

# Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

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Cyxtera Technology UK Limited

Ajax Avenue Datacentre  
628 - 635 Ajax Avenue  
Slough  
Berkshire  
SL1 4DG

**Permit number**

EPR/YP3935QM

# Ajax Avenue Datacentre

## Permit number EPR/YP3935QM

### Introductory note

#### **This introductory note does not form a part of the notice.**

The main features of the permit are as follows:

Cyxtera Technology UK Limited operates a data centre consisting of two units known as LO1 and LO5 located on Ajax Avenue within the Slough Trading Estate. Electricity for operation of the data centres is provided by two connections to the National Grid. Due to the need to ensure availability of uninterrupted power supply at all times, the site incorporates 14 diesel-fired standby generators with potential for installation of a further 4 generators for future site expansion. The total thermal input of the 18 standby generators would be 9 generators of 5.71MWth and 9 generators of 5.14MWth (approximately 98MWth in total). The redundancy of the standby generators on site is “N+1” – there is one generator more than would be required to provide the total power for the site in event of external power failure.

The surrounding area is predominately commercial and residential in nature. The nearest sensitive human receptors to the site are residential properties 130 m to the south-east, 350 m to the south-west and 500m to the east. The National Grid reference for the site is SU 95990 80698. The site is approximately 2.1 hectares in size.

This facility consists of the following scheduled activity under the Environmental Permitting (England and Wales) Regulations 2016:

- Section 1.1 A(1) (a): Burning any fuel in an appliance with a rated thermal input of 50 megawatts or more.

The diesel for the generators is stored in three bulk storage tanks with individual capacities of 96,000, 84,000 and 56,000 litres. Each standby generator is located in its own steel container with its own tank containing enough diesel for one day at a volume of 1,100 litres, 1,700 litres or 2,000 litres.

Each generator has an exhaust stack that discharges approximately 8.6 m above ground level.

The site is covered in hardstanding and surface water/rainfall is collected in a series of underground site drains which discharge off-site to municipal foul sewer. Run-off from roofs and non-operational areas are directed via an oil interceptor to on-site soakaways and surface water from car parking and operational areas are directed via an oil interceptor to municipal foul sewer.

The facility is approximately 3.8 km south of Burnham Beeches (Special Area of Conservation and Site of Special Scientific Interest), 5.2 km north of Windsor Forest and Great Park (Special Area of Conservation) and 5.4 km north-west of South West London Waterbodies (Special Protection Area and Ramsar site).

The status log of a permit sets out the permitting history, including any changes to the permit reference number.

<b>Status log of the permit</b>		
<b>Description</b>	<b>Date</b>	<b>Comments</b>
Application EPR/YP3935QM/A001	Duly made 11/09/18	Application for Data Centre operating up to 18 standby diesel powered generators.
Response to Schedule 5 Notice dated 21/11/18	20/12/18	Submission of additional documentation on: <ul style="list-style-type: none"> <li>- Plant configuration;</li> <li>- Choice of diesel generator engines;</li> <li>- Emission reduction measures &amp; abatement;</li> <li>- Air quality action plans;</li> <li>- Fuel storage, handling &amp; distribution;</li> <li>- Aqueous discharge &amp; spill management;</li> <li>- Accident risk assessment;</li> <li>- Environmental management system;</li> <li>- Directly associated activities;</li> <li>- Ecological receptors;</li> <li>- Site security;</li> <li>- Refrigeration gases.</li> </ul>
Additional information received	31/01/19	Submission of further information on: <ul style="list-style-type: none"> <li>- Day tank container capacities;</li> <li>- Thermal input of generators.</li> </ul>
Response to Schedule 5 Notice dated 31/01/19	28/02/19	Submission of additional documentation on: <ul style="list-style-type: none"> <li>- Containment of diesel in bulk storage tanks and day tanks;</li> <li>- Discharge of uncontaminated water to internal soakaways and external municipal foul sewer;</li> <li>- Testing, maintenance and operation of oil interceptors;</li> <li>- Redundancy for standby generators on site.</li> </ul>
Additional information received	28/02/19	Additional information received on the request for commercial confidentiality for aspects of the application documentation (letter dated 26/02/19).
Additional information received	18/03/19	Submission of revised site plan (Drawing 002 Site Layout, Drainage and Emission Points (Rev 1)).
Additional information received	19/03/19	Additional information received in expanded fire risk assessment within environmental risk assessment.
Additional information received	25/03/19	Additional information received on container bund alarms.
Commercial in Confidence Decision	27/03/19	We accepted commercial confidentiality claim on staff contact details and photographs/floor plans of site buildings and assets.
Permit determined EPR/YP3935QM (PAS Billing ref. YP3935QM)	01/07/19	Permit issued to Cyxtera Technology UK Limited.

