

# **SITE CONDITION REPORT TEMPLATE**

For full details, see H5 *SCR guide for applicants* v2.0 4 August 2008

**COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION**

**DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7**

**AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.**

**[Updated Site Condition Report for variation application October 2022 – changes identified in red.](#)**

1.0 SITE DETAILS	
Name of the applicant	Equinix UK Limited
Activity address	Unit 2 Powergate Business Park, Volt Avenue, London NW10 6PW
National grid reference	NGR 521070,182738

Document reference and dates for Site Condition Report at permit application and surrender	<p>Scott Wilson – Powergate Extension Ground Investigation, prepared for Telecity. August 2010</p> <p>Listers Geotechnical Consultants, for Scottish &amp; Southern Energy plc, Ground investigation, Proposed Substation, Volt Avenue, Acton, London NW10, Report No. 10.06.011, August 2010</p> <p>(Both contained in Appendix E to Supporting Information Document, February 2019)</p>
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Document references for site plans (including location and boundaries)	See the Environmental Permit Variation Application – Powergate (LD9) Data Centre: Supporting Information Document <a href="#">October 2022</a> Figure 3.1.
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**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.

2.0 Condition of the land at permit issue	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	<p>1. The early OS mapping (1915 – 1950) indicates that slopes, pits and embankments were present on the site, associated with the adjacent railway lines.</p> <p>2. Historical maps highlight the presence of a power station between 1970 and 1999. Consent records indicate it was active between 1977 and 1986.</p> <p>3. Two of three cooling towers associated with the power station were located within the northern section of the site.</p> <p>4. At present the surrounding area is predominantly industrial. A railway line borders the east boundary of the site, and a</p>

	<p>railway junction, lines and sidings are located approximately 250m north of the site.</p> <p>5. The underlying geology comprises fine, sandy, silty clay of the London Clay Formation.</p> <p>6. There is a moderate potential for shrinking or swelling clay ground stability hazards, and a very low to low potential for landslide ground stability hazards.</p> <p>7. The site lies on non aquifer (i.e. negligibly permeable). These are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants.</p> <p>8. The nearest surface water feature is the Paddington Branch of the Grand Union Canal and is located 27m north of the site. In 2000, the Camden Road reach of the Grand Union Canal was classified as River Quality E (poor).</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<p>A number of pollution incidents to controlled water have been recorded in the vicinity of the site, however these are unlikely to have affected land within the permit boundary.</p> <p>A pollution incident to land (Category 2 – significant incident) was recorded in 2009 some 400m from the site as a result of a spill of diesel oil.</p> <p>The site has been previously utilised for a variety of commercial and industrial uses, including as a power station, with two cooling towers being located on the northern portion of the site.</p> <p>A ground investigation on the boundary of the northern extent of the site (<i>Listers Geotechnical Consultants, for Scottish &amp; Southern Energy plc, Ground investigation, Proposed Substation, Volt Avenue, Acton, London NW10, Report No. 10.06.011, August 2010</i>) found that none of the soil contamination tests had results with levels above the human health generic assessment criteria for industrial usage and no indications of contamination associated with the former power station.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>See site investigation reported in:</p> <ul style="list-style-type: none"> <li>• Scott Wilson Ground Investigation, August 2010; and</li> <li>• Listers Geotechnical Consultants Ground Investigation, August 2010</li> </ul>
<p>Baseline soil and groundwater reference data</p>	<p>See site investigation reported in:</p>

	<ul style="list-style-type: none"> <li>• Scott Wilson Ground Investigation, August 2010; and</li> <li>• Listers Geotechnical Consultants Ground Investigation, August 2010</li> </ul> <p>(Both contained in Appendix E to Supporting Information Document, February 2019)</p>
<b>Supporting information</b>	<ul style="list-style-type: none"> <li>• Scott Wilson – Powergate Extension Ground Investigation, prepared for Telecity. August 2010</li> <li>• Listers Geotechnical Consultants, for Scottish &amp; Southern Energy plc, Ground investigation, Proposed Substation, Volt Avenue, Acton, London NW10, Report No. 10.06.011, August 2010</li> </ul> <p>(Both contained in Appendix E to Supporting Information Document, February 2019)</p>

