



Environmental Permit Application

Environmental Risk Assessment

Iron Mountain UK Data Centre Limited

724-729 Dundee Road, Slough, SL1 4JU

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Basis of Report

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1.0 Introduction

SLR Consulting Limited (SLR) has been instructed by Iron Mountain UK Data Centre Limited (IM) to prepare an Environmental Risk Assessment (ERA) in support of a bespoke Environmental Permit (EP) application for the Iron Mountain Data Centre LON-1 (the Site) located on 724-729 Dundee Road, Slough, SL1 4JU. The Site has a number of emergency back-up generators, and so in accordance with the Environmental Permitting (England and Wales) Regulations 2016 (as amended)(EPR), IM wishes to apply for a bespoke EP under Section 1.1 A(1)(a) combustion activity. The data centre generators include:

- 6 MTU (HV) generators; installed circa 2006;
- 3 Caterpillar (LV) generators; installed 2019; and
- 2 MTU (LV) generators; installed 2021.

1.1 Methodology

This ERA is an assessment of the risks to the environment and to human health that may be associated with the proposed operations at the Installation.

This ERA has been undertaken in accordance with the Environment Agency (EA) guidance '*Risk Assessments for your Environmental Permit*¹' dated August 2022. The aim of the ERA is to identify any potential significant risks and demonstrate that the risk of pollution or harm will be acceptable by taking the appropriate measures to manage these risks.

This ERA uses the following approach for identifying and assessing the risks from the Installation:

Step 1 Identify risks and sources of risk from your activity.

Step 2 Where risks are identified from Step 1 then identify the receptors that could be affected.

Step 3 Identify potential pathways between the sources of risk and receptors.

Step 4 Assess the risks and check that they are acceptable. Justify appropriate measures to control your risks, if necessary.

Step 5 Submit your assessment.

Section 2.0 of this document is a screening step to identify the risks requiring consideration as part of this assessment.

Section 3.0 identifies people or parts of the environment that could be harmed (at potentially significant risk) by the activity. The ERA for an EP application requires all receptors that are near a site and could reasonably be affected by the activities to be identified and considered as part of the assessment.

For the purposes of this ERA the following distances (from the EP boundary) have been used to identify potentially sensitive receptors for the data centre site:

- A 10km radius has been adopted in reviewing potentially sensitive receptors of international ecological importance;
- A 2km radius has been adopted in reviewing potentially sensitive receptors of national cultural and ecological importance; and

¹ <https://www.gov.uk/guidance/risk-assessments-for-your-environmental-permit>



- A radius of 500m has been adopted for all other potentially sensitive receptors (for example residential, commercial, industrial, agricultural and surface water receptors).

Section 4.0 of this document presents the environmental risk assessment and demonstrates that any risks of pollution or harm will be mitigated to manage the risk.

2.0 Identifying The Risks

Step 2 of the ERA is a screening step to identify the potential risks to the environment from the Installation. The EA's guidance requires the following to be considered as 'Risks from your site':

- Any discharge, for example sewage or trade effluent to surface or groundwater;
- Accidents;
- Odour;
- Noise and vibration;
- Uncontrolled or unintended ('fugitive') emissions, including dust, litter, pests and pollutants that should not be in the discharge;
- Visible emissions, for example smoke or visible plumes; and
- Release of bioaerosols.

Further, for Installation and waste EP applications the EA guidance states that assessment of the following additional aspects is required, where applicable:

- Risks from air emissions;
- Risks to groundwater;
- Global Warming Impact;
- Risk to groundwater from landfill leachate;
- Risks to surface water from hazardous pollutants;
- Risks to surface water from sanitary and other pollutants; and
- Installations and waste operations must also decide how to treat, recycle or dispose of waste.

The Installation will not produce any process effluent or release bioaerosols, and there will be no point source emissions to groundwater or land from the application activities. Drainage from clean areas of the site is discharged to surface water and measures are in place to ensure diesel is properly contained and prevent impacts.

There will be several point source emissions to air (via stacks) associated with the combustion of fuel by each emergency stand-by generator (SBG). The Site's SBGs are fuelled by diesel. There is the potential for visible emissions from these stacks.

Therefore, only the following potential impacts are considered further in this risk assessment:

- Point source emissions to air;
- Accidents;
- Noise & vibration;
- Visible emissions, for example smoke or visible plumes;
- Fugitive emissions; and



- Global warming potential.

3.0 Site Setting and Receptors

This section identifies the potential sensitive receptors in the vicinity of the Site that could be harmed (at potentially significant risk) by emissions from the activities within the proposed changes in the permit.

The guidance¹ requires all receptors that are near the data centre and could reasonably be affected by the proposed activities to be identified and considered as part of the ERA. The following distances have been used to identify the relevant receptors:

- a radius of 500m from the proposed permit boundary has been adopted for all other potentially sensitive receptors (for example, residential, commercial, industrial, agricultural and surface water receptors); and
- a 2km radius for SSSIs and other sites of cultural and ecological importance.

