

# Notice of variation and consolidation with introductory note

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

---

Virtus Holdco Limited

Virtus Slough Campus Data Centres  
14 Liverpool Road  
Slough Trading Estate  
Slough  
SL1 4QZ

**Variation application number**

EPR/BP3945QX/V003

**Permit number**

EPR/BP3945QX

# Virtus Slough Campus Data Centres

## Permit number EPR/BP3945QX

### 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.

#### Changes introduced by V003

At the request of the Operator, the variation includes:

- addition of 16 back-up generators (LON12) with selective catalytic reduction (SCR) abatement. The associated emission points are A33 to A48. The relevant monitoring requirements are added to the permit.
- addition of emission point to water, W4

The permit has also been reviewed against the requirements of the Medium Combustion Plant Directive (MCPD) for 2025 and relevant conditions and monitoring requirements have been added.

#### Main features of the permit

Virtus Slough Campus Data Centres is a new electronic data storage centre which includes back-up electricity generation capacity - a Schedule 1, Section 1.1 Part A(1)(a) activity under the Environmental Permitting Regulations (the burning of any fuel in an appliance with a rated thermal input of 50 or more megawatts (MW)).

The site is located in an area of light industrial and commercial developments on the Slough Trading Estate in Slough. The National Grid Reference for the site is SU 95720 81330. The nearest residential receptors are approximately 150 m to the north east of the site. The following designated conservation sites are within relevant screening distances of the installation: Burnham Beeches Special Area of Conservation (SAC), Windsor Forest and Great Park (SAC), Chilterns Beechwoods (SAC), South West London Waterbodies Special Protection Area (SPA) and Ramsar, as well as a number of undesignated local sites.

The Campus comprises four buildings, referred to as London 3 (LON3), London 4 (LON4) and London 10 (LON10) and London 12 (LON12). At LON4 there are 19 standby generators with an aggregated capacity of 119.7 MWth (emission points A1 to A19). At LON3 there are 6 standby generators with an aggregated capacity of 28.3 MWth (emission points A21 to A26). At LON10 there are 6 standby generators with an aggregated capacity of 32.5 MWth (emission points A27 to A32). At LON12 there are 16 standby generators with an aggregated capacity of 101.4 MWth (emission points A33 to A48). The total aggregated capacity of all 47 generators at the installation is 281.95 MWth. The generators run on ultra-low sulphur gas oil and discharge emissions to air via individual stacks ranging in height from 10 to 23 metres. The main emissions to air are oxides of nitrogen.

The generators at LON12 will be fitted with SCR abatement. The SCR system is designed to provide a reduction in NO<sub>x</sub> emissions to less than 100mg/Nm<sup>3</sup>. Each generator will have a urea tank of 2000 litres, allowing 48 hours of operation at 65% load.

Under normal operation, electrical power is provided to the data centre from the National Grid and the combustion plant operates only for limited routine maintenance. The generators are tested at 0% load for a maximum of 15 minutes per month, for eleven months of the year. Every year the generators are also subject to an additional test, undertaken during the twelfth month of the year. The annual test consists of

running the engines sequentially at 100% load for 20 minutes, then reducing to 75% load for 120 minutes. The testing scenarios total 5.1 hours of operation per generator per year and 238.9 hours of operation in total per year.

In the event of a failure of the electrical supply, the operator will utilise the generators to maintain power to the data centre. The generators will be used solely for the purpose of providing a back-up power supply, with no electricity being exported from the installation.

Each generator has a dedicated fuel tank with a capacity of around 25,000 to 30,000 litres per tank. The tanks are integrally banded steel tanks designed to provide 110% containment, fitted with leak detection, level gauges, overfill prevention valves and high and low-level alarms.

The site is covered in concrete hardstanding, with uncontaminated surface water from the four generator compounds discharging via the surface water drainage system. The run-off will pass through an interceptor prior to discharging to soakaway (LON3 and LON10) or surface water sewer (LON4). The run-off at LON12 will pass through a full retention separator prior to discharging to surface water sewer.

Each building is operated independently but under the operator's common ISO 14001 accredited Environmental Management System and management structure, which also applies to other Virtus data centres in the area.

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.

