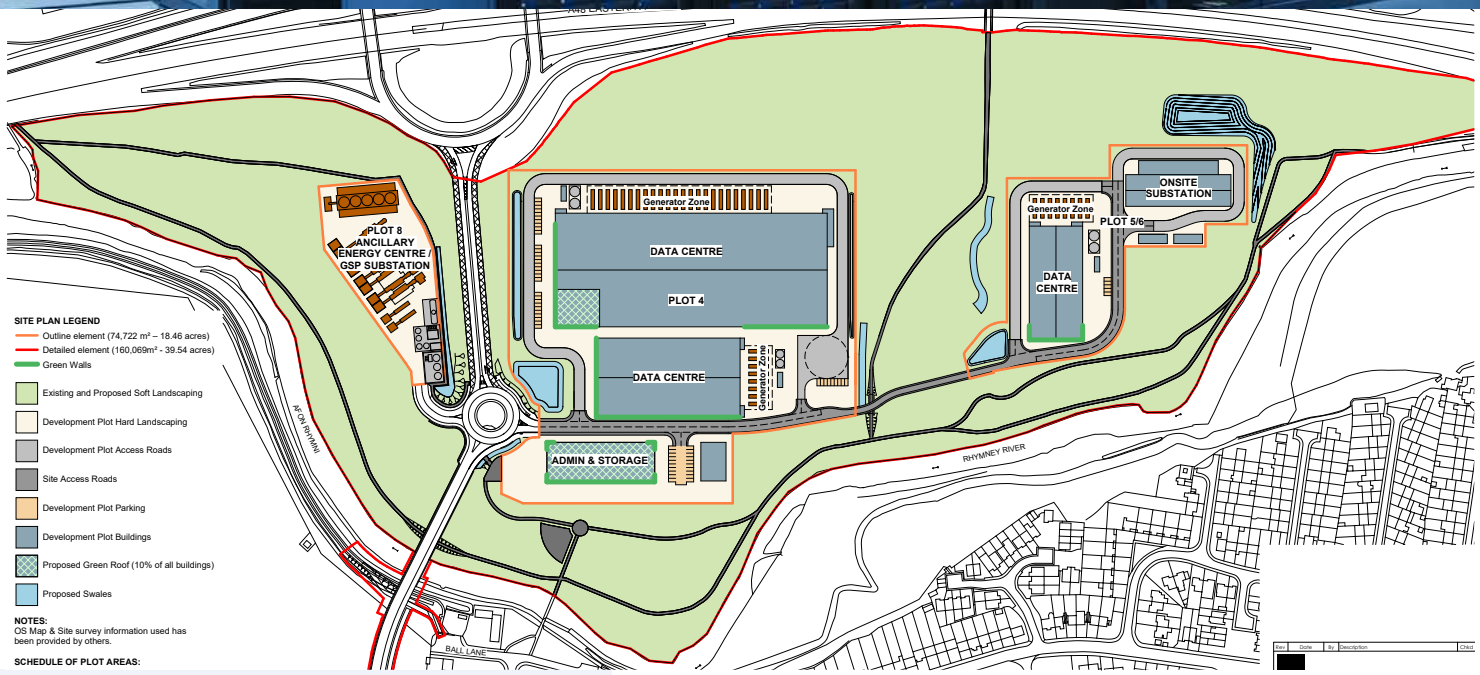
East Cardiff Data Centre

Hello, we are Curtis Hall.

CURTISHALL

October 2026



We are bringing forward the plans for a data centre in the former East Cardiff Park and Ride, between Llanrumney and Pentwyn.

We understand that the proposed development has raised questions and concerns among local residents and elected representatives. We want to take this opportunity to address some of the issues that have been raised, provide clear and factual information about the proposal and answer some of the common questions and misconceptions surrounding data centres.

Current planning status

It is important to recall that 95% of the site has an existing planning permission for industrial, retail and logistics users. As with that permission this application has been designed so that the vast majority of the site woodland, river corridor and public open space has been retained and enhanced. Areas of greatest ecological and recreational value including the Rymney Trail, ancient woodland and riverside green corridors will remain.