3.1 Site Setting

The Site, centred at NGR SU 94926 81766, is located at 724-729 Dundee Road, Slough, SL1 4JU. The Site location, local receptors and environmental site setting are shown in drawings SDC-SLR-XX-XX-D-EM-000003 and SDC-SLR-XX-XX-D-EM-000004.

The site is immediately surrounded by residential areas to the north and the west, and by commercial and industrial premises to the east and the south. The site is not within the Slough Borough Council Air Quality Management Area, which lies to the south and is associated with a corridor along the M4 and A355. A summary of the immediate environmental site setting is provided in Table 3-1.

Table 3-1: Surrounding Land Uses

Boundary	Closest Distance (m)	Description
North	Adjacent	Scafell Road, residential apartments and properties, and Kennedy Park.
East	Adjacent	Local road network including Dundee Road and Fairlie Road, and a number of commercial and industrial properties.
South	Adjacent	Banbury Avenue and a number of commercial and industrial properties
West	Adjacent	Commercial properties, residential areas, and some woodland.

The immediate surrounding land uses are described in detail below.

3.1.1 Industrial and Commercial

The site is surrounded by commercial properties. The closest commercial properties to the site are located directly adjacent to the south of the site and 12m to the east, just across Dundee Road.

3.1.2 Local Transport Network

The site is accessed from Dundee Road, which lies adjacent to the south of the site boundary. Scafell Road is 35m from the northern site boundary, Banbury Road is 60m south



of the site, and Fairlie Road is 200m to the east of the site. Buckingham Avenue is 300m to the south of the site. Burnham Train Station lies 540m to the south of the site.

3.1.3 Woodland and Open Land

There is a large area of woodland 410m to the west of the site, much of which has been designated as the Haymill Valley Local Nature Reserve.

3.1.4 Residential

The closest residential properties to the site are houses approximately 30m to the west and 40m to the north. There are further residential areas within the area located 380m to the north.

3.1.5 Recreational

Kennedy Park is the only recreational area within 500m of the site boundary. It lies north of the site by 255m.

3.1.6 Surface Water Features

A search of the Multi-Agency Geographical Information for the Countryside (MAGIC)² map revealed that the closest surface water feature is a covered reservoir 285m north of the site. There is another covered reservoir in the same direction 340m from the site, and to the west there is a weir stream and a pond 430m and 450m away respectively.

3.2 Geology, Hydrogeology and Flooding

3.2.1 Geology

British Geological Survey (BGS)³ data indicates the following general geological sequence beneath the site:

- Sedimentary superficial deposits of Langley silt (clay and silt) that has an average thickness of 3 metres, is commonly yellow-brown and massively bedded, and formed between 11.8 thousand years ago and the present during the Quaternary Period; and
- The bedrock beneath the site is a sedimentary combination of clay, silt and sand of the Lambeth Group. Sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period.

3.2.2 Hydrogeology

The underlying bedrock geology beneath the site is classified as a Secondary A aquifer.

The superficial deposits are classified as unproductive.

The site is located within a Source Protection Zone 2.

3.2.3 Hydrology

According to MAGIC, the groundwater vulnerability at the site is classified as medium to low and soluble rock risk. This means that there is a medium risk of a pollutant reaching the groundwater below the site.

² Multi Agency Geographical Information for the Countryside, <https://magic.defra.gov.uk/MagicMap.html>, accessed October 2025.

³ British Geological Survey, www.bgs.ac.uk, accessed October 2025.



3.2.4 Flooding

The Flood Map for Planning⁴ identifies the site is in Flood Zone 1 and therefore at very low risk of flooding from rivers and seas.

The following receptors were not identified within 500m of the site boundary:

- Agricultural;
- Cultural Heritage;
- Educational; and
- Open Land.

3.3 Ecology and Cultural Heritage

3.3.1 European/International Sites

There are several designated European or International sites located within 10km of the site boundary. These sites include:

- Burnham Beeches Special Area of Conservation (SAC);
- Windsor Forest and Great Park SAC;
- Southwest London Waterbodies Special Protection Area (SPA) and Ramsar Site; and
- Chiltern Beechwoods SAC.

3.3.2 National Ecological Sites

There are numerous national sites of ecological importance located within 2km of the site boundary. These sites are shown on drawings SDC-SLR-XX-XX-D-EM-000003 and SDC-SLR-XX-XX-D-EM-000004 and include:

Ancient Woodland:

- Bottom Waltons Caravan Park Woodland, approximately 1450m to the north; and
- Grove Wood, approximately 1510m to the north-west.

Local Nature Reserves:

- Haymill Valley, approximately 420m to the west; and
- Cocksherd Wood; approximately 930m to the north-west.

Searches on the MAGIC map confirmed none of the following are present within a 2km radius of the site:

- National Nature Reserves;
- Areas of Outstanding Natural Beauty;
- National Parks;
- Biosphere Reserves;

⁴ <https://flood-map-for-planning.service.gov.uk/>

⁴ Check the long term flood risk for an area in England - GOV.UK (www.gov.uk)



- RSPB Reserves; and
- Woodland Trust Sites.

