

LON1X0 Data Centre, Slough: Environmental Permit Application.

APPENDIX F – REVISED SITE CONDITION REPORT TO INCLUDE BUILDING C,
LON1X2



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1. Introduction

Yondr Group intend to install an addition to their current Data Centre campus, LON1X0, for which a bespoke Environmental Permit is required for an installation undertaking combustion activity, including “burning any fuel in an appliance with a rated thermal input of 50 or more megawatts”. The installation, Building C, will consist of 32 emergency backup generators, specifically Rolls-Royce MTU DS3300 diesel generating set with MTU 20V4000G34F NOx turbocharged diesel engine and Leroy Somer LSA53.2 L14 /4p brushless synchronous alternator, as well as 2 Clarke JU4H-LP24 diesel-driven emergency fire pumps.

EHS International were appointed to provide environmental permit support services for Yondr Group in connection with the proposed installation. As part of this appointment, EHS International were tasked with the preparation of the application for a variation to the bespoke Environmental Permit (EPR/NP3829SP with Variation Reference Number /P002 CRM:0640985) for the development taking place at Wexham Rd, Slough SL2 5DS, National Grid Reference SU 98700 80300 (the Site).

1.1 Background

This Site Condition Report draws on information provided for the Site and the surrounding area as part of the planning application to turn the former AkzoNobel Decorative Coatings, Slough Manufacturing Unit, over to a mixed-use commercial and residential development, following the acquisition of the Akzo site by Panattoni UK Developments Ltd.

As a Condition of the grant of planning permission in November 2020, the provision of a contaminated land verification report was required. A grant of partial discharge was made in June 2022, following submission of the required information.

The objective of the reports and data presented to help secure planning permission was to determine the nature, degree and extent of contamination associated with historical manufacturing activities at the Site, develop a remediation strategy to clean up the legacy of contamination proven and leave the Site in a condition suitable to allow new development to proceed.

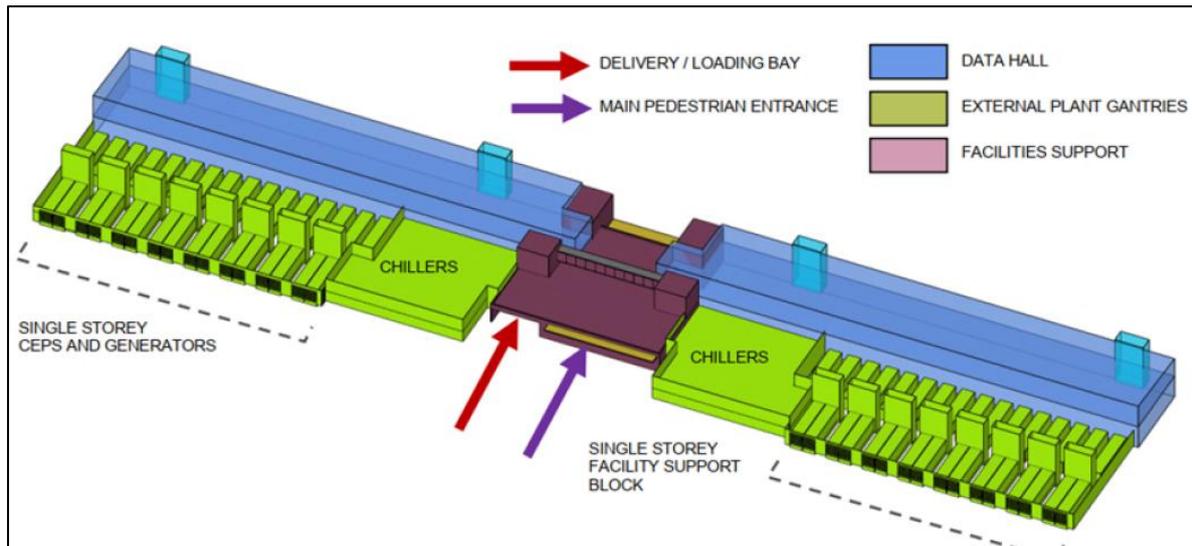
1.2 The Scheme

The project (LON1x2) comprises the installation of Building C on the purpose-built Data Centre campus site, located in Slough, London, UK. The proposed development shall include the following key features:

A data centre building comprising data halls and associated support plant, storage, office and welfare accommodation, logistics area and loading bay, external plant gantry accommodating 32 Rolls-Royce MTU 20V4000 DS3300 gas oil-fuelled standby generators, electrical plant rooms and heat rejection plant, ancillary support functions, external compounds, and associated infrastructure.

The diagram (Figure 1) below illustrates how these elements go to make up Building C as proposed.