<b>3.0 Permitted activities</b>	
Permitted activities	<p>The Site requires the environmental permit under Schedule 1, Section 1.1 Part A(1) for the 'burning any fuel in an appliance with a rated thermal input of 50 or more megawatts' as the site has a number of emergency diesel generators which together have thermal input of over 50 megawatts.</p> <p><b><u>Updated Site Condition Report for variation application Dec 2020.</u></b></p> <p>Under this EP variation, the activity that requires an EP remains the combustion of diesel in an appliance(s) with an aggregated thermal input of more than 50 MWth. Seven new generators are being added, each having a thermal input of 5.71 MWth, a total additional 40 MWth in total, bringing the total thermal input capacity for the site to 171.20 MWth.</p> <p>See the EP variation application – Supporting Document, for a full description of the site including permitted activities and wider ancillary activities undertaken across the Equinix site.</p> <p><b><u>Updated Site Condition Report for variation application October 2022.</u></b></p> <p>Under this EP variation, the activity that requires an EP remains the combustion of diesel in an appliance(s) with an aggregated thermal input of more than 50 MWth. Four new generators are being added, each having a thermal input of 6.93 MWth, a total additional 27.72 MWth in total, bringing the total thermal input capacity for the site to 198.92 MWth. Two new bulk tanks (43,000 litres each) will also be installed along with four new day tanks (1,000 litres each).</p>

	See the EP variation application – Supporting Document, for a full description of the site including permitted activities and wider ancillary activities undertaken across the Equinix site.
Non-permitted activities undertaken	None identified
Document references for: <ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• Environmental risk assessment.</li> </ul>	<ul style="list-style-type: none"> <li>• Site layout - Supporting information document <i>Figure 2.5</i></li> <li>• Environmental risk assessment – Supporting information document <i>Section 13</i></li> </ul> <p><b><u>Updated Site Condition Report for variation application Dec 2020.</u></b> See the Environmental Permit variation application:</p> <ul style="list-style-type: none"> <li>• Supporting Document Figure 3.1 (Site layout) and</li> <li>• Environmental Risk Assessment (Supporting Document Section 14)</li> </ul> <p><b><u>Updated Site Condition Report for variation application October 2022.</u></b> See the Environmental Permit variation application:</p> <ul style="list-style-type: none"> <li>• Supporting Document Figure 3.1 (Site layout) and</li> <li>• Environmental Risk Assessment (Supporting Document Section 14)</li> </ul>

**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.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	<p><b><u>Updated Site Condition Report for variation application Dec 2020.</u></b> There is no change to the boundary as a result of this EP variation application.</p> <p><b><u>Updated Site Condition Report for variation application October 2022.</u></b> There is no change to the boundary as a result of this EP variation application.</p>
Have there been any changes to the permitted activities?	<p><b><u>Updated Site Condition Report for variation application Dec 2020.</u></b> This updated SCR is to support the EP variation application. Seven new generators have been installed together with six new bulk fuel tanks as described in the EP variation application – Supporting Document.</p> <p><b><u>Updated Site Condition Report for variation application October 2022.</u></b> This updated SCR is to support the EP variation application. Four new generators have been installed together with two new bulk fuel tanks and four new day tanks as described in the EP variation application – Supporting Document.</p>
Have any ‘dangerous substances’ not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	<p><b><u>Updated Site Condition Report for variation application Dec 2020.</u></b> Not applicable, there are no changes as a result of this EP variation application.</p> <p><b><u>Updated Site Condition Report for variation application October 2022.</u></b> Not applicable, there are no changes as a result of this EP variation application.</p>
Checklist of supporting information	<ul style="list-style-type: none"> <li>• Plan showing any changes to the boundary (where relevant)</li> <li>• Description of the changes to the permitted activities (where relevant)</li> <li>• List of ‘dangerous substances’ used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)</li> </ul> <p><b><u>Updated Site Condition Report for variation application Dec 2020.</u></b></p> <ul style="list-style-type: none"> <li>• Site Layout – Figure 3.1 of EP variation – Supporting Document</li> <li>• Description of the changes – section 2 of EP variation – Supporting Document</li> <li>• Raw materials – section 8 of EP variation – Supporting Document</li> </ul> <p><b><u>Updated Site Condition Report for variation application October 2022.</u></b></p> <ul style="list-style-type: none"> <li>• Site Layout – Figure 3.1 of EP variation – Supporting Document</li> <li>• Description of the changes – section 1 of EP variation – Supporting Document</li> <li>• Raw materials – section 8 of EP variation – Supporting Document</li> </ul>

5.0 Measures taken to protect land

Diesel fuel is stored in bulk storage tanks. PG1 has two bulk storage tanks with capacities of 22,000 litres and a 33,463 litres. PG2 has four bulk storage tanks with a capacity of 43,000 litres. Bulk fuel tanks are fully bunded to 110% of their volume. The PG1 bulk tank is inside the building. The PG2 bulk tanks are outside but have means of removing rainwater from the bund that does not penetrate the bund wall. Any oil and oily water will be removed using a vacuum pump, and recycled or disposed using an appropriate waste disposal company.

