

HEMEL HEMPSTEAD DATACENTERS: ENVIRONMENTAL PERMIT VARIATION HH4 PHASE 2

Site Condition Report

Prepared for: NTT Global Data Centers EMEA UK Ltd

Client Ref: 410.05391.00011

SLR Ref: 410.05391.00011
Version No: Final
April 2023



BASIS OF REPORT

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DOCUMENT REFERENCES

APPENDICES

Appendix 01: GeoDyne Ltd Phase 1 Desk Study Report Ref 33068, June 2013.

Appendix 02: SLR Phase 1 Land Quality Assessment, Ref. 413.05391.00002.003, January 2020.

Appendix 03: Crossfield Consulting, 'Maylands Gateway Hemel Hempstead, Hertfordshire Supplementary Ground Investigation Report', Report No CCL02935.CD47, April 2017.

Appendix 04: Crossfield Consulting, 'Maylands Gateway Hemel Hempstead Hertfordshire Supplementary Ground Investigation Report', Report No CCL02935.CF12, December 2017.

Appendix 05: Crossfield Consulting, 'Winvic Construction Limited, Maylands Gateway, Hemel Hempstead Remediation Verification Report', Ref. CCL02935.CH63, September 2018.

1.0 Introduction

SLR consulting Ltd (SLR) has been instructed by NTT GDC EMEA UK Ltd (the Operator) to prepare a Site Condition Report (SCR) in support of an application for a substantial variation of the Environmental Permit (EP) for the NTT owned and operated quartet datacentre facilities located in Hemel Hempstead:

- Campus Datacentre;
- Centro Datacentre;
- Maylands Datacentre; and
- Hemel Hempstead 4 (HH4) Datacentre (Phase 1).

The variation will not alter the operations at three of the sites (Campus, Centro and Maylands) and is related specifically to:

- HH4 datacentre, Prologis Park, Hemel Hempstead, NP2 7EQ.

This environmental permit variation application relates to HH4 Phase 2 will involve the installation and operation of an additional 13 x 4.76MWth diesel-fired generators alongside the 15 generators installed at the HH4 data centre under the existing EP (EP reference EPR BP3800PZ).

This SCR aims to record and describe the condition of the land at the site prior to the commencement of any operations. The SCR will capture the conditions of the site at the start of the EP with particular attention paid to contamination levels in the underlying and surrounding soil and groundwater.

This will provide a point of reference and baseline environmental data so that when the EP is surrendered it can be demonstrated that there has been no deterioration in the condition of the land as a result of the proposed operations and ensure that the condition of the land is in a 'satisfactory state' on surrender of the EP.

The locations of the sites are illustrated in Drawing 001 and the EP boundary and site layout are illustrated in Drawings 002A, B, C and D, which are included with the EP variation application.

Sections 1 to 3 of the EA's SCR template¹ have been completed within this document and comprise the following aspects:

- Site details;
- Condition of the land at permit issue:
 - Geology;
 - Hydrology;
 - Hydrogeology;
 - Pollution history; and
 - Evidence of historic contamination.
- Permitted activities.

Sections 4 to 7 of the SCR template will be maintained during the life of the EP and Sections 8 to 10 will be completed and submitted in support of the application to surrender the EP.

¹ Environment Agency Site Condition Report Template v2.0 4 August 2008

2.0 Site Details

2.1 Campus Datacentre

CAMPUS SITE DETAILS	
Name of the applicant	NTT Internet Limited
Activity address	Campus Datacentre Spring Way Hemel Hempstead HP2 7UP
National grid reference	TL 08008 08201
Document reference and dates for Site Condition Report at permit application and surrender	Permit Application - 410.05391.00011/SCR
Document references for site plans (including location and boundaries)	Drawing 001 Site Location Plan Drawing 002A Campus Site Layout and Emission Points (submitted with the original EP application)

