



Outlook

Fw: pconneiQRUP4 - Union Park UP4-75111/APP/2025/739

From Planning <planning@hillingdon.gov.uk>

Date Fri 2/5/25 2:06 PM

To Applications Processing Team <applicationsprocessingteam@hillingdon.gov.uk>

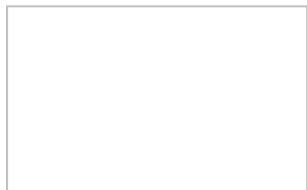
FYI

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton

BA (Hons) Dip TP
Planning Information Officer
Planning and Sustainable Growth
Place Directorate
Hillingdon Council



From: Contaminated Land <contaminatedland@hillingdon.gov.uk>
Sent: Friday, May 2, 2025 12:12 PM
To: Planning <planning@hillingdon.gov.uk>
Cc: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>; Katie Crosbie <KCrosbie@hillingdon.gov.uk>
Subject: RE: pconneiQRUP4 - Union Park UP4

Dear Michael,

Thanks for contacting the Environmental Protection Team (Land Contamination) regarding the above planning application 75111/APP/2025/739 for the 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 and we would like to comment as follows.

Having consider the nature of the proposed development and applicant submitted supportive information i.e. Phase 2 Ground Investigation Report Revision no. B with reference 0301341/BH/CK prepared by Colliers Building Consultancy Limited dated 08 March 2024 taken note of sections 5 (Preliminary Conceptual Site Model), 7 (Ground Investigation), 8 (Ground Conditions), 10 (Geo-Environmental Results), 11 (Discussion), 12 (Conclusions) and 13 (Geo-Environmental Recommendations), please be advise that, **we have no objection to the proposed development.**

However, the following land contamination condition is recommend should the planning application be approved.

Land Contamination Condition

(i) The development shall not commence 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 any required 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 the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, 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 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 and/or engineering 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 factual results and interpretive reports of this testing shall be submitted to and approved in writing by the Local Planning Authority..

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

We hope the above clarify our position on the submitted application?

Otherwise, feel free to contact us should you have any further query in respect of the application.

Regards,



Kenny Abere
Principal Environmental Health Officer
Environmental Protection Team
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge, UB8 1UW

From: planning@hillington.gov.uk <planning@hillington.gov.uk>

Sent: 07 April 2025 11:04

To: Contaminated Land <contaminatedland@hillington.gov.uk>

Subject: pconneiQRUP4 - Union Park UP4

LONDON BOROUGH OF HILLINGDON

Our Ref: **75111/APP/2025/739**

Date: **7th April 2025**

Dear Sir/Madam

NOTICE OF PLANNING APPLICATION

NEW PLANNING APPLICATION - YOUR CHANCE TO COMMENT

The Council has recently received a planning application relating to :-

UNION PARK UP4 NORTH HYDE GARDENS HAYES

The application has been submitted by Ark Data Centres Ltd and proposes:-

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

We would like to inform you that a planning application at the above site may be of interest to you. Full details of the above application including plans can be viewed on the council's web site(1):

[Click here to view the application and make comments](#)

If you wish to comment on the application this should be done on-line and you will receive a summary along with a reference number. Alternatively, you may submit your comments via letter addressed to Planning, Civic Centre, High Street, Uxbridge, UB8 1UW; however we are unable to acknowledge written comments.

Any comments you wish to make on this application must be received by the date: **10th May 2025**. If you are unable to reply within this time your comments may still be considered provided that a decision has not already been made.

Any comments you submit to the Council are added to the file and made available for public inspection. If you wish to copy any correspondence you make on this application to your Ward Councillor, you will be able to find their contact details at www.hillingdon.gov.uk

Please note that boundary disputes, party wall matters or the effect of the proposal on property values, are not valid grounds for objecting to a planning application.

If you send in a valid petition you may have the right to address a Planning Committee directly with your views about the application. To find out more about our petition scheme, please email petitions@hillingsdon.gov.uk or visit our website at www.hillingdon.gov.uk/petitions

Everyone making comments on this application will be informed of the Council's decision.

Yours faithfully,

London Borough of Hillingdon Planning Services

(1) Please note if the amended plans and documentation are not available these will be in the process of being transferred to the website and will be available after 8:30pm this evening.