3.4 Cultural and Heritage

3.4.1 Listed Buildings

There are many listed buildings (Grade II or II*) within a 2km radius of the site. There are fifty-seven Grade II listed buildings within 2km of the site, the closest is a Railway Bridge which lies approximately 900m to the southeast. There are two Grade II* listed buildings within 2km of the site, with the Burnham Beeches Hotel Entrance Gates and Curtain Walls approximately 1600m to the northwest and the Church of St Peter approximately 1820m to the west.

The locations of these listed buildings are presented on Drawing SDC-SLR-XX-XX-D-EM-000004.

3.4.2 Registered Parks and Gardens

There are two Registered Parks and Gardens within a 2km radius of the site. They are Stoke Park and Huntercombe Manor, approximately 1550m to the northeast and 1710m to the southwest respectively.

3.4.3 Scheduled Monuments

There is one Scheduled Monument within a 2km radius of the site. The Moated site at Cippenham Court lies 1850m south of the site boundary.

Searches on the MAGIC map confirmed that none of the following are present within a 2km radius of the site:

- Registered Battlefields; and
- World Heritage Sites.

A summary of the identified receptors is provided in table 3-2 below.

Table 3-2: Identified Receptors

Receptor Name	Receptor Type	Direction from Site	Approximate Distance from Site Boundary at closest point (m)
Identified receptors within 500m of the Environmental Permit Boundary as shown on Drawing SDC-SLR-XX-XX-D-EM-000003			
Dundee Road	Local Transport Network	East	Adjacent
Multiple commercial premises	Commercial and Industrial	South	Adjacent
Multiple commercial premises	Commercial and Industrial	East	12m
Residential Area	Residential	West	30m
Scafell Road	Local Transport Network	North	35m



Receptor Name	Receptor Type	Direction from Site	Approximate Distance from Site Boundary at closest point (m)
Residential area	Residential	North	40m
Banbury Road	Local Transport Network	South	60m
Fairlie Road	Local Transport Network	East	200m
Kennedy Park	Recreational	North	255m
Covered reservoir	Surface water receptor	North	285m
Buckingham Avenue	Local Transport Network	South	300m
Covered reservoir	Surface water receptor	North	340m
Residential area	Residential	North	380m
Woodland (including Haymill Valley LNR)	Woodland	West	410m
Weir stream	Surface water receptor	West	430m
Pond	Surface water receptor	West	450m
Identified receptors within 2km and 10km of the Environmental Permit Boundary as shown on Drawing SDC-SLR-XX-XX-D-EM-000004			
Haymill Valley	Local Nature Reserve	West	420m
Railway Bridge	Grade II Listed Building	South-east	900m
Cocksherd Wood	Local Nature Reserve	North-west	930m
Milestone at SU 9412 8097	Grade II Listed Building	South-west	1030m
Gate Piers to Britwell Lodge	Grade II Listed Building	North-west	1040m
Britwell Lodge	Grade II Listed Building	North-west	1050m
Farnham Lodge and Gates	Grade II Listed Building	North-west	1170m
North Garden Wall, Britwell House	Grade II Listed Building	North-west	1230m
Barn, to North of St Anselm	Grade II Listed Building	North-west	1300m
1 and 2, Britwell Gardens	Grade II Listed Building	North-west	1360m
52 and 54 Britwell Road	Grade II Listed Building	North-west	1390m
Notts Court	Grade II Listed Building	North-west	1450m
Bottom Waltons Caravan Park Woodland	Ancient Woodland	North	1450m
Grove Wood	Ancient Woodland	North-west	1510m



Receptor Name	Receptor Type	Direction from Site	Approximate Distance from Site Boundary at closest point (m)
Stoke Park	Registered Parks and Gardens	North-east	1550m
Burnham Beeches Hotel Entrance Gates and Curtain Walls	Grade II* Listed Building	North-west	1600m
Huntercombe Manor	Registered Parks and Gardens	South-west	1710m
Church of St Peter	Grade II* Listed Building	West	1820m
Moated site at Cippenham Court	Scheduled Monument	South	1850m
57 Total Grade II Listed Buildings	Grade II Listed Building	All	900 – 1900m
Burnham Beeches	Special Area of Conservation	North	2440m
Windsor Forest & Great Park	Special Area of Conservation	South	6300
South West London Waterbodies	Ramsar Site and Special Protection Area	South-east	8190m
Chilterns Beechwoods	Special Area of Conservation	West	9040m

3.4.4 Wind Rose

A Wind Rose for London City meteorological station for the 5-year period (2020 to 2025), providing the frequency of wind speed and direction, is presented in Figure 3-1. The Wind Rose shows winds from the south-west are most frequent with winds from the northeast and northwest least frequent.