2.2 Centro Datacentre

CENTRO SITE DETAILS	
Name of the applicant	NTT Internet Limited
Activity address	Centro Datacentre 3 Centro Boundary Way Hemel Hempstead HP2 7SU
National grid reference	TL 08132 08443
Document reference and dates for Site Condition Report at permit application and surrender	Permit Application - 410.05391.00011/SCR
Document references for site plans (including location and boundaries)	Drawing 001 Site Location Plan Drawing 002B Centro Site Layout and Emission Points (submitted with the original EP application)

2.3 Maylands Datacentre

MAYLANDS SITE DETAILS	
Name of the applicant	NTT Internet Limited
Activity address	Maylands Datacentre Maylands Avenue Hemel Hempstead HP2 7BZ

National grid reference	TL 07541 08485
Document reference and dates for Site Condition Report at permit application and surrender	Permit Application - 410.05391.00011/SCR
Document references for site plans (including location and boundaries)	Drawing 001 Site Location Plan Drawing 002C Maylands Site Layout and Emission Points (submitted with the original EP application)

2.4 HH4 Datacentre

MAYLANDS SITE DETAILS	
Name of the applicant	NTT Internet Limited
Activity address	Prologis Park off Blossom Way Hemel Hempstead HP2 7EQ
National grid reference	TL 08525 07644
Document reference and dates for Site Condition Report at permit application and surrender	Permit Application - 410.05391.00011/SCR
Document references for site plans (including location and boundaries)	Drawing 001 Site Location Plan Drawing 002 HH4 Site Layout Plan

Note:

In Part A of the application form you must give us details of the site's location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.
- Locations of receptors, sources of emissions/releases, and monitoring points.
- Site drainage.
- Site surfacing.

If this information is not shown on the site plan required by Part A of the application form then you should submit the additional plan or plans with this site condition report.

3.0 Condition of the Land at Permit Issue

3.1 Campus Datacentre

2.0 Campus - Condition of the land at permit issue	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>Geology British Geological Survey² (BGS) data indicates the site is underlain by a bedrock of Lambeth Group Clay, Silt and Sand, formed in the Palaeogene Period approximately 48-59 million years ago. There are no recorded superficial deposits.</p> <p>Hydrogeology A search of the Multi Agency Geographical Information for the Countryside³ (MAGIC) revealed that the bedrock beneath the site is classified as a Secondary A Aquifer which is defined as “permeable strata capable of supporting water supplies at a local rather than strategic scale and in some cases forming an important source of base flow to rivers”.</p> <p>Hydrology MAGIC map revealed that the nearest surface water feature to the site is a pond approximately 360m to the east of the site, followed by another pond 410m east.</p> <p>The Flood Map for Planning⁴ identifies the site as lying within a Flood Zone 1, defined by the website as having a less than 1 in 1,000 annual probability of river or sea flooding.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	<p>Summary of historical and pollution data from GeoDyne Ltd Phase 1 Desk Study Report Ref 33068, June 2013</p> <p>Site Land Use The site was identified as being open land until 1960, wherein several factories were developed in the northern section of the site. Development continued year by year, with 5 electricity substations constructed on site in 1991. There is little recorded land use change between the creation of the substations and the time of writing of the Phase 1 report in 2013.</p> <p>Surrounding Land Use The surrounding land was recorded as being mostly open fields with a few industrial and commercial receptors until 1960, wherein a factory is recorded as being adjacent to the site’s northern boundary. In 1970 further factories were identifiable to the northeast and west.</p> <p>Pollution History The Phase 1 report identifies the following events and consents within a 500m radius of the site:</p> <ul style="list-style-type: none"> • 1 x Discharge Consent 230m north • 4 x Integrated Pollution Control sites at 125m southeast • 2 x Local Authority Pollution Prevention and Control sites at 141m southwest • 1 x Pollution Incident Register 47m southeast (release of smoke and fire-fighting run off in 2007) • 2 x Groundwater abstractions for non-evaporative cooling, 375m southwest

² British Geological Survey, available at www.bgs.ac.uk, accessed February 2022

³ Multi Agency Geographical Information for the Countryside Map, available at www.magic.gov.uk, accessed February 2022

⁴ Flood Map for Planning, available at <https://flood-map-for-planning.service.gov.uk/>, accessed in February 2022

- 2 x waste facilities at 118m east and 208m west.

