Notice of variation and consolidation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Equinix (UK) Limited

Equinix Slough Campus Data Centre
Slough Trading Estate
Buckingham Avenue
Slough
SL1 4AX

Variation application number

EPR/LP3303PR/V004

Permit number

EPR/LP3303PR

Equinix Slough Campus Data Centre
Permit number EPR/LP3303PR

Introductory note

This introductory note does not form a part of the notice

Under the Environmental Permitting (England & Wales) Regulations 2016 (schedule 5, part 1, paragraph 19) a variation may comprise a consolidated permit reflecting the variations and a notice specifying the variations included in that consolidated permit.

Schedule 1 of the notice specifies the conditions that have been varied and schedule 2 comprises a consolidated permit which reflects the variations being made. Only the variations specified in schedule 1 are subject to a right of appeal.

The variation is to:

- Add land to the installation for the new data centre LD14;
- Relocate generator A0718 from data centre LD7 to data centre LD14 with a new emission point and plant reference - A1401 (LD14_01);
- Add 12 abated emergency back-up generators to the installation in the new data centre LD14, emitting from emission points A1402 - A1413 (LD14_02 - LD14_13; and
- Add storage for generator fuel and Selective Catalytic Reduction (SCR) system reagent at LD14.

The permit has also been reviewed against the requirements of the Medium Combustion Plant Directive (MCPD) for 2025, relevant conditions and monitoring requirements have been added. At the request of the operator, monitoring requirements have also been included for existing MCPs with net thermal input 1-5MWth, but the compliance date for these MCPs is 1 January 2030. Size and location of the emission points of the permitted MCPs have been revised in the permit in accordance with the operator response to the Regulation 61 permit review notice.

The site comprises back up engines, permitted as a Section 1.1 Part A(1)(a) activity under the Environmental Permitting Regulations for the burning of any fuel in an appliance with a rated thermal input of 50 or more megawatts (MW), which serve a data storage site. The five data centres all comprise warehouse style buildings containing the data storage equipment and ancillary plant designed to provide power in the event of the external power supply failing.

The combustion plant at the installation consist of 89 emergency standby generators with a total installed capacity of 495.5 MWth, burning diesel solely for the purpose of providing electricity to the data centre(s) in the event of a failure of supply from the national grid. The generators are split across the separate data centres as follows:

- LD4 comprising 8 x 5.029 MWth, and 5 x 5.143 MWth new generators;
- LD5 comprising 6 x 5.714 MWth and 8 x 5.200 MWth existing generators, and 8 x 5.714 MWth new generators;
- LD6 comprising 24 x 3.829 MWth existing generators;
- LD7 comprising 4 x 5.714 MWth, 12 x 6.857 MWth, and 1 x 8.000 MWth new generators; and
- LD14 comprising 1 x 6.9 MWth new unabated and 12 x 8 MWth new abated generators.

An existing diesel fuelled fire pump is located at LD5 to provide water pressure for the sprinkler system, drawing water from the mains supply to maintain pressure in the sprinkler system in case of fire. A new diesel fuelled fire sprinkler pump is located at LD14.

At LD14, unabated NO_x emission concentrations from the 6.9 MWth and 8 MWth generators are 2091 mg/m^3 and 1784 mg/m^3 respectively. All thirteen generators meet the 2g TA-Luft standard. The twelve 8 MWth

generators at LD14 have SCR systems fitted for NO_x abatement. The operation of the SCR is designed to meet a 190 mg/Nm^3 emissions limit value (ELV) for NO_x (at 15% O_2 content). The SCR systems are expected to need a warm-up period of up to 5 minutes prior to being fully operational. During this warm-up period, NO_x emissions from the 8 MWth generators are not expected to be fully abated. The SCR systems will utilise a series of above ground Ad Blue (urea reagent) storage tanks, these will form part of a structural slab tank. There will be a total of 12 above ground Ad Blue storage tanks at LD14, each with a capacity of 2,000 litres.

Electrical power is provided to the data centres from the national grid. However, in the event of a failure in the electrical supply the operator will utilise the generators to maintain the electrical supply. The generators will be used solely for the purpose for generating power for the facility in an emergency. No electricity will be exported from the installation. Each data centre has the means of back-up power supply consisting of battery Uninterruptable Power Supplies (UPS) capable of maintaining data centre operations for several minutes before using the on-site generators for electrical power supply.

Across the data centre campus, diesel fuel is stored in individual day tanks and/or belly tanks in the immediate vicinity of each generator set and for LD4, LD5, LD6 and LD7 also in bulk storage tanks located in a separate area of each data centre. The individual day tanks and belly tanks are refilled from the bulk tanks, except at LD14, where there are no centralised bulk storage tanks and the belly tanks and day tanks are filled from a centralised filling station.

Total diesel fuel storage capacity across the data centre campus is approximately 1,692,000 litres.