Figure 1 Building C Layout



1.3 Site Details

Name of the Applicant	Yondr Group Limited
Activity Address	Wexham Rd, Slough SL2 5DS
National Grid Reference	498684, 180207

1.4 Site Condition Report

A site condition report (SCR) is required for any facility which is subject to regulation under the Environmental Permitting Regulations where there may be a significant risk to land or groundwater, including where one is necessary to satisfy the requirements of the Industrial Emissions Directive (IED). A SCR describes and records the condition of the land and groundwater at a site at particular points in time. The objective is to allow the operator to demonstrate that land and groundwater has been protected during the lifetime of the site and that the land is in a satisfactory state for the purposes of permit surrender.

A full demonstration that the permitted operation has ensured the protection of groundwater against pollution and environmental deterioration requires:

- Development of the relevant sections (1 to 3) of the SCR at the time of application for Permit. For installations subject to the IED, this will satisfy the requirements to provide a “baseline report”.
- Updating the SCR during the lifetime of the permit as appropriate (sections 4 to 7), and;
- Completing the surrender parts (Sections 8 to 10) and submitting the fully completed SCR on application to surrender the environmental permit.

The following sections of this SCR set out the technical basis for satisfying the requirements of a “baseline report”.

2. Condition of the Land at Permit Issuance

2.1 Site Description & Location

The following sections provide a summary of current and historical land use, geological and environmental setting of the Site. This section is primarily based on information presented within the report prepared by Buckingham Group Contracting Limited entitled Former AkzoNobel Site - Slough Remediation Completion and MMP Verification Report, dated November 2021, and the BWB Consulting report, Panattoni UK Developments Ltd, Akzo Nobel Site, Slough, Land Condition Report, October 2019. Where other sources have been used, these have been documented below.

2.1.1 Site Location

The data centre is located in the central part of the former AkzoNobel Decorative Coatings, Slough Manufacturing Unit, located at Wexham Rd, Slough SL2 5DS, National Grid Reference SU 98700 80300.

Figure 2 Site location

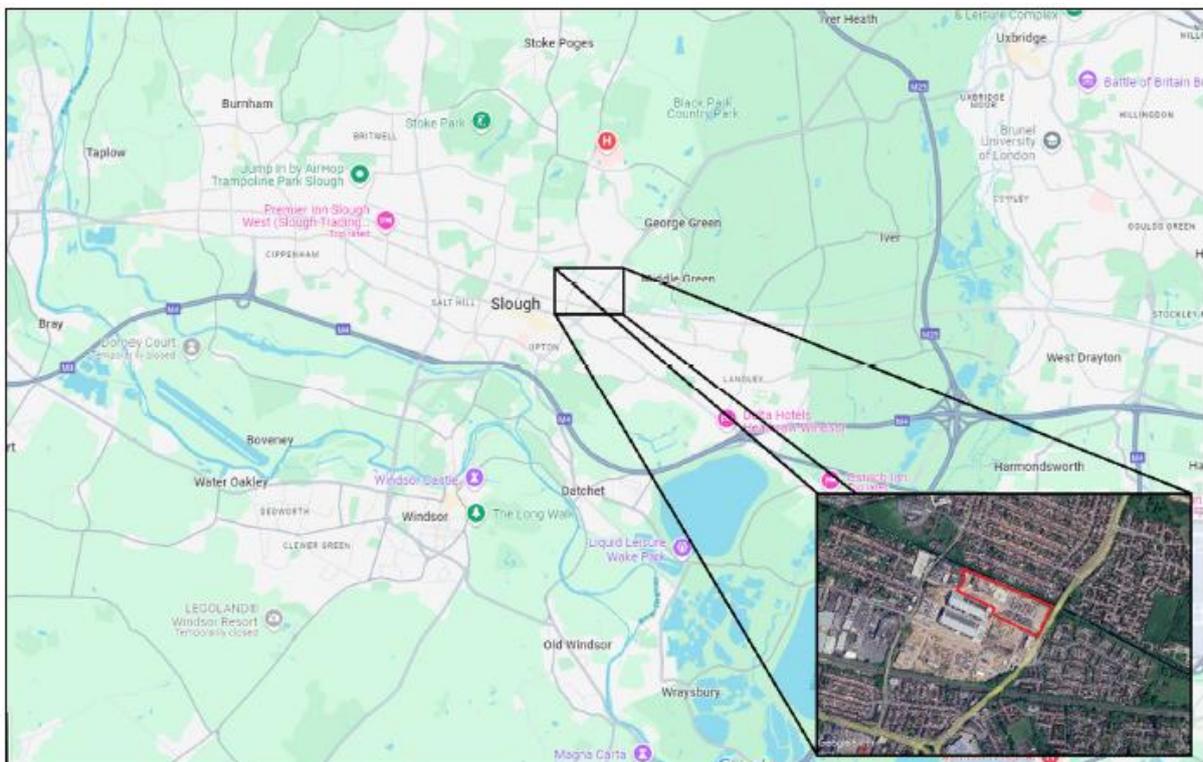
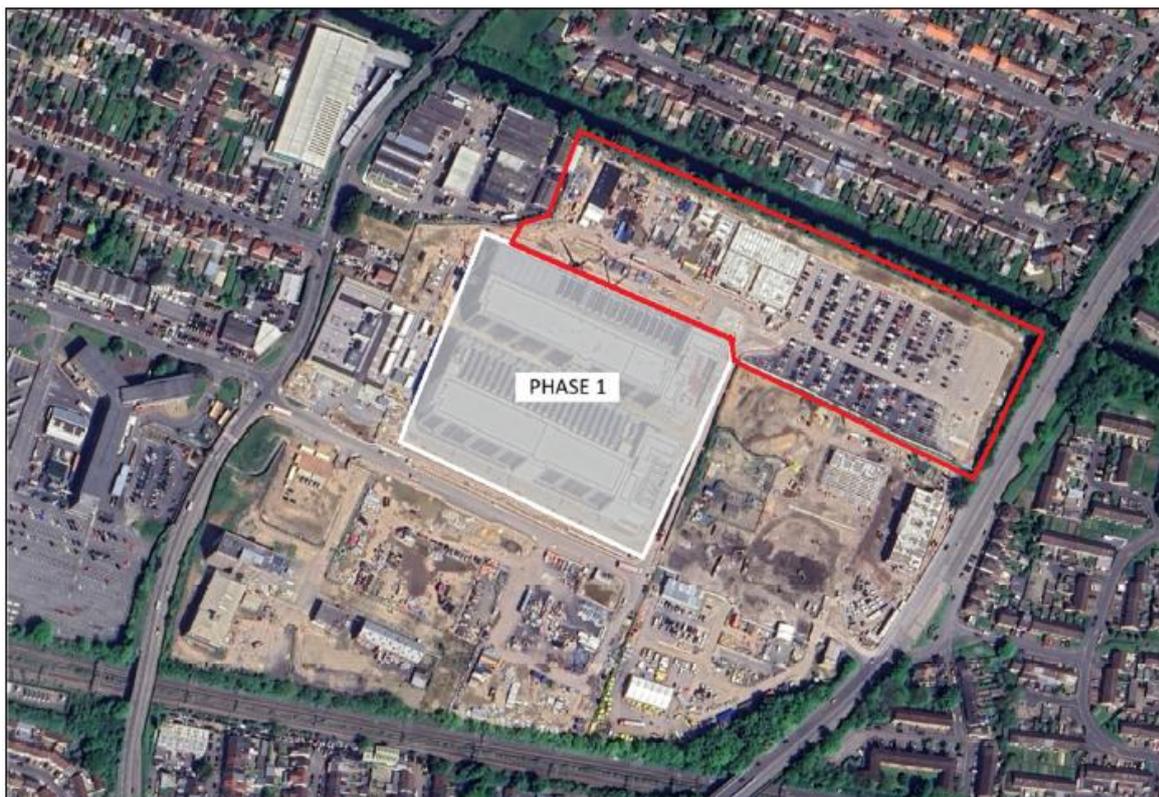