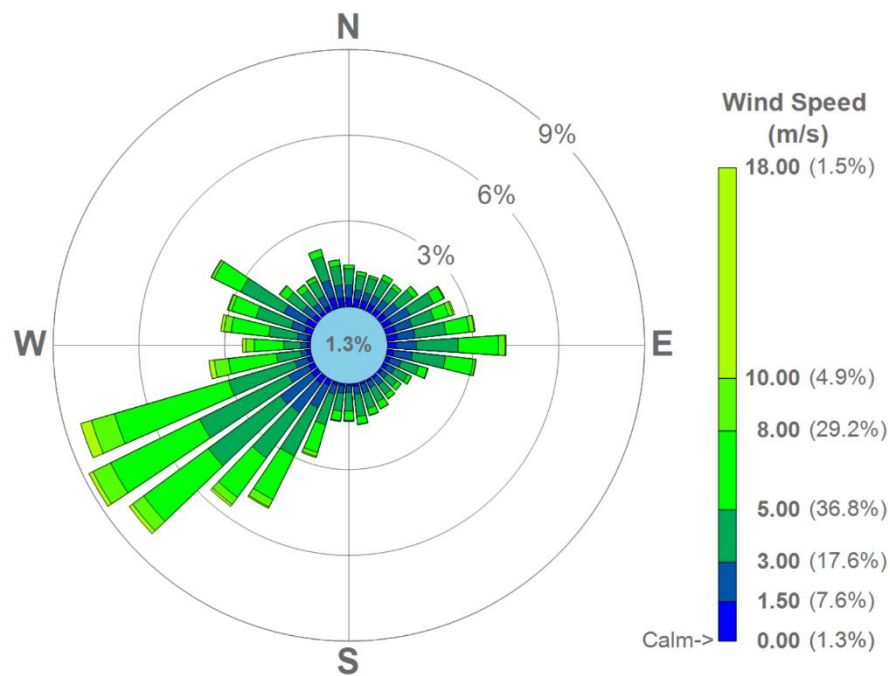


Figure 3-1: Wind Rose (London City Meteorological Station 2020 - 2020)



4.0 Environmental Risk Assessment

This section considers the potential pathways between source and receptor and where appropriate, the assessment demonstrates how the risk of pollution or harm from both the TN and TS data centres can be mitigated by measures to manage these risks and/or block the pathways.

The Installation will not produce any process effluent or release bioaerosols, and there will be no point source emissions to groundwater or land from the application activities. Surface water runoff from external areas of the site where the diesel fuel tanks are located and fuel offloading is completed, drains to the on-site surface water drainage system prior to discharge to the municipal surface water drainage system, which is thought to drain to the stream to the west of the site. There are no oil interceptors on the surface water drainage system, however there are drainage closure devices (DCDs) in place prior to each of the 3 outlets to the municipal surface water drainage system. The intention is to fit interceptors where possible or, where this is not possible, to install oil detection connected to automatic closure of the DCDs. The DCDs are also closed during diesel deliveries.

There will be several point source emissions to air associated with each diesel-fired SBG stack and the potential for visible emissions from these stacks.

Therefore, the following tables in this section assess the potential risk to receptors from the following hazards only, taking into account the measures proposed to reduce those risks:

- Air emissions;
- Global Warming Impact;
- Accidents;
- Noise & Vibration;
- Fugitive Emissions; and
- Visible Emissions.

The probability of exposure is the likelihood of the receptors being exposed to the hazard, and is defined as low, medium or high. These terms are qualified as follows:

- Low: exposure is unlikely, barriers in place to mitigate against exposure;
- Medium: exposure is fairly probable, barriers to exposure less controllable; and
- High: exposure is probable, direct exposure likely with few barriers.

The methodology outline in Section 1.0 of this report is the basis on which it is determined whether the proposed operations will lead to significant impacts on the surrounding environment. Where a conclusion of 'not significant' has been reached, it is proposed that the mitigation and management measures that will be in place at the Installation will be sufficient to ensure that there will be no impact at the surrounding environment.

An assessment in terms of hazards posed, receptors and pathways, management of the risk and residual risks for the hazards/impacts identified above from the operation of the data centre is presented in Tables 4-1 to 4-5, in accordance with the risks identified in Section 2 of this report.



Table 4-1: Air Risk Assessment and Management Plan

What do you do that can harm and what could be harmed?			Managing the Risk	Assessing the Risk		
Hazard	Receptor	Pathway	Risk Management	Probability of Exposure	Consequence	What is the overall risk
<i>What has the potential to cause harm?</i>	<i>What is at risk, what do I wish to protect?</i>	<i>How can the hazard get to the receptor?</i>	<i>What measures will you take to reduce the risk? Who is responsible for what?</i>	<i>How likely is this contact?</i>	<i>What is the harm that can be caused?</i>	<i>What is the risk that still remains? The balance of probability and consequence.</i>
Emissions from SBG stacks.	All receptors identified in Table 3.2	Air	The engines comply with the US EPA Tier 2 standard. Engines are subject to regular maintenance. Engines to be tested individually during daytime hours when there is better dispersion.	Low due to management measures and limited operational hours	Pollution, harm to environment and human health Medium	Low
Potential visible emissions from the SBG stacks typically on start-up of the SBGs.	All receptors identified in Table 3.2	Air	Planned preventative maintenance (PPM) is in place for the maintenance and testing of the SBGs; maintenance is conducted in accordance with manufacturer requirements.	Low due to maintenance measures and limited operational hours	Pollution, harm to environment and human health Very Low	Not Significant