The total number of fuel storage tanks serving each data centre is as follows:

- LD4 - 2 bulk storage tanks of 55,000 litres each, and 12 day tanks of 4,400 litres each;
- LD5 - 3 bulk storage tanks of 66,000 litres each, 2 bulk storage tanks of 68,000 litres each, 8 day tanks of 4,000 litres each, and 6 day tanks of 4,500 litres each;
- LD6 - 3 bulk storage tanks of 80,000 litres each, and 24 day tanks of 1,000 litres each;
- LD7 - 3 bulk storage tanks of 81,000 litres each, 3 bulk storage tanks of 63,000 litres each, 12 day tanks of 1,500 litres each, and 4 day tanks of 1,250 litres each; and
- LD14 - 12 belly tanks of 31,250 litres each, 1 belly tank of approximately 35,000 litres, 4 day tanks of 1000 litres each, and one tank of approximately 250 litres for fire sprinkler pump.

The bulk fuel tanks are fully bunded and double skinned. They are fitted with overfill alarms and the bunds are equipped with leakage alarms. The day tanks are all double skinned with the majority being located within the generators enclosures (containers) except for three day tanks at LD4 which are undercover.

The site is covered in hard standing. Surface water gullies at LD4, LD5, LD6 and LD7 drain into an oil interceptor prior to discharge from site. The installation does not generate any discharges to sewer other than uncontaminated surface water runoff from roof areas and bunds/tanker unloading areas at LD14. The main emissions from the installation are to air in the form of nitrogen oxides, sulphur dioxide, particulate matter and carbon monoxide.

The standby generators are designed and configured so that in the event of a mains electricity failure all the generators will fire up then subsequently ramp down to meet the load at the site. All the generators are subject to a maintenance testing schedule.

Slough Campus Data Centre is located on the Slough Trading Estate. The five data centres are approximately centred on the following National Grid References: LD4 – SU 94731 81381; LD5 – SU 95198 81238; LD6 – SU 94776 81515; LD7 – SU 94802 81625; LD14 – SU 94929 81590.

The surrounding area is a mix of industrial, commercial and residential uses. There are 3 Special Areas of Conservation (SAC) and 1 Special Protection Area (SPA) and Ramsar site within 10 km of the facility. Equinix (UK) Ltd operate two other permitted data storage facilities on the trading estate, namely LD11x on permit EPR/CP3409BH, and LD13x (the former LD10 data centre) on permit EPR/LP3205LW.

The schedules specify the changes made to the permit.

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

Status log of the permit		
Description	**Date**	**Comments**
Application EPR/LP3303PR/A001	Duly made 02/01/2019	Application for a combustion facility consisting of a data centre.
Response to Schedule 5 Notice dated 03/05/19	22/05/2019	Additional information relating to diesel storage arrangements, diesel quality monitoring, layout of the data centres, list of generators meeting the TA-Luft 2g standard and noise attenuation measures.
Additional information	29/10/2019	Details of maintenance tests.
Permit determined EPR/LP3303PR	26/02/2020	Permit issued to Equinix (UK) Limited.
Application EPR/LP3303PR/V002 (variation and consolidation)	Duly made 15/10/2020	Application to vary permit to include additional generating capacity at LD4, LD5 and LD7
Variation determined and consolidation issued EPR/LP3303PR	05/11/2021	Varied and consolidated permit issued in modern format
Part surrender application EPR/LP3303PR/S003	Duly made 31/08/2022	Application to surrender part of the land at LD7 which has never been operated on.
Part surrender determined EPR/LP3303PR (PAS Billing Ref: FP3947JG)	02/09/2022	Part surrender complete. Consolidated permit issued in a modern format.
Regulation 61 notice issued	12/06/2024	Regulation 61 Notice requiring information for Medium Combustion Plant permit review.
Application EPR/LP3303PR/V004 (variation and consolidation)	Duly made 05/08/2024	Application to add 12 new generators at a new data centre LD14, relocate one generator that is currently permitted as part of the LD7 data centre to the new site, and update the permit to modern conditions.
Regulation 61 notice response	08/08/2024	Response to regulation 61 Notice requiring information for Medium Combustion Plant permit review.
Additional information received	22/05/2025 and 28/05/2025	Response to request for information email dated 23/04/2025 including additional information and clarifications on MCPs, fuel storage and containment, operation during emergency scenario, and revised site plans.
Additional information received	25/06/2025	Response to request for information email dated 18/06/2025 including additional information and clarifications on MCPs and fuel storage.
Variation determined and consolidation issued EPR/LP3303PR	29/08/2025	Varied and consolidated permit issued in modern format.