<b>Status log of the permit</b>		
<b>Description</b>	<b>Date</b>	<b>Comments</b>
Application EPR/BP3945QX/A001	Duly made 04/11/22	Application for a combustion facility consisting of 31 gas oil fuelled engines providing emergency power to an electronic datacentre.
Additional information received. Response to Schedule 5 Notice dated 10/03/23	28/04/23 31/05/23	Further information on BAT status of engines, testing management procedures, drainage arrangements, site condition baseline data and revised site plan.
Permit determined EPR/BP3945QX	25/07/23	Permit issued to Virtus Holdco Limited.
Application EPR/BP3945QX/V002 (variation and consolidation)	Application withdrawn 18/09/24	Application EPR/BP3945QX/V002 withdrawn.
Application EPR/BP3945QX/V003 (variation and consolidation)	Duly made 20/11/24	Application to add LON 12 data centre comprising 16 generators to Virtus Slough Campus Data Centres.
Additional information received	26/03/25	Confirmation that SCR will be added to all generators at LON12 and technical detail for SCR system.
Additional information received.	18/06/25	Updated air quality assessment.
Additional information received. Response to Schedule 5 Notice dated 03/09/25	26/09/25	Further information on the generator testing regime.
Variation determined and consolidation issued EPR/BP3945QX	15/04/26	Varied and consolidated permit issued in modern format, including Environment Agency initiated variation and consolidation following Medium Combustion Plant permit review.

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/BP3945QX

### Issued to

**Virtus Holdco Limited** (“the operator”)

whose registered office is

**4th Floor, 20 Balderton Street  
London  
W1K 6TL**

company registration number 07670473

to operate a regulated facility at

**Virtus Slough Campus Data Centres  
14 Liverpool Road  
Slough Trading Estate  
Slough  
SL1 4QZ**

to the extent set out in the schedules.

The notice shall take effect from 15/04/2026

Name	Date
Daniel Timney	15/04/2026

Authorised on behalf of the Environment Agency

## Schedule 1

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

Condition 3.5.1 varied to include process monitoring requirements in table S3.3.

Table S1.1, as referred to in conditions 2.1.1, 2.3.3 and 2.3.7, is varied to include the 16 new generators at LON 12 fitted with selective catalytic reduction (SCR) and emission point W4.

Table S1.2, as referred to in conditions 2.3.1 and 2.3.2, is varied to include the updated operating techniques.

Table S1.3, as referred to in condition 2.4.1, is varied to include IC6 and IC7. The dates for improvement conditions IC1 and IC2 have been updated. Improvement conditions IC3, IC4 and IC5 have been marked as completed.

Table S3.1, as referred in conditions 3.1.1, 3.5.1 and 3.5.3, is varied to include emission points A33 to A48 (LON12).

Table S3.2, as referred to in condition 3.1.1, is varied to include emission point W4.

Table S4.1, as referred to in condition 4.2.3, is varied to include the reporting requirements for emission points A33-A48.

Table S4.2, as referred to in conditions 4.2.2, is varied to include the performance parameters for the SCR system.

Table S4.3, as referred to in conditions 4.2.2 and 4.2.3, is varied to add the process monitoring reporting form.

Schedule 6, as referred to in condition 4.4.1, is varied to include an updated list of interpretations.

Schedule 7, as referred to in condition 2.2.1, is varied to include an updated site plan showing the new emission points.

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

Table S3.1, as referred to in conditions 3.1.1, 3.5.1 and 3.5.3, varied to include monitoring references for existing MCPs (A1 to A8 and A12 to A16) and published dates of web guide: Monitoring stack emissions: low risk MCPs and specified generators updated.

Table S4.1, as referred to in condition 4.2.3, varied to include reporting requirements for existing MCPs (A1 to A8 and A12 to A16).

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

Table S3.3, as referred to in condition 3.5.1, is added and includes the process monitoring requirements for the SCR abatement system.

The following conditions are added following an Environment Agency initiated variation

Condition 2.3.7. is added and includes the operating technique conditions for MCPs.

Condition 3.5.4 is added and includes the requirements for frequency of monitoring for new and existing MCPs.

Condition 3.5.5. Monitoring of MCPs shall not take place during periods of start up and shut down.

Condition 4.1.3 is added and includes the records requirements for each MCP.

## **Schedule 2 – consolidated permit**

Consolidated permit issued as a separate document.

