



# Permit with introductory note

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

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Yondr Group Limited

Wexham Road Datacentre (Building A and B)  
Wexham Road  
Slough  
SL2 5DS

### **Permit number**

EPR/NP3829SP

# Wexham Road Datacentre (Building A and B)

## Permit number EPR/NP3829SP

### Introductory note

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

The main features of the permit are as follows.

The site is a data centre which consists of an Environmental Permitting Regulations (EPR) Schedule 1 listed activity:

Section 1.1 Part A(1) (a) for the burning of any fuel in an appliance with a rated thermal input of 50 or more megawatts (MW).

The combustion plant comprises 52 x 5.67MWth gas oil fuelled standby generators, with an aggregated total combustion capacity on-site of approximately 295 MWth. The gas oil generators are solely used to provide standby electricity generation capacity to power the data centre in the event of a grid power failure. The data centre is operational 24 hours/day, 7 days/week and the electricity supply arrangements for the site include dual redundant 132kV connections from National Grid with each supply sized and rated to provide the full site supply requirements if required.

The default generator specification to minimise the impacts of oxides of nitrogen (NOx) emissions to air is 2g TA-Luft (or equivalent standard) or an equivalent NOx emission concentration of 2000 mg/m<sup>3</sup>. The operator has confirmed that the 52 generators to be used at the data centre are emissions optimised 2g-TA Luft or US EPA tier 2 or equivalent.

The data centre comprises of 2 data centre buildings which operate independently. Each building (named A & B) includes 26 generators. Each generator will be housed within bunded generator canopies. The data centre has been designed with a generator installation which shall deliver N resilience with the system design being distributed redundant to create a n+1 resilience. During the normal operations of the site, the generators are only run for maintenance and testing, according to a specified testing schedule incorporated into table S1.2 of the permit. No electricity is exported from the installation.

The gas oil fuel is stored in day (belly) tanks which are integral to the individual generator and have been designed in line with current standards and are bunded (110% capacity) to meet The Control of Pollution (Oil Storage) (England) Regulations 2001 and British Standard BS799 Part 5 2010 (Oil Burning Equipment Carbon Steel Oil Storage Tanks). Each building is provided with a fuel oil receiver tank and fuel point for refuelling the entire system. The receiver fuel tanks are designed to the same standards as above. Alarms, leak detection and overfill prevention are also installed on the tanks. Gas oil fuel is pumped from the receiver tanks to the day tanks via fill points and double skinned pipework.

The 52-day tanks each store approximately 21,747 litres of gas oil. The 2 receiver fuel storage tanks store approximately 1,500 litres of fuel each. A maximum volume of 1,133,844 litres of gas oil can be stored at the site, although the normal working maximum volume will be just under 860,000 litres.

Uncontaminated surface water from the site drains to the existing surface water sewer system which joins the wider public system at a connection at Uxbridge Road, which ultimately discharges to the culverted Datchet Brook which is located along the eastern boundary of the site along the base of the embankment of Uxbridge Road and then into the River Thames.

The site is covered in hardstanding to reduce the likelihood of potential leaks contaminating the underlying soils. The site drainage system will accept runoff from the areas where the back-up generators, the fuel receiver station and the fuel road tanker off-loading area will be located, along with runoff from the building roof area and other hard surfaced areas of the wider site. Surface water runoff collected will drain via an oil interceptor. Spill kits are available on site and there are standard operating procedures for fuel delivery.

The installation is located in Slough, National Grid Reference SU 98768 80317. The surrounding area is a mix of industrial, commercial and residential uses. There are residential properties, schools, colleges and care centres nearby. There are also 4 protected European sites within 10km, 3 local sites within 2km and 1 protected species within 100m. The data centre is not situated in an Air Quality Management Area (AQMA), but there are AQMAs within 2km of the site. The closest AQMA is Slough AQMA No. 4. This is located 370m south of the data centre.

