

OFFICIAL



Network Rail
1st Floor
Bristol Temple Point
Bristol
BS1 6NL

My Ref: P/TP25/171

Your Ref: 75111/APP/2025/739

Date: 14 May 2025

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NO: 75111/APP/2025/739

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

LOCATION: UNION PARK UP4 NORTH HYDE GARDENS HAYES

Dear Sir/Madam,

Thank you for your email dated **25 April 2025** together with the opportunity to comment on this proposal.

Network Rail has no objection in principle to the above proposal but due to the proposal being next to Network Rail land and our infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway the applicant will be required to contact Network Rail Asset Protection prior to works commencing (assetprotectionwestern@networkrail.co.uk).

Below I give additional comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

FENCING

If not already in place, the developer/applicant must provide at their expense a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary and make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed.

DRAINAGE

Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels – if altered, to be such that water flows away from the railway. Drainage does not show up on Buried service checks.

FOUNDATIONS

Network Rail offers no right of support to the development. Where foundation works penetrate Network Rail's support zone or ground displacement techniques are used the works will require specific approval and careful monitoring by Network Rail. There should be no additional loading placed on the cutting and no deep continuous excavations parallel to the boundary without prior approval.

GROUND DISTURBANCE

The works involve disturbing the ground on or adjacent to Network Rail's land it is likely/possible that the Network Rail and the utility companies have buried services in the area in which there is a need to excavate. Network Rail's ground disturbance regulations applies. The developer should seek specific advice from Network Rail on any significant raising or lowering of the levels of the site.

SITE LAYOUT

It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

LANDSCAPING

Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary. We would wish to be involved in the approval of any landscaping scheme adjacent to the railway. Where landscaping is proposed as part of an application adjacent to the railway it will be necessary for details of the landscaping to be known and approved to ensure it does not impact upon the railway infrastructure. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes

should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fence. Lists of trees that are permitted and those that are not are provided below and these should be added to any tree planting conditions:

Permitted:

Birch (Betula), Crab Apple (Malus Sylvestris), Field Maple (Acer Campestre), Bird Cherry (Prunus Padus), Wild Pear (Pyrus Communis), Fir Trees – Pines (Pinus), Hawthorne (Cretaeagus), Mountain Ash – Whitebeams (Sorbus), False Acacia (Robinia), Willow Shrubs (Shrubby Salix), Thuja Plicatata “Zebrina”

Not Permitted:

Alder (Alnus Glutinosa), Aspen – Poplar (Populus), Beech (Fagus Sylvatica), Wild Cherry (Prunus Avium), Hornbeam (Carpinus Betulus), Small-leaved Lime (Tilia Cordata), Oak (Quercus), Willows (Salix Willow), Sycamore – Norway Maple (Acer), Horse Chestnut (Aesculus Hippocastanum), Sweet Chestnut (Castanea Sativa), London Plane (Platanus Hispanica).

Yours Sincerely,

Grace Lewis MRTPI

Town Planner (Wales and Western)

Network Rail

Temple Point, Redcliffe Way, Bristol, BS1 6NL

www.networkrail.co.uk/property

From: PlanningEConsult@Hillingdon.Gov.UK <PlanningEConsult@Hillingdon.Gov.UK>

Sent: Friday, April 25, 2025 1:49 PM

To: Town Planning Western <TownPlanningWestern@networkrail.co.uk>

Subject: Planning Consultation for 75111/APP/2025/739

LONDON BOROUGH OF HILLINGDON

NOTE: we now use an automated system to retrieve these replies, to respond to this consultation please **click the reply button** on the top of the tool bar, **do not change the subject line or e-mail address**, enter your comments and attach any associated documents you wish to submit and then click send.

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

Date: **25th April 2025**

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

UNION PARK UP4 NORTH HYDE GARDENS HAYES

O.S.Sheet/s: Eastings: 510269 Northings: 179341

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

Please find below details of the above-mentioned application which has been received by this Council.

We shall be pleased to receive any comments you may wish by **16 May 2025** and these will be taken into account when this Council determines the application.

To comment on this application please follow the instructions at the top of this email carefully.

Full details of the planning application, including the plans, can be viewed on the Council's web site

[Click here to view application](#)

From the date of receiving this letter it may take 2-3 days for the plans to be placed on the web site.

All enquiries about this application should be made to the case officer **Michael Briginshaw** on Tel: **01895 250230**.

Yours Faithfully

London Borough of Hillingdon Planning Services
Pconstat (ODB)

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