

29 August 2025

London Borough of Hillingdon
Environment and Community Services
3 North
Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW



Alice Gardner

E: alice.gardner@savills.com
DL: +44 (0) 2920368969
M: 07800912510

2 Kingsway
Cardiff CF10 3FD
savills.com

Dear Sir / Madam

**APPLICATION TO PARTIALLY DISCHARGE CONDITION 9 OF PLANNING PERMISSION
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 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/2020/1955). This application seeks to partially discharge Condition 9 in relation to UP2 and UP3.

Condition 9 requires the submission and approval in writing, a landscape scheme. Accordingly, we have provided the information via a WeTransfer link which provides plans relevant to the subparts of the condition.

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 reads "Savills".

Alice Gardner
Senior Planner

Enc. Submission Documents Table



Submission Documents Table

Number	Condition Element	Drawing
1	Details of Soft Landscaping (including the areas surrounding the Data Centre and the Substation)	<p>MWL-0472-SEW-GL-SP-L-200003 C01 Soft Landscape Specification</p> <p>MWL-0473-SEW-GL-SP-L-300003 C01 Soft Landscape Specification</p> <p>MWL-0473-SEW-GL-DR-L-000034 P01 Urban Greening Factor 2 of 2 (Condition Discharge)</p> <p>MWL-0473-SEW-GL-DR-L-000032 P01 Landscape GA Sheet 4 of 4 (Condition Discharge)</p> <p>MWL-0473-SEW-GL-DR-L-000031 P01 Landscape GA Sheet 3 of 4 (Condition Discharge)</p>
1a	Planting plans (at not less than a scale of 1:100)	<p>MWL-0472-SEW-GL-SP-L-200003 C01 Soft Landscape Specification</p> <p>MWL-0473-SEW-GL-DR-L-000031 P01 Landscape GA Sheet 3 of 4 (Condition Discharge)</p> <p>MWL-0473-SEW-GL-DR-L-000032 P01 Landscape GA Sheet 4 of 4 (Condition Discharge)</p> <p>MWL-0473-SEW-GL-SP-L-300003 C01 Soft Landscape Specification</p>
1b	Written specification of planting and cultivation works to be undertaken	<p>MWL-0472-SEW-GL-SP-L-200003 C01 Soft Landscape Specification</p> <p>MWL-0473-SEW-GL-DR-L-000031 P01 Landscape GA Sheet 3 of 4 (Condition Discharge)</p> <p>MWL-0473-SEW-GL-DR-L-000032 P01 Landscape GA Sheet 4 of 4 (Condition Discharge)</p> <p>MWL-0473-SEW-GL-SP-L-300003 C01 Soft Landscape Specification</p>
1c	Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate including pollution absorbing species.	<p>MWL-0472-SEW-GL-SP-L-200003 C01 Soft Landscape Specification</p> <p>MWL-0473-SEW-GL-DR-L-000031 P01 Landscape GA Sheet 3 of 4 (Condition Discharge)</p> <p>MWL-0473-SEW-GL-DR-L-000032 P01 Landscape GA Sheet 4 of 4 (Condition Discharge)</p> <p>MWL-0473-SEW-GL-SP-L-300003 C01 Soft Landscape Specification</p>

2	Details of Hard Landscaping (including the areas surrounding the Data Centre and the Substation)	HDR-047X-SEW-GL-DR-C-920210
2a	Refuse Storage	NWA-0472-SW-ZZ-DR-A-AA95201SP Cleaning & Maintenance Strategy External Works Overall Access and Maintenance NWA-0473-SW-ZZ-DR-A-A95205SP
2b	Cycle Storage demonstrating capacity for 16 bicycles	NWA-0472-UP2-00-DR-A-24002SP NWA-0473-SW-ZZ-DR-A-93900SP
2c	Means of enclosure/boundary treatments (including appearance, dimensions and location of fencing)	NWA-0473-SW-ZZ-DR-A-90-901P SW Fence Details NWA-0473-SW-ZZ-DR-A-90-901P P08 SW Fence Details
2d	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	Approved under reference: 75111/APP/2023/2939
2e	Hard Surfacing Materials	HDR-047X-SEW-GL-DR-C-920210
2f	External Lighting	Approved under reference: 75111/APP/2025/1458
2g	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, four "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.
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
3a	Details of the inclusion of living walls and/or roofs	Duplication of information provided to discharge Original Condition 10 and Slot In Condition 9 Green Roofs and Walls
3b	Justification as to why a certain part of the development cannot include living walls and/or roofs	Duplication of information provided to discharge Original Condition 10 and Slot In Condition 9 Green Roofs and Walls
4	Details of Landscape Maintenance (including the areas surrounding the Data Centre and the Substation)	MWL-0472-SEW-GL-SP-L-200003 C01 Soft Landscape Specification MWL-0473-SEW-GL-SP-L-300003 C01 Soft Landscape Specification

4a	Landscape Maintenance Schedule for a minimum period of 5 years	MWL-0472-SEW-GL-SP-L-200003 C01 Soft Landscape Specification MWL-0473-SEW-GL-SP-L-300003 C01 Soft Landscape Specification
4b	Proposals for the replacement of any tree, shrub, or area of surf/seedling 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.
5	Schedule for Implementation	UNION PARK SITE WIDE SCHEDULE FOR IMPLEMENTATION_SWP-0471-SW-XX-DR-X-000001_P03
6	Other	N/A
6a	Existing and proposed functional services above and below ground	HDR-047X-SWS-BG-DR-C-900270
6b	Proposed finishing levels or contours	HDR-047X-SEW-GL-DR-C-920201