End of introductory note

# Permit

## The Environmental Permitting (England and Wales) Regulations 2016

### Permit number

**EPR/YP3935QM**

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2016

**Cyxtera Technology UK Limited** (“the operator”),

whose registered office is

**25 Canada Square**

**Level 37**

**London**

**E14 5LQ**

company registration number 03816299

to operate an installation at

**Ajax Avenue Datacentre**

**628 - 635 Ajax Avenue**

**Slough**

**Berkshire**

**SL1 4DG**

to the extent authorised by and subject to the conditions of this permit.

Name	Date
David Griffiths	01/07/2019

Authorised on behalf of the Environment Agency

# Conditions

## 1 Management

### 1.1 General management

- 1.1.1 The operator shall manage and operate the activities:
- (a) in accordance with a written management system that identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances, closure and those drawn to the attention of the operator as a result of complaints; and
  - (b) using sufficient competent persons and resources.
- 1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.
- 1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of it kept at or near the place where those duties are carried out.

### 1.2 Energy efficiency

- 1.2.1 The operator shall:
- (a) take appropriate measures to ensure that energy is used efficiently in the activities;
  - (b) review and record at least every four years whether there are suitable opportunities to improve the energy efficiency of the activities; and
  - (c) take any further appropriate measures identified by a review.

### 1.3 Efficient use of raw materials

- 1.3.1 The operator shall:
- (a) take appropriate measures to ensure that raw materials and water are used efficiently in the activities;
  - (b) maintain records of raw materials and water used in the activities;
  - (c) review and record at least every four years whether there are suitable alternative materials that could reduce environmental impact or opportunities to improve the efficiency of raw material and water use; and
  - (d) take any further appropriate measures identified by a review.

### 1.4 Avoidance, recovery and disposal of wastes produced by the activities

- 1.4.1 The operator shall take appropriate measures to ensure that:
- (a) the waste hierarchy referred to in Article 4 of the Waste Framework Directive is applied to the generation of waste by the activities;
  - (b) any waste generated by the activities is treated in accordance with the waste hierarchy referred to in Article 4 of the Waste Framework Directive; and
  - (c) where disposal is necessary, this is undertaken in a manner which minimises its impact on the environment.
- 1.4.2 The operator shall review and record at least every four years whether changes to those measures should be made and take any further appropriate measures identified by a review.

## **2 Operations**

### **2.1 Permitted activities**

2.1.1 The operator is only authorised to carry out the activities specified in schedule 1 table S1.1 (the “activities”).

### **2.2 The site**

2.2.1 The activities shall not extend beyond the site, being the land shown edged in green on the site plan at schedule 7 to this permit.

### **2.3 Operating techniques**

2.3.1 The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1, table S1.2, unless otherwise agreed in writing by the Environment Agency.

2.3.2 If notified by the Environment Agency that the activities are giving rise to pollution, the operator shall submit to the Environment Agency for approval within the period specified, a revision of any plan or other documentation (“plan”) specified in schedule 1, table S1.2 or otherwise required under this permit which identifies and minimises the risks of pollution relevant to that plan, and shall implement the approved revised plan in place of the original from the date of approval, unless otherwise agreed in writing by the Environment Agency.

2.3.3 Any raw materials or fuels listed in schedule 2 table S2.1 shall conform to the specifications set out in that table.

2.3.4 The operator shall ensure that where waste produced by the activities is sent to a relevant waste operation, that operation is provided with the following information, prior to the receipt of the waste:

- (a) the nature of the process producing the waste;
- (b) the composition of the waste;
- (c) the handling requirements of the waste;
- (d) the hazardous property associated with the waste, if applicable; and
- (e) the waste code of the waste.

2.3.5 The operator shall ensure that where waste produced by the activities is sent to a landfill site, it meets the waste acceptance criteria for that landfill.

2.3.6 For the following activities referenced in schedule 1, table S1.1, AR1, the activities shall not operate for more than 500 hours in emergency use per annum.

### **2.4 Improvement programme**

2.4.1 The operator shall complete the improvements specified in schedule 1 table S1.3 by the date specified in that table unless otherwise agreed in writing by the Environment Agency.

2.4.2 Except in the case of an improvement which consists only of a submission to the Environment Agency, the operator shall notify the Environment Agency within 14 days of completion of each improvement.

### **2.5 Pre-operational conditions**

2.5.1 The operations specified in schedule 1 table S1.4 shall not commence until the measures specified in that table have been completed.

## **3 Emissions and monitoring**

### **3.1 Emissions to water, air or land**

- 3.1.1 There shall be no point source emissions to water, air or land except from the sources and emission points listed in schedule 3 tables S3.1 and S3.2.
- 3.1.2 The limits given in schedule 3 shall not be exceeded.
- 3.1.3 Periodic monitoring shall be carried out at least once every 5 years for groundwater and 10 years for soil, unless such monitoring is based on a systematic appraisal of the risk of contamination.