Summary of historical and pollution data from SLR: Phase 1 Land Quality Assessment Report, Ref. 413.05391.00002.003, January 2020

Site Land Use

The site was identified as being open land until 1950. In the 1950s a factory was present in the north area of the site. This factory was no longer present in the 1970s, however a photographic works and an electricity substation were present in the centre and the western site area, with a tank in the south and two tanks in north. By the 1990s the photographic works and the tanks were no longer present, however six buildings had been constructed on the site with associated access roads; two electricity substations were present in the north of the site.

Surrounding Land Use

The surrounding land was recorded as being mostly open fields. Small scale residential development had occurred directly to the south of the site in the 1940s. In the 1950s several large factories had been developed associated with the industrial estate, with a factory present directly north of Campus. Significant development of the industrial estate occurred in the 1960s and 70s. Some small-scale development of industrial buildings had occurred directly south of Campus in the 1980s. In the 1990s significant redevelopment of the industrial estate had occurred, with the majority of the industrial units having been replaced with industrial buildings. There have been no significant changes since this date.

Pollution History

The Phase 1 report identifies the following events and consents within a 500m radius of the site:

- 8 records of potentially historical contaminative land uses relating to industrial estate, unspecified works/factories, unspecified commercial/industrial.
- three records of unspecified tanks on site.
- 3 x Part A(1) and IPPC authorised activities within 250m of the site, the closest being Henkel Loctite Adhesives producing ETC lead and alloys with release to air, 120m south;
- 1 x Part 2(A) and Part B activities within 250m of the site: Fletcher Way Garage for a waste oil burner c.70m south.
- 1 x waste transfer station and workshop located c.25m east.
- The closest recorded pollution incident relates to smoke and firefighting run off c.50m east.
- 1 x permitted groundwater abstraction relating to Hemel Telehouse Borehole A, 375m to the east.
- 1 x permitted discharge consent within 500m - site drainage from Hatfield Business Park to the west.

<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>See:</p> <ul style="list-style-type: none">• Appendix 01: GeoDyne Ltd Phase 1 Desk Study Report Ref 33068, June 2013.• Appendix 02: SLR Phase 1 Land Quality Assessment Report, ref 413.05391.00002.003, January 2020.
<p>Baseline soil and groundwater reference data</p>	<p>Baseline soil and groundwater reference data was not available at the time of submission of the Environmental Permit application. NTT is aware of the need to provide this information at the outset of the Environmental Permit and therefore requests that an Improvement Condition requiring the establishment of baseline soil and groundwater reference data is included in the Environmental Permit.</p>

	A proposed site investigation approach has been prepared and included in the SLR Phase 1 Land Quality Assessment Report included in Appendix 02.
Supporting information	<ul style="list-style-type: none"> • Appendix 01: GeoDyne Ltd Phase 1 Desk Study Report Ref 33068, June 2013, • Appendix 02: SLR Phase 1 Land Quality Assessment Report, ref 413.05391.00002.003, January 2020, Appendix 02 • Drawing 003A Environmental Site Setting (Local/Natural) • Drawing 003B Environmental Site Setting (European/International)

