

Committee/Delegated Report
Application Number: 213388OPDCOB
Location: Chandos Road Trading Estate, Chandos Road, Park Royal, NW10 6NF

PLANNER CHECKLIST

Delegated Draft notice done by *Rohan Graham* on: 20.05.2021

List of Neighbours etc notified from validation sheet cross-checked, amended, signed and dated

Delegated report on proposal considerations and reason for recommendation

Planning Application Monitoring Form completed?

Team Manager CHECKS done by: WB CHECKED	on: 20.05.2021
Final version of report CLEARED by: WB	on: 20.05.2021
Development Control Delegation on 20.05.2021	Form Type: Raise No Objection
Ward:	Copies of Notice to: LPAC? <input type="checkbox"/>
PS Code: NRQD - Not Required On Returns	Env Agency? <input type="checkbox"/> BWB? <input type="checkbox"/>
Decision Due: 15th March 2021	Eng.Heritage? <input type="checkbox"/> TFL? <input type="checkbox"/>

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Application No: 213388OPDCOB *Rohan Graham*

To:
Roz Johnson
Old Oak and Park Royal Development Corporation
City Hall
London SE1 2AA

I refer to your application dated **23.02.2021** proposing the following:

Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination for demolition and redevelopment to comprise a data centre (Use Class B8) of up to 52,000 sqm gross external, including ancillary offices, internal plant and equipment(including flues), and substation. In addition to the above the Development may include up to 2,500 sqm of work units (Use Class E(g)(ii) & E(g)(iii), B2); car parking; provision of external plant and equipment (including flues); creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure, engineering operations. Development shall be in accordance with the approved Development Parameters Schedule and Plans.(Out of Borough Consultation from the Old Oak and Park Royal Development Corporation)

and accompanied by plans or drawings under the reference(s):

See OPDC website, case ref: 21/0013/OUTOPDC

for: **Chandos Road Trading Estate, Chandos Road, Park Royal, NW10 6NF**

The Council of the London Borough of Ealing, the Local Planning Authority, hereby **RAISE NO OBJECTION** to the outline planning permission subject to the conditions set out in Schedule B.

Date: **20.05.2021**

Signature:

Chief Planning Officer

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Schedule B

Application Ref No: 213388OPDCOB *Rohan Graham*

INFORMATIVES

1. The Council is satisfied that the proposal would not be likely to represent a direct conflict with Ealing Council's strategic plan for the borough and as such would advise the Old Oak Park Royal Development Corporation to continue to determine the application with regard to the adopted development plan and relevant statutory guidance.

Application Ref No. 213388OPDCOB *Rohan Graham*

Site History:

None.

Response:

Attention: Laura White (Laura.White@opdc.london.gov.uk)

Dear Laura,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SITE:

Chandos Road Trading Estate, Chandos Road, Park Royal, NW10 6NF

PROPOSAL:

Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination for demolition and redevelopment to comprise a data centre (Use Class B8) of up to 52,000 sqm gross external, including ancillary offices, internal plant and equipment (including flues), and substation. In addition to the above the Development may include up to 2,500 sqm of work units (Use Class E(g)(ii) & E(g)(iii), B2); car parking; provision of external plant and equipment (including flues); creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure, engineering operations. Development shall be in accordance with the approved Development Parameters Schedule and Plans.(Out of Borough Consultation from the Old Oak and Park Royal Development Corporation)

Thank you for notifying us of the above application. The council raises no objection to the principle of this development as it would not conflict with current strategic policies for the borough. However, it is requested that the legal Agreement attached to the permission contain Heads of Terms for the following:

- As a major commercial development, with more than 54,500sqm of commercial space the council requests the applicant provide a contribution of up to £327,000 for park improvements.
- It is recommended that affordable rents are available on the smaller units or affordable workspace is provided. If this is not possible on site, then it is recommended that a financial contribution is sought towards the provision of affordable workspaces.

In justifying the above contribution for park improvements, Councils Landscape Officer noted the following points:

- The park improvements calculation is based on Councils Planning S106 calculator and is considered necessary as a data centre of this size is a major commercial development.

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- Data centres are classed as Use Class B8 so, whilst they have very few staff / users needing access to greenspace, they do need 24 hours staffing (and associated traffic impacts). Additionally, they aren't carbon friendly as the huge buildings use a lot of energy for cooling.
- This area of Acton already has high 'access greenspace deficiency' especially in terms of not having enough local and district parks (Ealing Greenspace Strategy) so we do like to push for high levels of greenspace and park provision wherever possible.
- Chandos Rd is close to our pocket parks at Victoria Gardens, Midland Terrace and Cerebos Gardens which are all very small green spaces that could be improved for residents.

The council invites the OPDC and applicant to discuss this matter with the Parks and Nature Conservation officer, Jan Anderson.

I trust this information is of use to you and should you need any further information regarding planning related matters please do not hesitate to ask me.

Yours faithfully,

Rohan Graham
Senior Planner

On behalf of the Head of Development Services
E-mail: planning@ealing.gov.uk