Responding to local feedback

Ensuring ongoing Park and Ride access

We appreciate the concerns being raised around the need for a hospital park and ride facility. We therefore will commit to keeping the current temporary facility open until a permanent replacement facility becomes operational.

Access to new road bridge

Listening to local feedback, we fully support the notion that local residents should have unrestricted access to the new road bridge. There is the potential for automatic number plate recognition technology to enable managed access for local residents only.

Management of the road bridge, including access times, will be a decision made by the Council.

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Delivering local infrastructure

A new data centre of Cardiff

The plans will deliver a new data centre for Cardiff, helping to support and provide resilience for critical economic activity and public services. Reflecting this fact, data centres were designated as critical national infrastructure by the UK Government in 2024.

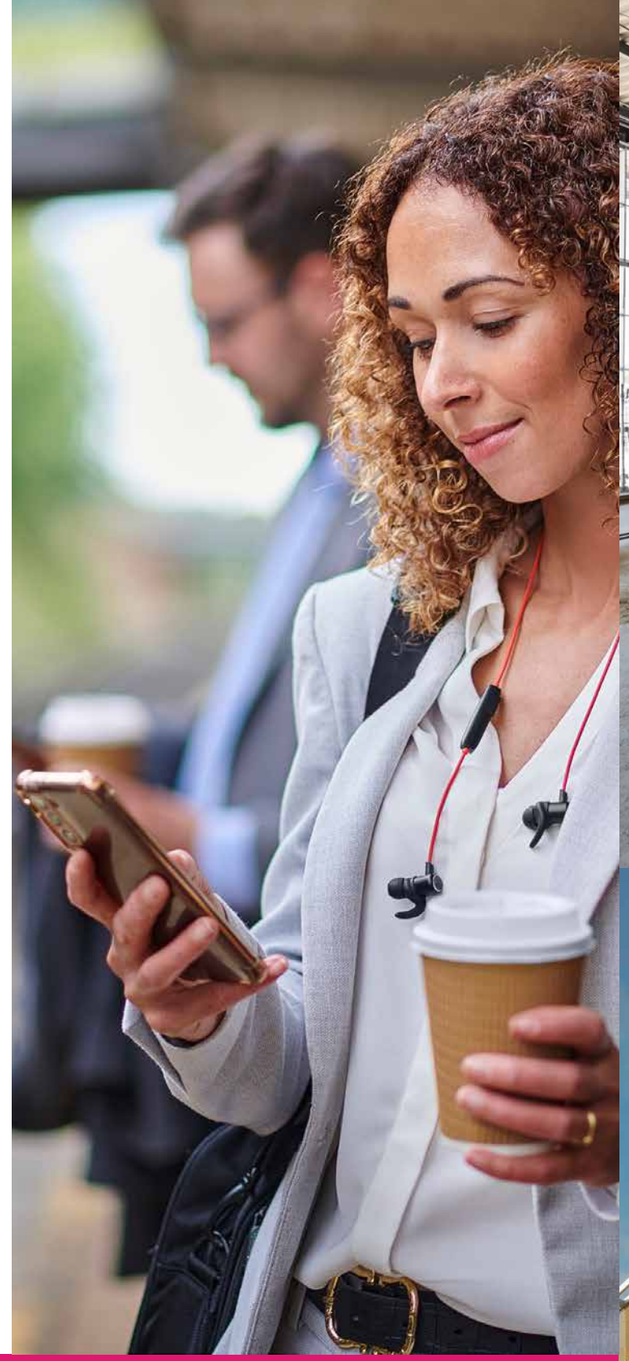
What is a data centre?

It's already part of your daily life.

Every time you stream a film on Netflix, scroll through Instagram or upload content to TikTok, video call a grandchild on WhatsApp, back up photos on your phone, do your online banking, or order your weekly shop, a data centre works quietly behind the scenes to make it happen.

A data centre is simply a building full of powerful computers that store and process all the information we now rely on. Think of it as the engine room of modern life: it's where your holiday photos live when your phone says "backed up," where your GP surgery keeps your online health records, where your bank checks your balance in an instant and where the map on your phone gets its directions.

In short, data centres aren't some distant, abstract piece of infrastructure; they're the quiet backbone behind the everyday things nearly all of us now take for granted.



