09 November 2026

Michael Briginshaw
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Dear Mr Briginshaw,

APPLICATION TO DISCHARGE CONDITIONS 13, 14 AND 15 OF PLANNING PERMISSION REF. 75111/APP/2025/739

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

PLANNING PORTAL REF. PP-15333818

Savills is instructed by Ark Data Centres Ltd (or 'Ark') to submit various applications required to discharge the conditions attached to the full planning permission for the redevelopment of Block 4 to deliver an extension to the Union Park data centre campus (ref. 75111/APP/2025/739).

The following documentation is submitted to discharge these conditions:

- Block 4 Site Logistics Traffic Management Plan (doc ref. 0474-SWP-SW-XX-PL-W-000003 Rev P02);
- Union Park Phase 4 Section 61 Application – Hillingdon (doc ref. SWP-0474-SW-XX-REC-W-000002);
- Union Park Block 4 Construction HSQE Phase Plan (doc ref. 0474-SWP-SW-XX-PL-H-000002 Rev C01);
- Getting to Site (doc ref. 20261029);
- Works Adjacent to Grand Union Canal - PHASE 4 (doc ref. 0474-SWP-SW-XX-REP-Z-000001 Rev C01); and
- Remediation Strategy & Verification Plan (doc ref. 169741-FRH-90-XX-RP-G-01-01).

Payment of the planning application fee has been made via Planning Portal.

Ark secured planning permission under planning reference 75111/APP/2025/739 in August 2026 for the redevelopment of the existing Union Park data centre campus. The description of development was as follows:

> *"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."*

A total of 39 planning conditions were attached to the permission. Ark wishes to discharge a number of pre-commencement conditions to enable works to lawfully commence on site. This application therefore seeks to discharge conditions 13, 14 and 15.

Condition 13 requires the submission and approval in writing of a Construction Environmental Management and Logistics Plan prior to the commencement of works on site. This condition is addressed through the submission of the Block 4 Site Logistics Traffic Management Plan, the Union Park Phase 4 Section 61 Application document, the Union Park Block 4 Construction HSQE Phase Plan and the Getting to Site document. In full, Condition 13 reads:

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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"Prior to the commencement of works on site, a Construction Environmental Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority, in consultation with relevant stakeholders Canal & River Trust, Ministry of Defence, Heathrow Airport Safeguarding and Network Rail). This plan shall detail:

i. The phasing of the works;
ii. The hours of work;
iii. On-site plant and equipment;
iv. Measures to mitigate noise and vibration;
v. Measures to mitigate impact on air quality;
vi. Waste management;
vii. Site transportation and traffic management, including:
  a) HGV Routing enforcement;
  b) Signage;
  c) Vehicle types and sizes;
  d) Hours of arrivals and departures of staff and deliveries (avoiding peaks);
  e) Frequency of visits;
  f) Parking of site operative vehicles;
  g) On-site loading/unloading and wheel washing arrangements
  h) Use of an onsite banksman (if applicable)
  i) Use of consolidation centres to reduce HGV movements.
  j) Achieve FORS Gold standard and 5 Direct Vision Standard.*
  k) Encourage use of active travel.
viii. The arrangement for monitoring and responding to complaints relating to demolition and construction;
ix. Details of cranes and other tall construction equipment (including the details of obstacle lighting);
x. Measures to avoid and mitigate impacts to the Grand Union Canal Site of Importance for Nature Conservation.

This plan should accord with Transport for London's Construction Logistic Planning Guidance and the GLA's 'The Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (July 2014) (or any successor document). It shall cover the entirety of the application site and any adjoining land which will be used during the construction period. It shall include the details of cranes and any other tall construction equipment (including the details of obstacle lighting).

The construction works shall be carried out in strict accordance with the approved plan.

REASON

To safeguard the amenity of surrounding areas and to ensure that the construction works include appropriate efficiency and sustainability measures so as not to compromise the safe and efficient operation of the local highway network and local air quality, in accordance with Policies DMT 1, DMT 2 and DMEI 14 of the Hillingdon Local Plan: Part 2 (2020) and Policies D14, SI 1, T4 and T7 of the London Plan (2021). Also, to ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems, in accordance with Policy DMAV 1 of the Hillingdon Local Plan: Part 2 (2020)."

Condition 14 requires the submission and approval in writing of a Risk Assessment and Construction Methodology Plan relating to works adjacent to the waterway prior to the commencement of works on site. This condition is addressed through the submission of the Works Adjacent to Grand Union Canal - PHASE 4 document. In full, Condition 14 reads:

"Prior to the commencement of works on site, a Risk Assessment and Construction Methodology Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Canal and River Trust). The plan shall include details of all earthmoving, excavations and the design and construction of all foundations for all works adjacent to the waterways.

REASON

To safeguard the stability of the canal infrastructure, in accordance with paragraphs 187, 196 and 197 of the National Planning Policy Framework (2024)."

Condition 15 requires the submission and approval in writing of a scheme to address land contamination, including remediation and verification measures, prior to the commencement of development. This condition is addressed through the submission of the Remediation Strategy & Verification Plan. In full, Condition 15 reads:

(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 there mediation 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."

As all three pre-commencement conditions share the same trigger point, they are being discharged under a single application for completeness and to enable Ark to lawfully commence development on site, facilitating the next stage of economic development.

I trust that the above is helpful in providing an update as to where Ark with the project and what they are seeking to achieve as part of this application.

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,

Savills

Anisha Ahmed
Graduate Planner

Encs. As listed above