### **3.2 Emissions of substances not controlled by emission limits**

- 3.2.1 Emissions of substances not controlled by emission limits (excluding odour) shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.
- 3.2.2 The operator shall:
  - (a) if notified by the Environment Agency that the activities are giving rise to pollution, submit to the Environment Agency for approval within the period specified, an emissions management plan which identifies and minimises the risks of pollution from emissions of substances not controlled by emission limits;
  - (b) implement the approved emissions management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.
- 3.2.3 All liquids in containers, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.

### **3.3 Odour**

- 3.3.1 Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved odour management plan, to prevent or where that is not practicable to minimise the odour.
- 3.3.2 The operator shall:
  - (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to odour, submit to the Environment Agency for approval within the period specified, an odour management plan which identifies and minimises the risks of pollution from odour;
  - (b) implement the approved odour management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

### **3.4 Noise and vibration**

- 3.4.1 Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved noise and vibration management plan to prevent or where that is not practicable to minimise the noise and vibration.

3.4.2 The operator shall:

- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to noise and vibration, submit to the Environment Agency for approval within the period specified, a noise and vibration management plan which identifies and minimises the risks of pollution from noise and vibration;
- (b) implement the approved noise and vibration management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

## **3.5 Monitoring**

3.5.1 The operator shall, unless otherwise agreed in writing by the Environment Agency, undertake the monitoring specified in the following tables in schedule 3 to this permit:

- (a) point source emissions specified in tables S3.1 and S3.2.

3.5.2 The operator shall maintain records of all monitoring required by this permit including records of the taking and analysis of samples, instrument measurements (periodic and continuous), calibrations, examinations, tests and surveys and any assessment or evaluation made on the basis of such data.

3.5.3 Permanent means of access shall be provided to enable sampling/monitoring to be carried out in relation to the emission points specified in schedule 3 table S3.2 unless otherwise agreed in writing by the Environment Agency.

## **4 Information**

### **4.1 Records**

4.1.1 All records required to be made by this permit shall:

- (a) be legible;
- (b) be made as soon as reasonably practicable;
- (c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and
- (d) be retained, unless otherwise agreed in writing by the Environment Agency, for at least 6 years from the date when the records were made, or in the case of the following records until permit surrender:
  - (i) off-site environmental effects; and
  - (ii) matters which affect the condition of the land and groundwater.

4.1.2 The operator shall keep on site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by the Environment Agency.

### **4.2 Reporting**

4.2.1 The operator shall send all reports and notifications required by the permit to the Environment Agency using the contact details supplied in writing by the Environment Agency.

4.2.2 A report or reports on the performance of the activities over the previous year shall be submitted to the Environment Agency by 31 January (or other date agreed in writing by the Environment Agency) each year. The report(s) shall include as a minimum:

- (a) a review of the results of the monitoring and assessment carried out in accordance with the permit including an interpretive review of that data;



- 4.2.3 Within 28 days of the end of the reporting period the operator shall, unless otherwise agreed in writing by the Environment Agency, submit reports of the monitoring and assessment carried out in accordance with the conditions of this permit, as follows:
- (a) in respect of the parameters and emission points specified in schedule 4 table S4.1;
  - (b) for the reporting periods specified in schedule 4 table S4.1 and using the forms specified in schedule 4 table S4.3; and
  - (c) giving the information from such results and assessments as may be required by the forms specified in those tables.
- 4.2.4 The operator shall, unless notice under this condition has been served within the preceding four years, submit to the Environment Agency, within six months of receipt of a written notice, a report assessing whether there are other appropriate measures that could be taken to prevent, or where that is not practicable, to minimise pollution.

### 4.3 Notifications

- 4.3.1 In the event:
- (a) that the operation of the activities gives rise to an incident or accident which significantly affects or may significantly affect the environment, the operator must immediately—
    - (i) inform the Environment Agency,
    - (ii) take the measures necessary to limit the environmental consequences of such an incident or accident, and
    - (iii) take the measures necessary to prevent further possible incidents or accidents;
  - (b) of a breach of any permit condition the operator must immediately—
    - (i) inform the Environment Agency, and
    - (ii) take the measures necessary to ensure that compliance is restored within the shortest possible time;
  - (c) of a breach of permit condition which poses an immediate danger to human health or threatens to cause an immediate significant adverse effect on the environment, the operator must immediately suspend the operation of the activities or the relevant part of it until compliance with the permit conditions has been restored.
- 4.3.2 Any information provided under condition 4.3.1 (a)(i), 4.3.1 (b)(i) where the information relates to the breach of a condition specified in the permit, or 4.3.1 (d) where the information relates to malfunction or breakdown of abatement equipment shall be confirmed by sending the information listed in schedule 5 to this permit within the time period specified in that schedule.
- 4.3.3 Where the Environment Agency has requested in writing that it shall be notified when the operator is to undertake monitoring and/or spot sampling, the operator shall inform the Environment Agency when the relevant monitoring and/or spot sampling is to take place. The operator shall provide this information to the Environment Agency at least 14 days before the date the monitoring is to be undertaken.
- 4.3.4 The Environment Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:
- Where the operator is a registered company:
- (a) any change in the operator's trading name, registered name or registered office address; and
  - (b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.
- Where the operator is a corporate body other than a registered company:
- (c) any change in the operator's name or address; and

(d) any steps taken with a view to the dissolution of the operator.

