

5 August 2025

London Borough of Hillingdon  
Environment and Community Services  
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Dear Sir / Madam

**APPLICATION TO DISCHARGE CONDITION 36 OF SLOT IN 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 planning permission for the redevelopment of Bulls Bridge Industrial Estate to deliver a data centre campus (ref. 75111/APP/2022/1007).

Condition 36 requires that prior to the completion of above ground works, a district heating strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall provide details on the waste heat generated from the development and the feasibility of supplying that heat to neighbouring sites. The strategy shall also demonstrate that offsite connections are provided within the development should the strategy demonstrate feasible opportunities for a heat network using the proposed development as the source heat load.

Accordingly, please find enclosed the following documentation:

- Site Location Plan;
- Summary of Findings District Heating, Union Park (prepared by: Connect); and
- Waste Heat Recovery and District Heat Network Connection Viability Study (prepared by: HDR).

The report prepared by HDR concludes that, although a Waste Heat Recovery System could offer free cooling and contribute to long-term sustainability benefits, the absence of a viable District Heating Network within the vicinity of the development makes implementation currently unfeasible. Furthermore, a leaflet drop to owners and occupiers near Union Park regarding the potential to export waste heat from the data centre yielded no serious interest.

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

A handwritten signature in blue ink that appears to read "Savills".

**Alice Gardner**  
Senior Planner