

PLON01

Prologis Park West,
Units DC5 and DC6
Iron Bridge Road North
West Drayton
Uxbridge UB11 1BT

Utilities and Infrastructure Statement

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Executive Summary

This Utilities Statement outlines the proposed strategy for adapting the existing buildings DC5 and DC6 at Prologis Park West London to support a new data centre operation. The development will involve significant upgrades to the site's utility infrastructure to meet the high resilience and capacity demands typical of Tier III data centre facilities.

The site will be served by two 84MVA 132kV connections from the Uxbridge Moor National Grid substation, routed to a new onsite 132/33kV substation. Medium and low voltage distribution networks will be reconfigured to support the new operational requirements, replacing the existing 11kV logistics-based infrastructure.

Telecommunications infrastructure will be enhanced with diverse fibre intake routes and robust duct networks to support both tenant and landlord services.

Potable water supplies will be retained and adapted, with no significant increase in demand expected. Fire water mains will be repurposed to support new hydrant and sprinkler systems. Drainage strategies will maintain existing Thames Water connections, with enhancements including SuDS features.

Gas infrastructure will be decommissioned, as it is not required for the data centre operation.

This report forms part of a planning application seeking permission for the adaptation of the existing buildings including the installation of new gantry decks for plant and equipment. It demonstrates that the proposed utility strategies are viable, coordinated, and aligned with the operational requirements of a modern data centre.

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1.0 Overarching Strategy

1.1 High Voltage (HV)

The site will be served by 2No. (N+N) 84MW 132kV connections fed via the existing Uxbridge Moor National Grid substation. Upgrade works to the National Grid infrastructure will be required to facilitate this.

These supplies will serve DC01 and DC02 via 2No. (N+N) 132/33kV Transformers where the supply will be stepped down from 132kV to 33kV. Refer to section 3.0 for further details.

Power has been secured from National Grid, and we have a signed Bilateral Connection Agreement (BCA). As a regulated business, National Grid have a legal obligation to connect customers who ask for a new supply, and the Iver substation does not have capacity to support these new connections. The power will be provided from the new Uxbridge Moor substation that is currently being built on land just above Mansfield Farm and Six Acre Farm, between the M25 and Denham Quarry, next to the existing Iver substation

(<https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/infrastructure-projects/uxbridge-moor-substation>).

1.2 Medium Voltage (MV)

MV cables (33kV) will be routed from the new 132/33kV substation to incoming MV switch rooms (2No. per building) via below ground cable routes. Such routes will be located inside the campus and generally routed beneath the roads and general landscaping (aiming to avoid any relevant 'root protection areas').

MV cables will be routed direct in the ground therefore no MV ducts are proposed, apart from the outgoing ducts between the 132/33kV substation to the two outside MV chambers, to support works on site and phasing. Dedicated ducts will be provided for controls to and from the substation.

There are currently two existing 11kV connections to the site, each equipped with RMUs and dedicated 11/0.4kV transformers serving each of the buildings. These connections are adequate for the current use of the buildings as logistics and warehouse facilities. However, they are not suitable for a data centre installation and are therefore proposed to be removed.

1.3 Low Voltage (LV)

Low voltage ducts will be provided in dedicated duct around the site with associated drawpits around the site to serve the external lighting and to provide power to other remote equipment on the site e.g. cameras, EV chargers, Waste Heat recovery pumps, drainage pumps etc.

Dedicated distribution boards for external services and feeder pillars will be provided across both buildings and around the site to serve the external lighting and to provide power to other remote equipment on the site (e.g. cameras, EV chargers, Drainage pumps, etc.).

1.4 Telecommunications

The stage 2 design provides 4 intake routes for the site. This will allow diversely routed fibres to enter the campus and route in the Meet Me Rooms (MMRs) and Main Equipment Rooms (MERs).

Carrier fibre cables will enter into site via underground Entry Vaults (EV's), which will be situated at strategic location on the site boundary with the intent of maximum separation between each EV.