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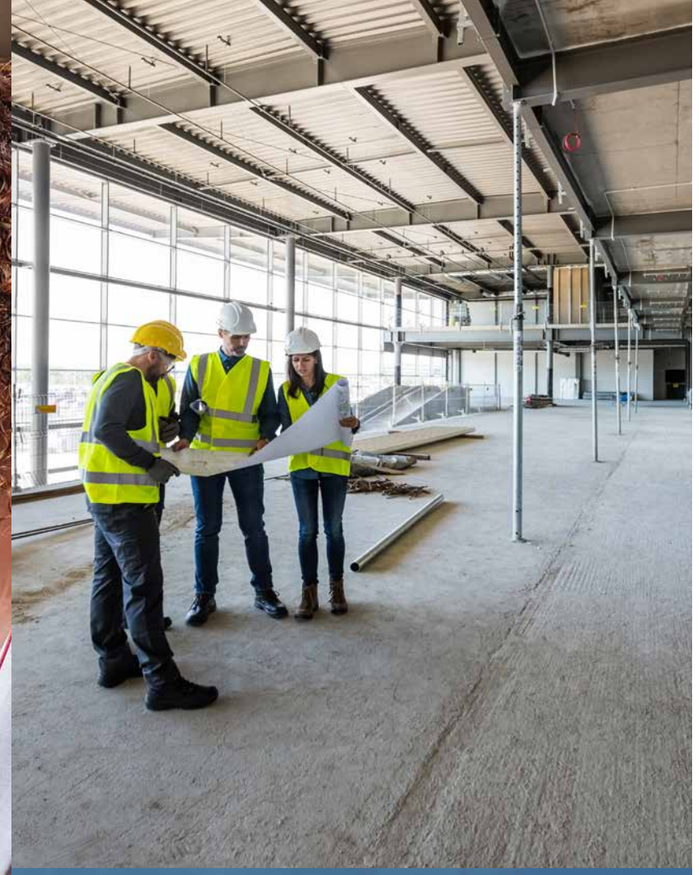
What will happen to the Park & Ride?

The site ceased operating as a park and ride due to significant operating costs and underuse by visitors to Cardiff.

Cardiff Council granted temporary use of the site to University Hospital of Wales for use as a car park in 2023, pending the site's longer-term redevelopment. The Council and Hospital have never entered into a formal lease arrangement, and the condition of the facility has deteriorated over the years and its use has become unregulated.

The Council agreed to sell the site in 2020, with a view to delivering new employment opportunities and new bridge linking the A48 to Llanrumney, which is embodied in this planning application.

The hospital Park and Ride will stay open until an alternative car park is operational.





Investing in South Wales

What direct investment and jobs will be delivered?

The development itself will create construction employment over roughly three years, including through contractors, suppliers and services, as well as long-term operational and maintenance roles.

The operational roles will be skilled and well paid, and each supports further work in the supply chain: maintenance, security, specialist engineering, transport and catering.

The scheme will also deliver a substantial ongoing business rates contribution, maximising income from a brownfield site the Council marketed for exactly this purpose.

How will this project support the South Wales AI Growth Zone?

The site sits within the South Wales AI Growth Zone, announced by the UK Government in November 2025 as the second such zone in Wales. The zone follows the M4 corridor between Newport and Bridgend and is backed by around £10 billion of private investment, led by Vantage Data Centres alongside Microsoft and Nvidia.

Two reasons why South Wales was chosen:

1

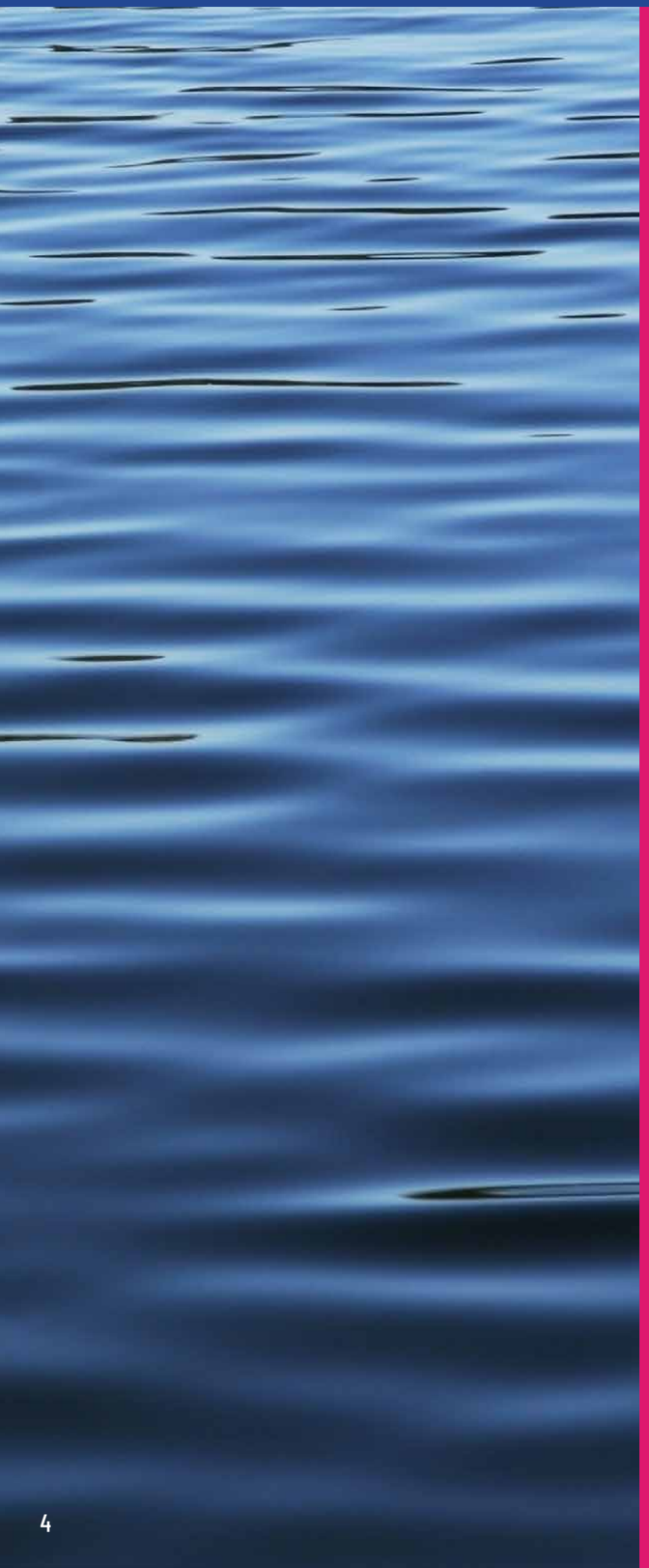
The first is its access to renewable energy being developed off the Welsh coast: the Crown Estate has now leased all three floating wind sites in the Celtic Sea, up to 4.5 gigawatts in total, and the UK Government has stated its intention to unlock space for a further 12 gigawatts beyond that.

2

The second is the regeneration of redundant heavy industry. The growth zone brings new industry to those communities, which is why the criteria promote the regeneration of brownfield and underused land, local skills and training,and investment in local infrastructure.

This data centre will contribute to this ambition, helping to attract further investment and support the goal of creating 5,000 jobs across the region.

Your questions answered



Energy and Water

We recognise the concerns around the energy and water required to operate data centres.

South Wales is well placed to accommodate this type of infrastructure. The region is a net exporter of electricity, with a target to decarbonise the grid by 2030 and one of the UK's largest pipelines of new clean energy generation from developments such as the Celtic Sea offshore wind programme.

Locating major energy users close to where clean power is generated puts renewable energy to more efficient use, supports further investment in renewables and helps reduce the need to import power from elsewhere. We have already come to a supply agreement with National Grid.

The data centre's water and drainage requirements have been developed in consultation with Dŵr Cymru and any connection to the public network requires their agreement. This ensures our data centre can be accommodated without impacting the supply of water to residents' homes.

Our planning application sets out how we have designed the scheme to maximise energy efficiency and outlines the use of water-efficient cooling technologies.

Will energy bills for local residents increase because of the data centre?

No. Household energy bills are set by energy suppliers and regulated by Ofgem. They are not affected by an individual development of this kind.