3.2 Centro Datacentre

2.0 Centro - Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>Geology The BGS map reveals that the site is underlain by Lambeth Group Clay, Silt and Sand, formed in the Palaeogene period approximately 48 to 59 million years ago. There are no recorded superficial deposits.</p> <p>Hydrogeology MAGIC identifies the bedrock under the site as a Secondary A aquifer, defined as “permeable strata capable of supporting water supplies at a local rather than strategic scale and in some cases forming an important source of base flow to rivers”.</p> <p>Hydrology The nearest surface water feature to the site is a pond approximately 300m east of the site. The site lies within a Flood Zone 1, identified by the Flood Map for Planning as land having less than a 1 in 1000 annual probability of river or sea flooding.</p>
Pollution history including: <ul style="list-style-type: none"> • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	<p>Summary of historical and pollution data from SLR: Phase 1 Land Quality Assessment Report, Ref. 413.05391.00002.003, January 2020</p> <p>Site Land Use The site was identified as being open land until the 1990s, with the exception of an above ground tank farm which encroached onto the southern boundary in the 1960s. In the 1990s the tank farm was no longer present however a large square building had been constructed in the centre of the site.</p> <p>Surrounding Land Use The surrounding land was recorded as being mostly open fields until the 1960s when significant development of the industrial estate had occurred, including an engineering works and textile works with associated electricity substations and tanks, and a tank farm adjacent to Centro. Further development of industrial buildings occurred in the 1970s and in the 1980s an oil storage depot had been constructed 300m east of Centro. In the 1990s there had been significant redevelopment of the industrial estate, with the majority of the industrial units having been replaced with industrial buildings; a large building had been constructed directly east of Centro, with the tank farm directly south having been removed. There have been no significant changes since this date.</p> <p>Pollution History The Phase 1 report identifies the following events and consents within a 500m radius of the site:</p> <ul style="list-style-type: none"> • five records of potentially historical contaminative land uses relating to unspecified commercial/industrial, unspecified tanks and unspecified depot.

	<ul style="list-style-type: none"> • Two records of unspecified tanks on site. • 3 x Part A(1) and IPPC authorised activities within 250m of the site, the closest being A&M Tungsten Powders Ltd for inorganic chemicals and gases c.120m north. • There are no Part 2(A) and Part B activities within 250m of the site. • Two records of Planning Hazardous Substance Consents and Enforcements relating to Shell UK Oil for storage and loading of hydrocarbons c.245m east. • 1 x waste transfer station and workshop located c.250m south. • No recorded pollution incidents within 250m of Centro. • 1 x permitted groundwater abstraction relating to Hemel Telehouse Borehole A, c. 350m to the east. • 1 x permitted discharge consent within 500m - site drainage from Hatfield Business Park c.220m to the west.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	<p>See:</p> <ul style="list-style-type: none"> • Appendix 02: SLR Phase 1 Land Quality Assessment Report, ref 413.05391.00002.003, January 2020.
Baseline soil and groundwater reference data	<p>Baseline soil and groundwater reference data was not available at the time of submission of the Environmental Permit application. NTT is aware of the need to provide this information at the outset of the Environmental Permit and therefore requests that an Improvement Condition requiring the establishment of baseline soil and groundwater reference data is included in the Environmental Permit.</p> <p>A proposed site investigation approach has been prepared and included in the SLR Phase 1 Land Quality Assessment Report included in Appendix 02.</p>
Supporting information	<ul style="list-style-type: none"> • Appendix 02: SLR Phase 1 Land Quality Assessment Report, ref 413.05391.00002.003, January 2020. • Drawing 003A Environmental Site Setting (Local/Natural) • Drawing 003B Environmental Site Setting (European/International).

3.3 Maylands Datacentre

2.0 Maylands - Condition of the land at permit issue	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>Geology</p> <p>The BGS map identifies the bedrock underlying the site as Lambeth Group Clay, Silt and Sand formed in the Palaeogene period approximately 48 to 59 million years ago. There are no recorded superficial deposits.</p> <p>Hydrogeology</p> <p>A review of MAGIC reveals that the bedrock underlying the site is a secondary A aquifer, defined as “permeable strata capable of supporting water supplies at a local rather than strategic scale and in some cases forming an important source of base flow to rivers”.</p> <p>Hydrology</p> <p>The nearest surface water feature to the site is a pond approximately 140m north of the site boundary. Numerous ponds and larger natural pools like north, east and south of the site.</p> <p>The site lies within a Flood Zone 1, identified by the Flood Map for Planning as land having less than a 1 in 1000 annual probability of river or sea flooding.</p>

