Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Amazon Data Services UK Limited

Didcot North Data Centre Campus
former Didcot A Power Station
Didcot
OX11 7BF

Permit number

EPR/GP3127LV

Didcot North Data Centre Campus
Permit number EPR/GP3127LV

Introductory note

This introductory note does not form a part of the permit

The main features of the permit are as follows.

The permit is for back-up engines to provide electrical power to the data centre in the event of a loss of mains power. The data centre houses various IT equipment that require a constant, stable electrical supply.

The back-up engines comprise the following listed activity in accordance with schedule 1 of the Environmental Permitting Regulations 2016 (EPR):

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 129 standby backup gas oil generators for emergency use in the event of a loss of power from the National Grid. The generator will burn HVO as its primary fuel. HVO is a recognised substitute for gas oil, and the permit allows both fuels to be used. Therefore, although the permit refers to gas oil, the use of HVO is permitted. The total installed thermal capacity onsite will be approximately 925 megawatts thermal (MWth) including 122 main backup generators serving the four data centre buildings, four house generators serving non-critical loads in the data centre buildings (one per building), and three smaller backup generators; one generator for the substation and two for the Central Industrial Water Building (CIWB) serving as ancillary backup units. These generators will also undergo routine testing in accordance with the manufacturer's maintenance requirements.

The primary pollutants of concern to air quality from the combustion processes at the installation are nitrogen dioxide (NO2), carbon monoxide (CO), particulates (PM10) and sulphur dioxide (SO2).

Each of the 129 generators will have its own dedicated stack. The generators will discharge through individual vertical flues, labelled A1 to A129. Flues A1 to A117 will terminate at 33 metres above ground level, A118 to A126 at 18 metres, A127 to A128 at 11.3 metres, and A129 at 9.4 metres. All stacks will remain unimpeded by cowls or caps. Their locations are shown in the Installation Permit Boundary and Point Source Emissions Plan.

Gas oil will be stored in a combination of bulk storage tanks (including unloading stations) and individual generator belly tanks, with a total volume of approximately 2,428 m^3 contained within bunded areas designed to hold at least 110% of capacity.

The site is part of the old Didcot A Power Station in Didcot, Oxfordshire. The approximate postcode is OX11 7BF, and the centre of the site is at National Grid Reference SU 51443 91794. The area covers about 23 hectares and used to be where coal was stored and where the cooling towers stood.

There are 27 Sites of Special Scientific Interest (SSSIs) and 3 Special Areas of Conservation (SACs): Oxford Meadows SAC, Little Wittenham SAC and Cothill Fen SAC within the wider 15 km screening distance, and 1 Ancient Woodland within 2 km.

In relation to surface water from the permitted installation, the nearest surface water features are small unnamed streams running along the eastern and western boundaries of the site. Moor Ditch, located approximately 900 metres to the east, is the receiving watercourse for site drainage. Surface water from the generator areas, roofs, hardstanding, fuel storage and handling areas, and paved areas is collected via the site drainage system, routed through an oil separator, and discharged to Moor Ditch via the two point-source emission points, W1 and W2.

The nearest residential properties are approximately 600 metres to the southeast, and an industrial park lies in close proximity, around 50 metres from the eastern and southern site boundaries.

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

Status log of the permit		
Description	**Date**	**Comments**
Application EPR/GP3127LV/A001	Duly made 28/11/2025	Application for 925 MW thermal input Data Centre.
Further Information received, responses to Request for Further Information dated 14/11/2025	28/11/2025	In relation to the air emissions risk assessment, Generator Specification, Site Plan, and Part B3 form
Further Information received, responses to Request for Further Information dated 09/02/2026	27/02/2026	In relation to Site Pipework
Further Information received, responses to Request for Further Information dated 30/04/2026	07/05/2026	Clarification of testing scenarios
Further Information received, responses to Request for Further Information dated 12/06/2026	15/06/2026	Clarification of testing days and hours
Permit determined EPR/GP3127LV	27/07/2026	Permit issued to Amazon Data Services UK Limited.

End of introductory note

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/GP3127LV

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

Didcot North Data Centre Campus
former Didcot A Power Station
Didcot
OX11 7BF

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

Name	Date
Matthew Guest	**27/07/2026**

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 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 and S3.2.

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

3.2 Emissions of substances not controlled by emission limits

3.2.1 Emissions of substances not controlled by emission limits (excluding odour) shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.

