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savills

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Dear Mr Briginshaw,

APPLICATION TO PARTIALLY DISCHARGE OF CONDITION 12 (GREEN WALLS AND ROOFS) AND 27 (FIRE STATEMENT) OF PLANNING PERMISSION 38421/APP/2021/4045 IN CONNECTION TO PHASE 1.

LAND AT TUDOR WORKS, BEACONSFIELD ROAD, HAYES

On behalf of Colt Data Centre Services (or 'Colt'), Savills secured planning permission for the redevelopment of the Tudor Works, Veetec Facility, and Optimum Data Centre site at Beaconsfield Road in Hayes to deliver a new data centre campus (ref. 38421/APP/2021/4045). The description of development is as follows:

"Redevelopment of the site to deliver data centre campus including: two data centre buildings (Use Class B8); associated energy and electricity infrastructure, buildings, and plant; security gatehouse, systems and enclosures; works to the highway, car parking and cycle parking; hard and soft landscaping; as well as associated infrastructure, ancillary office use, and associated external works."

Planning permission was granted on 25th November 2022. A total of 36 planning conditions were attached to the decision notice.

The intention is for the development to be delivered in two phases, the extent of each is shown in the plan entitled "Site Plan – Phasing" (ref. DCS20109-NWA-DC-01-LP-DR-A-10204) that is submitted as part of this application and referred to in the decision notice. Many of the conditions have been worded to allow for them to be partially discharged in connection to a certain phase of the development. Phase 1 consists of Building 1 (the eastern of the two buildings), the tank room, and the substation.

This submission relates to the discharge of Conditions 12 (Living Roofs and Walls) and 27 (Fire Statement) solely in connection to Phase 1.

The following documents and plans are submitted as part of the application:

- Savills Cover Letter (this document);
- Site Location Plan (Drawing Reference: DCS20109-NWA-PL-ZZ-00-DR-A-10200);
- Phasing Plan (Drawing Reference: DCS20109-NWA-DC-01-LP-DR-A-10204);
- Fire Strategy Report; and
- Details of Green Roofs and Living Walls (Parts 1-8).

Condition 12

Condition 12 reads as follows:

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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"Prior to the commencement of above ground works for the development, or each development phase, details of the proposed living roofs and walls for the development, or each development phase, shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Ministry of Defence and Heathrow Airport Safeguarding). The details submitted shall include:

- i) Its location, extent, specification (plant species and growing medium type), landscape integration, integration with other roof plant or renewable energy infrastructure, structural integrity, construction, operation and access;*
- ii) Section/profile drawings showing the growing medium depth, different layers and membranes;*
- iii) Plans to show clearly its location, extent, drainage catchment areas (if relevant), inlets and outflows; and*
- iv) Maintenance plan to show how it will be maintained regularly, maintenance considerations due to other roof infrastructure and any changes in maintenance throughout the seasons, and an inspection programme to allow dead or dying plants to be identified and replaced.*

Prior to the installation of any green walls onsite, a Statement shall be submitted and approved in writing that demonstrates that the green walls comply with Approved Document B and BS9999.

The green roof and walls shall thereafter be constructed and retained in accordance with the details submitted in perpetuity and shall not be removed or altered without the prior written consent of the Local Planning Authority."

Condition 27

Condition 27 reads as follows:

"Prior to operation of the development, or each development phase, the final comprehensive Fire Statement for the development, or each development phase, shall be submitted to and approved in writing by the Local Planning Authority. This should be accompanied by the Building Control Decision Notice or equivalent."

In accordance with the requirements of condition 12 and condition 27, this application is submitted alongside a Fire Strategy Report and various plans and documents detailing the Green Roofs and Living Walls. We trust that the requirements of these conditions have been met, and they can now be partially discharged.

The planning application has been submitted via the Planning Portal under reference number PP- 13460897 and the requisite fee has been paid.

Should you require any further information on the application, please do not hesitate to contact me or my colleague Emily Brosnan (emily.brosnan@savills.com), otherwise I look forward to confirmation that the application has been received at the earliest opportunity.

Yours sincerely,

Nick Heard
Associate Director