Curtis Hall has procured a commercial supply arrangement for this site, agreed with National Grid, and its connection sits within the National Energy System Operator's (NESO) confirmed programme of connections. Where network investment is needed to serve the development, that investment is a cost to the development. It is not capacity taken away from local homes and businesses, and it does not change what residents pay. Investing in the electricity grid will only benefit supply to local residents.

Will the data centre put a severe strain on the energy grid?

No. The site has a confirmed grid connection secured through the national connections process run by NESO and to be delivered by National Grid through our transmission application. That connection is additional capacity, built and paid for to serve this development; it does not diminish supplies to the surrounding area.

Will the data centre put a severe strain on the water infrastructure?

No. The cooling system is a closed loop, much like the cooling system in a car. Water is filled during commissioning, then circulates round the data racks and is cooled through charge coolers in a similar way to a car radiator. Cooling will use power, but it does not consume water, barring periodic top ups of the reservoir.

The initial fill is approximately 1.8 million litres — for comparison, an Olympic swimming pool holds around 2.5 million litres. Once filled, top-ups are occasional, a few times a year.

Day-to-day water use is hand basins, toilets and welfare facilities, which is why the completed development will use significantly less water than the retail and logistics scheme already approved for this site.

What is the energy centre, and will the data centre run on gas?

There is potential for early deployment of a small element of the data centre through the gas-powered energy centre prior to energising the grid connection. Once the grid connection is energised, the energy centre won't be used to power the data centre. The energy centre will be operated within the strict emission limits set by its environmental permit.

The grid connection is due to be activated between 2030 and 2034. Construction will not start before 2028 and the build programme would take about three years, so the longest any part of this site could rely solely on the energy centre is around five years.

The energy centre application is in outline. Whilst Cardiff Council can grant planning permission for a plant of up to 50 megawatts, the permitting is done by Natural Resources Wales, whose permit sets legally binding emission limits and monitoring requirements. The air quality assessment predicts concentrations below the objectives set to protect human health, and the plant will not be able to operate outside the limits NRW sets. The technology is not yet fixed: cleaner, more efficient options such as fuel cells may substitute turbines, and the installation will be compatible with carbon capture.

Comparisons with other existing data centres outside the UK such as Colossus in Mississippi - a gigawatt-scale site built deliberately off the grid, powered entirely by gas turbines - do not bear examination.

Environment, noise and air quality

We are aware of local concerns around the potential impact of the date centre on the environment, in particular in relation to air quality and noise.

Your questions answered about air quality

Does the Data Centre present a health risk due to air quality impacts?

No, our submitted Environmental Statement assesses air quality and concludes that operational and traffic-related impacts will not significantly impact the nearest homes.

The assessed air quality impacts, including on human health, are all "not significant" against the relevant legal limits, and these have been reviewed by the Council's Shared Regulatory Services Environment Team (the joint regulatory service covering Cardiff, Vale of Glamorgan and Bridgend councils), which reviewed the air quality assessment on behalf of the local planning authority.

FACT CHECK: Will the data centre create pollution impacting a five-mile radius?

No environmental assessment, dispersion-modelling study, or health-risk assessment in relation to the Planning Application establishes a five-mile impact radius for smog-forming pollutants from gas-turbine-powered data centres. This is a totally unsubstantiated and misleading claim.

Does the Energy Centre require an Operating Licence from NRW?

Yes, the Energy Centre will need a separate licence from NRW to operate. It is a separate pollution-control consent under the Environmental Permitting (England and Wales) Regulations 2016. If the Energy Centre does not meet NRW's stringent requirements, it will not receive a licence to operate.

Air quality in detail

How the temporary Energy Centre meets the required tests

The Energy Centre's gas turbines are modelled as operating continuously until the site's permanent grid connection is complete. The assessment tests the predicted concentrations of nitrogen dioxide (NO_2), carbon monoxide (CO) and nitrogen oxides (as they affect nearby wildlife sites) against the relevant national Air Quality Objectives (AQOs).