The diesel filling procedure is defined and set out in Appendix H to the Permit Application Supporting Information Document – Diesel filling procedure.

Rainwater is kept separate from any areas in which there may be any potential contaminants and is allowed to run off to the surface water drainage serving the trading estate.

The drainage system is detailed in Appendix F to the Permit application Supporting Information Document – Drainage Drawing.

Any oil and oily water will be removed using a vacuum pump, and recycled or disposed using an appropriate waste disposal company.

Equinix has emergency response procedures in place in the event of a release of oil or diesel, processes for the planning for such eventualities and checklists to audit the response in case such an event occurs. These are provided in Appendix G to the Permit Application Supporting Information Document – Emergency Preparedness

#### **Updated Site Condition Report for variation application Dec 2020**

Equinix has held Environmental Permit (EP) EPR/TP3500PB (which was issued on 8th September 2020 for approximately) three months.

The site condition of the data centre has not changed since the original EP application was submitted, as there has been no change to the site boundary and no ground pollution incidents have been reported. No additional baseline data/site investigation has been undertaken for the EP variation application.

The description of the PG1 day and bulk tanks remains as described in the original EP application (including Schedule 5 response). The variation application however includes six new 43,000 litres bulk tanks in PG2 which brings the total number of 43,000 litres bulk tanks in PG2 to 10 . There are also seven new day tanks, one in the vicinity of each new generator, which are double skinned (self bunded to 110% volume) and fitted with leak detection alarm.

As per the original EP application (including Schedule 5 response), the PG2 bulk fuel tanks are double skinned with a leak detection system, within a concrete bund (which is intended to be impermeable to oil and water as per Environment Agency guidance). The concrete bund measures approximately 17m x 14m with an approximate height of 0.5m and therefore has a volume of 119 cubic metres and is able to contain approximately 119,000 litres. The volume enclosed is therefore more than 110% of any single PG2 bulk tank. A drain in the bund diverts any spillage to an underground diesel holding tank. The holding tank is segmented and visual examined regularly. Recovery arrangements are in place with a specialist subcontractor if necessary.

The PG2 bulk tanks are located outside but have means of removing rainwater from the bund that does not penetrate the bund wall. In the event of oil or oily water being present this is removed using a vacuum pump, and recycled or disposed using an appropriate waste disposal company if deemed appropriate.

The diesel filling procedure remains the same as the procedure set out for the existing EP and has been reproduced in **Appendix A** of EP variation – Supporting Document.

Equinix has emergency response procedures in place in the event of a re lease of oil or diesel, processes for the planning for such eventualities and checklists to audit the response in case such an event occurs. These remain the same as the procedures set out for the existing EP and have been reproduced in **Appendix B** of EP variation – Supporting Document.

**Updated Site Condition Report for variation application October 2022.**

Equinix was issued an Environmental Permit (EP) for LD9 (ref: EPR/TP3500PB) (which was issued on 8th September 2020 for approximately). The permit was subsequently varied on 14<sup>th</sup> June 2021.

The site condition of the data centre has not changed since the original EP application was submitted, as there has been no change to the site boundary and no ground pollution incidents have been reported. No additional baseline data/site investigation has been undertaken for the EP variation application.

The description of the PG1 day and bulk tanks remains as described in the original EP application (including Schedule 5 response). This variation application however includes two new 43,000 litres bulk tanks in PG2 which brings the total number of 43,000 litres bulk tanks in PG2 to 12 . There are also four new day tanks, one in the vicinity of each new generator, which are double skinned (self-bunded to 110% volume) and fitted with leak detection alarms.

As per the original EP application (including Schedule 5 response), the PG2 bulk fuel tanks are double skinned with a leak detection system, within a concrete bund (which is intended to be impermeable to oil and water as per Environment Agency guidance). The concrete bund measures approximately 17m x 14m with an approximate height of 0.5m and therefore has a volume of 119 cubic metres and is able to contain approximately 119,000 litres. The volume enclosed is therefore more than 110% of any single PG2 bulk tank. A drain in the bund diverts any spillage to an underground diesel holding tank. The holding tank is segmented and visual examined regularly. Recovery arrangements are in place with a specialist subcontractor if necessary.

The PG2 bulk tanks are located outside but have means of removing rainwater from the bund that does not penetrate the bund wall. In the event of oil or oily water being present this is removed using a vacuum pump, and recycled or disposed using an appropriate waste disposal company if deemed appropriate.

