

7 April 2025

Michael Briginshaw
London Borough of Hillingdon
Environment and Community Services
3 North
Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

Dear Mr Briginshaw,

APPLICATION TO PARTIALLY DISCHARGE CONDITIONS 25, 33, 34, 35, AND 36 OF PLANNING PERMISSION REF. 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 and 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 a number of pre-occupation planning conditions solely in connection to Phase 1. The relevant documentation to discharge each condition is shown in the table below:

Condition Number	Document
25	Generator Operating Schedule (dated 14/03/2025) prepared by HDR
33	Generator and Fuel Technology (dated 03/04/2025) prepared by HDR
34	SCR evidence (dated 03/04/2025) prepared by HDR
35	Generator Operating Regime (dated 28/02/2025) prepared by HDR
36	Emission Reduction Plan (dated 28/02/2025) prepared by HDR

Should you require any further information on the application, please do not hesitate to contact me, otherwise I look forward to confirmation that the application has been received at the earliest opportunity.

Yours sincerely

Nick Heard
Associate Director