In any other case:

(e) the death of any of the named operators (where the operator consists of more than one named individual);

(f) any change in the operator's name(s) or address(es); and

(g) any steps taken with a view to the operator, or any one of them, going into bankruptcy, entering into a composition or arrangement with creditors, or, in the case of them being in a partnership, dissolving the partnership.

4.3.5 Where the operator proposes to make a change in the nature or functioning, or an extension of the activities, which may have consequences for the environment and the change is not otherwise the subject of an application for approval under the Regulations or this permit:

(a) the Environment Agency shall be notified at least 14 days before making the change; and

(b) the notification shall contain a description of the proposed change in operation.

4.3.6 The Environment Agency shall be given at least 14 days notice before implementation of any part of the site closure plan.

4.3.7 Where the operator has entered into a climate change agreement with the Government, the Environment Agency shall be notified within one month of:

(a) a decision by the Secretary of State not to re-certify the agreement;

(b) a decision by either the operator or the Secretary of State to terminate the agreement; and

(c) any subsequent decision by the Secretary of State to re-certify such an agreement.

## **4.4 Interpretation**

4.4.1 In this permit the expressions listed in schedule 6 shall have the meaning given in that schedule.

4.4.2 In this permit references to reports and notifications mean written reports and notifications, except where reference is made to notification being made "immediately, in which case it may be provided by telephone.

# Schedule 1 – Operations

<b>Table S1.1 activities</b>			
<b>Activity reference</b>	<b>Activity listed in Schedule 1 of the EP Regulations</b>	<b>Description of specified activity</b>	<b>Limits of specified activity</b>
AR1	Section 1.1 A (1) (a): Burning any fuel in an appliance with a rated thermal input of 50 megawatts or more.	<p>Operation of standby emergency generators burning diesel solely in order to provide electricity to the installation in the event of a failure of National Grid electricity supply.</p> <p>The standby emergency generators when site expansion plans are complete will comprise:</p> <ul style="list-style-type: none"> <li>- 9 generators of 5.71MWth input;</li> <li>- 9 generators of 5.14MWth input.</li> </ul>	<p>From receipt of raw material (diesel) to combustion in emergency standby generators for electricity production to exhaust of products of combustion to atmosphere to generation, storage and dispatch of wastes.</p> <p>The operational hours of the installation shall not exceed the specifications set out in condition 2.3.6.</p> <p>Electricity produced at the installation cannot be exported to the National Grid.</p> <p>Generators shall only be operated for on-site emergencies and not for elective power generation, such as Balancing Services, Demand Side Response operations including Frequency Control Demand Management (FCDM) or Triad Avoidance.</p>
<b>Directly Associated Activity</b>			
AR2	Storage of raw materials	Storage of raw materials including diesel.	From receipt of raw materials to use within the installation.

<b>Table S1.2 Operating techniques</b>		
<b>Description</b>	<b>Parts</b>	<b>Date Received</b>
Application EPR/YP3935QM/A001	Section 3, Table 3a of Part B3 of Application Form. Section 3 (Information in Support of Form B3) of document, "Best Available Techniques Operating Techniques" (BATOT). Sections 2.3 (Operating Techniques); 2.4 (Substances Stored at the Installation) and 2.5 (Typical Operating Regime) of document, "Accident Prevention and Management Plan". Tables 1-3 (Air Risk Assessment and Management Plan); 1-4 (Noise Risk Assessment and Management Plan); 1-5 (Fugitive Emissions Risk Assessment and Management Plan) and 1-6 (Accidents Risk Assessment and Management Plan) of document, "Environmental Risk Assessment".	Duly Made 11/09/18
Response to Schedule 5 Notice dated 21/11/18	Operating techniques described in the responses to the Notice (including accompanying information): <ul style="list-style-type: none"> <li>- Response 2 (management of the take up of load requirements by standby generators in the event of National Grid power outage);</li> <li>- Response 5 (emissions management techniques);</li> <li>- Response 7 (techniques to maximise electrical reliability on site);</li> <li>- Response 8 (maintenance &amp; inspection systems for diesel storage tanks &amp; associated pipework);</li> <li>- Response 9 (operation of alarm system on standby generator containers);</li> <li>- Response 10 (operation of storage protection measures for proposed four additional standby generators);</li> <li>- Response 11 (operation of spill management systems to prevent diesel discharge to soakaways or foul sewer);</li> <li>- Response 12 (management of oil interceptors);</li> <li>- Response 14 (operation of fire alarm and suppression systems);</li> <li>- Response 15 (techniques to manage fire water on site);</li> <li>- Response 16 (techniques to protect diesel storage tanks from impact damage).</li> </ul>	20/12/18
Response to Schedule 5 Notice dated 31/01/19	Operating techniques described in the responses to the Notice (including accompanying information): <ul style="list-style-type: none"> <li>- Response 2 (inspection of standby generator container units);</li> <li>- Response 3 (confirmation of discharge of uncontaminated site surface water to Thames Water municipal surface water drainage system rather than Thames Water municipal foul sewer drainage system);</li> <li>- Response 5 (inspection and maintenance routine for site oil interceptors).</li> </ul>	28/02/19
Additional information	Operational detail for container bund alarms for standby generator containers A, B, C, D and R.	25/03/19