End of introductory note

Notice of variation and consolidation

The Environmental Permitting (England and Wales) Regulations 2016

The Environment Agency in exercise of its powers under regulation 20 of the Environmental Permitting (England and Wales) Regulations 2016 varies

Permit number

EPR/LP3303PR

Issued to

Equinix (UK) Limited ("the operator")

whose registered office is

Computershare Governance Services
The Pavilions
Bridgwater Road
Bristol
BS13 8FD

company registration number 03672650

to operate a regulated facility at

Equinix Slough Campus Data Centre
Slough Trading Estate
Buckingham Avenue
Slough
SL1 4AX

to the extent set out in the schedules.

The notice shall take effect from 29/08/2025

Name	Date
Daniel Timney	**29/08/2025**

Authorised on behalf of the Environment Agency

Schedule 1

The following conditions are added following an Environment Agency initiated variation:

- Condition 2.3.6 is added to specify operating techniques for the combustion plant.
- Condition 3.5.2 is added to specify first monitoring measurements for MCPs.
- Condition 3.5.3 is added to clarify requirements regarding maintaining records of monitoring data.
- Condition 3.5.4 is added to specify that permanent means of access has to be granted to enable sampling/monitoring at emission points as specified in schedule 3 of the permit.
- Condition 3.5.5 is added to clarify that monitoring for existing MCPs shall not take place during start-up or shut-down.
- Condition 4.1.3 is added to require a record of type and quantity of fuels to be used and the total annual operating hours for each MCP.

The following conditions were varied as a result of an Environment Agency initiated variation:

- Condition 4.2.2 has been amended to include requirement to report yearly operating hours of MCPs.
- Table S1.1, as referenced by condition 2.1.1, has been amended to reflect information received in response to the regulation 61 Notice, requiring information for Medium Combustion Plant permit review.
- Table S3.1, as referenced by conditions 3.1.1, 3.5.1 and 3.5.4, has been amended to reflect information received in response to the regulation 61 Notice, requiring information for Medium Combustion Plant permit review.
- Table S4.1, as referenced by condition 4.2.3, has been amended to reflect information received in response to the regulation 61 Notice, requiring information for Medium Combustion Plant permit review.
- Schedule 6, as referenced by condition 4.4.1, is amended to include interpretations relevant to the MCP requirements.

The following conditions are added as a result of the application made by the operator:

- Condition 2.3.7 is added to specify that any waste produced by the activities has to meet the waste acceptance criteria before it can be sent to a landfill for disposal.
- Table S3.3, as referenced by conditions 3.5.1 and 3.5.4, is added to include discharge point to sewer at LD14.
- Table S3.4, as referenced by condition 3.5.1, is added to include process monitoring requirements for SCR abatement efficiency.

The following conditions were varied as a result of the application made by the operator:

- Condition 4.3.1 has been amended to fix a formatting error.
- Condition 4.3.2 has been amended to update wording.
- Table S1.1, as referenced by conditions 2.3.1 has been amended to reflect changes made with variation EPR/LP3303PR/V004.
- Table S1.2, as referenced in conditions 2.3.1 and 2.3.2 has been amended to add revised operating techniques.

- Table S1.3, as referenced in condition 2.4.1 has been amended to add IC8, IC9 and IC10, and to note IC1, IC2, IC4, IC5 and IC6 as completed.
- Table S2.1, as referenced in condition 2.3.3 has been amended to the latest version of the table.
- Table S3.1, as referenced by conditions 3.1.1, 3.5.1 and 3.5.4, has been amended to reflect changes made with variation EPR/LP3303PR/V004.
- Table S4.1, as referenced by condition 4.2.3, has been amended to reflect changes made with variation EPR/LP3303PR/V004.
- Table S4.2, as referenced by condition 4.2.2, has been amended to reflect changes made with variation EPR/LP3303PR/V004.
- Table S4.3, as referenced by conditions 4.2.2 and 4.2.3, has been amended to reflect changes made with variation EPR/LP3303PR/V004.
- Schedule 5, as referenced by condition 4.3.2, is amended to include table for notification requirements for the breach of permit conditions not related to limits.
- Schedule 7, as referenced by condition 2.2.1, is amended to include updated site plan that shows revised site boundary.

Schedule 2 – consolidated permit

Consolidated permit issued as a separate document.

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/LP3303PR

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/LP3303PR/V004 authorising,

Equinix (UK) Limited ("the operator"),

whose registered office is

Computershare Governance Services
The Pavilions
Bridgwater Road
Bristol
BS13 8FD

company registration number 03672650

to operate an installation at

Equinix Slough Campus Data Centre
Slough Trading Estate
Buckingham Avenue
Slough
SL1 4AX

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

Name	Date
Daniel Timney	**29/08/2025**

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 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 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.

2.3.6 For the following activities referenced in Schedule 1 Table S1.1: AR1

(a) the operator must keep periods of start-up and shut down of the combustion plant as short as possible.

