



# Permit with introductory note

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

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Amazon Data Services UK Limited

Linmere Island Data Centre  
Charlton  
Central Bedfordshire  
LU5 5GX

### Permit number

EPR/AP3427SQ

# Linmere Island Data Centre

## Permit number EPR/AP3427SQ

### Introductory note

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

The main features of the permit are as follows.

The data centre will house various IT equipment that will require a constant stable electrical supply to operate effectively. This permit covers part of the data centre which includes back-up generation capacity, an Environmental Permitting Regulations (EPR) 2016 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 site will comprise 42 standby backup gas oil generators for emergency use in the event of a loss of power from the National Grid. The total installed thermal capacity onsite will be approximately 324.6 megawatts thermal (MWth). These generators will also undergo routine testing in accordance with the manufacturer's maintenance requirements.

Of the 42 generators, four will serve as secondary backups (known as "catcher" generators), and two smaller units (referred to as "house" generators) will cover non-critical loads such as office lighting and the office fire system during an emergency. All generators will be operated individually for maintenance tests and will exhaust through dedicated flues. Gas oil fuel will be used if Hydrogenated Vegetable Oil (HVO) is unavailable. Additionally, there will be one generator with a thermal input capacity of 0.39 MWth located in the substation building.

Each generator will have an individual vertical flue terminating 25 meters above ground level, and remain unimpeded by cowls or caps., with locations detailed in the Installation Permit Boundary and Point Source Emissions Plan. The operator has confirmed that all 42 generators intended for use at the data centre are emissions optimised to meet the US EPA Tier 2 standard.

The installation boundary encompasses only the listed activities. The Directly Associated Activities (DAA) include fuel storage tanks, associated pipework, and the surface water drainage network. The Emergency Standby Generators (ESGs) are classified as "limited hours Medium Combustion Plants (MCPs)", as they operate solely for maintenance, testing, and emergency situations. These ESGs are capable of running on gas oil or biodiesel, such as HVO.

There are 42 point source emissions to air at the site, labelled A1 to A42. The primary emissions from the installation will be to air, consisting of nitrogen oxides (NO<sub>x</sub>), sulphur dioxide (SO<sub>2</sub>), particulate matter (PM), and carbon monoxide (CO).

A comprehensive Planned Preventative Maintenance (PPM) regime will be implemented once the data centre becomes operational, drawing on established practices from other Amazon Data Centres. This regime will include structured inspections, servicing schedules, and emergency procedures designed to ensure equipment reliability, environmental protection, and regulatory compliance. Fuel management is controlled through standard operating procedures to prevent spills during the refuelling events, with site engineers present and spill kits deployed as needed. Emergency protocols are in place to respond to any leaks or spills swiftly and effectively.

The data centre is located in Houghton Regis, Bedfordshire, approximately 7 km north-west of Luton town centre and accessed from A5505 Woodside Link off the M1. The national grid reference is TL 03503 25622. The site is bounded by the Dunstable Northern Bypass to the north; the A5505 Woodside Link to the east; B5790 to the south; and Sundon Road to the west. The intersections of the A5505 with the B5790 and the B5790 with Sundon Road are roundabouts. The surrounding area is characterised by a mix of warehouse and industrial uses that are currently under development or recently built. There is a public park to the west, a supermarket and residential developments to the south, and a Distribution Centre to the east.

The drainage system for the permitted installation is divided into separate foul water and surface water networks. The wider data centre outside the permitted installation will be connected to the adopted foul sewer for the discharge of domestic greywater and sanitary effluent from sinks, toilets and general cleaning activities.

Within the permitted installation, foul water generated from surface water in the refuelling laybys is routed to two designated point-source emission locations, WW1 and WW2. Drainage from these areas will pass through an oil separator before entering the wider site foul drainage system and ultimately drains into an adopted Anglian Water sewer network off site.