Summary of historical and pollution data from SLR: Phase 1 Land Quality Assessment Report, Ref. 413.05391.00002.003, January 2020

Site Land Use

The site was identified as being open land until the 1960s, by which time an office equipment works was present in the centre of the site and a tank in the south of the site; reworked ground was present along the western and northern site boundaries possibly associated with the construction of Marks Road. In the 1980s the office equipment works and tank were no longer present; a building had been constructed in the centre of the site, with a large building encroaching into the south western corner of the site and a small building present in the west. During the 2000s the large building in the centre of the site had been replaced with a large square building located in the central site area.

Surrounding Land Use

The surrounding land was recorded as being mostly open fields with the exception of an old brick works c.100m northwest and a water tower c.100m west in the 1890s. In the 1960s there was significant development of the industrial estate, with further development in the 1970s. In the 1990s there had been significant redevelopment of the industrial estate, with the majority of the industrial units having been replaced with industrial buildings. There have been no significant changes since this date with the exception of the development of two large buildings directly east of Maylands in the 2010s.

Pollution History

The Phase 1 report identifies the following events and consents within a 500m radius of the site:

- There are no records of potentially historical contaminative land uses relating to Maylands within 250m.
- One record of an unspecified tank on site.
- 3 x Part A(1) and IPPC authorised activities within 250m of the site, the closest being A&M Tungsten Powders Ltd for inorganic chemicals and gases c.120m north.
- There are nine records of Part 2(A) and Part B activities within 250m of the site, the closest being Manders Printing Inks c.40m southeast.
- 1 x waste recycling plant c.80m southeast of Maylands.
- 1 x recorded pollution incident within 250m relating to dust emissions 60m southwest.
- 1 x permitted groundwater abstraction within 500m.
- 1 x permitted discharge consent within 500m.

See:

- Appendix 02: SLR Phase 1 Land Quality Assessment Report, ref 413.05391.00002.003, January 2020.

Baseline soil and groundwater reference data was not available at the time of submission of the Environmental Permit application. NTT is aware of the need to provide this information at the outset of the Environmental Permit and therefore requests that an Improvement Condition requiring the establishment of baseline soil and groundwater reference data is included in the Environmental Permit.

A proposed site investigation approach has been prepared and included in the SLR Phase 1 Land Quality Assessment Report included in Appendix 02.

Supporting information	<ul style="list-style-type: none"> • Appendix 02: SLR Phase 1 Land Quality Assessment Report, ref 413.05391.00002.003, January 2020. • Drawing 003A Environmental Site Setting (Local/Natural) • Drawing 003B Environmental Site Setting (European/International).
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3.4 HH4 Datacentre

2.0 HH4 - Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>Geology</p> <p>BGS data indicates the site is underlain by two bedrock types. The northern section of the site is underlain by the Lambeth Group - Clay, Silt and Sand, formed in the Palaeogene Period approximately 48-59 million years ago. The southern part of the site is underlain by Lewes Nodular Chalk Formation and Seaford Chalk Formation formed approximately 84-94 million years ago in the Cretaceous Period. The overlying superficial deposits are identified as Clay-with-flints Formation Clay, Silt, Sand and Gravel, formed up to 23 million years ago in the Quaternary and Neogene Periods.</p> <p>Hydrogeology</p> <p>A search of the MAGIC map revealed that the Lambeth Group bedrock beneath the site is classified as a Secondary A Aquifer which is defined as ‘permeable strata capable of supporting water supplies at a local rather than strategic scale and in some cases forming an important source of base flow to rivers’. The Lewes and Seaford bedrock is classified as a Principal Aquifer, which is defined as ‘layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage’.</p> <p>The superficial deposits are classified as unproductive.</p> <p>Hydrology</p> <p>The MAGIC map revealed that the nearest surface water feature to the site is Marchmont Pond approximately 180m to the southwest of the site, followed by another pond 260m north.</p> <p>The Flood Map for Planning identifies the site as lying within a Flood Zone 1, defined by the website as having a less than 1 in 1,000 annual probability of river or sea flooding.</p>
Pollution history including: <ul style="list-style-type: none"> • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	<p>The Crossfield Consulting, ‘Maylands Gateway Hemel Hempstead Hertfordshire Supplementary Ground Investigation Report’, Report No CCL02935.CD47 (April 2017) has been referenced for historical land uses on site and in the immediate surrounding area and for pollution history.</p> <p>Historical Land Uses</p> <p>Site Land Use</p> <p>The land covering the extent of the proposed HH4 datacentre was shown as bare land until 1982 when a caravan park was developed on the central and southern extent of the land and a sports field was developed on a strip of land crossing the north of the site. Both features were demolished in 2019.</p> <p>Surrounding Land Use</p>