1.5 Potable Water

The existing site is currently supplied by a potable water main operated by Affinity Water. No additional network capacity is required to support the proposed development.

Because no additional potable water capacity is required for the proposed works, there is no expectation that Affinity Water will need to undertake any network reinforcement, off-site upgrades, or capacity-related interventions as part of this development.

However, modifications to the on-site water infrastructure will be necessary to align service provision with the revised building and fire-fighting water requirements. Affinity Water will be engaged during the design development stages to ensure that all proposed alterations remain compliant with the existing service agreement. Any on-site infrastructure amendments will be delivered in full accordance with relevant water regulations and utility provider standards.

1.6 Fire Hydrant

The 160mm fire water mains, originally installed to support future sprinkler systems, will be repurposed to serve the new site-wide private hydrant and sprinkler networks. A formal application will be submitted to Affinity Water to confirm capacity and ensure alignment with infrastructure requirements.

1.7 Foul Water Drainage

It is proposed to maintain the existing connections for both the foul and surface water sewers to the Thames Water network with the same discharge restriction to greenfield runoff rate on the surface water.

Full details of the drainage strategy can be found in the Drainage Strategy Report PLON01-PIN-XX-XX-RP-Q-00002 by Pinnacle.

2.0 Power/Electricity

2.1 Introduction

The proposed development shall have a dedicated onsite 132/33kV substation supplied by a DNO/IDNO via two separate 84MW connections to meet the high resilience requirements inherent in data centre facilities. The connection point to both buildings will be at the new 132/33kV substation proposed to be located directly adjacent to building DC01.

The two 132kV feeds (N+N) will be originated from the existing Uxbridge Moor supply point (Utility Substation).

Data centres require high level of power resiliency. In addition to the 2No. 132kV supplies (N+N), all systems will be designed and maintained to ensure continuous operation, even during maintenance or unexpected equipment failures, providing a high level of reliability and minimal downtime. Electrical systems to support IT load will follow the block redundant topology configuration.

2.2 Delivery Strategy

The IT demand and associated peak electrical demand for the site is as follows:

BUILDING	TOTAL LOAD (MW)	TOTAL LOAD (MVA)	TOTAL IT LOAD (MW)	IDNO SUBSTATION TX RATING (MVA)
DC01	48.9	51.5	32	2No. 132/33kV 90MVA ONAF (each supplying both buildings for power resilience)
DC02	30.6	32.2	20	
Total supply required	79.5	83.7	52	

This includes auxiliary and support services for the site e.g. cooling equipment, lighting, power, electric vehicle charging etc.

Electricity will be delivered to site via 2No 84MW 132kV supplies by the IDNO via below ground cables from the grid supply point (Uxbridge Moor). Each incoming supply is sized to support the full electrical demand of the proposed development at the Site. From the grid substation, 132kV cabling will distribute power to 2No. individual transformers located on site. 33kV switchgear is also included as part of the primary substation to ensure supplies from both 132/33kV transformers are routed to both buildings, DC01 and DC02.

The controls for the 132/33kV transformers serving DC01 and DC02 will be located within the site primary substation's control room.

2.3 Onsite Transformer Compounds

DC01 and DC02 building will be supplied via the new primary site substation. This substation will house 2No. 132/33kV transformers. These are identified as Transformer A and B will be segregated by fire rated and blast-proof walls.

Transformers, associated MV switchgear, control rooms as well as distribution routes throughout the site will be segregated and distribution routes following diverse paths to ensure both buildings are fed from A and B transformers and a single event will not impact both supplies for additional resilience.

The transformers are designed to be concurrently maintainable such that one transformer could be taken offline for maintenance or repair with the substation still supporting the full site load.

The onsite distribution to the proposed data centres shall be via 33kV underground cables with local 33/0.4kV transformers to supply the final load in each data centre at low voltage.

2.4 Construction and Temporary Electrical Supplies

The existing development is currently served by a privately owned 11kV network, connected via a DNO/IDNO ring main unit located at the site boundary. This network supplies two client-owned and operated 1.5MVA transformers, which currently provide power to the existing buildings.

