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Dear Sir / Madam

**APPLICATION TO PARTIALLY DISCHARGE CONDITIONS 28, 30 & 34 OF PLANNING PERMISSION
75111/APP/2022/1007**

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 various applications required to discharge conditions attached to the slot in planning permission for the redevelopment of Bulls Bridge Industrial Estate to deliver a data centre campus (ref. 75111/APP/2022/1007).

Conditions 28, 30 & 34 require the submission and approval of a contamination scheme, verification report, and a borehole management plan by the Local Planning Authority, in consultation with the Environment Agency.

Condition 28 requires the submission and approval in writing, of a contamination scheme ahead of development commencing on the site. In full, Condition 28 reads:

"(i) The development (other than demolition to slab level) shall not commence on the portion of the site shown in "Sav 01 - Plan Showing Extent of Former Abellio Bus Garage Land" until a scheme to deal with contamination has been submitted to and approved by the Local Planning Authority (LPA). All works which form part of the remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

- (a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and other identified receptors relevant to the site;*
- (b) A site investigation, including where relevant soil and soil gas sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and*

(c) *A written method statement providing details of the remediation scheme and how the completion of the remedial works for each phase will be verified shall be agreed in writing with the LPA prior to commencement of each phase, along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.*

(ii) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works for each phase have been carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority.”

Condition 30 requires the submission of a verification report, which demonstrates the completion of works set out in the approved remediation strategy, and the effectiveness of the remediation strategy. In full, Condition 30 reads:

“Prior to the development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.”

Condition 34 requires the submission of a management scheme outlining the installation of boreholes. In full, Condition 34 reads:

“A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.”

Accordingly, please find enclosed documents:

- Site Location Plan; and
- Verification Report (Prepared by HDR, February 2025)

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 faithfully

Alice Gardner
Senior Planner