The status log of the 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/NP3829SP/A001	Duly made 20/06/23	Application for a combustion facility consisting of a data centre.
Further Information received, responses to Request for Further Information dated 01/08/23	16/08/23	Updated Air Quality Assessment.
Further Information received, responses to Schedule 5 notice dated 29/08/23	12/09/23 20/09/23 22/09/23	Further information on containment protection, drainage, site condition information and revised site plans.
Further Information received, responses to Request for Further Information for Air Quality Assessment dated 04/09/23	15/09/23 25/09/23	Further information on generator testing regimes.
Permit determined EPR/NP3829SP (Billing reference: NP3829SP)	23/11/23	Permit issued to Yondr Group Limited.

End of introductory note

# Permit

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

### Permit number

**EPR/NP3829SP**

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

**Yondr Group Limited** (“the operator”),

whose registered office is

**7<sup>th</sup> Floor 33 Aldgate High Street**

**London**

**United Kingdom**

**EC3N 1AG**

company registration number 12000046

to operate an installation at

**Wexham Road Datacentre (Building A and B)**

**Wexham Road**

**Slough**

**SL2 5DS**

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

<b>Name</b>	<b>Date</b>
<b>Kate Booth</b>	<b>23/11/2023</b>

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; and
- (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 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.
- 2.3.4 Any raw materials or fuels listed in schedule 2 table S2.1 shall conform to the specifications set out in that table.
- 2.3.5 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.
- 2.3.6 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.

### **2.4 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 activities shall not be brought into operation until the measures specified in schedule 1 table S1.4A 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 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 table S3.1.

3.5.2 The first monitoring measurements shall be carried out within four months of the issue date of the permit or the date when the MCP is first put into operation, whichever is later.

3.5.3 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 continual), calibrations, examinations, tests and surveys and any assessment or evaluation made on the basis of such data.

3.5.4 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 tables S3.1 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;
  - (b) the performance parameters set out in schedule 4 table S4.2 using the forms specified in table S4.3 of that schedule.
  - (c) where conditions 2.3.3 applies, the hours of operation in any year.
- 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 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:

- (a) any change in the operator's name or address; and
- (b) any steps taken with a view to the dissolution of the operator.

In any other case:

- (a) the death of any of the named operators (where the operator consists of more than one named individual);
- (b) any change in the operator's name(s) or address(es); and
- (c) 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 Part A(1) (a) Burning any fuel in an appliance with a rated thermal input of 50 or more megawatts.	Operation of 52 emergency standby generators with a total thermal input of approximately 295 MWth.  The generators will burn gas oil fuel solely for the purpose of providing electricity to the installation in the event of a failure of supply from the National Grid and during maintenance testing.  52 x 5.67 MWth (New medium combustion plant (MCP))	From receipt of raw materials and generation of electricity to despatch of waste.  Electricity produced at the installation cannot be exported to the National Grid.  The emergency operational hours of the installation shall not exceed the specifications set out in condition 2.3.3 of this permit.
<b>Directly Associated Activity</b>			
AR2	Storage of raw materials	From receipt of raw materials to use within the facility.	
AR3	Surface water drainage	From the input to the site drainage until discharge to the wider site drainage system (emission point SW-1) before discharge to public surface water sewer (Thames Water). Drainage system covering fuel storage and refuelling bays drains via oil interceptor (emission point SW-1).	

<b>Table S1.2 Operating techniques</b>		
<b>Description</b>	<b>Parts</b>	<b>Date Received</b>
Application	Application forms B2 and B3 and all referenced supporting information, including generator maintenance and testing schedule as detailed in:  Section 4 of document: Air Quality Impact Assessment Report: LON1XO – Slough Data Centre, ref: SLO1X0-SWE-ZZ-XX-YA-RP-0005-AQ dated 15/08/2023.  and  Chapter 3, 4, 5 and 7 of the document: LON1XO Data Centre, Slough: Permit Application Supporting Information - dated 16/02/2023.	Duly Made 20/06/23
Response to Request for Further Information dated 01/08/23	Updated Air Quality Assessment.	16/08/23
Response to Request for Further Information dated 04/09/23	Further information on generator testing regimes.	15/09/23 25/09/23