Figure 3 Phase 2, Marked with red border



2.1.2 Current Land Use

At present, the site consists of Buildings A and B, which operate independently, and the proposed modification, referred to as LON1X2, involves the addition of a third structure, Building C, to the existing data centre complex. The site was redeveloped under Slough Borough Planning permission P/00072/096 and is located in the central part of the former AkzoNobel Decorative Coatings, Slough Manufacturing Unit located at Wexham Rd, Slough SL2 5DS, National Grid Reference SU 98700 80300.

The site redevelopment is for mixed use comprising part B2/B8 sui generis (a portion of the development will be for heavy-duty industrial and/or massive storage/distribution purposes) and/or data centre use (and associated infrastructure) divided into 3 Phases. This Site Condition Report has been written in support of a Permit application for the operation of a data centre constructed during Phase 1 and Phase 2 of the redevelopment. This data centre will be the first to be constructed within the proposed new 'Data Centre Campus'.

Phase 2 of the redevelopment, which is what this variation (EPR/NP3829SP/P002 CRM:0640985) to the bespoke permit is being applied for, will also occur within the boundaries of the site as delineated in Figure 2.1 and will comprise the construction of a second data centre within the Data Centre Campus for which a separate planning application P/00072/139 has been made.

Phase 3 of the redevelopment (to be confirmed) will be the construction of multi-storey residential apartments with associated access and car parking and limited soft landscaping. This will be undertaken in the wider former AkzoNobel Decorative Coatings, Slough Manufacturing Unit, adjacent to the south of the current Permit application site.

2.1.3 Historical Land Use

Historically, the site has been used for paint and coating manufacture from 1919 until operation ceased in 2018. Prior to this the site was utilised for brick-earth excavation and brick making in the late 1800s as well as for a US/Canadian Army Storage Base between 1914-1918.