(b) there shall be no persistent emission of 'dark smoke' as defined in section 3(1) of the Clean Air Act 1993.

2.3.7 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.

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, S3.2 and S3.3.

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 tables S3.1; and

(b) process monitoring specified in table S3.4.

3.5.2 The first monitoring measurements shall be carried out:

(a) within four months of the issue date of the permit or the date when the MCP is first put into operation, whichever is later; and

(b) at any time for existing MCPs, but no later than the relevant compliance date.

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.

3.5.5 Monitoring of MCP shall not take place during periods of start-up or shut down.

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.

4.1.3 The operator shall maintain a record of the type and quantity of fuel used and the total annual operating hours for each MCP.

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; and

(b) the performance parameters set out in schedule 4 table S4.2 using the forms specified in table S4.3 of that schedule; and

(c) where conditions 2.3.5 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

Table S1.1 activities			
Activity reference	**Activity listed in Schedule 1 of the EP Regulations**	**Description of specified activity**	**Limits of specified activity**
AR1	Section 1.1 Part A1(a) Burning any fuel in an appliance with a rated thermal input of 50 or more megawatts	Operation of 89 emergency standby generators with a total thermal input of approximately 495.5 $MW_{th.}$ The generators will burn gas oil (or equivalent substitute agreed in writing with the Environment Agency) 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. Aggregated Back-up Generation (ABG) consisting of: **LD4** 8 x 5.029 MW_{th} (unabated, existing MCP) 5 x 5.143 MW_{th} (unabated, new MCP) **LD5** 6 x 5.714 MW_{th} (unabated, existing MCP) 8 x 5.200 MW_{th} (unabated, existing MCP) 8 x 5.714 MW_{th} (unabated, new MCP) **LD6** 24 x 3.829 MW_{th} (unabated, existing MCP) **LD7** 4 x 5.714 MW_{th} (unabated, new MCP) 12 x 6.857 MW_{th} (unabated, new MCP) 1 x 8.000 MW_{th} (unabated, new MCP) **LD14** 1 x 6.900 MW_{th} (unabated, new MCP) 12 x 8.000 MW_{th} (abated, new MCP) Other combustion plant: 2 x < 1MWth (non MPC) diesel fuelled fire pumps at LD5 and LD14.	From receipt of raw material and generation of electricity to emissions to air and despatch of waste. Including selective catalytic reduction (SCR) systems fitted to emission points A1402 to A1413. 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 2.3.5 of this permit. 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.
Directly Associated Activity			
AR2	Storage of raw materials	From receipt of raw materials to use within the facility.	
AR3	Surface water drainage	Input to site drainage system until discharge to surface water drain or sewer via interceptors.	

Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
Application EPR/LP3303PR/A001	Environmental Permit Application: Supporting Information and Annexes C-H	03/01/2019
Response to Schedule 5 Notice dated 03/05/19 EPR/LP3303PR/A001	The response to questions 1-7	22/05/2019
Additional information EPR/LP3303PR/A001	Details of level control in diesel storage tanks. Details of generators installed in LD7	28/05/2019
Application for variation EPR/LP3303PR/V002	Application forms C2 and C3 and relevant supporting information	15/10/2020
Application for variation EPR/LP3303PR/V004	• Application forms C2 and C3 and relevant supporting information • LD14 generator maintenance testing schedule detailed in 'Table 3-3: TESTING REGIME FOR LD14' of the application document 'Equinix (UK) Limited Environmental Permit Variation Application – LD14 Data Centre: Supporting Document', Rev. 1.0, dated 29/04/2024. • NOx abatement efficiency for the selective catalytic reduction systems (SCR) fitted to emission points A1402 to A1413 (LD14GEN2 to LD14GEN13) detailed in application documents 'Air Quality Assessment LD14 Equinix Slough Campus Environmental Permit Assessment – Permit Variation', Rev. 1.0, dated 29/04/2024 and 'Equinix (UK) Limited Environmental Permit Variation Application – LD14 Data Centre: Supporting Document', Rev. 1.0, dated 29/04/2024	05/07/2024 & 05/08/2024
Response to request for information email	Response to questions: 'Medium Combustion Plants (MCP) at the installation.' – 1; 'Fuel storage and containment.' – 3; 'Emergency scenario.' – 1 and 2.	22/05/2025 & 28/05/2025

Table S1.3 Improvement programme requirements		
Reference	**Requirement**	**Date**
IC1	The operator shall complete the programme of installing vertically discharging exhausts on the Generators in LD10 (Discharge points A1001 to A1005 and confirm completion in a report to the Environment Agency.	Completed
IC2	The operator shall carry out a feasibility study into the installation of vertically discharging exhausts on the generators in LD6 (Discharge points LD 6 AO1 TO LD6 AO24) and submit a written report to the Environment Agency.	Completed
IC3	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 should include but not be limited to the following considerations: • The response should be tailored to reflect the predicted potential impact indicated by the air dispersion modelling at individual receptors; • Specific timescales for response measures;	31/08/2022