# Permit

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

### Permit number

**EPR/BP3945QX**

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/BP3945QX/V003 authorising,

**Virtus Holdco Limited** (“the operator”),

whose registered office is

**4th Floor, 20 Balderton Street  
London  
W1K 6TL**

company registration number 07670473

to operate an installation at

**Virtus Slough Campus Data Centres  
14 Liverpool Road  
Slough Trading Estate  
Slough  
SL1 4QZ**

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

Name	Date
Daniel Timney	15/04/2026

Authorised on behalf of the Environment Agency

# Conditions

## 1 Management

### 1.1 General management

1.1.1 The operator shall manage and operate the activities:

- (a) in accordance with a written management system that identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances, closure and those drawn to the attention of the operator as a result of complaints; and
- (b) using sufficient competent persons and resources.

1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.

1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of it kept at or near the place where those duties are carried out.

### 1.2 Energy efficiency

1.2.1 The operator shall:

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

### 1.3 Efficient use of raw materials

1.3.1 The operator shall:

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

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

1.4.1 The operator shall take appropriate measures to ensure that:

- (a) the waste hierarchy referred to in Article 4 of the Waste Framework Directive is applied to the generation of waste by the activities; and
- (b) any waste generated by the activities is treated in accordance with the waste hierarchy referred to in Article 4 of the Waste Framework Directive; and
- (c) where disposal is necessary, this is undertaken in a manner which minimises its impact on the environment.

1.4.2 The operator shall review and record at least every four years whether changes to those measures should be made and take any further appropriate measures identified by a review.

## **2 Operations**

### **2.1 Permitted activities**

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

### **2.2 The site**

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

### **2.3 Operating techniques**

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

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

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

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

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

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

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

2.3.7 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.

### **2.4 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 and S3.2.
- 3.1.2 Periodic monitoring shall be carried out at least once every 5 years for groundwater and 10 years for soil, unless such monitoring is based on a systematic appraisal of the risk of contamination.

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

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

### **3.3 Odour**

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

### **3.4 Noise and vibration**

- 3.4.1 Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved noise and vibration management plan to prevent or where that is not practicable to minimise the noise and vibration.
- 3.4.2 The operator shall:
- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to noise and vibration, submit to the Environment Agency for approval within the period

specified, a noise and vibration management plan which identifies and minimises the risks of pollution from noise and vibration;

- (b) implement the approved noise and vibration management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

## **3.5 Monitoring**

- 3.5.1 The operator shall, unless otherwise agreed in writing by the Environment Agency, undertake the monitoring specified in the following tables in schedule 3 to this permit:
  - (a) point source emissions specified in table S3.1;
  - (b) process monitoring specified in table S3.3.
- 3.5.2 The operator shall maintain records of all monitoring required by this permit including records of the taking and analysis of samples, instrument measurements (periodic and continual), calibrations, examinations, tests and surveys and any assessment or evaluation made on the basis of such data.
- 3.5.3 Permanent means of access shall be provided to enable sampling/monitoring to be carried out in relation to the emission points specified in schedule 3 table S3.1 unless otherwise agreed in writing by the Environment Agency.
- 3.5.4 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.
- 3.5.5 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;
  - (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 condition 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

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 A(1)(a) Burning any fuel in an appliance with a rated thermal input of 50 or more megawatts.	<p>Operation of 47 emergency standby generators with a total thermal input of approximately 281.95 MWth.</p> <p>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.</p> <p><u>LON3</u> 6 x 4.72 MWth engines (New medium combustion plant)</p> <p><u>LON4</u> 5 x 7.28 MWth engines 8 x 6.04 MWth engines (Existing medium combustion plant)</p> <p>3 x 5.61 MWth engines 3 x 6.04 MWth engines (New medium combustion plant)</p> <p><u>LON10</u> 6 x 5.42 MWth engines (New medium combustion plant)</p> <p><u>LON12</u> 16 x 6.34 MWth engines (New medium combustion plant)</p>	<p>From receipt of raw materials and generation of electricity to despatch of waste.</p> <p>Including selective catalytic reduction (SCR) systems fitted to emission points A39 to A48</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.</p>
<b>Directly Associated Activity</b>			
AR2	Directly associated activity	Storage of raw materials	From receipt of raw materials to use within the facility.
AR3	Directly associated activity	Surface water drainage	Input to site drainage system until discharge to Thames Water surface water sewer

Table S1.1 activities			
Activity reference	Activity listed in Schedule 1 of the EP Regulations	Description of specified activity	Limits of specified activity
			(emission point W1 and W4) and soakaways via bypass interceptors (emission points W2 and W3).