Planning permission was sought in November 2020 for the mixed-use development of the site (Ref P/00072/116). As part of the permission, the site underwent remediation in accordance with Buckingham Group Contracting Ltd.'s (BCGL) "First Panattoni, Former AkzoNobel Site-Slough, Remediation Scheme for Contamination" (reference BGCL-C19019/001/v5, dated 31 March 2020). The remediation was approved by the regulatory bodies, including the local contaminated land officer and the Environment Agency, and Condition 34 (Contaminated Land Verification Report) of the planning permission was discharged in June 2022.

Planning Permission for the development of Building C (Ref P/00072/139) was registered 15th March 2024. This application seeks Reserved Matters approval for the appearance, layout (inc. internal site arrangements), scale, and landscaping associated with the final phase (Phase 2 – Building C) of the approved commercial floorspace pursuant to the Outline Planning Permission granted in November 2020. It also follows the approval of Reserved Matters for Phase 1 (Buildings A and B data centres) in October 2021.

2.2 Geology

2.2.1 Published Geology

The geology is shown on the British Geological Survey (BGS) map 269 1:50,000 Series and on the BGS website. The site is underlain by between 5m and 9m of the Taplow Gravel Member, underlain by up to 39m thickness of the Lambeth Group. The underlying bedrock is the Seaford and Newhaven Chalk Formation.

Made ground overlies the natural soils in much of the site as a result of previous development and has a thickness of between 1.0 – 1.5mbgl.

2.3 Hydrogeology

2.3.1 Published Hydrogeology

British Geological Survey provides a Hydrogeology 625K digital hydrogeological map of the UK, from which the following information was obtained. The Rock unit is Lambeth Group, and the Character of the site is described as a low-productivity aquifer. The summary provided is a variable sequence of clays, shell beds, fine sands, silts and pebble beds giving low yields, sometimes, in hydraulic continuity with the underlying Chalk aquifer.

The Taplow Gravel Member is currently designated by the Environment Agency as a "Secondary A Aquifer", and the Lambeth Group remains classified as a "Secondary A Aquifer". The Seaford and Newhaven Chalk is classified as a "Principal Aquifer". It is considered that the more cohesive and lower-permeability strata of the Lambeth Group are acting as an aquiclude between the Taplow Gravel Member and the deeper Chalk aquifer.

The site resides within Groundwater Source Protection Zone III (Total Catchment). Updated mapping indicates that SPZ 2 (Outer Protection) lies approximately 540 m from the site, and SPZ 1 (Inner

Protection) is around 1.85 km from the site. This was determined using the buffer zone feature in the Environment Agency’s Magic Map service (Defra, 2025).

The site has been subject to environmental monitoring as part of site investigations undertaken between 2015 and 2018.

A Piling Risk Assessment and subsequent groundwater monitoring activities, Groundwater Monitoring and Decommissioning Report K0681-AYE-ENV-R-0003 is available as Appendix J to the Permit Application Supporting Information Document, were carried out in response to the Environment Agency (EA) comments in regard to the discharge of planning condition 27:

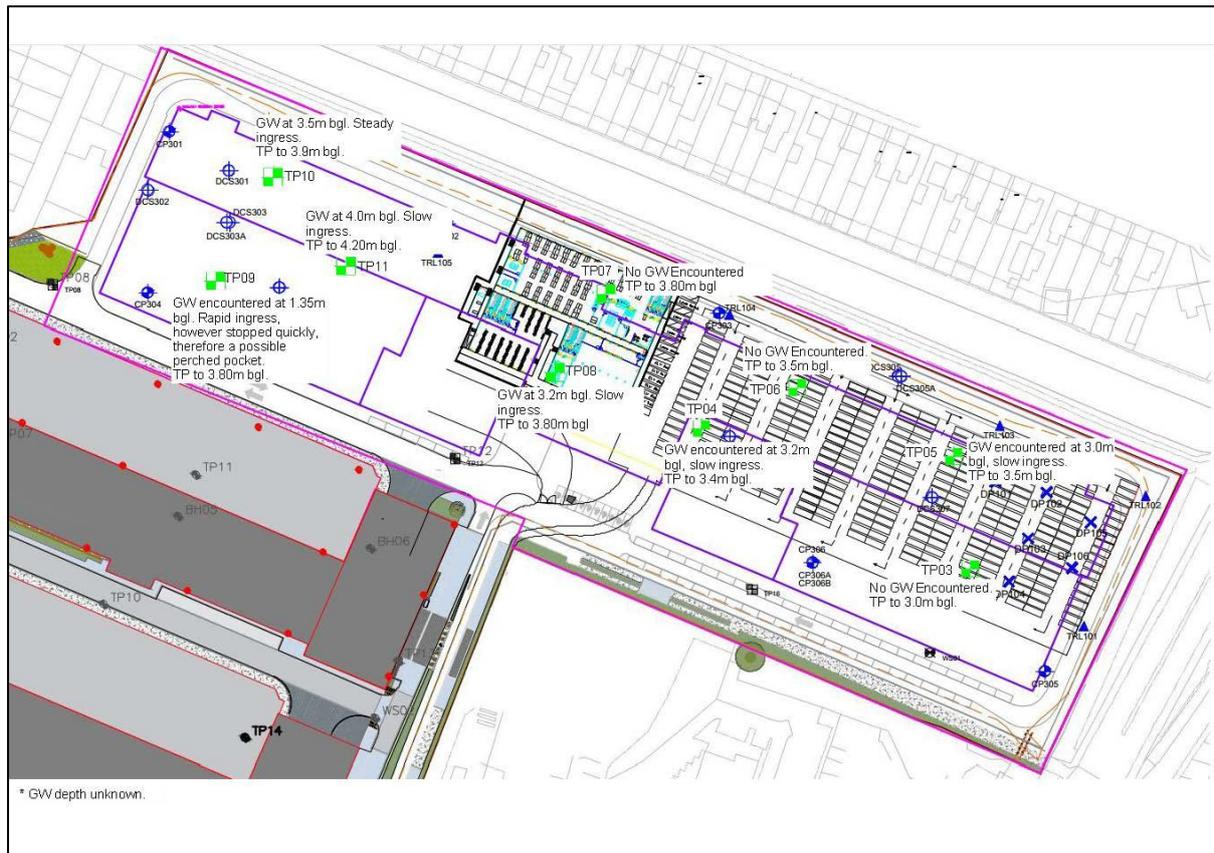
‘Given the site’s history and the environmental setting, we would endorse that control measures to reduce risks to groundwater units are taken, including the measures listed above (sleeving made ground, and below the groundwater level and any other suitable techniques), and that a scheme of groundwater monitoring from all available nearby boreholes (which the applicant mentions are available) is submitted to provide assurances that any residual contamination is not disturbed, and not impacting groundwater as a result of the piling activities.’