Table S1.3 Improvement programme requirements		
Reference	**Requirement**	**Date**
	• How local conditions during a grid failure might influence the response required, for example meteorological conditions or time of day; • Contingency for how the response will be carried out in the event scenario i.e. loss of power; and • Timescales for continued review of the management plan. The agreed Air Quality Management Plan shall be submitted to the Environment Agency for approval.	
IC4	The operator shall produce a report outlining the maintenance and operating regime following the first year of operation following permitting. This shall include but is not limited to the following points: • An update on the control systems used to carry out the testing of the generators and how these have been used to minimise emissions; and • Any additional improvements that have been identified to reduce emissions during the maintenance testing and operation of the generators. This should include timescales for the implementation of the improvements. The operator shall submit this report in writing to the Environment Agency for approval.	Completed
IC5	The operator shall submit a report to the Environment Agency verifying the predicted short-term nitrogen dioxide concentrations at the boundary of the site. The report shall include but is not limited to: • Monitoring of ambient air quality at the boundary of the site during the 'Black Building' operating scenario using monitoring methods agreed in advance with the Environment Agency • A comparison of modelled against monitored concentrations of nitrogen dioxide • A demonstration that appropriate monitoring location(s) were selected at the boundary of the site, taking into account the modelled predictions and the weather conditions prevalent at the time of the monitoring • Evidence to demonstrate that the monitoring team holds appropriate qualifications. The output of the verification exercise should be used to revise the air quality management plan if necessary.	Completed
IC6	The operator shall submit a review of options for reducing predicted short term nitrogen dioxide emissions impacts. This shall include but is not limited to: • Considerations of the conclusions of the validation exercise specified in improvement condition 5 to inform a feasibility study including cost benefit analysis for potential upgrades or other changes to infrastructure or operational regimes on site that could increase dispersion; • Use of the above information to propose appropriate changes in stack height or other potential options for decreasing emissions or increasing dispersion to ensure emergency scenario emission levels do not	Completed

Table S1.3 Improvement programme requirements		
Reference	**Requirement**	**Date**
	exceed acceptable maximum levels specified in relevant guidance at sensitive receptors; • Proposal of an appropriate timescale for improvements. The review and timescale for improvement shall be submitted to the Environment Agency in writing for approval.	
IC7	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, 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 be limited to: • When the generators are not fitted with sampling ports, a proposal to install them within the shortest practical timeline; • 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.	Within 12 months from the date of issue of variation notice EPR/LP3303PR/V002
IC8	**Revisions to the Air Quality Management Plan (AQMP)** The operator shall revise their AQMP to include changes made with permit variation EPR/LP3303PR/V004 in conjunction with the Local Authority outlining response measures to be taken in the event of a grid failure. This must include, but not be limited to, the following considerations: • The response should be tailored to reflect the predicted potential impact indicated by the air dispersion modelling, submitted for permit variation EPR/LP3303PR/V004, at individual receptors; • Preventative and reactive actions to be implemented to limit the duration of an outage event to less than 50 hours as far as possible; • Specific timescales for response measures; • How local conditions during a grid failure might influence the response required, for example meteorological conditions or time of day; • Contingency for how the response will be carried out in the event scenario i.e. loss of power; • Timescales for continued review of the management plan; and • Addition of indicative air quality monitoring stations around the site to inform on air quality during extended periods of standby generator running including prolonged grid outages. The agreed updated Air Quality Management Plan shall be submitted to the Environment Agency for approval.	01/03/2026

Table S1.3 Improvement programme requirements		
Reference	**Requirement**	**Date**
IC9	**Monitoring plan - flue gas monitoring requirements at data hall LD14** The operator shall submit a monitoring plan for assessment and written approval by the Environment Agency detailing their proposal for the implementation of the flue gas monitoring requirements specified in table S3.1, for generators at data hall LD14, in line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 04 June 2024 (formerly known as TGN M5). The plan shall include, but not necessarily be limited to: • When the generators are not fitted with sampling ports, a proposal to install them within the shortest practical timeline; • 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 permit table S3.1.	01/12/2025 or as agreed in writing with the Environment Agency
IC10	**Performance of SCR systems** The operator shall submit a written report to the Environment Agency for assessment and written approval. The report must contain: • Detailed information on the specification of the suitability of the NOx sensors and urea solution dosing to the SCR systems • Evidence of the initial calibration of the NOx sensors and verification of the levels of unabated and abated NOx emissions upstream and downstream of the SCR system according to a methodology consistent with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 04 June 2024 (formerly known as TGN M5) • Confirmation that the SCR systems achieve the NOx abatement performance stated in the application documents referred to in table S1.2, or a proposal for remedial actions when this is not achieved • A plan to periodically calibrate the NOx sensors and verify the performance of the SCR systems, including the proposed frequencies. The operator must implement the proposals in the report in line with the timescales agreed within the Environment Agency's written approval.	01/12/2025 or as agreed in writing with the Environment Agency

