

19 January 2024

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The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned on a yellow rectangular background.

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Dear Michael,

75111/APP/2023/3272 - DETAILS PURSUANT TO THE PARTIAL DISCHARGE OF CONDITION 9 (LANDSCAPE SCHEME - DATA CENTRE BLOCK UP1 ONLY) AS ATTACHED TO PLANNING PERMISSION REF. 75111/APP/2020/1955, DATED 15-04-2021 (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).

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

Thank you for your email dated 22 December 2023 which outlined the responses received from the Urban Design Officer and Canal and River Trust. This amended application has been submitted to address these comments.

The wording for Condition 9 (Green Road and Walls) of application 75111/APP/2020/1955 is as follows:

Prior to above ground works commencing, a landscape scheme shall be submitted to and approved in

writing by the Local Planning Authority, in consultation with the Canal and River Trust, Network Rail, Ministry of Defence and Heathrow Airport Ltd. The scheme shall include: -

1. Details of Soft Landscaping (including the areas surrounding the Data Centre and the Substation)

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

including pollution absorbing species.

2. Details of Hard Landscaping (including the areas surrounding the Data Centre and the Substation)

2.a Refuse Storage

2.b Cycle Storage demonstrating capacity for 16 bicycles

2.c Means of enclosure/boundary treatments (including appearance, dimensions and location of fencing)

2.d Car Parking Layouts:

- Data Centre staff car parking: 43 spaces including 6 accessible spaces

- Electrical vehicle charging points: 7 active and 7 passive spaces

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- Motorcycle parking: 5 spaces
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (including 'No bird feeding signs' to be installed where the site provides access to the river edges as requested by Heathrow Airport Ltd)
 - 3. Living Walls and/or Roofs (for the Data Centre and Substation)
 - 3.a Details of the inclusion of living walls and/or roofs
 - 3.b Justification as to why a certain part of the development cannot include living walls and/or roofs.
 - 4. Details of Landscape Maintenance (including the areas surrounding the Data Centre and the Substation)
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
 - 5. Schedule for Implementation
 - 6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours
- Thereafter the development shall be carried out and maintained in full accordance with the approved details.
- N.B. Details must comply with Advice Note 3, 'Potential Bird Hazards from Amenity Landscaping & Building Design' (available at www.aoa.org.uk/policycampaigns/operations-safety). As requested by the National Grid, trees and shrubs should not be planted directly above or within 3 metres of the existing underground cable as the roots may grow to cause damage to the cable.*

The submitted Union Park Landscape Statement Rev A 10.01.24 (Murdoch Wickham) outlines the response to comments received from the Urban Design Officer. These have been summarised below:

Details of Landscaping 1:50

In response to the comment: "Submitted tree pit detail is part of a GAPlan MWL-0471-SEW-GL-DR-L-000003). Please submit further details (interface soft hard landscaping) showing how kerb design allows planting to absorb surface water"

The kerb design does not allow for planting to absorb surface water and planting has not been designed for this purpose. There appears to be no indication on the outline drawings that rain gardens are a requirement. Soft landscaping areas will be fed by rainwater and watered during maintenance visits, the timing of which is outlined in Murdoch Wickham's 'Soft Landscape Specification - MWL-0471-SEW-GLSP-L-100004' page 23. Hard surfaces including site wide highways and footpaths are drained via permeable surfacing (block paving and asphalt), where surfaces are impermeable, water is drained via road gullies and channel drains.

Landscaping East of UP1

In response to the comment: "Eastern side data centre, not shrubs/small trees but big medium trees 14-16cm girth, root barrier around cable to facilitate larger trees".

The planting to the east of UP1 has been selected for its tolerance and suitability in an area that is heavily congested with utilities and services and in close proximity to a large building. This restricts the choice of tree species to those that do not grow as large. Specimen multi-stems have been selected, as they maintain their size and shape more effectively than standard trees and do not have as extensive root systems.

Following review of recent comments, we have now included 5no. standard form *Tilia cordata*

'Greenspire' (small leaved Lime) trees at 14-16cm girth, where space permits. Tree planting has increased in this location from 9no. trees to 13no. trees. Additional root barrier has also been shown in the areas of tree planting in this location.

Landscaping to Crane River bank

In response to the comment: "Wildflower seeds inappropriate Crane River bank, please replace with marginal water edge planting, such as willow".