Table 1 Groundwater levels were found at the following trial pits (TP):

Trial Pit (TP)	Groundwater Level (bgl)	Ingress Levels
TP03	No GW encountered	Relatively dry
TP04	3.2 m bgl	Slow ingress
TP05	3.0 m bgl	Slow ingress
TP06	No GW encountered	Relatively dry
TP07	No GW encountered	Dry
TP08	3.2m bgl	Slow ingress
TP09	GW encountered at 1.35m bgl.	Rapid ingress, however stopped quickly, therefore a possible perched pocket.
TP10	3.5 m bgl	Steady ingress
TP11	4.0 m bgl	Slow ingress

* Previous trial pits labelled TP01 and TP02 were undertaken by LF Solutions without Ayesa’s attendance. The logs for these trial pits were not available.

Figure 4 Groundwater Level Location Plan



2.4 Hydrology

The nearest surface waters to the site are the Grand Union Canal along the northern site boundary and the culverted course of the Dachett Brook, which is understood to be present beneath Uxbridge Road immediately east of the site. The Canal is not considered to be a likely receptor due to its elevated position in relation to the site, coupled with its upgradient location. Similarly, the Dachett Brook is not considered to be a receptor due to its location up-hydraulic gradient from the site.

2.5 Pollution History

2.5.1 Historical land uses and associated contaminants

As described in Section 2.1.3, there has been a history of paint and coatings manufacture on the site since circa 1919.

2.6 Evidence of historic contamination

2.6.1 Historical site investigation

Numerous intrusive investigations have been undertaken at the site from 2015. BGCL provide a summary of the previous intrusive investigations undertaken within their Remediation Scheme for Contamination Report (ref BGCL-C19019/001/v3) provided in support of planning application P/00072/096. This includes a summary of visual and olfactory evidence of contamination and previous Detailed Quantitative Risk Assessments (controlled waters and human health).

Historical land use left a legacy of contamination on the site, including from past uncontrolled waste disposal, resulting in soil and groundwater contamination:

- Tank Farm/Plume 1 – groundwater contamination including dissolved phase BTEX, TPH, and alcohols, as well a free phase hydrocarbon and elevated TPH concentrations in unsaturated soils. Buried drums, tins and gross paint contamination were also encountered during historical ground investigations
- Plume 2- localised plume of dissolved phase BTEX and TPH with occasional elevated concentrations in the unsaturated soils
- Plume 3- Historic solvent and oil storage and industrial use since the 1930s. Dissolved phase BTEX, TPH, chlorinated solvents and localised asbestos in the unsaturated soils. Buried drums, tins, oily rags, waste wood and gross hydrocarbon contamination in two burial pits.
- Plume 4- Groundwater plume with elevated dissolved phase BTEX, TPH and naphthalene.

2.6.2 Remediation and Verification of the Site

The site has been subject to a programme of remediation works undertaken by BCGL between 2019 and 2021. A multi-phased remediation of the site was undertaken, which comprised the following:

- Targeted delineation and further site-wide ground investigation
- Targeted abstraction and off-site disposal of floating free-phase hydrocarbons on the groundwater
- Provision of a downgradient permeable reactive barrier to intersect and treat residual dissolved phase contamination.
- Excavation and segregation of historical disposed waste and associated contaminated soils.
- Direct injection treatment of the dissolved phase groundwater plumes with Oxygen Release Compound
- Ex-situ bioremediation of excavated soils and off-site disposal of segregated extraneous materials
- Ongoing regular groundwater quality monitoring.