Schedule 2 – Waste types, raw materials and fuels

Table S2.1 Raw materials and fuels	
Raw materials and fuel description	**Specification**
Gas oil or equivalent substitute to be agreed in writing with the Environment Agency	Sulphur content 0.001% (w/w) max

Schedule 3 – Emissions and monitoring

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location [Note 1]	**Source**	**Parameter**	**Limit (including unit)**	**Reference period**	**Monitoring frequency [Note 2]**	**Monitoring standard or method**
LD4 Data Centre: A0401-A0408 (LD4_01-LD4_08) **LD5 Data Centre:** A0501-A0506 (LD5_01-LD5_06) A0507-A0514 (LD5_07-LD5_14)	Gas oil generator exhausts (existing MCP with net rated thermal input greater than 5MW)	Oxides of nitrogen (NO and NO_2 expressed as NO_2)	No limit set	In line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 4 June 2024 (formerly known as TGN M5)	Every 1500 hours of operation or once every five years (whichever comes first) from date of acceptance of first monitoring measurements under condition 3.5.2	In line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 4 June 2024 (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 4 June 2024 (formerly known as TGN M5)	Every 1500 hours of operation or once every five years (whichever comes first) from date of acceptance of first monitoring measurements under condition 3.5.2	In line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 4 June 2024 (formerly known as TGN M5)
		Sulphur dioxide	No limit set	-	-	-
		Particulates	No limit set	-	-	-
LD6 Data Centre: A0601-A0624 (LD6_01-LD6_24)	Gas oil generator exhausts (existing MCP with net rated thermal input 1-5MW)	Oxides of nitrogen (NO and NO_2 expressed as NO_2)	No limit set	In line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 4 June 2024 (formerly known as TGN M5)	Every 1500 hours of operation or once every five years (whichever comes first) from date of acceptance of first monitoring measurements under condition 3.5.2	In line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 4 June 2024 (formerly known as TGN M5)
		Carbon monoxide	No limit set	In line with web guide 'Monitoring stack	Every 1500 hours of operation or once every five	In line with web guide 'Monitoring stack

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location [Note 1]	**Source**	**Parameter**	**Limit (including unit)**	**Reference period**	**Monitoring frequency [Note 2]**	**Monitoring standard or method**
				emissions: low risk MCPs and specified generators' Published 4 June 2024 (formerly known as TGN M5)	years (whichever comes first) from date of acceptance of first monitoring measurements under condition 3.5.2	emissions: low risk MCPs and specified generators' Published 4 June 2024 (formerly known as TGN M5)
		Sulphur dioxide	No limit set	-	-	-
		Particulates	No limit set	-	-	-
LD4 Data Centre: A0409-A0413 (LD4_09-LD4_13) **LD5 Data Centre:** A0516-A0523 (LD5_16-LD5_23) **LD7 Data Centre:** A0701-A0704 (LD7_01_01-LD7_01_04) A0705-A0708 (LD7_01_05-LD7_01_08) A0709 (LD7_01_09) A0710-A0717 (LD7_02_1-LD7_02_8) **LD14 Data Centre:** A1401 (LD14GEN1) A1402-A1413	Gas oil generator exhausts (new MCP)	Oxides of nitrogen (NO and NO_2 expressed as NO_2)	No limit set	In line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 4 June 2024 (formerly known as TGN M5)	Every 1500 hours of operation or once every five years (whichever comes first)	In line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 4 June 2024 (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 4 June 2024 (formerly known as TGN M5)	Every 1500 hours of operation or once every five years (whichever comes first)	In line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 4 June 2024 (formerly known as TGN M5)
		Sulphur dioxide	No limit set	-	-	-
		Particulates	No limit set	-	-	-

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location [Note 1]	**Source**	**Parameter**	**Limit (including unit)**	**Reference period**	**Monitoring frequency [Note 2]**	**Monitoring standard or method**
(LD14GEN2-LD14GEN13)						
LD14 Data Centre: A1402-A1413 (LD14GEN2-LD14GEN13)	Gas oil generator exhausts (new MCP)	Ammonia	No limit set	-	-	-
LD5 Data Centre: A0515 (LD5_15) **LD14 Data Centre:** A1414 (LD14GEN14)	Gas oil generator exhausts for fire pump	Oxides of nitrogen (NO and NO_2 expressed as NO_2)	No limit set	-	-	-
		Carbon monoxide	No limit set	-	-	-
		Sulphur dioxide	No limit set	-	-	-
		Particulates	No limit set	-	-	-
Vents associated with each of the bulk diesel storage tanks	Vents from storage tanks	No parameter set	No limit set	-	-	-

Note 1: Exhaust stacks as shown on Figs. 5.1 to 5.4 of Substantial Variation Application: Supporting Information Document, Rev. 03, dated 14/10/20, Fig. 3.1 of Substantial Variation Application: Supporting Information Document, Rev. 01, dated 29/04/24, and request for information response for Environmental Permit Variation Application EPR/LP3303PR/V004: Figure 4.1 Proposed Emission Point Locations – LD14 of, Rev. A05, dated 15/05/25. All exhaust stacks are from emergency generators except LD5_15 and LD14GEN14 that are from the fire pump generators.