<b>Table S1.3 Improvement programme requirements</b>		
<b>Reference</b>	<b>Requirement</b>	<b>Date</b>
IC1	<p><b>Air Quality Management Plan</b></p> <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 a grid failure. This shall include but not necessarily 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>• Preventative and reactive actions to be implemented to limit the duration of an outage event to less than 50 hours as far as possible;</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 agreed Air Quality Management Plan shall be submitted to the Environment Agency for approval.</p>	Within 6 months from the date of issue of the permit
IC2	<p><b>Monitoring of emissions</b></p> <p>The operator shall submit a monitoring plan for approval by the Environment Agency detailing their proposal for the implementation of the flue gas monitoring requirements specified in Table S3.1 of this permit, in line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 16 February 2021 (formerly known as TGN M5). The plan shall include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> <li>• When the generators are not fitted with sampling ports, a proposal to install them within the shortest practical timeline;</li> <li>• Details of any relevant safety, cost and operational constraints affecting the monitoring regime, in support of any proposed deviation from the testing regime specified in table S3.1 of this permit.</li> </ul>	Within 4 months from the date of issue of the permit

<b>Table S1.4A Pre-operational measures</b>	
<b>Reference</b>	<b>Pre-operational measures</b>
1	<p>At least 4 weeks before operation the operator shall carry out a review of the design, method of construction and integrity of all bunds surrounding above ground tanks. This shall be carried out by a qualified structural engineer and compare existing bunds against the standards set out in Section 2.2.5 of the Sector Guidance Note S5.06 and CIRIA Report 736 Containment systems for the prevention of pollution Secondary, tertiary and other measures for industrial and commercial premises 2014 (ISBN: 978-0-86017-740-1).</p> <p>The review shall include but not necessarily be limited to:</p> <ul style="list-style-type: none"> <li>• The physical condition of the bunds,</li> <li>• Their suitability for providing containment when subjected to the dynamic and static loads caused by catastrophic tank failure,</li> <li>• Any work required to ensure compliance with the standards set out in CIRIA Reports 163 and 164 for reinforced concrete or masonry bunds, and</li> <li>• Suggested preventative maintenance and inspection regime.</li> </ul>

<b>Table S1.4A Pre-operational measures</b>	
<b>Reference</b>	<b>Pre-operational measures</b>
	A written report shall be submitted to the Environment Agency for approval, detailing the findings and recommendations of the review including timescales for implementation of any improvement identified and maintenance and inspection regimes.

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

<b>Table S2.1 Raw materials and fuels</b>	
<b>Raw materials and fuel description</b>	<b>Specification</b>
Gas oil <sup>Note 1</sup> or equivalent substitute to be agreed in writing with the Environment Agency.	Sulphur content 0.001% (w/w) max
Note 1: Definition in Schedule 6 Interpretation section of this permit.	

## 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 [Note 3]	Monitoring standard or method
A1 to A52 Emission points from generators as shown on site plan in schedule 7 [Note 2]	Gas oil fuelled generator exhausts 52 x 5.67 MWth	Oxides of Nitrogen (NO and NO <sub>2</sub> expressed as NO <sub>2</sub> )	No limit set	In line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 16 February 2021 (formerly known as TGN M5)	Every 1500 hours of operation or once every five years (whichever comes first). [Note 1]	In line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 16 February 2021 (formerly known as TGN M5)
		Carbon monoxide	No limit set	In line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 16 February 2021 (formerly known as TGN M5)	Every 1500 hours of operation or once every five years (whichever comes first). [Note 1]	In line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 16 February 2021 (formerly known as TGN M5)
		Sulphur dioxide	No limit set	-	-	-
		Particulate Matter	No limit set	-	-	-
<p>Note 1: Unless otherwise agreed in writing with the Environment Agency as a result of approval of Improvement Condition IC2 in table S1.3 of this permit.</p> <p>Note 2: Monitoring requirements for oxides of nitrogen and carbon monoxide shall apply to each of the 52 generators at emission points A1 to A52.</p> <p>Note 3: In accordance with condition 3.5.2 of this permit.</p>						

Table S3.2 Point Source emissions to water (other than sewer) and land – emission limits and monitoring requirements						
Emission point ref. & location	Source	Parameter	Limit (incl. unit)	Reference Period	Monitoring frequency	Monitoring standard or method
SW-1 Emission point	Uncontaminated surface water	Oil	None visible	Spot sample	Weekly	Visual check