Test	Predicted worst case	Legal limit (AQO)	Result
Long-term NO_2 (annual average) at the nearest homes/schools	19.62 µg/m^3	40 µg/m^3	49% of the limit — Not significant
Short-term NO_2 (highest single hour)	50.82 µg/m^3	200 µg/m^3	25% of the limit — Acceptable
Carbon monoxide (8-hour average)	Well below limit at all receptors	10 mg/m^3	Under 3% of the limit — Not significant

How the backup generators meet the required tests

Routine testing

Routine testing is restricted to testing generators individually — only one backup generator is tested at a time, for 30 minutes per week, restricted to 10:00–16:00, Monday to Friday.

Impact: the predicted short-term (30-minute average) NO_2 concentrations under this routine testing schedule are acceptable for the protection of human health.

Black Start testing

This contingency test occurs once every six months, for two hours, during which all backup generators operate simultaneously to prove the Data Centre can maintain its own supply in an emergency.

Impact: the maximum NO_2 concentration (process contribution and total predicted concentration) across six worst-case seasonal scenarios is below the short-term legal limit of 200 µg/m^3 at all residential properties. The number of hours above the limit is well within the standard annual allowance of 19 hours — there are no predicted exceedances at all for homes 1,260 m or more from the generators, and 1–4 hours a year for homes within 730 m.

Worst-case scenario: total loss of on-site power

This tests a catastrophic emergency — a continuous 72-hour power cut requiring all generators to run together for three days.

Impact: modelling shows that, in this scenario, short-term concentrations at 7 receptor locations could exceed the 200 µg/m^3 limit (calculated at the 84.74th percentile, representing a 1% chance of exceeding the limit in any hour of generator operation).

Justification for acceptance: National Grid's own historical outage data for this connection shows only one event of this kind in the past 10 years, giving roughly a 10% chance of such an outage in any given year. Combining the 1% chance of an hourly exceedance with the 10% annual chance of the outage happening at all gives an overall probability of around 0.1% — a 1-in-1,000 chance — of any exceedance occurring in a given year. On this basis, the consultant's conclusion, and SRSET's acceptance, that this emergency risk is 'not significant' is considered reasonable.



What about noise?

Will residents be able to hear the data centre whilst it is operational?

No, our detailed noise impact assessment concludes that the data centre won't have an adverse impact on the nearest homes in terms of noise, including at night. With predicted noise levels below the existing background levels of the adjacent A48 dual carriageway.

The submitted Noise Impact Assessment indicates the proposed data centre is very unlikely to cause a harmful noise impact on nearby residents, with predicted noise levels well below background at every property/location assessed.

Because the data centre itself forms the outline part of the application, its final building design, plant layout and equipment have not yet been fixed. The assessment was therefore designed to test whether a data centre of this scale is acceptable in principle on this site, using deliberately worst-case assumptions about the plant that could eventually be installed, including the standby generators, the gas turbines for the temporary energy centre, and substation transformers.

At all locations and even using worst-case assumptions about the eventual plant, predicted noise levels sit well within the 'low impact' range, not a marginal pass.

As this is an outline application the data centre's exact equipment isn't fixed yet, a further, more detailed noise assessment will be performed at reserved matter stage which will include tonal and low frequency noise, and given the overall impacts are low with large margins, this will be within the relevant BS guidelines. These assessments will then form the relevant planning conditions tied to the formal reserved matters consent.

The daytime results had readings of between 12 dB and 25 dB below background and the night-time results had readings of between 7 dB and 16 dB below background.

Improving local infrastructure and amenity

A new access bridge for Llanrumney

The key local benefit delivered by this scheme is the new bridge. The development pays for a new road and bridge across the Rhymney River, connecting Llanrumney to the A48, infrastructure Cardiff Council has wanted for years.

Independent modelling found that around 1,400 Llanrumney households would use the new link for their journey to work, taking roughly a million car miles a year off surrounding roads. It carries a 3.5 metre footway and cycleway across the river and is built wide enough for buses.



Green space, wildlife and habitats







Improving local wildlife and habitats

Natural Resources Wales, local ecologists and specialist ecological consultants, have been consulted on the plans and our scheme is designed to retain the most valuable habitats, including for dormouse, bats, birds and otters and deliver a net benefit for biodiversity overall.

For protected species, this includes a dedicated off-site dormouse habitat connected to retained woodland by three purpose-built dormouse bridges across the Rhymney River and supported by fifty nest boxes.