3.2.2 The operator shall:

(a) if notified by the Environment Agency that the activities are giving rise to pollution, submit to the Environment Agency for approval within the period specified, an emissions management plan which identifies and minimises the risks of pollution from emissions of substances not controlled by emission limits;

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

3.2.3 All liquids in containers, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.

3.3 Odour

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

3.3.2 The operator shall:

(a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to odour, submit to the Environment Agency for approval within the period specified, an odour management plan which identifies and minimises the risks of pollution from odour;

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

3.4 Noise and vibration

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

3.4.2 The operator shall:

(a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to noise and vibration, submit to the Environment Agency for approval within the period specified, a noise and vibration management plan which identifies and minimises the risks of pollution from noise and vibration;

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

3.5 Monitoring

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

(a) point source emissions specified in table S3.1.

3.5.2 The first monitoring measurements shall be carried out:

(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 table 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 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:

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

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

In any other case:

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

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

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

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

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

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

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

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

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

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

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

4.4 Interpretation

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

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

Schedule 1 – Operations

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.	Operation of 129 emergency standby generators with a total thermal input of approximately 925 MWth. 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. Aggregated Back-up Generation (ABG) consisting of: 122 x 7.5MWth unabated, new MCP 3 x 1.3MWth unabated, new MCP And house Generators consisting of: 4 x1.9MWth unabated, new MCP	From receipt of raw materials and generation of electricity to despatch of waste. Electricity produced at the Installation cannot be exported to the National Grid. The emergency operational hours of the Installation shall not exceed the specifications set out in condition 2.3.3 of this permit.
Directly Associated Activity			
AR2	Storage of raw materials	From receipt of raw materials to use within the facility.	
AR3	Surface water drainage	From collection of surface water from generator areas, and roofs, hardstanding, fuel storage and handling and paved areas to discharge to Moor Ditch via points W1 and W2	

Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
Application EPR/GP3127LV/A001	Application Forms B2 and B3 and all referenced supporting information.	Duly Made 28/11/2025
Application EPR/GP3127LV/A001 Generators maintenance testing schedule	Generators maintenance testing schedule detailed in application document “Didcot North Data Centre Campus EPR/GP3127LV/A001 Air Quality Assessment dated September 2025.”	Duly Made 28/11/2025

Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
Further Information received, responses to Request for Further Information dated 09/02/2026	In relation to pipework	27/02/2026
Further Information received, responses to Request for Further Information dated 30/04/2026	Clarification of testing scenarios	07/05/2026

Table S1.3 Improvement programme requirements		
Reference	**Requirement**	**Date**
IC1	**Air Quality Management Plan (AQMP)** 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: • The response should be tailored to reflect the predicted potential impact indicated by the air dispersion modelling at individual receptors; • Preventative and reactive actions to be implemented to limit the duration of an outage event to less than 50 hours as far as possible; • Specific timescales for response measures; • How local conditions during a grid failure might influence the response required, for example meteorological conditions or time of day; • Contingency for how the response will be carried out in the event scenario i.e. loss of power; • Timescales for continued review of the management plan; and • Addition of indicative air quality monitoring stations around the site to inform on air quality during extended periods of standby generator running including prolonged grid outages. The agreed Air Quality Management Plan shall be submitted to the Environment Agency for approval.	Within 6 months from the date of issue of the permit EPR/GP3127LV/A001 or as otherwise agreed in writing with the Environment Agency
IC2	**Short-term nitrogen oxides and dust concentrations - monitoring plan** 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. The proposal shall detail the monitoring methods and equipment that will be used, having consideration for, but not necessarily be limited to:	Submit the written report within 6 months from written notification from the Environment Agency

Table S1.3 Improvement programme requirements		
Reference	**Requirement**	**Date**
	• 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 notes for monitoring ambient air' published 10 September 2024 (formerly known as TGN M8) or subsequent revisions, or using alternative techniques agreed in advance with the Environment Agency to an equal or greater standard. (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); • 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 • Details of certification of monitoring equipment and accreditation of personnel undertaking monitoring, where appropriate. The operator shall undertake the monitoring in accordance with the plan agreed with the Environment Agency	Monitoring to be undertaken within 4 months from written approval of the monitoring plan
IC3	**Short-term nitrogen oxides and dust concentrations - monitoring report** 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. The report shall include: • 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; • a comparison of modelled data against monitored concentrations of nitrogen dioxide and dust; and • proposals for any ongoing monitoring or further assessment.	Submit the written report within 4 months of undertaking monitoring agreed under IC2