**Table S3.2 Point Source emissions to water (other than sewer) and land – emission limits and monitoring requirements**

<b>Emission point ref. &amp; location</b>	<b>Source</b>	<b>Parameter</b>	<b>Limit (incl. unit)</b>	<b>Reference Period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
as shown on site plan in schedule 7 of this permit [Note 1]	via oil/ water interceptor					

Note 1: Emission to wider site drainage system, then into Thames Water Surface Water Sewer, discharging to the culverted Datchet Brook, then into the River Thames.



## Schedule 4 – Reporting

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

<b>Table S4.1 Reporting of monitoring data</b>			
<b>Parameter</b>	<b>Emission or monitoring point/reference</b>	<b>Reporting period</b>	<b>Period begins</b>
Point source emissions to air Parameters as required by condition 3.5.1	A1 to A52	Every 1500 hours of operation or once every five years (whichever comes first).	Within 4 months of the issue date of the permit or the date when the engine is first put into operation, whichever is later. [Note 1]
Note 1: Unless otherwise agreed in writing with the Environment Agency as a result of approval of Improvement Condition IC2 in table S1.3 of this permit.			

<b>Table S4.2 Performance parameters</b>		
<b>Parameter</b>	<b>Frequency of assessment</b>	<b>Units</b>
Usage of gas oil (or an agreed equivalent substitute)	Annually	Tonnes
Generator operation for testing and maintenance	Report to be submitted annually	<ul style="list-style-type: none"> <li>- Total hours for the site (hours),</li> <li>- Total hours per generator (hours),</li> <li>- Total number of runs per generator (quantity and dates)</li> <li>- Number of minutes per run (minutes)</li> </ul>
Generator operation during emergency scenario	Within 24 hours if operation commences	<ul style="list-style-type: none"> <li>- Date and time of national grid failure,</li> <li>- Number of generators operating immediately after the failure,</li> <li>- Number of generators operating two hours after failure,</li> <li>- Anticipated duration of the mains supply failure (hours)</li> </ul>
Generator operation during emergency scenario	Annually	<ul style="list-style-type: none"> <li>- Total number of runs (quantity)</li> <li>- Duration of runs (hours)</li> </ul>

<b>Table S4.3 Reporting forms</b>		
<b>Parameter</b>	<b>Reporting form</b>	<b>Form version number and date</b>
Point source emissions to air	Emissions to Air Reporting Form, or other form as agreed in writing by the Environment Agency	Version 1, 08/03/2021
Other performance indicators	Form 'Performance 1' or other form as agreed in writing by the Environment Agency	As agreed with the Environment Agency

<b>Table S4.3 Reporting forms</b>		
<b>Parameter</b>	<b>Reporting form</b>	<b>Form version number and date</b>
Generator operation during emergency scenario	Form 'Emergency Scenario' or other form as agreed in writing by the Environment Agency	As agreed with the Environment Agency

# 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	

<b>Time periods for notification following detection of a breach of a limit</b>	
<b>Parameter</b>	<b>Notification period</b>

<b>(c) Notification requirements for the breach of permit conditions not related to limits</b>	
<b>To be notified within 24 hours of detection</b>	
Condition breached	
Date, time and duration of breach	
Details of the permit breach i.e. what happened including impacts observed.	
Measures taken, or intended to be taken, to restore permit compliance.	

<b>(d) 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.	

Name*	
Post	
Signature	
Date	

\* 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.

“emissions to land” includes emissions to groundwater.

“Energy efficiency” means the annual net plant energy efficiency, the value for which is calculated from the operational data collected over the year.

“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 or background concentration limit.

“gas oil” means: (a) any petroleum-derived liquid fuel falling within CN codes 2710 19 25, 2710 19 29, 2710 19 47, 2710 19 48, 2710 20 17 or 2710 20 19; or (b) any petroleum-derived liquid fuel of which less than 65 % by volume (including losses) distils at 250 °C and of which at least 85 % by volume (including losses) distils at 350 °C by the ASTM D86 method. Gas oil includes diesel and is defined in Article 3(19) of the MCPD.

