

30 January 2025



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Dear Michael,

APPLICATION FOR PRIOR NOTIFICATION OF PROPOSED DEMOLITION UNDER THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED) SCHEDULE 2 PART 11 CLASS B

FORMER ADDISON LEE BUILDING, BULLS BRIDGE INDUSTRIAL ESTATE, HAYES, UB3 4QQ

Savills is instructed by Ark UP4 Ltd (or 'Ark') to make an application for prior notification for the demolition of the existing former Addison Lee Building at Bulls Bridge Industrial Estate, Hayes, UB3 4QQ. Accordingly, please find enclosed the following documents:

- Application forms;
- Site Location Plan (prepared by NWA ref. NWA-0474-SW-ZZ-DR-A-050000-Site Demolition Plan);
- Demolition Logistics Plan (prepared by Toureen Group ref. Rev.03);
- Arboricultural Impacts Plan (prepared by SJA Trees ref. SJA AIP 24520-091);
- Bat and Bird Letter (prepared by Ecology Solutions);
- Building Demolition Notice (ref. 79220/DE/2024/39);
- Demolition Method Statement (prepared by Tilley & Barratt, ref. RAMS 01-REV01-TCL1182);
- Demolition Survey (prepared by AC&MS Ltd, ref. STFO 025 VER 07 29-MAR-18 QCM);
- Mains Diversion Plan (prepared by Cadent, ref. IMGD200222);
- Pre-Demolition Audit (prepared by Tilley & Barratt, ref. TCL1182);
- Site Waste Management Plan (prepared by Tilley & Barratt, ref. TCL1182 – SWMP - DAT2 – REV00);
- Site Notice; and
- Site Notice Declaration.

The application has been submitted via the Planning Portal and accordingly the payment of the statutory planning application fee of £190 has already been made.

Ark is developing a data centre campus to the east and south of the application site. UP1 has been completed and is now occupied. UP2 and UP3 are currently under construction. The current occupier of UP1 will also occupy UP2 when that building is completed. A separate occupier has entered into an agreement for lease to occupy UP3.

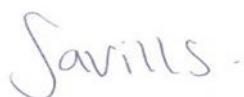
Ark has acquired the freehold ownership of the adjacent parcel of land to the west, comprising a building and yard formerly occupied by Addison Lee (the Addison Lee land). The intention is to submit a planning application for a fourth data centre building (to be known as UP4) together with a further energy centre to support the data centre. Discussions have commenced with LB Hillingdon and it is likely that a planning application will be submitted in the next few months.



The intention is for UP4 to be occupied by the same party as UP3. In the interests of program and to ensure that above ground works for UP4 can begin as quickly when planning permission is granted, Ark is seeking approval to demolish the Addison Lee building at the earliest opportunity. The building is currently used as Ark's construction logistics base for the Union Park but, as the construction of UP2 and UP3 advances, is no longer required with construction logistics managed through existing temporary accommodation onsite and the use of an offsite car parking area.

I trust that this allows for validation of this application and, as ever, please contact me if there is anything further that you require.

Yours sincerely

A handwritten signature in blue ink that reads "Savills -".

Alice Gardner
Planner