

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 TO PARTIALLY DISCHARGE CONDITION 32 OF PLANNING PERMISSION REF. 75111/APP/2020/1955

LAND BETWEEN BULLS BRIDGE INDUSTRIAL ESTATE AND NORTH HYDE SUBSTATION, NORTH HYDE GARDENS, HAYES, UB3 4QQ

Savills is instructed by Ark Data Centres Ltd (or 'Ark') to submit the applications required to discharge the pre-commencement conditions and early relevant works conditions attached to the full planning permission for the redevelopment of Bulls Bridge Industrial Estate to deliver a data centre campus (ref. 75111/APP/2020/1955). The description of development is as followed:

"Site clearance and preparation, including the demolition of remaining buildings, and the redevelopment of the site to provide: a new data centre (Use Class B8), two MV Energy Centres (including stand-by generation plant and gas storage), a HV Sub-Station, a visitor reception centre, plant, the creation of a new footpath and cycleway link to the canal towpath, works to the highway, car parking, cycle parking, associated infrastructure, enclosures and necessary physical security systems, hard and soft landscaping (including works to the River Crane) and ancillary uses, as well as associated external works."

As you will be well aware, the application site comprises of a series of plots of land within Bulls Bridge Industrial Estate. These are the Former BA Plot which is on the northern side of North Hyde Gardens, the Former Vodafone Plot which is on the southeastern corner of the site on the southern side of North Hyde Gardens, and the Abellio Bus Garage Site which is immediately west of the Former Vodafone Plot on the southern side of North Hyde Gardens.

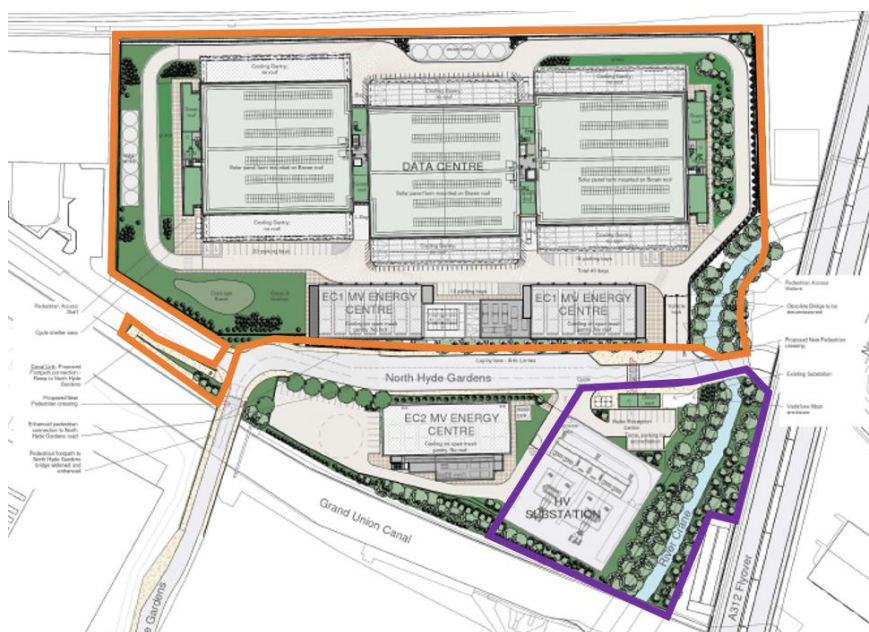
The Former BA Plot and the Former Vodafone Plot are now vacant and ready for redevelopment but Abellio continue to operate from the Industrial Estate and, in accordance with Condition 7 of the planning permission for the redevelopment of Bulls Bridge Industrial Estate, the redevelopment of the Abellio Bus Garage Site cannot take place until either the site is vacated by Abellio or 1 January 2022 (whichever is earlier).

Early stages of work onsite are the piling of foundations and accordingly this application also seeks to discharge Condition 32 in regards to the Former Vodafone Plot and the Former BA Plot. Condition 32 is worded as follows:

"No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation

with Thames Water, the Environment Agency, Network Rail and the National Grid. Any piling must be undertaken in accordance with the terms of the approved piling method statement.”

Given the very specialist nature associated with delivering a data centre campus as per the permitted scheme, two separate lead contractors are to be working across the application. These are JSM which will be delivering the HV substation on the site of the Former Vodafone Plot and Sweet Construct which will be delivering the remainder of the development at the Former BA Plot (as well as the Abellio Bus Garage Plot though Condition 32 for this part of the site will be discharged separately). The extent of the site that Sweet Projects (purple) and JSM (orange) are working and that this submission relates to are shown in the extract below:



To reflect the proposed construction arrangements, separate documents have been prepared by each contractor with regards to Conditions 32 as set out in the table below:

Former BA Plot – Sweet Projects	Former Vodafone Plot - JSM
Piling Risk Assessment and Method Statement (Central Piling)	Method Statement (ScrewFast)
Piling Methodology (Central Piling)	Ark Substation Pile Setting Out (ref. P1152_ARK_DWG_2003)
Pile Mat Design (Central Piling)	Type 1 Helical Piles, Type 2 Helical Piles, and Top Hat Helical Piles (Screwfast)

A Piling Works Risk Assessment has been prepared by Paragon and covers both the Former BA Plot and the Former Vodafone Plot.

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
Senior Planner