In relation to surface water from the permitted installation, there is one point source emission, SW1. Uncontaminated surface water runoff from the Installation and the wider data centre site is directed to the attenuation pond in the southwest corner of the site. The attenuation pond is fitted with an impermeable liner to prevent any potential contamination from infiltrating into the ground. Downstream of the attenuation pond, surface water passes through an oil separator before ultimately discharging to an open watercourse (Ouzel Brook).

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/AP3427SQ/A001	Duly made 07/02/2025	Application for 324.6 MW thermal input Data Centre.
Further Information received, responses to Request for Further Information dated 13/06/2025	26/06/2025	In relation to the air emissions risk assessment
Further Information received, responses to Schedule 5 notice dated 22/09/2025	17/10/2025	Further information in relation to site plan, containment, drainage, interceptors, maintenance, piping and infrastructure, and operational areas.
Further Information received, responses to 2 <sup>nd</sup> Schedule 5 notice dated 27/11/2025	11/12/2025	Further information in relation to containment, drainage, maintenance, and piping and infrastructure.
Further Information received, responses to Request for Further Information dated 3/12/2025	19/12/2025 12/01/2026	In relation to the aqueous releases.
Permit determined EPR/AP3427SQ	29/01/2026	Permit issued to Amazon Data Services UK Limited.

End of introductory note

# Permit

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

### Permit number

**EPR/AP3427SQ**

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

**Amazon Data Services UK Limited** ("the operator"),

whose registered office is

**1 Principal Place  
Worship Street  
London  
EC2A 2FA**

company registration number 09959151

to operate an installation at

**Linmere Island Data Centre  
Charlton  
Central Bedfordshire  
LU5 5GX**

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

Name	Date
<b>Eleanor Blackeby</b>	<b>29/01/2026</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 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.

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

2.3.6 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.

2.3.7 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.

## **2.5 Pre-operational conditions**

- 2.5.1 The activities shall not be brought into operation until the measures specified in schedule 1 table S1.4 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, 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.
- 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.
- 3.5.3 Monitoring of MCP shall not take place during periods of start-up or shut down.
- 3.5.4 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.
- 3.5.5 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.

4.1.3 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;
- (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.	<p>Operation of 42 emergency standby generators with a total thermal input of approximately 324.6 MWth.</p> <p>The generators will burn gas oil fuel or equivalent substitute 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.</p> <p>Aggregated Back-up Generation (ABG) consisting of:</p> <p>40 x 8 MWth and 2 x 2.1 MWth (unabated, New MCP)</p>	<p>From receipt of raw materials and generation of electricity to despatch of waste.</p> <p>Electricity produced at the Installation cannot be exported to the National Grid.</p> <p>The emergency operational hours of the Installation shall not exceed the specifications set out in condition 2.3.3 of this permit.</p>
<b>Directly Associated Activity</b>			
AR2	Storage of raw materials	From receipt of raw materials to use within the facility.	
AR3	Surface water drainage	<p>SW1 (public surface water sewer). Drainage system covering generator areas, fuel storage and any surfacing beneath above ground fuel transport lines discharged via oil separator to an open watercourse (Ouzel Brook).</p> <p>Discharge from WW1 and WW2, flows into the wider data centre foul water system before it ultimately discharges to Anglian Water foul sewer.</p>	

<b>Table S1.2 Operating techniques</b>		
<b>Description</b>	<b>Parts</b>	<b>Date Received</b>
Application EPR/AP3427SQ/A001	Application Forms B2 and B3 and all referenced supporting information.	Duly Made 07/02/2025
Application EPR/AP3427SQ/A001 Generators maintenance testing schedule	Generators maintenance testing schedule detailed in application documents Linmere Island Data Centre EPR/AP3427SQ/A001 Air Quality Assessment dated December 2024.	Duly Made 07/02/2025
Response to Schedule 5 Notice dated 22/09/2025	Response to question 1 detailing containment control, questions 2 detailing drainage, question 3 detailing interceptor, question 4 detailing maintenance, question 5 detailing piping and infrastructure, question 6, detailing operational areas.	17/10/2025