“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, as read in accordance with Schedule 1A to the Environmental Permitting (England and Wales) Regulations 2016.

“Medium Combustion Plant” or “MCP” means a combustion plant with a rated thermal input equal to or greater than 1 MW but less than 50 MW.

“Medium Combustion Plant Directive” or “MCPD” means Directive 2015/2193/EU of the European Parliament and of the Council on the limitation of emissions of certain pollutants into the air from medium combustion plants, as read in accordance with Schedule 1A to the Environmental Permitting (England and Wales) Regulations 2016.

“Operational hours” are whole hours commencing from the first unit ending start-up and ending when the last unit commences shut-down.

“Shut-down” is any period where the plant is being returned to a non-operational state.

“Start-up” is any period where the plant has been non-operational, until fuel has been fed to the plant to initiate steady-state conditions.

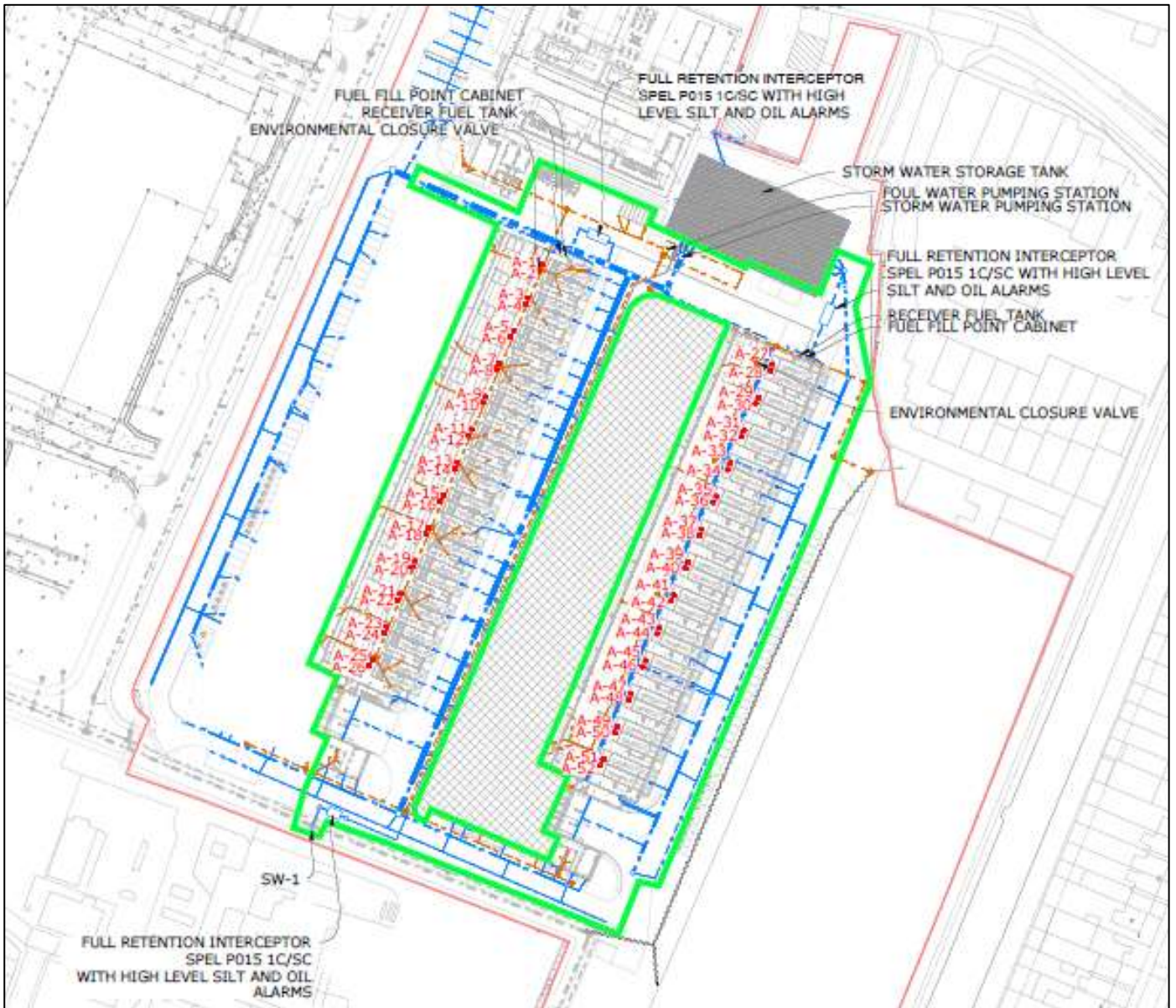
Where a minimum limit is set for any emission parameter, for example pH, reference to exceeding the limit shall mean that the parameter shall not be less than that limit.





