

15 April 2025

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

Nick Heard
E: nheard@savills.com
DL: +44 (0) 2920 368912
F: +44 (0) 2920 368999

2 Kingsway
Cardiff
CF10 3FD
T: +44 (0) 2920 368 920
savills.com

Dear Mr Briginshaw,

APPLICATION TO DISCHARGE CONDITION 17(iii) and 17 (iv) 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, 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.

Condition 17 Part i has been discharged (ref. 38421/APP/2022/3607) whilst the requirements of Part ii were satisfied through a condition discharge when unexpected contamination was found onsite (ref. 38421/APP/2024/261).

This submission therefore seeks to discharge Parts iii and iv of Condition 17. To discharge these parts of the condition, Ground Contamination Verification Report (ref. 306043-ARP-REP-LQVR-1.0) prepared by Arup is submitted.

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