

Report of the Head of Development Management and Building Control Committee Report – Committee Report Background Papers Note

Case Officer: Michael Briginshaw	75111/APP/2025/739
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Date Application Valid:	02.04.2025	Statutory / Agreed Determination Deadline:	30.09.2025
Application Type:	Full	Ward:	Pinkwell

Applicant: **Ark UP4 Ltd.**

Site Address: **Union Park UP4, North Hyde Gardens**

Proposal: **Redevelopment of site to deliver extension to existing Union Park data centre campus consisting of (a) free standing data centre building; (b) energy, power, and water infrastructure; (c) site access and internal roads; (d) site security arrangements; (e) hard and soft, green landscaping; and (f) other ancillary and auxiliary forms of development**

Summary of Recommendation: **GRANT planning permission subject to section 106 legal agreement and conditions**

Reason Reported to Committee: **Required under Part 1 of the Planning Scheme of Delegation (Major application recommended for approval)**



1. Committee Report Background Papers Note:

1.1 The Committee Report has been prepared with reference to the background papers listed below, which have been relied upon to a material extent in its preparation and are available for public inspection, subject to any necessary redaction for exempt or confidential information.

1.2 The above referenced background papers are listed below:

Public Consultees:

- 3 no. comments objecting to the application

Statutory and Non-Statutory Consultees:

- Canal and River Trust consultee comments
- Environment Agency consultee comments
- Greater London Authority consultee comments
- Greater London Archaeological Advisory Service consultee comments
- Hayes Town Partnership consultee comments
- Health and Safety Executive consultee comments
- Heathrow Airport Safeguarding consultee comments
- Hounslow Council consultee comments
- Inland Waterways Association consultee comments
- Metropolitan Police Counter Terrorism consultee comments
- Ministry of Defence consultee comments
- National Air Traffic Services consultee comments
- Thames Water consultee comments
- Network Rail consultee comments
- Transport for London consultee comments

Hillingdon Council (HC) Consultees:

- HC Access Officer consultee comments
- HC Air Quality Officer consultee comments
- HC Contaminated Land Officer consultee comments
- HC Economic Development Officer consultee comments
- HC Flood and Water Management Specialist consultee comments
- HC Head of Environmental Specialists consultee comments
- HC Highways Authority consultee comments
- HC Noise Specialist consultee comments
- HC Planning Policy Officer consultee comments
- HC Urban Design Officer consultee comments
- HC Waste Strategy Officer consultee comments