Table S1.3 Improvement programme requirements		
Reference	**Requirement**	**Date**
	Once approved in writing, the output of the monitoring exercise shall be used to inform / revise the AQMP and implement emission 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	**Monitoring plan - flue gas monitoring requirements** 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 March 2024 (formerly known as TGN M5). The plan shall include, but not necessarily be limited to: • When the generators are not fitted with sampling ports, a proposal to install them within the shortest practical timeline; • Details of any relevant safety, cost and operational constraints affecting the monitoring regime, in support of any proposed deviation from the testing regime specified in permit table S3.1.	Within 3 months from the date of issue of the permit EPR/GP3127LV/A001 or as otherwise agreed in writing with the Environment Agency

Table S1.4 Pre-operational measures	
Reference	**Pre-operational measures**
PO1	**Commissioning** 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. 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. The plan shall be implemented in accordance with the Environment Agency's written approval.
PO 2	**Submission of Baseline Information Following Completion of Remediation** Before commencement of any permitted activities, the operator must ensure that the Environment Agency has received and approved baseline condition information sufficient to establish the condition of land and groundwater within the permitted installation boundary at the start of permitted activities.

Table S1.4 Pre-operational measures	
Reference	**Pre-operational measures**
	– The baseline information submitted must be sufficiently detailed to support permit baseline reporting and future site condition assessments. Where remediation works have been completed within the permitted installation boundary, the submission must include the initial remediation verification report and any supporting information necessary to demonstrate the post-remediation condition of land and groundwater. – The Environment Agency may accept the initial remediation verification report as forming the initial baseline condition for the permit, provided it contains sufficient information to establish the condition of land and groundwater at the start of permitted activities. The requirement under this pre-operational condition is separate from, and does not depend on, the formal discharge of any planning condition by the Local Planning Authority. – Where further monitoring, addendum verification reporting or equivalent post-remediation reporting is undertaken after commencement of permitted activities, the operator must submit the relevant results and reports to the Environment Agency as soon as they become available, where they relate to the permitted installation boundary, baseline condition, remediation verification or the Site Condition Report. – The operator must update the Site Condition Report, where required and subject to Environment Agency approval, to reflect any relevant later monitoring results, addendum verification reports, incidents, changes in site condition or other information relevant to the baseline condition of land and groundwater within the permitted installation boundary. – The operator must provide any additional information the Environment Agency reasonably requires to verify that relevant remediation works have been completed and that the baseline condition has been established satisfactorily. – The operator must ensure that all monitoring points installed or used for the purposes of remediation, baseline assessment or ongoing monitoring are retained, unless otherwise agreed in writing by the Environment Agency. These monitoring points must remain available, protected and clearly visible for any ongoing monitoring required under the environmental permit. If any monitoring locations are considered redundant, they must be appropriately decommissioned and documented. The operator must provide the Environment Agency with the monitoring network proposal for review before undertaking any decommissioning activities.

Schedule 2 – Waste types, raw materials and fuels

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

Schedule 3 – Emissions and monitoring

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	**Source**	**Parameter**	**Limit (including unit)**	**Reference period**	**Monitoring frequency** Note 2	**Monitoring standard or method**
A1 to A129 Points A1 to A129 As shown in Appendix A (Updated plan for permit), submitted on 28/11/2025	Gas oil or equivalent fuelled generator exhausts (New MCP)	Oxides of Nitrogen (NO and NO_2 expressed as NO_2)	No limit set	In line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 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**
W1 and W2 As shown in Appendix A (Updated plan for permit), submitted on 28/11/2025 Emission to Moor Ditch	Uncontaminated surface water via oil/ water interceptor	No parameter set	No limit set	-	-	-

Schedule 4 – Reporting

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

Table S4.1 Reporting of monitoring data			
Parameter	**Emission or monitoring point/reference**	**Reporting period**	**Period begins**
Point source emissions to air Parameters as required by condition 3.5.1	A1 – A129	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.			

Table S4.2 Performance parameters		
Parameter	**Frequency of assessment**	**Units**
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	- Total hours for the site (hours) - Total hours per generator (hours) - Total number of runs per generator (quantity and dates) - Number of minutes per run (minutes)
Generator operation during emergency scenario	Within 24 hours if operation commences	- Date and time of national grid failure - Number of generators operating immediately after the failure - Number of generators operating two hours after failure - Anticipated duration of the mains supply failure (hours)
Generator operation during emergency scenario	Annually	- Total number of runs (quantity) - Duration of runs (hours)

Table S4.3 Reporting forms		
Parameter	**Reporting form**	**Form version number and date**
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		
Parameter	**Reporting form**	**Form version number and date**
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	

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

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

(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.