The remediation works were completed in 2021, and the Verification Report produced by BGCL was reviewed and approved by the Regulatory Authorities.

In addition, a Groundwater Monitoring and Decommissioning Report (Report No. K0681-AYE-ENV-R-0003 - Rev 02 - July 2025) was carried out in July 2025 by Ayesa. This report concluded that the monitoring and subsequent decommissioning works were completed, with no evidence of significant contamination linked to the piling activities. The observed results during decommissioning are considered to reflect localised borehole conditions and are not anticipated to compromise the overall environmental integrity of the site.

2.7 Baseline soil and groundwater reference data

Based on the remediation works undertaken on the site, legacy contamination risks associated with the historical activity undertaken at the location are considered to have been removed.

The BUGCL Remediation Completion and MMP Verification Report (and associated appendices) dated November 2021 (Ref BGCL-C19019/007/v3) establishes the current soil and groundwater baseline conditions at the site.

2.7.1 Supporting Information

- BGCL Former Akzonobel Site – Slough. Remediation Scheme for Contamination. December 2019
- BGCL Former Akzonobel Site- Slough. Remediation Completion and MMP Verification Report. February 2021.
- Slough Borough Council Application for Approval of Details Reserved by Condition. Amended Decision Notice 1st July 2022. Planning Application P/00072/116
- Groundwater Monitoring and Decommissioning Report, Yondr Slough, Report No. K0681-AYE-ENV-R-0003, July 2025

2.8 Air Quality

An air quality assessment has been carried out as part of the EPR Permit variation application. The full analysis and report is document “100122494 LON1X2 Slough AQA_Report_v1.0.docx 100122494 1.0, October 2025” and is available as Appendix E to the Permit Application Supporting Information Document.

This assessment included air dispersion modelling using the using the latest available version of the US EPA model AERMOD (24142) with the software being the BREEZE AERMOD. This model is the result of many years development by the US EPA and the American Meteorological Society. It has been developed as a regulatory model that incorporates the current understanding of atmospheric physical processes. This model is used by regulatory agencies, consultants and industry worldwide to assess the impact of air emissions from point, area, line, flare and volume sources.

AERMOD simulates essential atmospheric physical processes and provides refined concentration estimates over a wide range of meteorological conditions and modelling scenarios. The dispersion modelling system includes:

- an advanced meteorological pre-processor to compute site-specific planetary boundary layer parameters;
- highly developed dispersion formulations that incorporate current planetary boundary layer understanding and variables for both convective and stable boundary inversions;
- enhanced treatment of plume rise and plume penetration for elevated inversions, allowing for effects of strong updrafts and downdrafts that occur in unstable conditions; and
- improved computation of vertical profiles of wind, turbulence and temperature.

Two core model scenarios have been assessed, which each consider the emissions from the 32 generators associated with Building C (LON1X2) in combination with emissions from the 26 generators associated with Buildings A and B (LON1X0). The modelled scenarios are:

‘Most-likely’ testing scenario: monthly testing at no load for approximately 15 minutes per generator, and biannual on-load testing for a maximum of 6 hours per event (a total runtime of 12 hours per generator per year). The emissions were conservatively modelled, assuming that: testing of any individual engine could last up to an hour, at any time of the year giving a total runtime of 24 hours per generator per year, nearly twice the anticipated usage.

The 'Most-likely' testing scenario was set up to run every generator in all hours of the year, both individually and in combination. The results were factored to represent 24 hours of operation of each generator per year (6 x 2 hours load testing, 12 x 1-hour monthly testing).

The approach to modelling the maximum short-term impact for the 'Most-likely' testing scenario reflects Planning Condition 2 (see section 1.2) wherein no engine may be tested concurrently.

'Worst case' emergency scenario: an emergency power outage event, which is inherently unpredictable in terms of the timing, magnitude and duration of the occurrence. The emissions were conservatively modelled, assuming that: generators from Buildings A, B and C would run on-load with emissions at the maximum permitted limit; there could be 4-hour, 12-hour, or 72-hour outages, all involving continuous operation of all generators at maximum power output.

To estimate the maximum annual mean contribution, the results from the emergency scenario were combined with those for the 'most-likely' testing scenario.

Of these worst-case scenarios, the 4-hour event is considered a 'reasonable worst case', based on regional estimates¹⁰ suggesting such power outage events may occur approximately once every 23 years and not for longer than 4 hours.

For each scenario, estimates were made of the short- and long-term process contributions (i.e. the hourly/daily and annual average ground level concentrations at receptors) and where appropriate, the total concentration including baseline.