As part of the proposed development strategy, it is intended that both existing connections and associated transformers will be retained during the construction phase. This approach will facilitate the provision of temporary electrical supplies for construction activities, thereby reducing reliance on alternative temporary power generation methods.

Subject to further design development post-planning, it is envisaged that the existing 11kV infrastructure may be decommissioned and returned to the utility provider. In such a scenario, the areas currently occupied by the external transformers could be repurposed to enhance the overall scheme, potentially accommodating additional landscaping or parking provisions, in line with the wider site masterplan.

3.0 Potable Water

3.1 Introduction

The existing site is currently served by a utility main provided by Affinity Water.

3.2 Assessment of Capacity

Given that the proposed data centres will not utilise evaporative cooling or significantly increase domestic water demand, the existing 63mm MDPE supplies are considered suitable for reuse. The utility provider must confirm the proposed arrangements. A formal application will ensure alignment with their capacity and infrastructure needs.

3.3 Delivery Strategy

There are four incoming water supplies supporting buildings DC01 and DC02. Each supply enters the site via Iron Bridge Road North, where utility meters and demarcation points are located. According to record information, the supplies are routed as follows:

- DC01 – 63mm MDPE mains cold water supply (revenue-metered);
- DC01 – 160mm HDPE fire water supply;
- DC02 – 63mm MDPE mains cold water supply (revenue-metered);
- DC02 – 160mm HDPE fire water supply.

With no changes to internal cold water demand or the addition of evaporative cooling, each of the existing 63mm MDPE supplies to DC01 and DC02 are deemed suitable for reuse.

Each DC building is currently equipped with a 160mm fire water main, which is assumed to have been installed to support a future mains-fed sprinkler system. These supplies are proposed to be utilised for the new site-wide private hydrant and sprinkler systems.

There are two existing incoming mains serving the site, one for each DC building. The existing external mains cold water supply (MCWS) incoming will be retained and modified to integrate a new tank and booster set. The MCWS will serve the break tank, non-potable break tank (Category 5) and the new rainwater harvesting tank (for backup fill). Appropriate backflow protection, such as double check valves, will be installed to ensure water safety. Isolation valves will also be provided to enable shut-off for maintenance purposes.

A flowmeter will be installed near the site boundary and at the building entry point to comply with BREEAM requirements for major leak detection. Each supply line to the respective tanks will also be provided with individual meters to monitor and manage water demand effectively.

The existing rainwater harvesting system will be retained. Rainwater collected from the office building's green roof is stored in a below-ground tank located externally near the office block. Submersible pumps boost the rainwater to a combination unit in the Level 2 plant area, which supplies the office block's water closets and urinals for flushing and also provides irrigation to the green wall.

A new rainwater combination unit will be installed in the ground floor plant room, supplied from the same below-ground rainwater harvesting tank, to support any additional landscape irrigation systems by others.

A permanently charged underground hydrant ring main is proposed, with hydrants positioned at 90-metre intervals around the perimeter of the development. This ring main will be supplied by external full-capacity hydrant storage tanks, each providing 50% of the required capacity. Adjacent to the tanks, a dedicated hydrant plant room will house a duty diesel pump and a standby diesel pump.

4.0 Fire Hydrant (Private Ring Main)

The existing site benefits from a utility-supplied fire water connection that currently serves the on-site sprinkler tanks. The proposed development seeks to utilise this existing supply to also serve a new hydrant tank, which would support a private hydrant ring main within the development.

A number of public network hydrants are located along Iron Bridge Road North, within approximately 30 metres of the site entrance. This is within the generally accepted maximum distance of 90 metres, subject to confirmation of adequate flow and pressure through testing and formal approval by the relevant Authorities Having Jurisdiction (AHJ), including the London Fire Brigade.

However, it is noted that the eastern perimeter of the site currently lacks network hydrants due to the absence of external access roads, and the northern boundary exceeds the 90-metre coverage threshold. As such, the potential requirement for a private hydrant ring main is being considered as part of the development's fire strategy.