“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.

“Year” means calendar year ending 31 December.

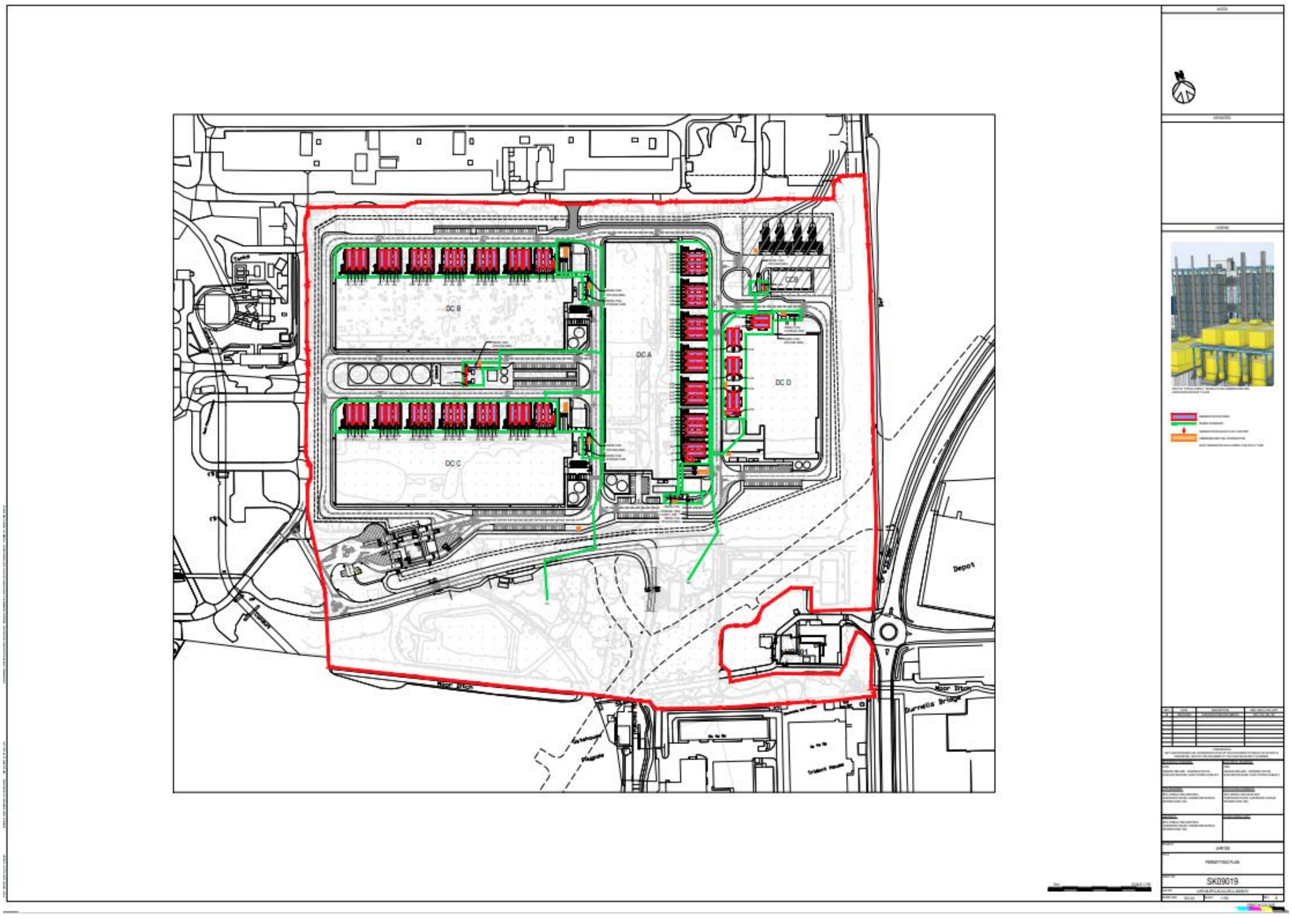
Unless otherwise stated, any references in this permit to concentrations of substances in emissions into air means:

- 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.

Schedule 7 – Site plan



END OF PERMIT