Note 2: Unless otherwise agreed in writing with the Environment Agency as a result of approval of Improvement Conditions IC7 or IC9.

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**
Emission points to offsite surface water drain as shown in Annex F of Environmental Permit Application: Supporting Information, Rev. 02, dated 14/12/18.	Uncontaminated site surface water	No parameter set	No limit set	-	-	-

Table S3.3 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**
Emission points to sewer Figure 4.1 Proposed Emission Point Locations – LD14, Rev. A05, dated 15/05/25	Uncontaminated site surface water	No parameter set	No limit set	-	-	-

Table S3.4 Process monitoring requirements				
Emission point reference or source or description of point of measurement	**Parameter**	**Monitoring frequency**	**Monitoring standard or method**	**Other specifications**
A1402-A1413 LD14_02 - LD14_13 in Figure 4.1 Proposed Emission Point Locations – LD14, Rev. A05, dated 15/05/25	SCR abatement efficiency	Continuous	Continuous reading of NOx sensors fitted to SCR system to manufacturer's specification. Periodic validation according to the plan approved by the Environment Agency in response to Improvement Condition IC10	Minimum abatement of NOx, in accordance with operating techniques in application documents listed in table S1.2

Schedule 4 – Reporting

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

Table S4.1 Reporting of monitoring data			
Parameter	**Emission or monitoring point/reference**	**Reporting period**	**Period begins**
Emissions to air Parameters as required by condition 3.5.1	**LD4 Data Centre:** A0409-A0413 **LD5 Data Centre:** A0516-A0523 **LD7 Data Centre:** A0701-A0717 **LD14 Data Centre:** A1401-A1413	Every 1500 hours of operation or once every five years (whichever comes first)	Within four months of the issue date of the permit or the date when the engine is first put into operation, whichever is later [Note 1]
Emissions to air Parameters as required by condition 3.5.1	**LD4 Data Centre:** A0401-A0408 **LD5 Data Centre:** A0501-A0514 **LD6 Data Centre:** A0601-A0624	Every 1500 hours of operation once or every five years (whichever comes first)	From date of acceptance of first monitoring measurements under condition 3.5.2 [Note 1]
Process monitoring Parameters as required by condition 3.5.1	**LD14 Data Centre:** A1402-A1413	Annually	January
Note 1: Unless otherwise agreed in writing with the Environment Agency as a result of approval of Improvement Conditions IC7 or IC9.			

Table S4.2 Performance parameters		
Parameter	**Frequency of assessment**	**Units**
Gas oil (or equivalent substitute agreed in writing with the Environment Agency) usage	Annually	Tonnes
Generator operation for testing and maintenance	Report to be submitted annually	- Total hours for the site (hours) - Total hours per generator (hours) - Total number of runs per generator (quantity and dates) - Number of minutes per run (minutes)
Generator operation during emergency scenario	Within 24 hours if operation commences	- Date and time of grid failure - Number of generators operating immediately after the failure - Number of generators operating two hours after failure - Anticipated duration of the mains supply failure (hours)

Table S4.2 Performance parameters		
Parameter	**Frequency of assessment**	**Units**
Generator operation during emergency scenario	Annually	Total number of runs (quantity), duration of runs (hours)
Operation of SCR systems	Annually	- Gas oil usage in each generator fitted with SCR - Readings of NO_x sensors - NO_x abatement efficiency - Evidence of periodic calibration with frequency specified according to Environment Agency's approval of improvement condition IC10

Table S4.3 Reporting forms		
Media/parameter	**Reporting format**	**Date of form**
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
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
Process monitoring Parameters	Process Monitoring Form, 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	

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

(c) Notification requirements for the breach of permit conditions not related to limits	
To be notified within 24 hours of detection	
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.	

(d) Notification requirements for the detection of any significant adverse environmental effect	
To be notified within 24 hours of detection	
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.

“compliance date” means 01/01/2025 for existing MCPs with net rated thermal input of greater than 5MW or 01/01/2030 for existing MCPs with a net rated thermal input of less than or equal to 5MW.

“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.

“existing MCP” means an MCP first put into operation before 20/12/2018.

