17 July 2026

Michael Briginshaw
London Borough of Hillingdon
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Dear Mr Briginshaw,

APPLICATION TO DISCHARGE CONDITION 21 AND 51 OF PLANNING PERMISSION REF. 78343/APP/2025/719

HAYES BRIDGE RETAIL PARK AND HEATHROW INTERCHANGE UXBRIDGE ROAD HAYES

On behalf of Colt Data Centre Services (or 'Colt'), Savills secured planning permission for the redevelopment of the site to deliver a data centre campus (LPA Ref. 78343/APP/2025/719). The description of development is as follows:

> *"Hybrid planning application for a four-phase redevelopment to deliver a data centre campus comprising of:*
> *Phase 1 – Full planning permission for (a) a data centre building; (b) energy, power, and water infrastructure; (c) site access and internal roads including a vehicular and pedestrian link between Uxbridge Road and Bullsbrook Road; (d) site security arrangements and security fencing; (e) hard and soft, green and blue, infrastructure; and (f) other ancillary and auxiliary forms of development;*
> *Phase 2 – Outline planning permission for (a) an Innovation Hub; (b) hard and soft, green and blue, infrastructure; and (c) other ancillary and auxiliary forms of development (all matters reserved);*
> *Phase 3 – Outline planning permission for (a) a data centre building; (b) energy, power, and water infrastructure; (c) internal roads (d) site security arrangements and security fencing; (e) hard and soft, green and blue, infrastructure; and (f) other ancillary and auxiliary forms of development (all matters reserved);*
> *Phase 4 - Outline planning permission for (a) a data centre building; (b) energy, power, and water infrastructure; (c) internal roads (d) site security arrangements and security fencing; (e) hard and soft, green and blue, infrastructure; and (f) other ancillary and auxiliary forms of development (all matters reserved)."*

Planning permission was granted on 20th May 2026.

This submission relates to the discharge of Condition 21 (Phase 1: LON6 – District Heating Network), and Condition 51 (Phase 2: Innovation hub – District Heating Network).

The below documentation is submitted to discharge these conditions:

- Proposed District Heating Layout Sheet 1 (LONUX-ARUP-DC-LP-DR-C-56201)
- LON6 Critical CHW Generation Schematic Fit Out Zone 1 (LON6-CDL-DC-ZZ-SD-M-55104)

The submitted drawings demonstrate the proposed future-proofed district heat network strategy for Phase 1 and 2 of the development.

Drawing LON6-CDL-DC-ZZ-SD-M-55104 identifies the waste heat recovery system, associated plate heat exchangers and capped connections at the site boundary to facilitate future connection to a district heat network.

Drawing LONUX-ARUP-DC-LP-DR-C-56201 identifies the safeguarded district heating route, district heating chambers and proposed flow and return pipework extending to the site boundary and Innovation Hub, thereby preserving a future connection point to a wider district heat network.

The development has been designed in accordance with the principles of the London Plan heating hierarchy, incorporating waste heat recovery from the data centre and safeguarding infrastructure necessary to enable future connection to a district heat network should a viable network becomes available.

The submitted drawings demonstrate:

- Provision of a single safeguarded district heat network connection point.
- Provision of heat exchanger infrastructure.
- Safeguarded pipe routes to the site boundary.
- Safeguarded district heating pipework corridors for future connection.

The applicant therefore considers that the submitted information satisfies the requirements of Condition 21 and 51, and they can now be discharged in full.

The planning application has been submitted via the Planning Portal under reference number PP-15089078 and the requisite fee has been paid.

Should you require any further information on the application, please do not hesitate to contact me or my colleague Nick Heard (NHeard@savills.com), otherwise I look forward to confirmation that the application has been validated at the earliest opportunity.

Yours sincerely

Savills

Emily Brosnan
Senior Planner

Enc. As above