**Table S1.2 Operating techniques**

Description	Parts	Date Received
Response to 2 <sup>nd</sup> Schedule 5 Notice dated 17/11/2025	Response to question 1 detailing design standards for containers 2 detailing piping 3 detailing pumps 4 detailing vent pipes, taps and valves 5 detailing overfill prevention 6 detailing screw fittings/ fixed coupling 7 detailing underground pipework.	11/12/2025
Further Information received, responses to Request for Further Information dated 3/12/2025	In relation to the aqueous releases.	19/12/2025

**Table S1.3 Improvement programme requirements**

Reference	Requirement	Date
IC1	<p><b>Air Quality Management Plan (AQMP)</b></p> <p>The operator shall produce an AQMP 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:</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;</li> <li>• Timescales for continued review of the management plan; and</li> <li>• 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.</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 EPR/AP3427SQ/A001
IC2	<p><b>Short-term nitrogen oxides and dust concentrations - monitoring plan</b></p> <p>The operator shall submit a written report to the Environment Agency for assessment and written approval detailing proposals for a monitoring programme to verify the predicted short-term nitrogen oxides (NOx) and dust concentrations at the boundary of the site or off-site locations of sensitive receptors.</p> <p>The proposal shall detail the monitoring methods and equipment that will be used, having consideration for, but not necessarily be limited to:</p>	Submit the written report within 6 months from written notification from the Environment Agency

**Table S1.3 Improvement programme requirements**

Reference	Requirement	Date
	<ul style="list-style-type: none"> <li>Representative monitoring of ambient air quality during operations, at the downwind boundary of the site, or off site locations during all the testing scenarios using reference equivalent (or greater) monitoring methods as set out in EA Technical Guidance Note M8 or subsequent revisions of that document, or using alternative techniques agreed in advance with the Environment Agency to an equal or greater standard.</li> </ul> <p>(The plant should not be operated solely to enable the monitoring to take place. Monitoring should be done when other activities (such as testing) require the plant to be operated);</p> <ul style="list-style-type: none"> <li>A demonstration that appropriate monitoring location(s) have been selected at the boundary of the site, or off site locations, taking into account the modelled predictions and the weather conditions prevalent at the time of the monitoring; and</li> <li>Details of certification of monitoring equipment and accreditation of personnel undertaking monitoring, where appropriate.</li> </ul> <p>The operator shall undertake the monitoring in accordance with the plan agreed with the Environment Agency</p>	Monitoring to be undertaken within 4 months from written approval of the monitoring plan
IC3	<p><b>Short-term nitrogen oxides and dust concentrations - monitoring report</b></p> <p>A written report shall be submitted to the Environment Agency for assessment and written approval detailing the results and conclusions of the emissions monitoring and assessment undertaken in accordance with the monitoring proposals agreed by the Environment Agency under IC2.</p> <p>The report shall include:</p> <ul style="list-style-type: none"> <li>a demonstration that appropriate monitoring location(s) were selected at the boundary of the site, or off site locations, taking into account the agreed monitoring proposal under IC2, the weather conditions prevalent at the time of the monitoring and any additional sensitive receptors identified;</li> <li>a comparison of modelled data against monitored concentrations of nitrogen dioxide and dust; and</li> <li>proposals for any ongoing monitoring or further assessment.</li> </ul> <p>Once approved in writing, the output of the monitoring exercise shall be used to inform / revise the AQMP and implement emission</p>	Submit the written report within 4 months of undertaking monitoring agreed under IC2

**Table S1.3 Improvement programme requirements**

Reference	Requirement	Date
	reduction measures, if necessary. Revisions to the AQMP and/or emission reduction measures shall be delivered in accordance with the timescales agreed in writing with the Environment Agency.	As agreed in writing with the Environment Agency
IC4	<p><b>Monitoring plan - flue gas monitoring requirements</b></p> <p>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, 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:</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 permit table S3.1.</li> </ul>	Within 3 months from the date of issue of the permit EPR/AP3427SQ/A001