“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.

“List of Wastes” means the list of wastes established by Commission Decision 2000/532/EC replacing Decision 94/3/EC establishing a list of wastes pursuant to Article 1(a) of Council Directive 75/442/EEC on waste and Council Decision 94/904/EC establishing a list of hazardous waste pursuant to Article 1(4) of Council Directive 91/689/EEC on hazardous waste, as amended from time to time.

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

“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.

“Natural gas” means naturally occurring methane with no more than 20% by volume of inert or other constituents.

“new MCP” means an MCP first put into operation on or after 20/12/2018.

“operating hours” means the time, expressed in hours, during which a combustion plant is operating and discharging emissions into the air, excluding start-up and shut-down periods.

“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.

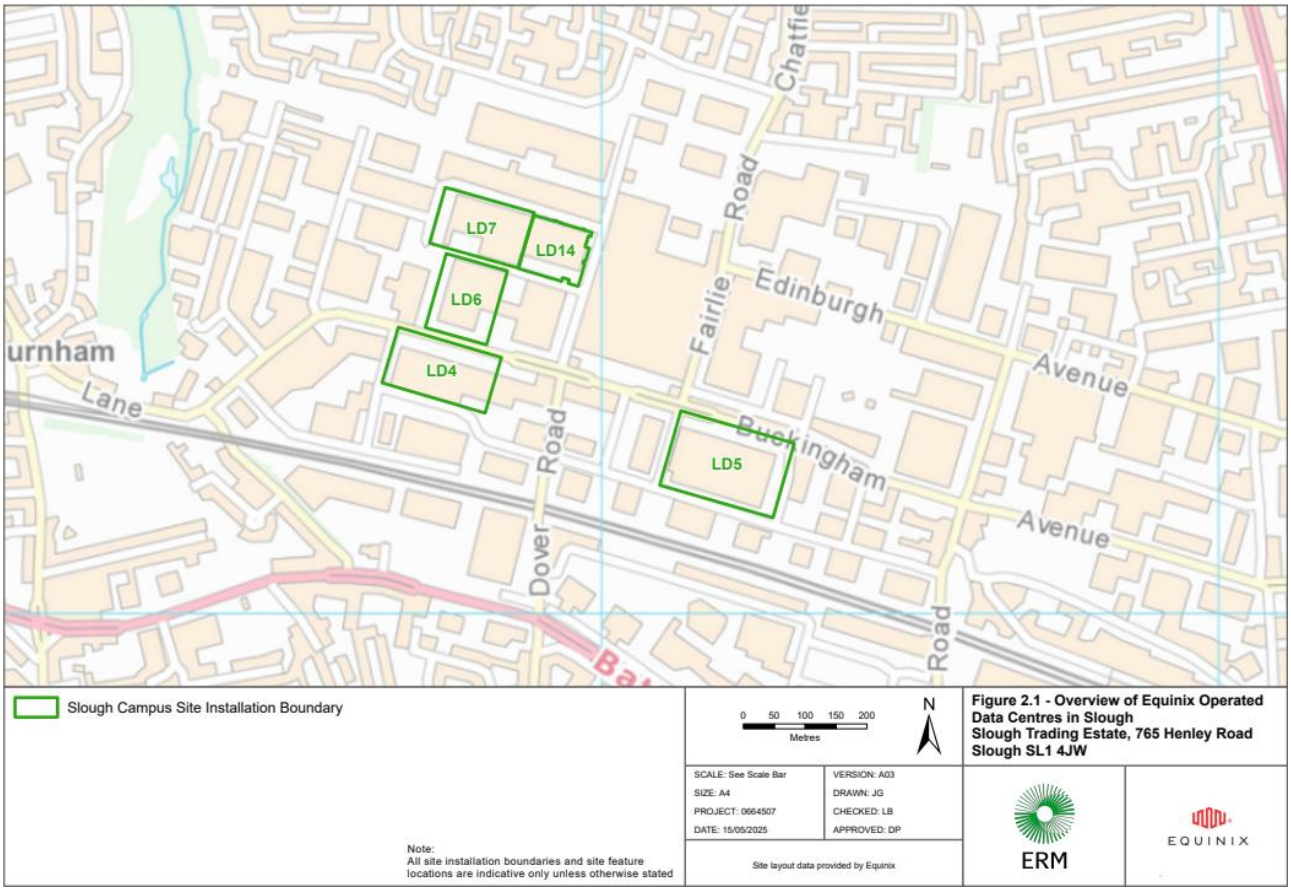
“year” means calendar year ending 31 December.

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
- in relation to emissions from gas engines or gas turbines, the concentration in dry air at a temperature of 273K, at a pressure of 101.3 kPa and with an oxygen content of 15% dry for liquid and gaseous fuels.
- 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.

Schedule 7 – Site plan



END OF PERMIT