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Michael Briginshaw
Central Services
Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

Emily Brosnan
E: emily.brosnan@savills.com
DL: +44 (0) 7967 858 709

Savills
33 Margaret Street
London
W1G 0JD
savills.com

Dear Michael,

APPLICATION FOR A NON MATERIAL AMENDMENT UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT (1990) ACT TO PLANNING PERMISSION REF. 71554/APP/2025/47, DATED 19.03.2025 (REDEVELOPMENT OF THE SITE TO DELIVER A SUBSTATION IN CONNECTION WITH THE PERMITTED AND EMERGING DATA CENTRE CAMPUS.) TO AMEND CONDITION 2 (ACCORDANCE WITH APPROVED PLANS).

UNIT 1 HEATHROW INTERCHANGE, BULLSBROOK ROAD, HAYES

We write to you on behalf of our client Colt Data Centres (Colt), in support of a non-material amendment application under Section 96a of the Town and Country Planning Act (1990) to amend Condition 2 attached to planning permission (LPA Ref: 71554/APP/2025/47), dated 19 March 2025, granted by the London Borough of Hillingdon (LBH) in relation to the redevelopment of Unit 1 Heathrow Interchange ('the site') to deliver a substation in support of Hayes Data Centre Campus. The description of development is as follows:

"Redevelopment of the site to deliver a substation in connection with the permitted and emerging Data Centre Campus."

This application is supported by the following documents, enclosed under separate cover:

- Site Location Plan;
- Schedule of Changes, prepared by Studio NWA
- Design Statement, prepared by Studio NWA
- Approved Drawings, prepared by Studio NWA; and
- Replacement Drawings, prepared by Studio NWA

The application has been submitted via Planning Portal (PP- 15130278) and the requisite application fee of £408.00 for the application has been paid on the Planning Portal by the applicant.

Background

The Applicant secured planning permission in March 2022 for the redevelopment of the former Trinity Data Centre, Veetec Building and Tudor Works sites on Beaconsfield Road to deliver two data centre buildings, fuel tanks and a substation (ref. 38421/APP/2021/4045).

Subsequently, a hybrid planning application (ref. 78343/APP/2025/719) was submitted to LBH for the redevelopment of Hayes Bridge Retail Park and Heathrow Interchange. The proposals comprised an extension to the existing data centre campus, including three additional data centre buildings, an innovation hub and associated infrastructure. Planning permission was granted in May 2026.

To facilitate the phased delivery of the wider data centre campus, planning permission was granted in March 2025 for the redevelopment of Unit 1, Heathrow Interchange to provide an additional substation (ref. 71554/APP/2025/47). The approved substation was intended to provide a temporary power supply to the consented data centre buildings at Beaconsfield Road and, in the longer term, form part of the permanent power solution for the expanded data centre campus at Hayes Bridge Retail Park and Heathrow Interchange.

This application seeks non-material amendments to the planning permission for the approved substation at Unit 1 Heathrow Interchange (ref. 71554/APP/2025/47). The proposed amendments relate to minor changes to the approved development and are not considered to materially alter the nature, scale or overall impact of the consented scheme. They are required for functional purposes to ensure that the substation meets the requirements of the Independent Network Distribution Operator (IDNO) that will take over the running of the substation when operational.

Scope of Proposed 96a Application.

The guidance set out in the Government's Planning Practice Guidance does not provide a statutory definition of what constitutes a 'non-material amendment'. Instead, the guidance states that the nature of the amendment will depend on the context of the overall scheme, as an amendment that is non-material in one context, may be material in another.

The proposed amendments are not considered material within the context of the scale and nature of the approved substation and wider data centre development. The accompanying Design Statement provides a detailed assessment of each amendment. For ease of reference, the amendments are summarised below in the same order as presented within the Design Statement.

1. Relocation of the approved substation building footprint by approximately 400mm to improve fire separation distances from the adjacent building.
2. Removal of the approved Eurobond insulated cladding to the ground floor cable undercroft rooms and replacement with blockwork construction and an architectural weldmesh overcladding system.
3. Replacement of the approved expanded metal mesh at ground floor undercroft level with a rigid architectural weldmesh system.
4. Provision of two additional access/escape doors on the upper floor eastern elevation to enhance fire escape provision and operational requirements.
5. Reduction in the height of the architectural mesh apron beneath the gantry by approximately 850mm around the building perimeter.
6. Removal of the approved ground floor podium structure in response to detailed flood strategy requirements.
7. Consequential removal of the approved brick plinth following omission of the podium structure.
8. Amendment to the approved first floor cladding finish, replacing the specified RAL 8011 Nut Brown finish with an alternative PPC-coloured finish, to be confirmed.
9. Localised omission of architectural mesh screening in front of control room roller shutters to facilitate operational access and maintenance.
10. Extension of upper floor service platforms to accommodate revised roller shutter dimensions and maintenance access requirements.
11. Introduction of a new fire compartment wall to the western elevation of the transformer bay to support fire safety requirements.
12. Provision of additional transformer bay access and escape doors, comprising two double doors to the rear elevation and single doors to the north and south elevations.

Collectively, the proposed amendments are minor in nature and relate primarily to detailed design development, fire safety, flood resilience, buildability and operational requirements. The changes would not alter the approved use, scale, height, capacity, overall design intent or planning impacts of the consented development.

Condition 2 of planning permission LPA Ref.71554/APP/2025/47 contains a list of approved drawings. A schedule of the approved drawings and corresponding replacement drawings submitted pursuant to this

Section 96A application is provided below. Where approved, the replacement drawings would supersede the corresponding approved drawings listed within Condition 2.

Approved Drawing	Replacement Drawing
Ground Floor Plan (LONDPSS2-NWA-PL-ZZ-DR-A-12205)	Ground Floor Plan (LONDPSS2-NWA-PL-ZZ-DR-A-12208)
Control Room Elevations (LONDPSS2-NWA-PL-ZZ-DR-A-12404)	Control Room Elevations (LONDPSS2-NWA-PL-ZZ-DR-A-12406)
Transformer Elevations (LONDPSS2-NWA-PL-ZZ-DR-A-12407)	Transformer Elevations (LONDPSS2-NWA-PL-ZZ-DR-A-12408)

No technical documents require amendments, and the conclusions of the submitted technical assessments remain unchanged.

Summary

The approved substation forms a key element of Colt's wider strategy to create an interconnected data centre campus across the Beaconsfield Road, Hayes Bridge Retail Park and Heathrow Interchange sites. The delivery of the substation is therefore critical to facilitating the long-term operation and expansion of the approved data centre campus within Hayes.

The amendments are therefore required to ensure the efficient delivery of the approved development, address detailed design and technical requirements that have arisen during the progression of the scheme. The amendments facilitate the implementation of a safe, resilient and operationally effective development.

We trust that the enclosed documentation is in order and look forward to receiving confirmation that the application has been validated.

Please feel free to contact me or my colleague, Nick Heard (NHeard@savills.com) should you have any queries.

Yours sincerely,



Emily Brosnan
Senior Planner