<b>Table S1.3 Improvement programme requirements</b>		
<b>Reference</b>	<b>Requirement</b>	<b>Date</b>
IC1	<p>The Operator shall produce an Air Quality Management Plan in conjunction with the Local Authority outlining response measures to be taken in the event of National Grid failure. This should include but not be limited to the following considerations:</p> <ul style="list-style-type: none"> <li>• The response should be tailored to reflect the predicted potential impact indicated by the air dispersion modelling at individual receptors;</li> <li>• Specific timescales for response measures;</li> <li>• How local conditions during a grid failure might influence the response required, for example meteorological conditions or time of day;</li> <li>• Contingency for how the response will be carried out in the event scenario i.e. loss of power; and</li> <li>• Timescales for continued review of the management plan.</li> </ul> <p>The Air Quality Management Plan shall be submitted to the Environment Agency for approval.</p>	01/09/19
IC2	<p>The Operator shall submit a report to the Environment Agency for written approval that proposes a method for the monitoring of ambient air quality in order to verify the predicted short term nitrogen dioxide concentrations at the designated sensitive receptors (human and ecological) included in permit application, EPR/YP3935QM/A001. The report shall also consider the feasibility and validity of any monitoring method proposed.</p> <p>The approved monitoring proposals shall be implemented by the operator in line with timescales agreed by the Environment Agency.</p> <p>The output of the verification exercise must be used to revise the Air Quality Management Plan if necessary.</p>	01/10/19
IC3	<p>The Operator shall submit a review of options for reducing predicted short term nitrogen dioxide emissions impacts for the National Grid power failure scenario. This shall include but is not limited to:</p> <ul style="list-style-type: none"> <li>• Monitoring of emissions from one Cummins C2500 D5A engine and one MTU 16V4000 G63 engine to validate the impact assessment and air dispersion modelling submitted with the application;</li> <li>• A feasibility study including cost benefit analysis for potential upgrades or other changes to infrastructure, generators and operational regimes on site that could reduce emissions and/or increase dispersion;</li> <li>• Use of the above information to propose appropriate changes in stack height, selection of generators or other potential options for decreasing emissions or increasing dispersion to ensure emergency operation scenario emission levels do not exceed acceptable maximum levels specified in relevant guidance at sensitive receptors; and</li> <li>• Proposal of an appropriate timescale for improvements.</li> </ul> <p>The review and timescale for improvement shall be submitted to the Environment Agency in writing for approval.</p>	01/12/19

<b>Reference</b>	<b>Requirement</b>	<b>Date</b>
IC4	<p>The Operator shall carry out a review of the site's tertiary containment system which serves the oil and diesel storage tanks.</p> <p>The review shall compare the system's design, method of construction and integrity against the standards outlined in CIRIA guidance C736 – Containment Systems for the Prevention of Pollution or an equivalent industry standard.</p> <p>The review shall include a review of how the tertiary containment protects the site soakaways.</p> <p>A written report of the review shall be submitted to the Environment Agency for written approval which details:</p> <ul style="list-style-type: none"> <li>• the review's findings and recommendations;</li> <li>• proposals for the implementation of recommended improvements; and</li> <li>• timescales for implementation of improvements.</li> </ul> <p>The Operator shall implement the recommended improvements to the tertiary containment system within the timescales approved by the Environment Agency.</p>	01/10/19
IC5	<p>The Operator shall submit proposals to the Environment Agency for written approval outlining a programme of soil and groundwater investigation and reporting.</p> <p>The proposals must cover the areas of the site where there may be a defined pathway to the underlying aquifer, follow all appropriate British and international standards and include the following:</p> <ul style="list-style-type: none"> <li>• a description of the scope of investigation including characterisation of the soil and groundwater under the site;</li> <li>• a suite of analyses to be undertaken [for both soil and groundwater];</li> <li>• potential future monitoring requirements and timescales.</li> </ul> <p>The proposals shall be implemented by the operator in line with the timescales agreed by the Environment Agency.</p>	01/12/19
IC6	<p>The Operator shall carry out a review of the use and location of site soakaways and the systems and procedures in place to prevent surface waters containing diesel or other contaminants draining to these soakaways. This review shall identify any improvements required in the operation, management and protection of the soakaways to ensure sufficient measures are in place to prevent pollution leaving site via these soakaways.</p> <p>The Operator shall submit a report to the Environment Agency for approval that outlines the results of the review and any changes necessary to the site's soakaway system.</p> <p>Any agreed proposals shall be implemented by the operator in line with timescales agreed by the Environment Agency.</p>	01/12/19