Table S1.2 Operating techniques		
Description	Parts	Date Received
Application	Application forms B2 and B3 and all referenced supporting information, including generators testing schedule (as detailed in Section 5.1 of document: Virtus HoldCo Ltd Environmental Permit Application, ref: 70092911/SLOUGH CAMPUS/EPR001 REV 2 dated August 2022).	Duly made 04/11/2022
Response to Schedule 5 request for further information dated 10/03/2023	Standby Generation Management Procedure version 1.3 dated 03/06/2023.	14/06/2023
Application	Application form C3 and supporting document 'Environmental Permit Variation Application' reference '70114956/LON12' dated August 2024.	25/10/2024
Additional information SCR abatement	NOx abatement efficiency for the selective catalytic reduction systems (SCR) fitted to emission points A33 to A48 detailed in application document 'TECHNICAL NOTE Virtus SCR Rev 1'.	26/03/2025
Response to Schedule 5 request for further information dated 03/09/2025	Generators maintenance testing schedule detailed in application document entitled Schedule 5 Response, Project number 'UK0040654.2960' dated September 2025.	26/09/2025

Table S1.3 Improvement programme requirements		
Reference	Requirement	Date
IC1	<p><b>Air Quality Management Plan</b></p> <p>The Operator shall produce an Air Quality Management Plan in conjunction with the Local Authority outlining response measures to be taken in the event of a grid failure. The plan should consider and co-ordinate measures taken at other Virtus data centres operating in the locality (LON9 Data Centre and LON11 Data Centre). This should include but not be limited to the following considerations:</p> <ul style="list-style-type: none"> <li>• The response should be tailored to reflect the predicted potential impact indicated by the air dispersion modelling at individual receptors</li> <li>• Specific timescales for response measures</li> <li>• How local conditions during a grid failure might influence the response required, for example meteorological conditions or time of day</li> <li>• Contingency for how the response will be carried out in the event scenario i.e. loss of power</li> <li>• Selection of appropriate times for full-scale testing of the generators</li> </ul>	30/06/2026 unless otherwise agreed by the Environment Agency

<b>Table S1.3 Improvement programme requirements</b>		
<b>Reference</b>	<b>Requirement</b>	<b>Date</b>
	<ul style="list-style-type: none"> <li>Timescales for continued review of the management plan.</li> </ul> <p>The agreed Air Quality Management Plan shall be submitted to the Environment Agency for approval.</p>	
IC2	<p><b>Monitoring of emissions</b></p> <p>The operator shall submit a monitoring plan for approval by the Environment Agency detailing their proposal for the implementation of the flue gas monitoring requirements specified in Table S3.1, in line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 20 January 2026 (formerly known as TGN M5). The plan shall include, but not limited to:</p> <ul style="list-style-type: none"> <li>When the generators are not fitted with sampling ports, a proposal to install them within the shortest practical timeline;</li> <li>Details of any relevant safety, cost and operational constraints affecting the monitoring regime, in support of any proposed deviation from the testing regime specified in table S3.1.</li> </ul>	30/06/2026 unless otherwise agreed by the Environment Agency
IC3	<p><b>Emissions performance</b></p> <p>For the generators emitting from the following emission points: A6, A7, A8, A12, A13, A14, A15, A16</p> <p>The operator shall provide evidence for approval by the Environment Agency that the generators been remapped to comply with either of the emissions standards (i.e. TA Luft 2g or US EPA Tier II) or an equivalent standard.</p>	Completed
IC4	<p><b>BAT compliance</b></p> <p>For the generators emitting from the following emission points: A9, A10, A11, A17, A18, A19</p> <p>The operator shall provide evidence for approval by the Environment Agency that the generators comply with BAT emissions standards (i.e. TA Luft 2g or US EPA Tier II or an equivalent standard).</p>	Completed
IC5	<p><b>BAT compliance</b></p> <p>For the generators emitting from the following emission points: A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32</p> <p>The operator shall submit a written report for approval by the Environment Agency setting out progress to achieving compliance with BAT emissions standards (i.e. TA Luft 2g or US EPA Tier II or an equivalent standard).</p> <p>The report shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>Current performance with respect to BAT requirements of emission optimised standards</li> <li>Proposed measures to be implemented by the operator to attain BAT compliance. The proposals shall include consideration of: <ul style="list-style-type: none"> <li>any new emissions to air, such as ammonia slip from the operation of selective catalytic reduction abatement</li> <li>any emissions that are anticipated to exceed those previously assessed during the determination of application EPR/BP3945QX/A001.</li> </ul> </li> </ul> <p>Where new or increased emissions to air are identified, the operator shall submit an updated air dispersion modelling study for approval by the Environment Agency, demonstrating that the environmental risks are minimised and not significant.</p> <ul style="list-style-type: none"> <li>Associated targets and proposal of the shortest practicable timescale for attaining BAT compliance.</li> </ul>	Completed