Table 4-2: Noise Risk Assessment and Management Plan

What do you do that can harm and what could be harmed?			Managing the Risk	Assessing the Risk		
Hazard	Receptor	Pathway	Risk Management	Probability of Exposure	Consequence	What is the overall risk
<i>What has the potential to cause harm?</i>	<i>What is at risk, what do I wish to protect?</i>	<i>How can the hazard get to the receptor?</i>	<i>What measures will you take to reduce the risk? Who is responsible for what?</i>	<i>How likely is this contact?</i>	<i>What is the harm that can be caused?</i>	<i>What is the risk that still remains? The balance of probability and consequence.</i>
Noise from vehicular movements (fuel deliveries)	Industrial, commercial, residential and ecological receptors identified in Table 3.2	Air (propagation)	The noise assessment prepared for the EP variation application (Ref: 410.066934.00001/Noise Assessment) has concluded that the planned maintenance and testing of the SBGs is not predicted to result in excessive levels of noise that could adversely impact identified sensitive receptors. Any noise complaint received will be logged. An appropriately designated person will investigate the complaint and will take action to identify the source of the noise and remedial measures will be implemented where appropriate.	Low	Nuisance medium	Low
Noise from operation of the SBGs.	Industrial, commercial, residential and ecological receptors	Air (propagation)	SBGs are located inside containers which will provide some noise attenuation. Testing to take place in daytime hours.	Low due to mitigation measures in place	Nuisance Low	Low



What do you do that can harm and what could be harmed?			Managing the Risk	Assessing the Risk		
	identified in Table 3.2		All equipment is maintained and operated in accordance with the manufacturer's guidance and maintained in good working order. The noise assessment prepared for the EP variation application has concluded that the planned maintenance and testing of the SBGs is not predicted to result in excessive levels of noise that could adversely impact identified sensitive receptors. Any noise complaint received will be logged. An appropriately designated person will investigate the complaint and will take action to identify the source of the noise and remedial measures will be implemented where appropriate. The Site Manager is responsible for implementing risk management measures in conjunction with the operating techniques document (Ref: 410.066934.00001/BATOT).			



Table 4-3: Fugitive Emissions Risk Assessment and Management Plan

What do you do that can harm and what could be harmed?			Managing the Risk	Assessing the Risk		
Hazard	Receptor	Pathway	Risk Management	Probability of Exposure	Consequence	What is the overall risk
<i>What has the potential to cause harm?</i>	<i>What is at risk, what do I wish to protect?</i>	<i>How can the hazard get to the receptor?</i>	<i>What measures will you take to reduce the risk? Who is responsible for what?</i>	<i>How likely is this contact?</i>	<i>What is the harm that can be caused?</i>	<i>What is the risk that still remains? The balance of probability and consequence.</i>
To Air						
Emissions during the transfer of substances in and out of storage (filling and emptying). Emissions during tank breathing, i.e. emissions due to temperature increases resulting in vapour space expansions and subsequent emissions.	Industrial, commercial, and residential receptors identified in Table 3.2	Air	Best practices are adhered to for all fuel loading activities. Such measures will not remove potential for emissions but will limit the duration of such releases. Deliveries of diesel are from operator approved suppliers and are undertaken in accordance with delivery procedures which form part of the Environmental Management System. All diesel tanks are above ground and have secondary containment which will contain 110% of the contents of the largest tank. All diesel bulk storage tanks have over-fill indication and audible alarms. SBG day tanks are either single or double skinned. These day tanks are located within bunded SBG containers or plant room; the bunds are alarmed. Tanks have a fuel level gauge and low level/high level alarms. The	Low	Nuisance Low	Low



What do you do that can harm and what could be harmed?			Managing the Risk	Assessing the Risk		
			SBG day tanks are automatically filled from the diesel bulk storage tanks. Fuel transfer pipelines from the bulk storage tanks consist of double skinned lines. To minimise the risk of corrosion all pipework is painted or is constructed of corrosion resistant material. On site fuel storage and associated pipework is inspected for leaks, corrosion and mechanical integrity. Tests are scheduled as required			
To Water						
Runoff from potentially contaminated areas (e.g. car park and where the generators, associated diesel belly tanks are located) Percolation of contaminated water	Land Groundwater Bedrock	Overland percolation through the ground	Site surfacing comprises hardstanding with concrete or tarmac surfacing. Car parking areas and on-site roads are kerbed to retain surface water run-off to drain. Requirement for drainage grids to be protected with a drain cover during fuel deliveries and for deliveries to be supervised by the fuel vehicle driver and the appointed facilities management contractor to reduce the risk of spillages during fuel deliveries. Shut of valves for all surface water discharges can be closed in the event of an incident and are closed during tanker unloading. There are plans to fit either interceptors or oil detection connected to automatic operation of the shut off valves to further protect surface water.	Low	Pollution of surface water course and potential impact on Local Nature Reserve Medium	Low