	<p>Surrounding land uses included stables, tennis court and sports field. In 1963 a factory was present adjacent to the eastern boundary of the site, whilst sports pitches to the north and west were present from 1982, concurrent with the construction of the caravan park onsite. By 1991 a tennis court had appeared to the northwest of the site.</p> <p>A petrol station was present as early as the early-mid 1980s adjacent to the south of the site.</p> <p>Pollution History</p> <p>The 2017 Maylands Gateway Hemel Hempstead Hertfordshire Supplementary Ground Investigation Report identifies the following within a c. 250m radius of the site:</p> <ul style="list-style-type: none">• There are no active or historical landfill sites within 250m.• The closest recorded pollution incident related to an incident c. 250m to the north east which occurred on December 2007. This incident is recorded as having had a significant impact to land and air and a minor impact to water. This incident was thought to be related to the “Buncefield Fire” at the Hertfordshire Oil Storage Terminal, which actually occurred in December 2005. <p>Intrusive Investigations</p> <p>Contamination data relating to the HH4 site has been gleaned from the following reports:</p> <ul style="list-style-type: none">• Crossfield Consulting, ‘Maylands Gateway Hemel Hempstead Hertfordshire Supplementary Ground Investigation Report’, Report No CCL02935.CD47 (April 2017)• Crossfield Consulting, ‘Maylands Gateway Hemel Hempstead Hertfordshire Supplementary Ground Investigation Report’, Report No CCL02935.CF12 (December 2017)• Crossfield Consulting, ‘Winvic Construction Limited, Maylands Gateway, Hemel Hempstead Remediation Verification Report’, Ref. CCL02935.CH63, September 2018. <p>The proposed HH4 site is referenced in the above reports as Zone C and the southern half of Zone B.</p> <ul style="list-style-type: none">• Elevated concentrations of petroleum hydrocarbons (C21-C35), associated with tar fragments, were recorded above the Generic Assessment Criteria (GAC), within the deeper Made Ground below the central area of Zone B (this is beneath the southern-most part of the proposed Unit 1 to the immediate north of the proposed Unit 4 (i.e. the HH4 datacentre). It was recommended that this area is excavated and replaced with engineered fill for geotechnical reasons.• The hydrocarbon contamination was remediated in May 2018 by way of excavation. The visibly hydrocarbon contaminated materials (including tar and old oil drums) were segregated for off-site removal, all other excavated material was subject to chemical analysis and tested to verify that they were suitable for retention and reuse. These materials were then placed in the lower level of a borrow pit excavation (approx. 3m depth) in the northern carpark area of the proposed Unit 4 (i.e. the HH4 datacentre site).• Elevated concentrations of hydrocarbon contaminants were not identified during the site investigations in Zone C.
Evidence of historic contamination, for example, historical site	See:

<p>investigation, assessment, remediation and verification reports (where available)</p>	<ul style="list-style-type: none"> • Appendix 03: Crossfield Consulting, 'Maylands Gateway Hemel Hempstead Hertfordshire Supplementary Ground Investigation Report', Report No CCL02935.CD47 (April 2017) • Appendix 04: Crossfield Consulting, 'Maylands Gateway Hemel Hempstead Hertfordshire Supplementary Ground Investigation Report', Report No CCL02935.CF12 (December 2017) • Appendix 05: Crossfield Consulting, 'Winvic Construction Limited, Maylands Gateway, Hemel Hempstead Remediation Verification Report', Ref. CCL02935.CH63, September 2018.
<p>Baseline and reference data soil groundwater</p>	<p>The potential contaminants of interest in relation to the HH4 datacentre installation are limited to hydrocarbons associated with the use and storage of diesel which is used to supply the diesel-fired generators, and any associated lubrication oil used to top-up the generators during periods of maintenance.</p> <p>Baseline soil and groundwater data with respect to hydrocarbons are available in the following reports; the proposed HH4 site is referenced in these reports as Zone C and the southern half of Zone B:</p> <ul style="list-style-type: none"> • Crossfield Consulting, 'Maylands Gateway Hemel Hempstead Hertfordshire Supplementary Ground Investigation Report', Report No CCL02935.CD47 (April 2017) • Crossfield Consulting, 'Maylands Gateway Hemel Hempstead Hertfordshire Supplementary Ground Investigation Report', Report No CCL02935.CF12 (December 2017) • Crossfield Consulting, 'Winvic Construction Limited, Maylands Gateway, Hemel Hempstead Remediation Verification Report', Ref. CCL02935.CH63, September 2018.
<p>Supporting information</p>	<ul style="list-style-type: none"> • Drawing 003A Environmental Site Setting (Local/Natural) • Drawing 003B Environmental Site Setting (European/International) • Appendix 03: Crossfield Consulting, 'Maylands Gateway Hemel Hempstead Hertfordshire Supplementary Ground Investigation Report', Report No CCL02935.CD47 (April 2017) • Appendix 04: Crossfield Consulting, 'Maylands Gateway Hemel Hempstead Hertfordshire Supplementary Ground Investigation Report', Report No CCL02935.CF12 (December 2017) • Appendix 05: Crossfield Consulting, 'Winvic Construction Limited, Maylands Gateway, Hemel Hempstead Remediation Verification Report', Ref. CCL02935.CH63, September 2018.

4.0 Permitted Activities

3.0 Permitted activities	
Permitted activities	Environmental Permitting (England and Wales) Regulations 2016 (as amended): Combustion Activities, Schedule 1 Section 1.1 Part A(1)(a).
Non-permitted activities undertaken	All areas other than the diesel fired generators and the associated diesel storage.
Document references for: <ul style="list-style-type: none"> plan showing activity layout; and environmental assessment. 	<p>Campus Datacentre Site Layout Drawing – 410.05391.00011/Drawing 002A Campus Environmental Risk Assessment - 410.05391.00011/ERA</p> <p>Centro Datacentre Site Layout Drawing – 410.05391.00011/Drawing 002B Centro Environmental Risk Assessment - 410.05391.00011/ERA</p> <p>Maylands Datacentre Site Layout Drawing – 410.05391.00011/Drawing 002C Maylands Environmental Risk Assessment - 413.05391.00002/ERA</p> <p>HH4 Datacentre Site Layout Drawing – 410.05391.00011/Drawing 002D HH4 Environmental Risk Assessment - 410.05391.00011/ERA</p> <p><i>Note: with the exception of HH4, all drawings referenced above were submitted with the original EP application, and have not been included with this EP variation application.</i></p>

Note:

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (Environmental Risk Assessment - EPR H1) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as ‘dangerous’ under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.

APPENDIX 01:

GeoDyne Ltd Phase 1 Desk Study Report Ref 33068, June 2013.

APPENDIX 02:

SLR Phase 1 Land Quality Assessment, Ref. 413.05391.00002.003,
January 2020.

APPENDIX 03:

Crossfield Consulting, 'Maylands Gateway Hemel Hempstead, Hertfordshire Supplementary Ground Investigation Report', Report No CCL02935.CD47, April 2017.

APPENDIX 04:

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