At this outline planning stage, the inclusion of a private hydrant system remains subject to further engagement with the London Fire Brigade and other relevant stakeholders, including Building Control and the client's insurers. The applicant intends to undertake this consultation during the next stage of design development, with formal approval to be sought post-planning determination. Provision has been made within the proposed site layout to accommodate a private hydrant ring main, should it be deemed necessary.

5.0 Drainage

5.1 Introduction

For further details of the drainage strategy for the development see the Drainage Strategy Report PLON01-PIN-XX-XX-RP-Q-00002 by Pinnacle.

5.2 Proposed Drainage

It is proposed to maintain the existing connections for both the foul and surface water sewers to the Thames Water network with the same discharge restriction to greenfield runoff rate on the surface water.

SuDS features have been incorporated into the development where possible. Permeable surfaces have been provided to external areas where traffic loading and operational requirements allows. Traditional drainage systems will be required in some locations due the operational requirements of the site. Full retention separators have been provided at the downstream extent of the new drainage systems.

Storm water storage has been provided in the form of geocellular tanks which will be distributed around the development to suit utility coordination. An allowance of 40% increased rainfall intensity has been incorporated into the design to account for potential climate change on a 1 in 100 year storm. Foul water from the development will discharge to the Thames Water public sewerage system. Existing connections from the development site to Thames Water public sewers in Bullsbrook Road and Uxbridge Road will be used.

Full details of the drainage strategy can be found in the Drainage Strategy Report PLON01-PIN-XX-XX-RP-Q-00002.

6.0 Gas

The site currently includes a gas governor kiosk and associated infrastructure, comprising a twin gas booster set and below-ground pipework, which historically provided a 2,000kW peak demand supply at 3,000Pa to both existing buildings. This infrastructure is located within the site boundary, positioned between Unit 1 (DC05) and Iron Bridge Road, partially screened by an existing timber fence.

Since its installation in 2023, the gas supply has remained unused, and the associated utility connection has been dormant. The proposed development does not require gas for its future operation.

Accordingly, this planning application includes the intention to fully decommission and remove the existing gas infrastructure. This will involve the disconnection and removal of the gas governor kiosk, the twin booster set, and all associated below-ground pipework. A formal application for the disconnection and removal of the gas supply will be submitted to the relevant utility provider at the next stage of design development, following the receipt of planning consent. The infrastructure will be stripped back to the utility main located within Iron Bridge Road, adjacent to the site.

The removal of this infrastructure will deliver two key benefits to the scheme:

- Enhancement of the green corridor along Iron Bridge Road through the removal of the kiosk and associated hardstanding.
- Improved site security and continuity of the perimeter fencing, enabling a more cohesive and secure boundary treatment.

Additionally, the removal of below-ground gas pipework will support the implementation of the proposed soft landscaping strategy, improving biodiversity and visual amenity along the site's frontage.

7.0 Telecommunications

The stage 2 design provides 4 intake routes for the site. This will allow diversely routed fibres to enter the campus and route in the Meet Me Rooms (MMRs) and Main Equipment Rooms (MERs).

Carrier fibre cables will enter into site via underground Entry Vaults (EV's), which will be situated at strategic location on the site boundary with the intent of maximum separation between each EV. These Entry Vaults will be sized to have a minimum internal chamber size of 1500x1500 by 2000mm deep.

Additional vaults/chambers are proposed throughout the whole robust fibre duct network which is proposed to be installed around each of the Data Centre buildings. A maximum distance of 150m from one chamber to another shall be allocated in the design, to allow for ease of fibre cable pulling. The vaults proposed for the fibre duct network will be sized to have a minimum internal chamber size of 2500x3000 by 2000mm deep.

The overall site ring will be a 16 duct array with 100mm Outside Diameter (OD) telecoms ducts.

MMRs will be supplied with 12No. 100mm OD's and MERs will have 4No. 100mm OD's. The MMRs will be for tenant services related to data halls, while MERs will be for landlord services related to corporate, controls and security networks.