What do you do that can harm and what could be harmed?			Managing the Risk	Assessing the Risk		
			The generators and associated diesel belly tanks and day tanks benefit from a minimum of secondary containment with tertiary containment in some cases. No oily water is permitted to leave the site under normal operating conditions. The integrity of the diesel storage tanks/belly tanks are subject to a minimum of weekly visual inspection by site personnel. Any defects or weaknesses spotted in a tank or containment measures will be repaired as soon as practicable. Third party inspections by an OFTEC accredited engineer are undertaken annually. The Site Manager is responsible for implementing risk management measures in conjunction with the operating techniques document (Ref: 410.066934.00001/BATOT).			



Table 4-4: Accident Risk Assessment and Management Plan

What do you do that can harm and what could be harmed?			Managing the Risk	Assessing the Risk		
Hazard	Receptor	Pathway	Risk Management	Probability of Exposure	Consequence	What is the overall risk
<i>What has the potential to cause harm?</i>	<i>What is at risk, what do I wish to protect?</i>	<i>How can the hazard get to the receptor?</i>	<i>What measures will you take to reduce the risk? Who is responsible for what?</i>	<i>How likely is this contact?</i>	<i>What is the harm that can be caused?</i>	<i>What is the risk that still remains? The balance of probability and consequence.</i>
Discharge of fuel oil outside bunded or kerbed area	Industrial, commercial, residential, surface water, recreational and ecological receptors identified in Table 3.2	Over land Percolation through the ground Surface water	Best practices are adhered to for all fuel loading/unloading activities. All suppliers are required to adhere to the current Carriage of Dangerous Goods (ADR) Regulations. Deliveries of diesel are from operator approved suppliers and will be undertaken in accordance with delivery procedures that have been developed as part of the Environmental Management System. Any spillage that does occur will be cleaned up/contained immediately using absorbent material in the spill kits provided on-site, in accordance with the spill procedure. All spills will be removed from site by a suitably licensed waste contractor. The Site Manager is responsible for implementing risk management measures in conjunction with the Operating Techniques (Ref: 410.066934.00001/BATOT).	Low	Pollution, Harm to Environment and Human Health. Medium	Low



What do you do that can harm and what could be harmed?			Managing the Risk	Assessing the Risk		
Fire	Industrial, commercial, residential, surface water, recreational and ecological receptors identified in Table 3.2	Air (smoke), water run-off	A Fire Risk Assessment has been undertaken for the facility. Each building has a fire alarm which is subject to regular testing. The roof level generators and ground level LV generators have automatic sprinkler systems incorporated into the generator container. The remaining engines have flame detection within the container so that any fire will quickly be detected and tackled.	Very Low	Release of emissions to air resulting from oxygen starved combustion of fuel oil. Potential for fire to spread to other areas of plant. Water contamination (runoff) Medium	Low
Security and Vandalism	Industrial, commercial, residential, surface water, recreational and ecological receptors identified in Table 3.2	Air/Land	The following security measures are in place: • 24/7 security team on site • Site access control system • Site perimeter security fence • CCTV. The Site Manager is responsible for implementing risk management measures in conjunction with the Operating Techniques (Ref: 410.066934.00001/BATOT).	Low	Pollution, Harm to Environment and Human Health Low	Low
Flooding	Personnel on site Industrial, commercial, residential, surface water, recreational and ecological receptors identified in Table 3.2	Land, Water	According to the UK government Flood Map for Planning, the data centre lies within flood zone 1. Land and property in flood zone 1 have less than a 1 in 1000 annual probability of river flooding.	Very Low	Medium	Not significant



Table 4-5: Global Warming Potential (GWP)

What do you do that can harm and what could be harmed?			Managing the Risk	Assessing the Risk		
Hazard	Receptor	Pathway	Risk Management	Probability of Exposure	Consequence	What is the overall risk
<i>What has the potential to cause harm?</i>	<i>What is at risk, what do I wish to protect?</i>	<i>How can the hazard get to the receptor?</i>	<i>What measures will you take to reduce the risk? Who is responsible for what?</i>	<i>How likely is this contact?</i>	<i>What is the harm that can be caused?</i>	<i>What is the risk that still remains? The balance of probability and consequence.</i>
Generation of CO _{2e} emissions	National and global air quality and climate change	Air	Operation of the generators involves the combustion of diesel fuel to generate electricity for use at the data centre in the event of an emergency outage of the National Grid supply of electricity. The generators are subject to planned maintenance and testing. The combustion of diesel results in the generation of CO₂ emissions. Electricity is sourced from the national grid and by two dedicated lines from a local supplier, minimising the risk of power losses. Iron Mountain is a participant in a Climate Change Agreement, (CAA) for the data centre sector. Energy management techniques have been implemented to monitor, record and track energy consumption at the data centre. To achieve the reductions that will be required under the CCA energy reduction targets are established in the Environmental Management System.	Medium	Harm to Environment, Harm to Human Health Medium	Medium but controlled as far as possible



