

26 February 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 20 AND 28 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 25<sup>th</sup> 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.

The below documentation is submitted to discharge these conditions:

Condition Number	Document
20	Pre-Occupation Delivery & Servicing Management Plan (ref. 296520-30)
28	Car Parking Management Plan (ref. 296520-30)

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**