**Table S1.3 Improvement programme requirements**

Reference	Requirement	Date
	On approval, the operator shall implement the measures agreed to a timetable agreed in writing with the Environment Agency.	
IC6	<p><b>Performance of SCR systems</b></p> <p>The operator shall submit a written report to the Environment Agency for assessment and written approval. The report must contain:</p> <ul style="list-style-type: none"><li>• Detailed information on the specification of the suitability of the NOx sensors and urea solution dosing to the SCR systems</li><li>• 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 20 January 2026 (formerly known as TGN M5)</li><li>• 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</li><li>• A plan to periodically calibrate the NOx sensors and verify the performance of the SCR systems, including the proposed frequencies.</li></ul> <p>The operator must implement the proposals in the report in line with the timescales agreed within the Environment Agency's written approval.</p>	Within 3 months from the date of issue of the permit EPR/BP3945QX or as agreed in writing with the Environment Agency
IC7	<p><b>Site condition report</b></p> <p>The operator shall submit an updated site condition report on the baseline conditions of soil and groundwater at the installation to the Environment Agency for assessment and written approval, taking into account any sampling undertaking during the construction phase.</p> <p>The report shall contain the information necessary to determine the state of soil and groundwater contamination so as to make a quantified comparison with the state upon definitive cessation of activities provided for in Article 22(3) of the IED.</p> <p>The report shall contain information, supplementary to that already provided in application Site Condition Report, needed to meet the information requirements of Article 22(2) of the IED.</p>	30/06/2026 unless otherwise agreed by the Environment Agency

## 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% max

## Schedule 3 – Emissions and monitoring

**Table S3.1 Point source emissions to air – emission limits and monitoring requirements**

<b>Emission point ref. &amp; location</b>	<b>Source</b>	<b>Parameter</b>	<b>Limit (including unit)</b>	<b>Reference period</b>	<b>Monitoring frequency</b> <sup>Note 2</sup>	<b>Monitoring standard or method</b>
A1 to A8 and A12 to A16 (LON4) Emission points from generators as shown on site plan in schedule 7	Gas oil fuelled generator exhausts  LON4: 5 x 7.28 MWth 8 x 6.04 MWth  (Existing Plant)	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 20 January 2026 (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 3.5.4 Note 1	In line with web guide: Monitoring stack emissions: low risk MCPs and specified generators Published 20 January 2026 (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 20 January 2026 (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 3.5.4 Note 1	In line with web guide: Monitoring stack emissions: low risk MCPs and specified generators Published 20 January 2026 (formerly known as TGN M5)
A9 to A11 and A17 to A19 (LON4)  A21 to A26 (LON3)  A27 to A32 (LON10)  Emission points from generators as shown on	Gas oil fuelled generator exhausts  LON4: 3 x 5.71/ 5.61 MWth 3 x 6.29/ 6.04 MWth  LON3: 6 x 5.14/ 4.72 MWth	Oxides of Nitrogen (NO and NO <sub>2</sub> expressed as NO <sub>2</sub> )	No limit set	In line with web guide: Monitoring stack emissions: low risk MCPs and specified generators Published 20 January 2026 (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 20 January 2026 (formerly known as TGN M5)

**Table S3.1 Point source emissions to air – emission limits and monitoring requirements**

<b>Emission point ref. &amp; location</b>	<b>Source</b>	<b>Parameter</b>	<b>Limit (including unit)</b>	<b>Reference period</b>	<b>Monitoring frequency</b> <sup>Note 2</sup>	<b>Monitoring standard or method</b>
site plan in schedule 7	LON10: 6 x 5.14/ 5.42 MWth  (New medium combustion plant)	Carbon monoxide	No limit set	In line with web guide: Monitoring stack emissions: low risk MCPs and specified generators Published 20 January 2026 (formerly known as TGN M5)	Every 1500 hours of operation or once every five years (whichever comes first).  <small>Note 1</small>	In line with web guide: Monitoring stack emissions: low risk MCPs and specified generators Published 20 January 2026 (formerly known as TGN M5)
A33 to A48 (LON12)  Emission points from generators as shown on site plan in schedule 7	LON12: 16 x 7.06/ 6.34 MWth  (New medium combustion plant)	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 20 January 2026 (formerly known as TGN M5)	Every 1500 hours of operation or once every five years (whichever comes first).  <small>Note 1</small>	In line with web guide: Monitoring stack emissions: low risk MCPs and specified generators Published 20 January 2026 (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 20 January 2026 (formerly known as TGN M5)	Every 1500 hours of operation or once every five years (whichever comes first).  <small>Note 1</small>	In line with web guide: Monitoring stack emissions: low risk MCPs and specified generators Published 20 January 2026 (formerly known as TGN M5)
		Ammonia	No limit set	-	-	-