<b>Reference</b>	<b>Operation</b>	<b>Pre-operational measures</b>
POM1	Generator installation for site expansion.	Prior to installation of new standby generators, the operator shall submit a detailed design report to the Environment Agency for approval outlining how the specification of the generator, height and orientation of discharge flue, location of generator and operational programme are designed to

<b>Table S1.4 Pre-operational measures for future development</b>		
<b>Reference</b>	<b>Operation</b>	<b>Pre-operational measures</b>
		<p>minimise NOx emissions and optimise atmospheric dispersion with a view to reducing any impact of short-term NOx emissions on sensitive local receptors.</p> <p>The operator shall implement proposals agreed by the Environment Agency to the proposed timescale from date of approval.</p>

## Schedule 2 – Waste types, raw materials and fuels

Table S2.1 Raw materials and fuels	
Raw materials and fuel description	Specification
Diesel	Not exceeding 10ppm sulphur content



## Schedule 3 – Emissions and monitoring

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	Source	Parameter	Limit (including unit)	Reference period	Monitoring frequency	Monitoring standard or method
A1 – A18 [Shown on site plan in Schedule 7]	Standby generators.	Oxides of Nitrogen (NO and NO <sub>2</sub> expressed as NO <sub>2</sub> )	No limit set	-	No monitoring required	-
		Carbon monoxide	No limit set	-	No monitoring required	-
		Sulphur dioxide	No limit set	-	No monitoring required	-
Vents [Shown on site plan in Schedule 7]	Vents associated with diesel storage tanks 1- 21. (18 day tanks (1-18) and 3 bulk storage tanks (D1 – D3)).	No parameters set.	No limit set	-	No monitoring required	-

Table S3.2 Point source emissions to sewer, effluent treatment plant or other transfers off-site– emission limits and monitoring requirements						
Emission point ref. & location	Source	Parameter	Limit (incl. Unit)	Reference period	Monitoring frequency	Monitoring standard or method
S1 shown on site plan in schedule 7	Uncontaminated site surface water	Oil and grease	None visible	--	--	--
S2 shown on site plan in schedule 7	Uncontaminated site surface water via oil interceptors	Oil and grease	None visible	--	--	--
S3 shown on site plan in schedule 7	Uncontaminated site surface water via oil interceptors	Oil and grease	None visible	--	--	--
S4 shown on site plan in schedule 7	Uncontaminated site surface water	Oil and grease	None visible	--	--	--
S5 shown on site plan in schedule 7	Uncontaminated site surface water via oil interceptors	Oil and grease	None visible	Spot sample	Weekly	--

## Schedule 4 – Reporting

Parameters, for which reports shall be made, in accordance with conditions of this permit, are listed below.

Parameter	Emission or monitoring point/reference	Reporting period	Period begins
Emissions to sewer Parameters as required by condition 3.5.1	S1, S2, S3, S4, S5	Annually	01/01/20

Parameter	Frequency of assessment	Units
Diesel usage	Annually	tonnes
Generator operation for testing/maintenance	Annually	<ul style="list-style-type: none"> <li>- total hours operation for site (hours)</li> <li>- total hours operation per generator (hours)</li> <li>- total number of runs per generator (number)</li> <li>- number of minutes per generator run (minutes)</li> </ul>
Generator operation for emergency running	Within 24 hours of emergency operation commencing	<ul style="list-style-type: none"> <li>- date and time of National Grid failure;</li> <li>- number of generators operating immediately after National Grid failure (number);</li> <li>- number of generators operating two hours after National Grid failure (number);</li> <li>- total duration (anticipated duration) of National Grid failure (hours)</li> </ul>
Generator operation for emergency running	Annually	<ul style="list-style-type: none"> <li>- total number of occurrences of operation of generators (number);</li> <li>- total duration of operation of generators (hours).</li> </ul>

Media/parameter	Reporting format	Date of form
Sewer	Form sewer 1 or other form as agreed in writing by the Environment Agency	01/07/19
Other performance indicators	Form performance 1 or other form as agreed in writing by the Environment Agency	01/07/19
Generator operation during emergency scenario	Form emergency scenario or other form as agreed in writing by the Environment Agency	01/07/19

# Schedule 5 – Notification

These pages outline the information that the operator must provide.

