

19 February 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 Sir / Madam

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

UNITS 3 AND 4 HEATHROW INTERCHANGE, BULLSBROOK ROAD, HAYES, UB4 0JR

Savills is instructed by Colt Data Centre Services (or 'Colt') to make an application for prior notification for the demolition of Units 3 and 4 Heathrow Interchange. The application is made under Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Supporting Documentation

Submitted as part of the application is the following documentation:

- Application forms;
- Arboricultural Technical Note (ref. 12157_TN.02);
- Construction Phase Health Safety & Environment Management Plan (prepared by Colemans);
- Demolition Method Statement;
- Ecological Considerations to Inform Building Demolition (prepared by Aspect Ecology ref. 6890 Building demolition vf2/LP/AH);
- Existing Site Plan and Site Location Plan (ref. LON8-NWA-DM-ZZ-DR-A-20211);
- Demolition Layout Plan (ref. LON8-NWA-DM-DC-DR-A-20209);
- Site Notice and Site Notice Photos;
- Site Photos (ref. LON8-NWA-DM-ZZ-DR-A-20213 P01);
- Site Restoration Plan (ref. LON8-NWA-DM-ZZ-DR-A-20212 Rev P01); and
- Transport Routing Plan (ref. 125-CCL-XX-XX-DR-C-S04-oo2 Rev 01).

The application has been submitted via the Planning Portal and accordingly the payment of the statutory planning application fee of £120 has already been made. This covering letter provides confirmation that a site notice was erected onsite on 120th February 2025 and submitted as part of this application are a series of photographs of it in situ. The application is also accompanied by a mix of plans and method statement that show how the demolition works will take place (and the site restored) as well as a package of supporting documentation that covers the relevant technical matters.

Background and Need for Application

Colt has secured planning permission for the redevelopment of the former Trinity Data Centre, Veetec Building, and Tudor Works sites at Beaconsfield Road to deliver two data centre buildings, fuel tanks, and a substation

(ref. 38421/APP/2021/4045). A hyperscale occupier has been secured for LON04 with construction well underway and occupation targeted for the latter half of 2025.

Colt are in advanced discussions with another hyperscale occupier for LON05. Demolition of the Veetec building and enabling works has been undertaken in accordance with ref. 38421/APP/2021/4045 with the construction of that building above ground due to commence towards the end of this year or early next year.

Given that LON04 will have been completed and occupied, there is no space within the Tudor Works site that can be used for construction management and logistics purposes for LON05. Demolition of Units 3 and 4 of Heathrow Interchange is therefore required to create the lay down area and construction compound required for the construction of LON05.

In the longer term, Colt have emerging proposals for the redevelopment of the application site to deliver a data centre (to be known as LON08) on the site as part of their wider Hayes Digital Park proposition incorporating Unit 1 of Heathrow Interchange, Hayes Bridge Retail Park, and the permitted LON04 and LON05 development.

Following use of the application site as a construction compound and lay down area for LON05, it is envisaged that it will serve the same purpose for LON07 and LON08.

Environmental and Amenity Impact Management

The package of documents:

- Demonstrates that neither Units 3 or 4 of Heathrow Interchange support either bats or birds;
- Proposes a series of tree protection measures for existing trees across the Retail Park;
- Provides details of the proposed demolition management and logistics processes to be incorporated whilst the works are underway;
- Includes details of vehicle routing to the site; and
- Shows how the site is to be restored once demolition has taken place

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