energy.com/cato-data-centre-project

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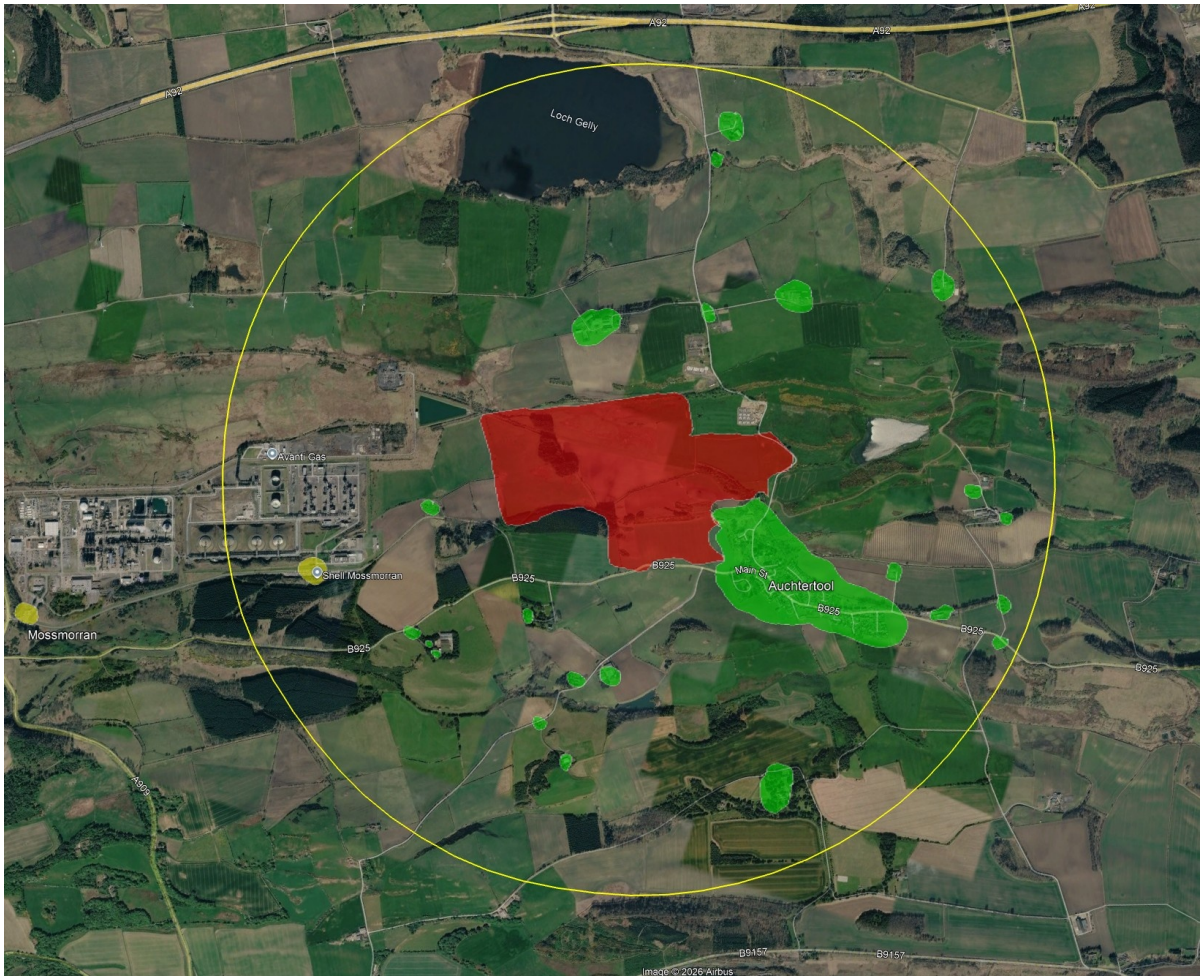
ILI GROUP

7.4 Leaflet delivery area map