Note 1: Unless otherwise agreed in writing with the Environment Agency as a result of approval of Improvement Condition IC2.

Note 2: In accordance with condition 3.5.4 of this permit.

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

<b>Emission point ref. &amp; location</b>	<b>Source</b>	<b>Parameter</b>	<b>Limit (incl. unit)</b>	<b>Reference Period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
W1 Emission point S1 as shown on site plan in schedule 7. Emission to Thames Water Surface Water Sewer, discharging to Salt Hill Stream	Uncontaminated surface water (LON4) via bypass interceptor	No parameters set	No limit set	-	-	-
W2 Emission point SL1 as shown on site plan in schedule 7. Emission to soakaway	Uncontaminated surface water (LON3) via bypass interceptor	No parameters set	No limit set	-	-	-
W3 Emission point SL2 as shown on site plan in schedule 7. Emission to soakaway	Uncontaminated surface water (LON 10) via bypass interceptor	No parameters set	No limit set	-	-	-
W4 Emission point W4 as shown on site plan in schedule 7. Emission to Thames Water Surface Water Sewer, discharging to Salt Hill Stream	Uncontaminated surface water (LON 12) via full retention separator	No parameters set	No limit set	-	-	-

**Table S3.3 Process monitoring requirements**

<b>Emission point reference or source or description of point of measurement</b>	<b>Parameter</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>	<b>Other specifications</b>
A33 – A48 from generators as shown in Schedule 7	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 IC6.	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.

<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	A9 to A11, A17 to A19 (LON4), A21 to A26 (LON3), A27 to A32 (LON10) and A33 to A48 (LON12)	Every 1500 hours of operation once or 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. <small>Note 1</small>
Point source emissions to air Parameters as required by condition 3.5.1	A1-A8 and A12-A16 (LON4)	Every 1500 hours of operation once or every five years (whichever comes first).	From date of acceptance of first monitoring measurements under condition 3.5.4 <small>Note 1</small>
Process monitoring Parameters as required by condition 3.5.1	A33-A48 (LON12)	Annually	January
Note 1: Unless otherwise agreed in writing with the Environment Agency as a result of approval of Improvement Condition IC2.			

<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 to be 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)</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 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>
Operation of SCR systems	Annually	<ul style="list-style-type: none"> <li>- Gas oil usage in each generator fitted with SCR</li> <li>- Readings of NOx sensors</li> <li>- NOx abatement efficiency</li> <li>- Evidence of periodic calibration with frequency specified according to Environment Agency's approval of improvement condition IC6</li> <li>- Urea solution usage (both concentration and quantity (tonnes or m<sup>3</sup>))</li> </ul>

<b>Table S4.3 Reporting forms</b>		
<b>Parameter</b>	<b>Reporting form</b>	<b>Form version number and date</b>
Point source emissions to air	Emissions to Air Reporting Form, or other form as agreed in writing by the Environment Agency	Version 1, 08/03/2021
Other performance indicators	Form 'performance 1' or other form as agreed in writing by the Environment Agency	06/06/2023
Generator operation during emergency scenario	Form 'emergency scenario' or other form as agreed in writing by the Environment Agency	06/06/2023
Process monitoring	Process Monitoring Form, or other form as agreed in writing by the Environment Agency	Version 1, 08/03/2021

# 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	
Measures taken, or intended to be taken, to stop the emission	

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

<b>(c) Notification requirements for the breach of permit conditions not related to limits</b>	
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.	

<b>(d) Notification requirements for the detection of any significant adverse environmental effect</b>	
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.

“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.

“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.

“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.

“Waste Framework Directive” or “WFD” means Waste Framework Directive 2008/98/EC of the European Parliament and of the Council on waste, as read in accordance with Schedule 1A to the Environmental Permitting (England and Wales) Regulations 2016.

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.

“year” means calendar year ending 31 December.