The current proposals are in keeping with the existing condition. The banks of the river are shown to be seeded and planted with native transplants where appropriate. Following guidance from the ecologist, it is noted that the banks will be opened up and enhanced with seeding and planting to improve biodiversity. The proposals include these and logistically we cannot plant anything larger due to lack of access and safety. The lower part of the river banks are proposed to be seeded with native, marginal aquatic species and the upper parts are proposed with native, wildflower seed.

Landscaping to Canal

In response to the comment: "60 early spring bulbs to be included on Canal site within spring flower mix".

We are now showing a few large swathes of native bulb planting along the canal edge to address these comments.

In response to the comment: "Plant density of thicket planting mix to be increased from 1/m2 - 4 per m2 to allow for a full ground cover and to allow for tolerance in case individual plants will not develop".

The thicket mix planting density has now been changed from 1 plant per m2 to 4 plants per m2 to follow comments. There is also now an increased amount of root barrier where trees along the canal edge are close to the footpath.

The following documents have been submitted in support of the application:

Original Planning Application - Condition 9			
Number	Original (Amended by S96A) Conditions	Drawing	Comments
ORIGINAL APP: Prior to above ground works commencing, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Canal and River Trust, Network Rail, Ministry of Defence and Heathrow Airport Ltd. The scheme shall include: -			
1.	Details of Soft Landscaping (including the areas surrounding the Data Centre and the Substation).	Union Park Landscape Statement Rev A 10.01.24	New statement provided in response to feedback from Urban Design Officer.
		MWL-0471-SEW-GL-DR-L-000001 P08 Original Application - Soft Landscape GA Sheet 1 of 2**	Updated since Nov 23 submission - revision P05 – P08
		MWL-0471-SEW-GL-DR-L-000002 P09 Original Application - Soft Landscape GA Sheet 2 of 2****	Updated since Nov 23 submission - revision P06 – P09

		MWL-0471-SEW-GL-DR-L-000005 P03 Original Application - Urban Greening Factor	No change since Nov 23 submission
		MWL-0471-SEW-GL-SP-L-100004 C01 Soft Landscape Specification*	Updated since Nov 23 submission - revision P01 – C01
1.a	Planting plans (at not less than a scale of 1:100).	MWL-0471-SEW-GL-DR-L-000001 P08 Original Application - Soft Landscape GA Sheet 1 of 2**	Updated since Nov 23 submission - revision P05 – P08
		MWL-0471-SEW-GL-DR-L-000002 P09 Original Application - Soft Landscape GA Sheet 2 of 2****	Updated since Nov 23 submission - revision P06 – P09
1.b	Written specification of planting and cultivation works to be undertaken.	MWL-0471-SEW-GL-SP-L-100004 C01 Soft Landscape Specification*	Updated since Nov 23 submission - revision P01 – C01
1.c	Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate including pollution absorbing species.	MWL-0471-SEW-GL-DR-L-000001 P08 Original Application - Soft Landscape GA Sheet 1 of 2**	Updated since Nov 23 submission - revision P05 – P08
		MWL-0471-SEW-GL-DR-L-000002 P09 Original Application - Soft Landscape GA Sheet 2 of 2****	
2	Details of Hard Landscaping (including the areas surrounding the Data Centre and the Substation).	HDR-047X-SEW-GL-DR-C-920210 P04 Site Wide Road Surface and Kerb Layout***	No change
		HDR-047X-SEW-GL-DR-C-920212 Site Wide Planning Road and Kerb Layout	Modified plan grouping finishes - simplified plan added as per request
2.a	Refuse Storage.	NWA-0471-SW-ZZ-DR-A-A95203SP P04 Cleaning & Maintenance Strategy External Works Overall Access and Maintenance	No change
2.b	Cycle Storage demonstrating capacity for 16 bicycles.	NWA-0471-SW-ZZ-DR-A-A90900SP - A90 P03 External Works SN Cycle Shelter	Shown on drawing NWA-0471-SW-ZZ-DR-A-A90900SP - A90 P03 External Works SN Cycle Shelter and UP1 Cycle Store Specification. Adjacent to the VRC1 cycle store is a security fence (not railings).
		UP1 Cycle Store Specification	Additional specification added as per request
2.c	Means of enclosure/boundary treatments (including	NWA-0471-SW-ZZ-DR-A-A90901SP_A90 P05 External Works SW Fence Details	No change