Improving green spaces and community amenities

The wider green space will be secured on a long-term basis through a 25-year Woodland Management Plan, which provides for around 8,500 new trees, roughly 17 new trees for every one removed, together with new native woodland and improved access along the Rhymney Trail.

Routes through the site will be formalised and kept, and the Rhymney Trail will be carried under the new access road rather than severed.

In addition, the heat by-product from the data centre has been offered free of charge to the Council for district heating.

What is the Woodland Management Plan, and what does it mean for local people?

The woodland and riverside corridor around the Cardiff East Park and Ride currently has no active management. Over time, invasive plants, fly-tipping and ash dieback have slowly degraded the woodland. As part of the proposals, a 25-year Woodland Management Plan prepared by chartered foresters will care for around 15 hectares of woodland and open ground. The developer pays for it. This doesn't fall on the Council or local taxpayers.

What happens to the trees and the ancient woodland?

Where trees are removed as part of the development, they will be replaced many times over at a ratio of circa 17 to one. Thousands of new native trees and shrubs will be planted, including oak, hazel, lime, hornbeam, field maple and wild cherry. Using a wider range of native trees will also make the woodland more resistant to disease. Over 850 metres of new native hedgerows will screen the existing woodland from the development. Each year, appropriate thinning, coppicing and rubbish clearance will be carried out to improve the woodland and open meadow areas.

The development doesn't impinge on the ancient woodland and we have established buffer zones to protect it during construction and operation of the data centre.

How will wildlife benefit?

The woodlands are home to dormice, a protected species. The plan creates more than twice as much new dormouse habitat as it affects, mostly through hazel-rich planting on land just across the River Rhymney. Dormouse bridges over the river and the Ball Lane footbridge will connect the old and new habitat, helping the dormouse population spread, which are currently hemmed in by the A48 and the Rhymney River. The project will also include 50 nest boxes, new wildlife banks and deadwood habitat to support the dormice. Meadow areas will be kept open and cut each September, after nesting birds and dormice have finished breeding, to enhance open space and improve the riverside mosaic.

Will I still be able to walk there?

Yes, and it should be a better place to walk. All existing public footpaths will stay, including the Rhymney riverside trail, and a new riverside path will be added. New directional signage will be added, including a new seating and recreational area overlooking the river. Fly-tipped rubbish will be cleared in the first year and checked at least once a year after that. Japanese knotweed and Himalayan balsam will be tackled. Trees near paths will have regular professional safety inspections, including removing trees affected by ash dieback.

Can I get involved?

We'd love you to. Local residents and community groups will be invited to help look after the woodland, for example by planting, collecting local seed and doing conservation work. We'll be working with organisations such as The Conservation Volunteers, the Woodland Trust and the Wildlife Trust of South and West Wales. The plan is reviewed every five years, so it can keep improving as the woodland develops.









Summary of key facts

- **Park and ride:** The hospital park and ride will stay open until an alternative car park is operational.
- **Energy use:** The site has a confirmed grid connection in place enabling access to renewable energy. There will also be an onsite energy centre for temporary use until the permanent grid connection is secured.
- **Water use:** A closed loop cooling system is proposed minimising day-to-day water usage.
- **Noise:** Independent acoustic experts have concluded that the noise from the data centre will not cause unacceptable disturbance to nearby homes. Robust controls, including limits on low-frequency and tonal sound, are included in the overall design of the site.
- **Air quality:** Independent Air Quality Assessment work indicates safe concentration levels, below the objectives set by Air Quality Standards to protect human health. The temporary energy centre will also need a permit to operate provided by Natural Resources Wales (NRW). This will set out strict legally binding emission limits and monitoring requirements.
- **A new road access for Llanrumney:** The project will deliver a new vehicle bridge across the Rhymney River for use by buses, cars, cyclists and pedestrians. This is expected to take around a million car miles a year off surrounding roads.
- **Driving regional investment:** The project will support the South Wales AI Growth Zone, which is estimated to bring up to £5 million of funding and deliver up to 5,000 jobs over the next decade.

For further details please visit **www.cardiffeastparkandride.com**

This information document has been produced by Curtis Hall Limited as the selected developer for the site.