**Table S1.4 Pre-operational measures**

Reference	Pre-operational measures
PO1	<p><b>Commissioning</b></p> <p>At least one month before operation the operator shall submit a commissioning plan to the Environment Agency for approval. The plan shall provide timescales for the commissioning of the gas oil generators and shall demonstrate that the commissioning of the gas oil generators is covered within the site's permitted regular testing regime, thereby minimising durations and impacts.</p> <p>When the commissioning is not covered within the site's permitted regular testing regime, the operator shall submit an environmental risk assessment for approval by the Environment Agency, demonstrating that the environmental risks during the commissioning are minimised and remain not significant. The commissioning of the engines shall not begin prior to receiving written approval to the plan and associated environmental risk assessment by the Environment Agency.</p> <p>The plan shall be implemented in accordance with the Environment Agency's written approval.</p>

## 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 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	Source	Parameter	Limit (including unit)	Reference period	Monitoring frequency Note 2	Monitoring standard or method
A1 to A42 [Point A1 to A42 on site plan in Schedule 7]	Gas oil or equivalent fuelled generator exhausts (New MCP)	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 04 June 2024 (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 04 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 04 June 2024 (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 04 June 2024 (formerly known as TGN M5)	
	Sulphur dioxide	No limit set	-	-	-	-
	Particulate Matter	No limit set	-	-	-	-
Note 1: Unless otherwise agreed in writing with the Environment Agency as a result of approval of Improvement Condition IC4 of this permit.						
Note 2: In accordance with condition 3.5.2 of this permit.						

**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
SW1 Emission point as shown on site plan in schedule 7 [Note 1]	Clean and uncontaminated surface water via oil/ water interceptor	No parameter set	No limit set	-	-	-
Note 1: Emission to Ouzel Brook						

**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
WW1 and WW2 Emission point as shown on site plan in schedule 7 [Note 1]	Surface water generated in the refuelling laybys	No parameter set	No limit set	-	-	-
Note 1: Emission to Anglian Water foul sewer.						

## 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 – A42	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 IC4.			

<b>Table S4.2 Performance parameters</b>		
<b>Parameter</b>	<b>Frequency of assessment</b>	<b>Units</b>
Usage of gas oil (or equivalent substitute agreed in writing with the Environment Agency)	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

**Table S4.3 Reporting forms**

<b>Parameter</b>	<b>Reporting form</b>	<b>Form version number and date</b>
Performance Parameters	Performance Parameters Reporting 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	Generator Emergency Scenario Reporting 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) Notification requirements for the breach of a limit****To be notified within 24 hours of detection unless otherwise specified below**

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.

“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.

“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.

“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.

“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.

“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.