	appearance, dimensions, and location of fencing).	NWA-0471-SW-ZZ-DR-A-A90918SP_A90 P03 External Works SS Fence Details	No change
2.d	Car Parking Layouts: Data Centre staff car parking: 43 spaces including 6 accessible spaces. - Electrical vehicle charging points: 7 active and 7 passive spaces - Motorcycle parking: 5 spaces.	HPF-0471-XX-XX-RP-C-95005 P01 Parking Management	No change
		MWL-0471-SEW-GL-DR-L-000001 P08 Original Application - Soft Landscape GA Sheet 1 of 2 **	Updated since Nov 23 submission - revision P05 – P08
		MWL-0471-SEW-GL-DR-L-000002 P09 Original Application - Soft Landscape GA Sheet 2 of 2****	
2.e	Hard Surfacing Materials.	HDR-047X-SEW-GL-DR-C-920210 P04 Site Wide Road Surface and Kerb Layout***	No change
2.f	External Lighting.	HPF-0471-SW-XX-REP-E-000001 P03 External Lighting Strategy UP1	No change
		HPF-0471-SW-XX-REP-E-000002 P03 External Lighting Strategy EC1 & VRC1	No change
2.g	Other structures (including 'No bird feeding signs' to be installed where the site provides access to the river edges as requested by Heathrow Airport Ltd).	Following the installation of a security fence there is no direct access to the bank of the river crane Project Union side. The security fence will have a locked gate to provide maintenance access only. To reinforce the issue, 4 number "Don't Feed the Birds" signs are to be strategically place along the fence line and in the vicinity of the Visitor Reception Centre 1.	New statement
3.	Living Walls and/or Roofs (for the Data Centre and Substation).	Duplication of information provided to discharge Original Condition 10 and Slot In Condition 9 Green Roofs and Walls.	No change
3.a	Details of the inclusion of living walls and/or roofs.		No change Duplication of information as above

3.b	Justification as to why a certain part of the development cannot include living walls and/or roofs.	<u>Report – Union Park:</u> ANS-0471-UP1-ZZ-SOW-X-000010 P02 Duplication of information provided to discharge Original Condition 10 and Slot In Condition 9 Green Roofs and Walls	No change
4	Details of Landscape Maintenance (including the areas surrounding the Data Centre and the Substation).	MWL-0471-SEW-GL-SP-L-100004 C01 Soft Landscape Specification*	Updated since Nov 23 submission - revision P01 – C01 Windows to the third floor are to be accessed by MEWP from the ground floor. The height of the façade is just over 26m which would typically be reached from the ground.
4.a	Landscape Maintenance Schedule for a minimum period of 5 years.	MWL-0471-SEW-GL-SP-L-100004 C01 Soft Landscape Specification*	Updated since Nov 23 submission - revision P01 – C01
4.b	Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.	Any soft landscaping or planting that is destroyed or severely diseased or damaged within the first five years of its planting will be replaced like for like.	N/A
5	Schedule for Implementation. Union Park.	SWP-0471-SW-XX-DR-X-000001 P02 Schedule for Implementation	Updated since Nov 23 submission - revision P01 – P02
6	Other.	N/A	N/A
6.a	Existing and proposed functional services above and below ground.	HDR-047X-SWS-BG-DR-C-900270 P01 Site Wide Below Finish Ground Level MV Site Layout	No change
6.b	Proposed finishing levels or contours Thereafter the development shall be carried out and maintained in full accordance with the approved details.	HPF-0471-SEW-GL-DR-C-95102 T04 Road and Site Levels & Setting Out Strategy Layout Sheets HPF-0471-SEW-GL-DR-C-95103 T04 Road and Site Levels & Setting Out Strategy Layout Sheets HPF-0471-SEW-GL-DR-C-95104 T02 Road and Site Levels & Setting Out Strategy Layout Sheets	No change

* - Duplicated document
** - Duplicated document
*** - Duplicated document
**** - Duplicated document

Where drawings and plans are duplicated throughout the submission, as they correspond to multiple parts of the condition, they have been indicated above.

Should you require any further information on the application, please do not hesitate to contact me, otherwise I look forward to confirmation that the updated information has been received at the earliest opportunity.

Yours sincerely

A handwritten signature in purple ink that reads "Savills".

Alice Gardner
Planner