Units of measurement used in information supplied under Part A and B requirements shall be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

If any information is considered commercially confidential, it should be separated from non-confidential information, supplied on a separate sheet and accompanied by an application for commercial confidentiality under the provisions of the EP Regulations.

## Part A

Permit Number	
Name of operator	
Location of Facility	
Time and date of the detection	

<b>(a) Notification requirements for any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution</b>	
<b>To be notified within 24 hours of detection</b>	
Date and time of the event	
Reference or description of the location of the event	
Description of where any release into the environment took place	
Substances(s) potentially released	
Best estimate of the quantity or rate of release of substances	
Measures taken, or intended to be taken, to stop any emission	
Description of the failure or accident.	

<b>(b) Notification requirements for the breach of a limit</b>	
<b>To be notified within 24 hours of detection unless otherwise specified below</b>	
Emission point reference/ source	
Parameter(s)	
Limit	
Measured value and uncertainty	
Date and time of monitoring	

<b>(b) Notification requirements for the breach of a limit</b>	
<b>To be notified within 24 hours of detection unless otherwise specified below</b>	
Measures taken, or intended to be taken, to stop the emission	
Time periods for notification following detection of a breach of a limit	
Parameter	Notification period

<b>(c) Notification requirements for the detection of any significant adverse environmental effect</b>	
<b>To be notified within 24 hours of detection</b>	
Description of where the effect on the environment was detected	
Substances(s) detected	
Concentrations of substances detected	
Date of monitoring/sampling	

## Part B – to be submitted as soon as practicable

Any more accurate information on the matters for notification under Part A.	
Measures taken, or intended to be taken, to prevent a recurrence of the incident	
Measures taken, or intended to be taken, to rectify, limit or prevent any pollution of the environment which has been or may be caused by the emission	
The dates of any unauthorised emissions from the facility in the preceding 24 months.	

<b>Name*</b>	
<b>Post</b>	
<b>Signature</b>	
<b>Date</b>	

\* authorised to sign on behalf of the operator

## Schedule 6 – Interpretation

“accident” means an accident that may result in pollution.

“application” means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 5 to the EP Regulations.

“authorised officer” means any person authorised by the Environment Agency under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in section 108(4) of that Act.

“EP Regulations” means The Environmental Permitting (England and Wales) Regulations SI 2016 No.1154 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“emissions of substances not controlled by emission limits” means emissions of substances to air, water or land from the activities, either from the emission points specified in schedule 3 or from other localised or diffuse sources, which are not controlled by an emission limit.

“groundwater” means all water, which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

“Industrial Emissions Directive” means DIRECTIVE 2010/75/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 24 November 2010 on industrial emissions.

“MCERTS” means the Environment Agency’s Monitoring Certification Scheme.

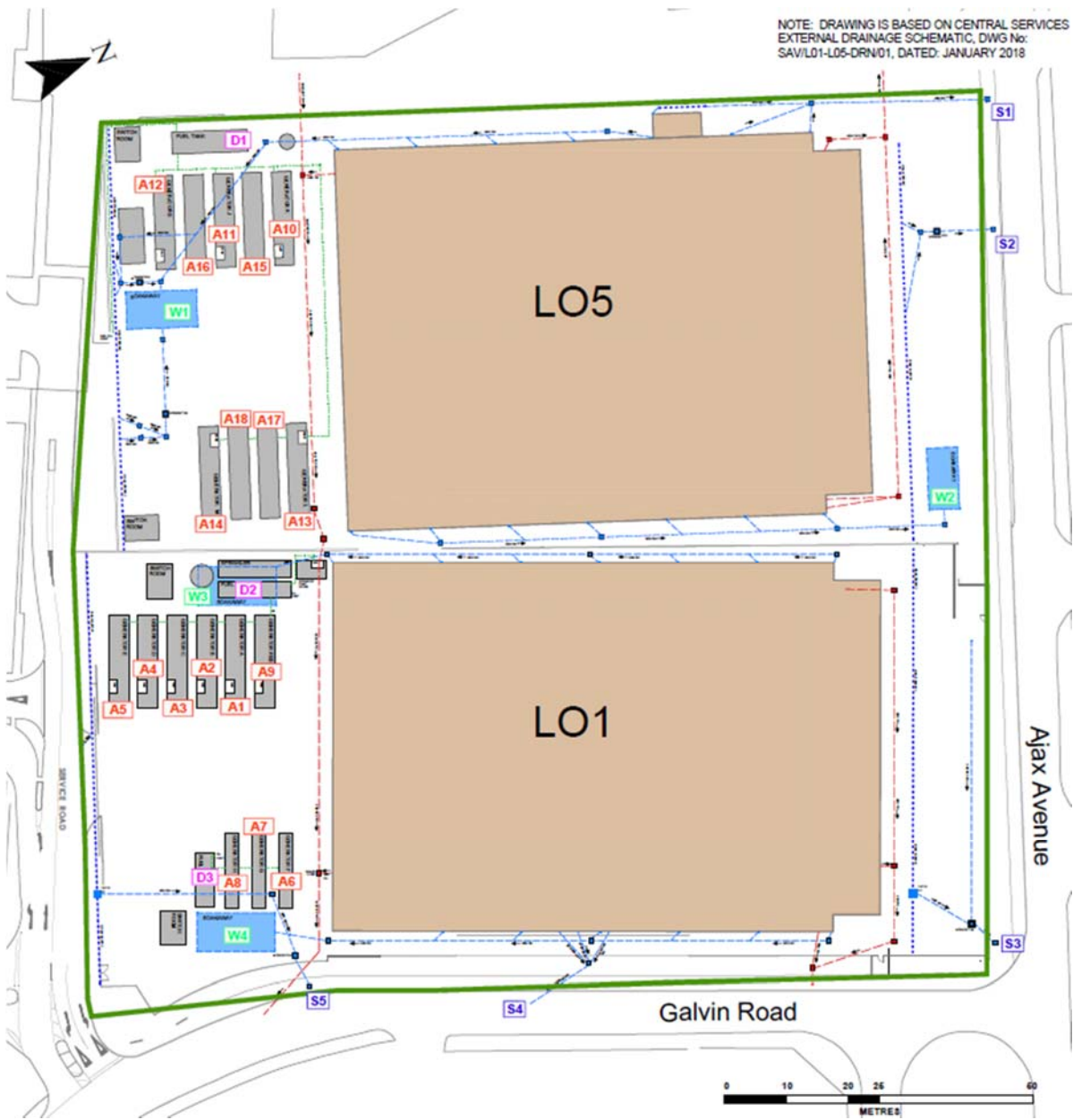
Where a minimum limit is set for any emission parameter, for example pH, reference to exceeding the limit shall mean that the parameter shall not be less than that limit.