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

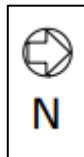
- in relation to emissions from combustion processes, the concentration in dry air at a temperature of 273K, at a pressure of 101.3 kPa and with an oxygen content of 3% dry for liquid and gaseous fuels other than gas engines or gas turbines, 6% dry for solid fuels; and/or

“year” means calendar year ending 31 December.

# Schedule 7 – Site plan



KEY:	
	INSTALLATION BOUNDARY
	AIR EMISSIONS POINT
	SURFACE WATER EMISSIONS POINT
	DATA HALL B IS NOT INCLUDED WITHIN THE PERMIT INSTALLATION BOUNDARY



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END OF PERMIT





**Signed:**     *[Name]*

**Date:**       *[DD/MM/YY]*

(Authorised to sign as representative of the operator)

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**Guidance for use:** Use this form to report your monitoring results.

Example text is shown in bracketed grey italics. Replace the example text by entering your own site specific information. Complete columns 1 to 5 using the information from schedule 3 of your permit. Complete columns 6 to 8 with your monitoring data. Add additional rows as necessary.

- <sup>1</sup> Where an internationally recognised standard test method is used, give the reference number. Where another method that has been formally agreed with the Environment Agency, give the appropriate identifier. In other cases state the principal technique, for example gas chromatography.
- <sup>2</sup> Give the result as the maximum value (or the minimum value in the case of a limit that is expressed as a minimum) obtained during the reporting period, expressed in the same terms as the emission limit value. Where the emission limit value is expressed as a range, give the result as the 'minimum to maximum' of the measured values.
- <sup>3</sup> For non-continuous measurements give the date and time of the sample that produced the result. For continuous measurements give the percentage of the process operating time covered by the result.
- <sup>4</sup> Complete if the uncertainty associated with the result is not a 95% confidence interval. Leave blank for 95% confidence intervals.

## Performance parameters

**Permit number:** EPR/NP3829SP

**Operator:** Yondr Group Limited

**Facility name:** Wexham Road Datacentre (Building A and B)

**Form Number:** Performance 1, DD/MM/YYYY

**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 testing and maintenance [Note 1]			Number of runs
	Run	Duration of run	
	1		
	2		

Note 1: Provide details of each testing and maintenance test in the following template:

Generator operation for testing and maintenance  Repeat for each test	Date of test	DD/MM/YY
	Test type	Description such as: 'Off load / On load / Load Bank'
	Start / End time	XX:XX / XX:XX
	Generators testing sequence and duration	<ul style="list-style-type: none"> <li>- Data Hall xxx – number of generators – 0.5 hours (time start xx:xx; time end xx:xx)</li> </ul> <p>Followed by</p> <ul style="list-style-type: none"> <li>- Data Hall xxx – number of generators – 0.5 hours (time start xx:xx; time end xx:xx)</li> </ul>
	Comments / Additional information on the test	

Operator's comments:

Signed .....  
(Authorised to sign as representative of Operator)

Date.....

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

**Permit number:** EPR/NP3829SP

**Operator:** Yondr Group Limited

**Facility name:** Wexham Road Datacentre (Building A and B)

**Form Number:** Emergency Scenario, DD/MM/YYYY

### Reporting of generator emergency scenario operation

Parameter	
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 .....

Date.....

(Authorised to sign as representative of Operator)