The key understanding or learning from this air quality modelling and assessment is that the modelled concentrations across the study area (isopleths) and estimated PECs at discrete receptors, the 'most-likely' testing scenario is not considered have a significant effect on existing annual mean NO₂ concentrations either at receptors adjacent to the facility, or further afield within declared AQMAS. The achievement of the long-term NO₂ AQS objective is therefore unaffected by the operation of the testing regime, despite the conservative assumptions within the modelling.

2.9 Noise Impact Assessment

ES Acoustics Ltd (ESA) were appointed by Yondr Group to undertake a noise impact assessment in support of the reserved matters submission for Building C of the proposed data centre development located at Wexham Road, Slough SL2 5DB. This assessment has been carried out to address the requirements of Planning Condition 12 associated with outline planning permission reference: P/00072/096.

Baseline sound conditions in the surrounding area were previously characterised by WYG as part of the noise assessment submitted with the outline planning application (Report Reference A114100, dated December 2019). ESA has used these established baseline parameters to inform the current assessment and ensure alignment with the planning condition.

This report presents the predicted noise emissions from the plant associated with Building C and evaluates the cumulative noise impact of the entire development. The total site emissions have been calculated by combining ESA's assessment for Building C with Sweco's assessments for Buildings A and B, the Substation, and the Mechanical Yard. The combined results demonstrate that the cumulative noise levels are within the limits specified by Planning Condition 12, thereby supporting its discharge and confirming that the site will operate in accordance with relevant environmental noise standards.

Refer to Appendix E of the Permit Application Supporting Information Document for the full report.

3. Permitted Activities

3.1 Permitted activities

This SCR has been developed in support of an application for an Environmental Permit under Schedule 1, Section 1.1 Part A(1)(a) 'Burning any fuel in an appliance with a rated thermal input of 50 or more megawatts.

See the Environmental Permit Supporting Information, for a full description of the site, including permitted activities and wider ancillary activities undertaken across the site. The remediation was approved by the regulatory bodies, including the local contaminated land officer and the Environment Agency, and Condition 34 (Contaminated Land Verification Report) of the planning permission was discharged in June 2022.

3.1.1 Non-permitted activities

Activities associated with the operation of a data centre, excluding the operation of diesel-fired generators and diesel storage.

3.1.2 Document references

See the Environmental Permit supporting information document for the site plan showing activity layout (Appendix A) and the Environmental Risk Assessment (Appendix B).

3.2 Operating Techniques

Technical standards and EA guidance used to ensure appropriate measures are followed as part of the data centre operation are listed as:

- Environment Agency - Risk assessments for your environmental permit <https://www.gov.uk/guidance/risk-assessments-for-your-environmental-permit>
- Environment Agency - Develop a management system: environmental permits <https://www.gov.uk/guidance/develop-a-management-system-environmental-permits>
- Department for Environment, Food & Rural Affairs (DEFRA)- Environmental permitting: Core Guidance for the Environmental Permitting (England and Wales) Regulations 2016 <https://www.gov.uk/government/publications/environmental-permitting-guidance-core-guidance--2>
- Department for Environment, Food & Rural Affairs (DEFRA) - Control and monitor emissions for your environmental permit <https://www.gov.uk/guidance/control-and-monitor-emissions-for-your-environmental-permit>

The total rated thermal input of the 84 no. Generator sets is 517.097 MWth. The location of the generators, fuel tanks, emissions points (flues/stacks) and surface water connections are shown in the site plan found in Appendix A to the Permit Application Supporting Information Document. The installation boundary encompasses the listed activities only.

4. Operational Phase

The operation of the installation - subject to permit - does not include any point source emissions to land or groundwater. The principal risk to land and groundwater is associated with the accidental release of diesel to the ground. The design and installation of fuel storage facilities have been developed in accordance with best available techniques, whilst the site EMS, operating procedures and preventative maintenance regime will be developed to minimise the potential for accidental loss of fuel. These approaches set out how the operator will ensure that land and controlled waters are protected during the operational lifetime of the permit and how the site will be left in a satisfactory condition.

The sole risk to soil and groundwater is regarded to be the use of liquid fuels such as Diesel / HVO. The installation of boreholes to facilitate ongoing soil and groundwater monitoring is going to increase the risk to the environment as it will present a potential pathway to ground for pollutants e.g. in the unlikely event of a spillage. To mitigate the risks of spillages and fuel entering the environment, the site has primary, secondary and tertiary containment systems, with leak detection in place along with comprehensive spill control Site Operating Procedures (SOPs) and Emergency Operating Procedures (EOPs) in place, to prevent and contain pollution at source before it enters the environment. Given the above we are proposing that there is no requirement to complete ongoing soil and groundwater monitoring unless there is a pollution incident that warrants further investigation e.g. significant spillage which has led to pollution of the environment.

4.1 Changes to the Activity

4.1.1 Have there been any changes to the activity boundary?

Yes, Phase of the installation, Building C, has increased the site boundary. Please see the updated site boundary Appendix A to the Permit Application Supporting Information Document. To be further assessed if there are any future changes to the activity on decommissioning.