Unless otherwise stated, any references in this permit to concentrations of substances in emissions into air means:

- in relation to emissions from combustion processes, the concentration in dry air at a temperature of 273K, at a pressure of 101.3 kPa and with an oxygen content of 3% dry for liquid and gaseous fuels, 6% dry for solid fuels; and/or
- in relation to emissions from non-combustion sources, the concentration at a temperature of 273K and at a pressure of 101.3 kPa, with no correction for water vapour content.

“year” means calendar year ending 31 December.

# Schedule 7 – Site plan



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END OF PERMIT

**Permit Number:**                   EPR/YP3935QM                   **Operator:**                    Cyxtera Technology UK Limited  
**Facility:**                         Cyxtera Technology UK       **Form Number:**             Sewer 1 / 01/07/19  
  Limited – Ajax Avenue

**Reporting of emissions to sewer for the period from DD/MM/YYYY to DD/MM/YYYY**

<b>Emission Point</b>	<b>Substance/Parameter</b>	<b>Emission Limit Value</b>	<b>Reference Period</b>	<b>Test Method</b>	<b>Sample date and times of any tests where oil or grease was visible <sup>[1]</sup></b>
S5	Oil and grease	None visible	Spot sample	Visual assessment	

1. For non-continuous measurements, the date and time of any samples that produced a positive result for oil or grease is given.

Signed .....

Date.....

(Authorised to sign as representative of Operator)

## Performance parameters

**Permit Number:**                    **EPR/YP3935QM**                    **Operator:**                    **Cyxtera Technology UK Limited**  
**Facility:**                    **Cyxtera Technology UK Limited – Ajax Avenue**                    **Form Number:**                    **Performance1 / 01/07/19**

### Reporting of other performance indicators for the period DD/MM/YYYY to DD/MM/YYYY

Parameter	Value		Units
Gas oil usage			Tonnes
Generator annual operation in emergency scenario			Number of runs
	Run	Duration of run	
	1		
	2		
Generator annual operation for maintenance (Total hours for the site)			(hours)

Operator's comments:

Signed .....

Date.....

(Authorised to sign as representative of Operator)



**Generator emergency scenario – to be provided within 24 hours of grid failure**

**Permit Number:**                   EPR/YP3935QM                   **Operator:**                    **Cyxtera Technology UK Limited**  
**Facility:**                         **Cyxtera Technology UK**           **Form Number:**           **Emergency Scenario / 01/07/19**  
  **Limited – Ajax Avenue**

**Reporting of generator emergency scenario operation**

<b>Parameter</b>	
Date of grid failure	DD/MM/YY
Time of grid failure	XX:XX
Number of generators operating immediately after the failure	
Number of generators operating 2 hours after failure	
Anticipated duration of the mains supply failure	(hours)

Operator’s comments:

Signed .....

(Authorised to sign as representative of Operator)

Date.....