

Appendix C.1 - Schemes Permitted under the Simplified Planning Zone

Please note that this is not an exhaustive list of all data centres permitted.

No.	Address	SPZ Ref	Development Description	Sqm	Date
1	422-432 and 447-448 Montrose Avenue	T121	Construction of two semi-detached industrial buildings and one detached industrial building with a quoted building footprint coverage of 40% providing a total of 3,775 sq m (40,665 sq ft) for Business Use B1(b), B1(c); General Industrial Use (B2); Storage and Distribution (B8) and Colocation (Sui Generis) uses and 63 car parking spaces.	3,775	02/12/14
2	700 Stirling Road	T125	Construction of a single unit (data centre) with eaves height of ten meters with a quoted building footprint coverage of 41.2 % providing 4,725 sq m (50,865 sq ft) for Business Use B1(b), B1(c); General Industrial Use (B2) ; Storage and Distribution (B8) and Colocation (Sui Generis) uses	4,725	01/03/17
3	820-821 Yeovil Road	T127	Construction of a single detached building measuring 1,334 sq.m with eaves height of 10.4m and a quoted building footprint coverage of 38.6 % providing 1,334 sq.m for Business Use B1(b),	1,334	03/05/17

			B1(c); General Industrial Use (B2); Storage and Distribution (B8) and Colocation (Sui Generis) uses.		
4	16 Liverpool Road	T129	Construction of a three storey data centre with eaves height of thirteen meters and a quoted building footprint coverage of 46.5 % providing 5,172 sq m (55,675 sq ft) for Business Use B1(b), B1(c); General Industrial Use (B2); Storage and Distribution (B8) and Colocation (Sui Generis) uses.	5,172	09/02/18
5	535-546 Ipswich Road Slough, SL1 4EP	T131	Construction of a detached business unit, being two storeys in height and a quoted building footprint coverage of 48.5% providing 5,063.1sq m (54,500 sq ft) for a pre-let data centre use.	5,063.1	27/03/18
7	580 Ipswich Road	T149	Proposed development: Construction of a three storey 11,176 sq m data centre for colocation uses with a footprint of 49.8%	11,176	07/07/20
8	650-660 Ajax Avenue	T153	Proposed development: demolition of existing industrial buildings and construction of interlinked datacentres.	37,227	10/11/21

9	Building 1, Bays 1-7, Banbury Avenue	T132	Proposed development: Construction of a detached business unit, being three stories in height with an additional roof plant and a quoted building footprint coverage of 30.4% providing 13,184 sq m (141,912 sq ft) for data centre use	13,184	12/03/18
10	1-7 Banbury Avenue	T148	Phase 2 of the Equinix redevelopment of building 1. Construction of a 3 storey 86,701 sq ft data centre for colocation uses with ancillary offices with a footprint of 49.8%. There is additionally open plant on the top of the building shielded behind louvred screens	86,701	05/05/20
11	764-767 Henley Road and 768-771 Buckingham Avenue	T128	Construction of two units for Business Use B1(b), B1(c); General Industrial Use (B2) ; Storage and Distribution (B8) and Colocation (Sui Generis) uses. 1052 sq m and 3026 sq m	4078	26/04/17
12	765 Henley Road	T141	Construction of a three storey building for data and colocation uses providing 10,739 sqm of floorspace together with a linked corridor to existing use at 767 Henley Road with a footprint of 42.27%	10,739	19/07/19

			and 20 car parking spaces		
13	8 Buckingham Avenue	T150	Proposed development: An extension to building 8 by Equinix, The existing building is a previously approved SPZ building and the proposal is for a data hall extension to the side, 1,307 m2 with a total footprint of 49%.	1,307	13/07/20
14	73-75 Buckingham Avenue	T138	Provision of a detached single business unit providing 6,500 sq m for data centre use with a quoted building footprint coverage of 49.1%.	6,500	12/12/18
15	110 Buckingham Avenue	T152	demolition of 110 Buckingham Avenue (6190 sq m) and the construction of a new data centre facility over three floors and plant at ground floor level.	6190	20/11/20
16	111-113 Buckinghamshire Avenue and 460 Malton Avenue	T158	Single building of 17,100.6 sqm for colocation / Data Centre use with three floors plus 1 floor of plant with 40.8 % footprint.	17,100.6	24/01/23
17	470 Malton Avenue	T135	Alterations to create a detached single business unit providing 17, 361 sq m for data centre use with	17,361	26/11/18

			a quoted building footprint coverage of 38.2%.		
18	212 Bedford Road	T146	Construction of a detached warehouse unit for (ancillary first floor office accommodation) for B1(b) , B2, B8 and data centre (Sui Generis) uses providing 2,229 sqm of floorspace with a footprint of 49.7% and 23 car parking spaces	2,229	11/12/19
19	204 Bedford Road	T145	Construction of a detached warehouse unit for (ancillary first floor office accommodation) for B1a , B2, B8 and data centre (Sui Generis) uses providing 1,651 sqm of floorspace with a footprint of 46.7% and 21 car parking spaces.	1,651	11/12/19
20	232, Berwick Avenue	T151	Proposed development: Change of use to allow a fibre exchange/data centre (Sui Generis) in addition to the permitted Class B1(C), B2, B8 as well as the installation of two generators, air conditioning units, louvered screening, new fencing and a new gate with a total footprint of 33.8%. No change to the number of existing car parking spaces.	234	02/10/20
21	485 Berkshire Avenue	T159	Single building of 18,792 sqm for colocation / Data	18,792	30/01/23

			Centre use with three floors plus 1 floor of plant with 48% footprint.		
22	136 Edinburgh Avenue	T161	Multi-unit speculative scheme for E(g)(ii), E(g)(iii), B2, B8 and colocation / data centre use, 10,164.10 sq. m	10,164.10	09/02/24