4.1.2 Have there been any changes to the permitted activities?

No, there has not been any change to the permitted activities. To be re-assessed if there are any future changes to the activity / on decommissioning.

4.1.3 Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?

No. To be re-assessed if there are any future if there are changes to the activity / on decommissioning.

4.2 Measures taken to protect land

Use records that you collected during the life of the permit to summarise whether pollution prevention measures worked. If you can't, you need to collect land and/or groundwater data to assess whether the land has deteriorated.

Checklist of supporting information

- Inspection records and summary of findings of inspections for all pollution prevention measures
- Records of maintenance, repair and replacement of pollution prevention measures

To be completed on decommissioning and permit surrender.

4.3 Pollution incidents that may have had an impact on land, and their remediation.

Summarise any pollution incidents that may have damaged the land. Describe how you investigated and remedied each one. If you can't, you need to collect land and /or groundwater reference data to assess whether the land has deteriorated while you've been there.

Checklist of supporting information

- Records of pollution incidents that may have impacted on land
- Records of their investigation and remediation

To be completed on decommissioning and permit surrender. It has been reported to EHS International by Yondr Group Limited, no pollution incidents have occurred since the permit EPR/NP3829SP was granted.

4.4 Soil gas and water quality monitoring (where undertaken)

Provide details of any soil gas and/or water monitoring you did. Include a summary of the findings. Say whether it shows that the land deteriorated as a result of the permitted activities. If it did, outline how you investigated and remedied this.

Checklist of supporting information:

- Description of soil gas and/or water monitoring undertaken
- Monitoring results (including graphs).
-

Groundwater Monitoring and Decommissioning Report

A groundwater monitoring and decommissioning report was carried out in July 2025 to assess potential impacts on groundwater quality associated with piling activities at the former AkzoNobel site. The works involved groundwater sampling and analysis, followed by the subsequent borehole decommissioning of the boreholes located across the site. The works were split into three phases: pre-piling, during piling and post-piling, to provide assurances that any residual contamination within the shallower Taplow Gravel strata is not disturbed and subsequently impacts groundwater as a result of the piling activities.

Groundwater monitoring and sampling commenced on 4th November 2024, and occurred weekly prior to and during the piling, and fortnightly for a period of three months thereafter. This approach provided a robust dataset to evaluate any changes in groundwater quality.

Following the completion of the sampling works, the wells were decommissioned as per the Piling Risk Assessment. The decommissioning works consisted of infilling the redundant boreholes with a bentonite/cement grout via the existing monitoring well screens installed within the boreholes. Although it was provisioned to decommission all six wells, an anomaly in groundwater results observed in borehole pair 403 (located to the east of the site) led to a decision to defer decommissioning of the remaining two boreholes pending further investigation. During our site visit of 16 October 2025, we were informed by Collen staff that all BH's have now been decommissioned.

The monitoring results indicated that the majority of determinants remained stable and well below their respective guideline values throughout the monitoring period, indicating minimal and localised impact from the piling activities. While localised exceedances of benzene and xylenes were noted, particularly during and shortly after piling, there is no clear evidence of widespread or sustained deterioration in groundwater quality. Observed exceedances were generally consistent with historical patterns, with no emergent trends indicative of significant contamination attributable to piling activities. Refer to Appendix J of the Permit Application Supporting Information Document for the full report.

5. Site Closure & Surrender

The surrender part of the SCR is intended to describe the condition of the land and groundwater at the point at which an application to surrender the environmental permit is made. It must provide the evidence necessary to convince the Environment Agency (EA) that the site does not pose a pollution risk and is in a satisfactory state.

This section of the SCR is intentionally left blank in order to allow changes to be made as and when they occur.

5.1 Decommissioning and removal of pollution risk

Describe how the site was decommissioned. Demonstrate that all sources of pollution risk have been removed. Describe whether the decommissioning had any impact on the land. Outline how you investigated and remedied this.

Checklist of supporting information:

- Site closure plan
- List of potential sources of pollution risk
- Investigation and remediation reports (where relevant)

5.2 Reference data and remediation (where relevant)

Say whether you had to collect land and/or groundwater data. Or say that you didn't need to because the information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows that the land has not deteriorated.

If you did collect land and/or groundwater reference data, summarise what this entailed, and what your data found. Say whether the data shows that the condition of the land has deteriorated, or whether the land at the site is in a "satisfactory state". If it isn't, summarise what you did to remedy this. Confirm that the land is now in a "satisfactory state" at surrender.

Checklist of supporting information

- Land and/or groundwater data collected at application (if collected)
- Land and/or groundwater data collected at surrender (where needed)
- Assessment of satisfactory state
- Remediation and verification reports (where undertaken)

5.3 Statement of site condition

Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:

- the permitted activities have stopped
- decommissioning is complete, and the pollution risk has been removed
- the land is in a satisfactory condition.