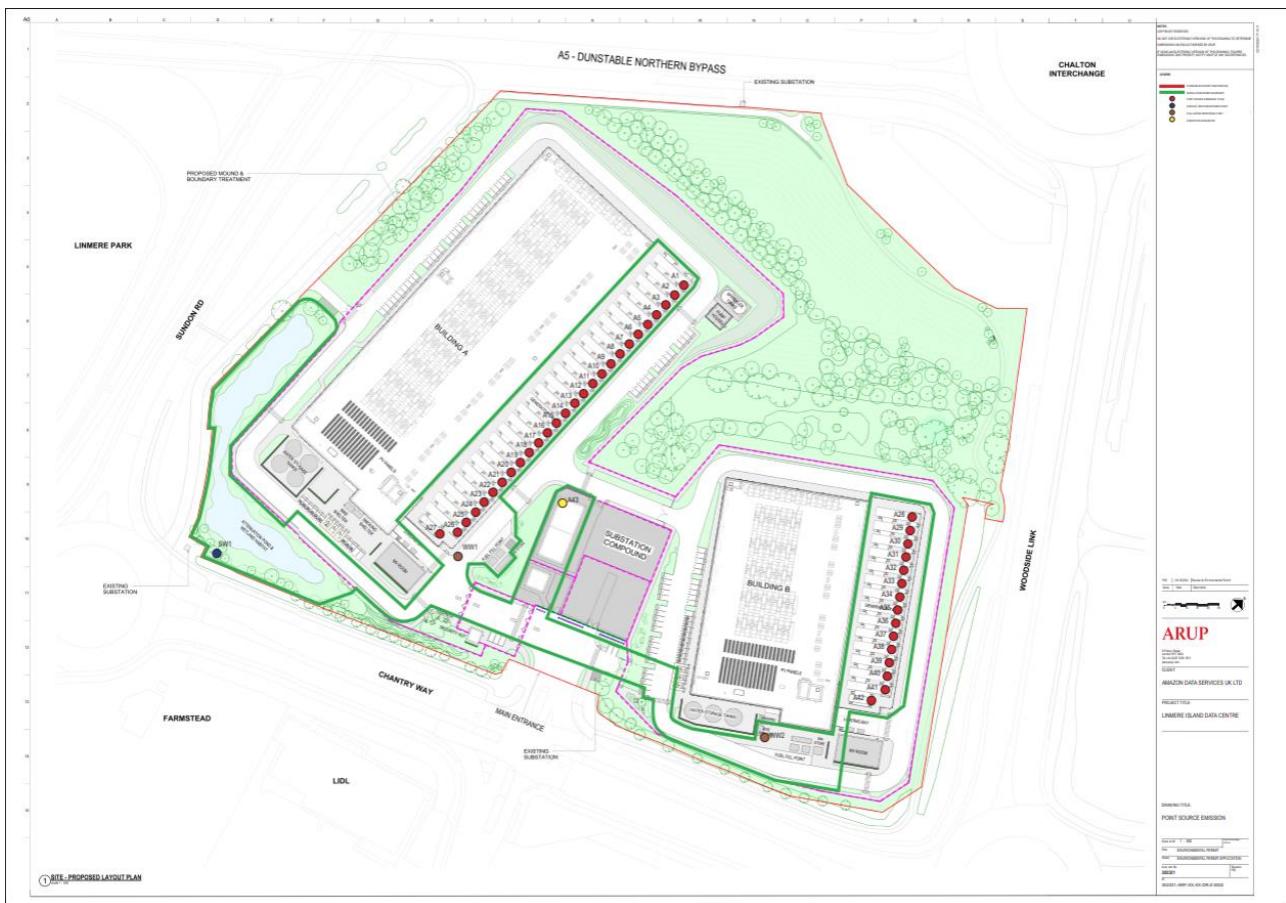
Unless otherwise stated, any references in this permit to concentrations of substances in emissions into air means:

- 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.
- 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.

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.

“Year” means calendar year ending 31 December.

## Schedule 7 – Site plan



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END OF PERMIT

## Reporting Forms

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

**Permit Number:** EPR/AP3427SQ **Operator:** Amazon Data Services UK Limited  
**Facility:** Linmere Island Data **Form Number:** Emergency Scenario  
Centre **Date:** 18/10/2024

## 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)

## Performance parameters

Permit number: EPR/AP3427SQ

Operator: Amazon Data Services UK Limited

Facility name: Linmere Island Data Centre

Performance 1 18/10/2024

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		

Parameter	Value	Units
	2	

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

<b>Generator operation for testing and maintenance</b>  <b>Repeat for each test</b>	<b>Date of test</b>	<b>DD/MM/YY</b>
	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 .....

Date.....

(Authorised to sign as representative of Operator)

## **Emissions to Air Reporting Form**

**Permit number:** EPR/AP3427SQ

**Facility name:** Linmere Island Data Centre

Operator: Amazon Data Services UK Limited

Emissions to Air Reporting Form: version 1, 08/03/2021

Reporting of emissions to air for the period from [DD/MM/YY] to [DD/MM/YY]

**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.