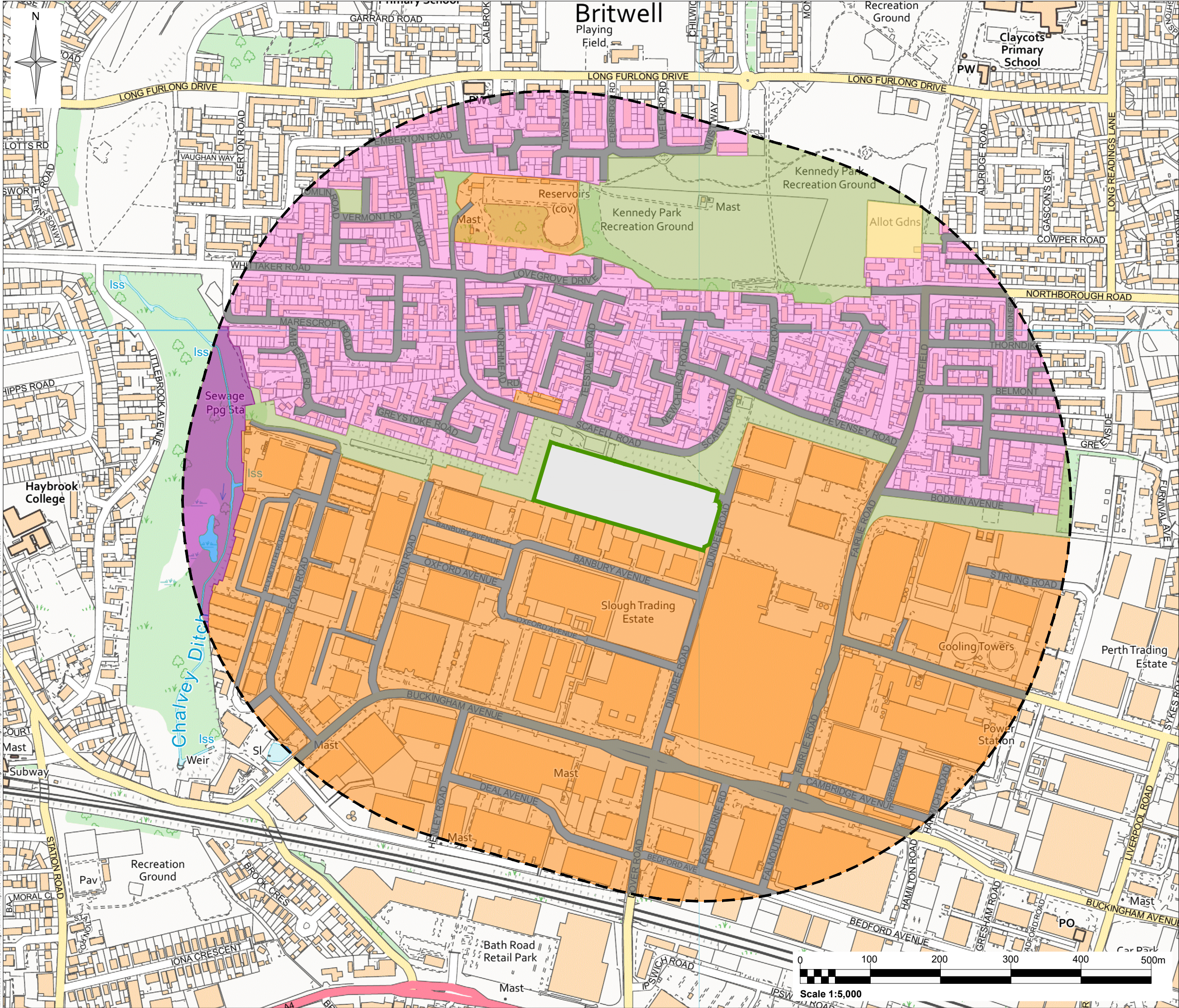
What do you do that can harm and what could be harmed?			Managing the Risk	Assessing the Risk		
			Energy consumption has been considered in the BATOT document (Ref: 410.066934.00001/BATOT).			



5.0 Conclusion

The ERA has separately considered sensitive receptors to the LON-1 data centre and assessed the potential risks from the data centre based on the balance between the probabilities of exposure and the magnitude of the consequences of those exposures. Overall, with measures in place to manage potential risks, no significant environmental risks have been identified from the data centre.