The diesel filling procedure remains the same as the procedure set out for the existing EP and has been reproduced in **Appendix A** of EP variation – Supporting Document.

Equinix has emergency response procedures in place in the event of a re lease of oil or diesel, processes for the planning for such eventualities and checklists to audit the response in case such an event occurs. These remain the same as the procedures set out for the existing EP and have been reproduced in **Appendix B** of EP variation – Supporting Document.

Checklist of supporting information	<ul style="list-style-type: none"><li>• Emergency Preparedness (Appendix G of Permit Application Supporting Information Document)</li><li>• Diesel Filling Procedure (Appendix H of Permit Application Supporting Information Document)</li></ul> <p><b><u>Updated Site Condition Report for variation application Dec 2020</u></b> N/A</p> <p><b><u>Updated Site Condition Report for variation application October 2022</u></b> N/A</p>
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6.0 Pollution incidents that may have had an impact on land, and their remediation

As described in Section 2.0, a number of pollution incidents to controlled water have been recorded in the vicinity of the site, however these are unlikely to have affected land within the permit boundary. A ground investigation on the boundary of the northern extent of the site found that none of the soil contamination tests had results with levels above the human health generic assessment criteria for industrial usage and no indications of contamination associated with the former power station.

**Updated Site Condition Report for variation application Dec 2020**

The site condition of the data centre has not changed since the original EP application was submitted, as there has been no change to the site boundary and no ground pollution incidents have been reported. No additional baseline data/site investigation has been undertaken for the EP variation application.

**Updated Site Condition Report for variation application October 2022**

The site condition of the data centre has not changed since the original EP application was submitted, as there has been no change to the site boundary and no ground pollution incidents have been reported. No additional baseline data/site investigation has been undertaken for the EP variation application.

Checklist of supporting information	<ul style="list-style-type: none"> <li>Listers Geotechnical Consultants Ground Investigation, August 2010 (see Appendix E of Permit Application Supporting Information Document)</li> </ul> <p><b><u>Updated Site Condition Report for variation application Dec 2020</u></b> N/A</p> <p><b><u>Updated Site Condition Report for variation application October 2022</u></b> N/A</p>
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7.0 Soil gas and water quality monitoring (where undertaken)

No ongoing monitoring is proposed due to the low risk of a pollution incident occurring as a result of site activities. The identified preventative measures in place which are outline in Section 5.

**Updated Site Condition Report for variation application Dec 2020**

N/A

**Updated Site Condition Report for variation application October 2022**

N/A

Checklist of supporting information	<ul style="list-style-type: none"> <li>N/A</li> </ul> <p>Updated Site Condition Report for variation application Dec 2020 N/A</p> <p><b><u>Updated Site Condition Report for variation application October 2022</u></b> N/A</p>
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8.0 Decommissioning and removal of pollution risk	
<p>Not applicable at this stage</p> <p><b><u>Updated Site Condition Report for variation application Dec 2020</u></b> N/A – the site is active and is not yet in stage of decommissioning.</p> <p><b><u>Updated Site Condition Report for variation application October 2022</u></b> N/A – the site is active and is not yet in stage of decommissioning.</p>	
<p>Checklist of supporting information</p>	<ul style="list-style-type: none"> <li>• Site closure plan</li> <li>• List of potential sources of pollution risk</li> <li>• Investigation and remediation reports (where relevant)</li> </ul> <p><b><u>Updated Site Condition Report for variation application Dec 2020</u></b> N/A</p> <p><b><u>Updated Site Condition Report for variation application October 2022</u></b> N/A</p>

9.0 Reference data and remediation (where relevant)	
<p>Not applicable at this stage</p> <p><b><u>Updated Site Condition Report for variation application Dec 2020</u></b> N/A</p> <p><b><u>Updated Site Condition Report for variation application October 2022</u></b> N/A</p>	
<p>Checklist of supporting information</p>	<ul style="list-style-type: none"> <li>• Land and/or groundwater data collected at application (if collected)</li> <li>• Land and/or groundwater data collected at surrender (where needed)</li> <li>• Assessment of satisfactory state</li> <li>• Remediation and verification reports (where undertaken)</li> </ul> <p>Updated Site Condition Report for variation application Dec 2020 N/A</p> <p><b><u>Updated Site Condition Report for variation application October 2022</u></b> N/A</p>

10.0 Statement of site condition	
<p>Not applicable at this stage</p> <p><b><u>Updated Site Condition Report for variation application Dec 2020</u></b> N/A</p> <p><b><u>Updated Site Condition Report for variation application October 2022</u></b> N/A</p>	