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VIA PLANNING PORTAL REFERENCE PP-13772928

Dear Michael,

FULL PLANNING PERMISSION 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

BLOCK 4, UNION PARK, LAND AT BULLS BRIDGE INDUSTRIAL ESTATE, HAYES, UB3 4QQ

Since 2021, Ark have been developing the Union Park data centre campus on the site of the former Bulls Bridge Industrial Estate. Once completed, the campus, as approved, will provide approximately 60,000sqm of data centre floorspace comprising of a data centre building split into three conjoined articulated blocks, three standalone energy centres, a substation, and two visitor reception centre.

The first data centre building (UP1), energy centre (EC1), and visitor reception centre (VRC1) have been completed and are already occupied by a hyperscale data centre operator whilst the further two data centres (UP3 and UP3), energy centres (EC2 and EC3), and visitor reception centre (VRC2) are at an advanced stage of construction, due to be completed later this year and also to be occupied by hyperscale operators.

Ark has since acquired the former Addison Lee building within Bulls Bridge Industrial Estate, directly to the west of the already permitted Union Park data centre campus. Addison Lee has long vacated the site and, whilst currently used as part of the construction of the Union Park data centre campus, the site is an underutilised parcel of land that, by virtue of its shape, size, and boundaries, is challenging to redevelop and has no long term alternative future use.

Ark's proposal is to redevelop the site to deliver a fourth data centre block that is to be directly connected to the western edge of UP3. The proposal is for a fourth data centre block (UP4), fourth energy centre block (EC4), and fifth ancillary block (AB5) as part of the Union Park data centre campus.

By virtue of the scale and quantum of floorspace that Ark is proposing, the development would result in the intensification of industrial uses (and data centres have been considered as Class B8 uses) within a Strategic Industrial Location. The redevelopment represents one of the most significant economic development projects within the Borough. Once operational, the facility will provide much needed data centre capacity to respond to an evidenced and ever growing UK and global need. It will attract, and the first data centre building to be occupied already has attracted, globally known and instantly recognised technology companies to have a presence within the Borough, whilst also directly providing hundreds of high skilled jobs within the digital economy onsite. The construction effort associated with a project of this scale is vast – both in terms of the



number of construction staff that are required and associated supply chain, but also its duration which is likely to be over a period of circa seven years in total.

Ark has undertaken extensive consultation prior to the submission of this application, engaging with the London Borough of Hillingdon (LBH) and the Greater London Authority (GLA) at pre-application stage, presenting the scheme design to a Design Review Panel and engaging the local community as part of a pre-submission consultation process. This has led to the development of a scheme that responds positively to the site's constraints, incorporates feedback received at pre-application stage, and satisfies Ark's requirements.

Accordingly, the description of development, as stated on the planning application form, for the application is:

"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"

For applications for full planning application, the fee payable is dependent upon the quantum of floorspace proposed by the development as measured by gross external area. Based on an external floorspace of 19,482 sq. metres, the application fee payable to the LBH is £69,810.00. Payment will be made directly by Ark by BACS via the Planning Portal.

I look forward to receiving confirmation that this application has been received as valid. In the meantime, should you have any questions relating to the application, please do not hesitate to contact me.

Yours sincerely



Nick Heard
Associate Director

Enc List of Submitted Drawings and Documents 14 March 2025