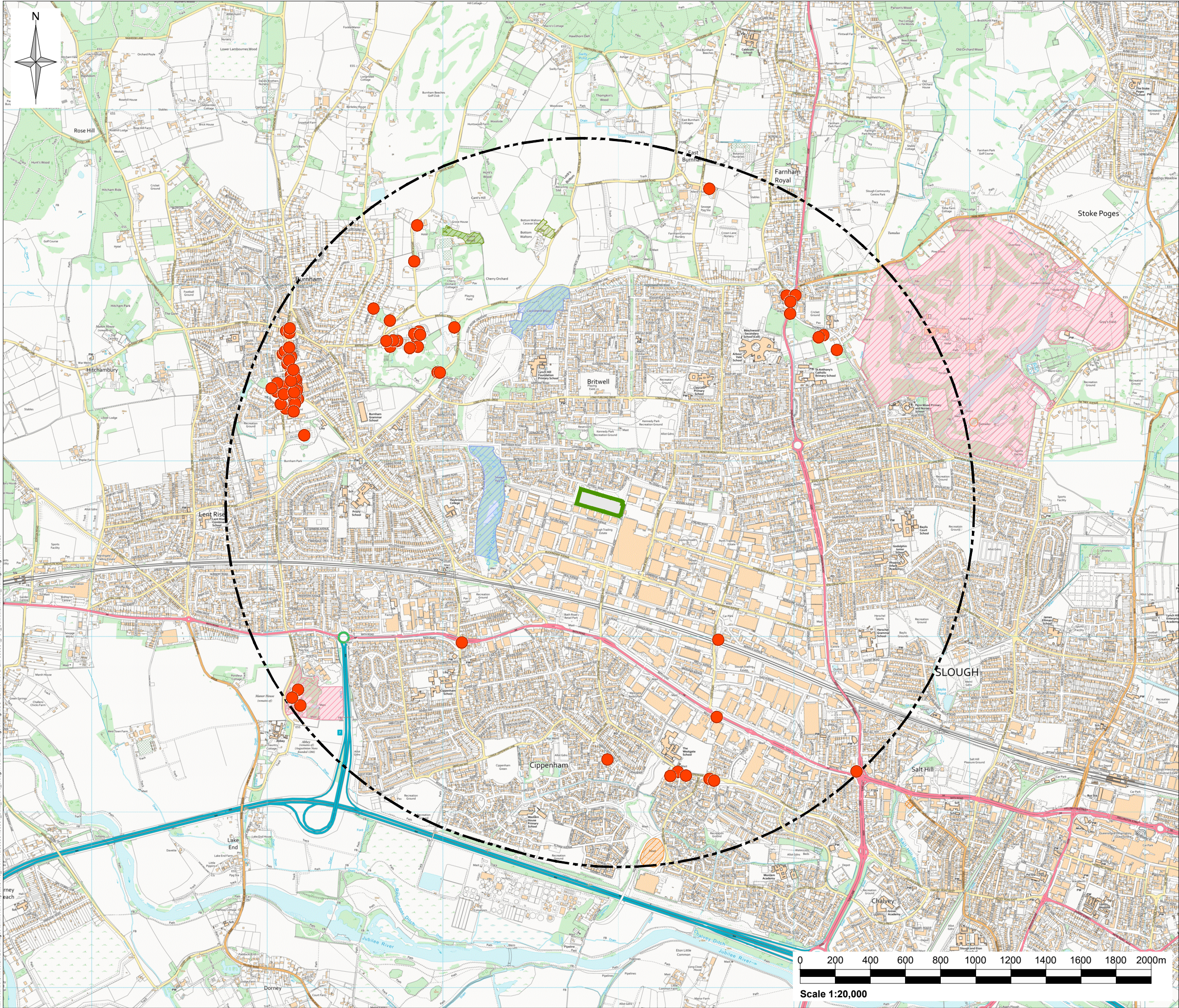




Legend:

- Environmental Permit Boundary
- 500m Offset Boundary
- Local Road Network
- Commercial / Industrial
- Residential
- Open Water / Ditches
- Allotment Gardens
- Open Ground / Woodland / Agricultural
- Hay Mill Valley Local Nature Reserve

Rev	Amendments	Date	By	Chk	Auth
 www.slrconsulting.com					
Client Iron Mountain (UK) Data Centre Limited					
Project Slough Data Centre Environmental Permit Application					
Figure Title Figure 003 Local Receptors					
Scale 1:5,000 @ A3		SLR Project No. 410.066934.00001			
Designed	Drawn	Checked	Authorised		
Date	Date	Date	Date		
Figure Number SDC-SLR-XX-XX-D-EM-000003					Rev. P01



Legend:

- Environmental Permit Boundary
- 2km Offset Boundary
- Ancient Woodland
- Registered Parks and Gardens
- Scheduled Monuments
- Local Nature Reserve (LNR)
- Listed Building

Rev	Amendments	Date	By	Chk	Auth
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Client
Iron Mountain (UK) Data Centre Limited

Project
Slough Data Centre Environmental Permit Application

Figure Title
Figure 004 Cultural and Natural Heritage

Scale 1:20,000 @ A3		SLR Project No. 410.066934.00001	
Designed	Drawn	Checked	Authorised
Date	Date	Date	Date

Figure Number SDC-SLR-XX-XX-D-EM-000004	Rev. P01
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