



SITE CONDITION REPORT
Zenium – London Two

EPR/TP3839QU/A001
July 2021

Completed using Environment Agency H5 SCR guidance found below:

<https://www.gov.uk/government/publications/environmental-permitting-h5-site-condition-report>

INSTRUCTIONS FOR USE:

Sections 1-3 have been completed as part of the application for an environmental permit (April 2021)

Sections 4-7 are to be maintained during the life of the permit

At surrender: a new doc reference is to be added in section 1 and sections 8-10 are to be completed; & submitted to the environment agency with the surrender application.

1.0 Site Details

Name of the applicant	Zenium UK2 Limited (EPR/TP3839QU/A001)
Activity address	Unit F Prologis Distribution Park Stockley Road West Drayton UB7 9FN
National grid reference	TQ 07859 79305

Document reference and dates for Site Condition Report at permit application and surrender	Application: 3.1 – Site Condition Report (July 2021) Surrender:
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Document references for site plans (including location and boundaries)	2.1 – Site Plan & Emission Points 2.2 – Aerial Photo of Site 2.3 – Site Boundary A 2.4 – Site Boundary B 2.5 – Site Boundary C 2.6 – Drainage Layout – 7 March 2012
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2.0 Condition of the land at permit application

Table 1 - Environmental setting

Condition area	Source of information	Description
Geology	<ul style="list-style-type: none"> • Envirocheck database • Online geological mapping at www.bgs.ac.uk – Geology of Britain viewer (classic) 	The underlying geology of the site is London Clay Formation – clay, silt and sand overlain by a mixture of Langley Silt Member (clay and silt) and Lynch Hill Gravel Member (sand and gravel).
Hydrogeology	<ul style="list-style-type: none"> • Aquifer designation and soil mapping available at www.magic.gov.uk, • Envirocheck database 	The Groundwater Vulnerability Map classes the area as a major aquifer with high permeability. The superficial aquifer is designated as a combination of Principal Aquifer and Unproductive Strata. The bedrock strata of the whole site, and surrounding area, is on Unproductive Strata. These maps also show that the site is located less than 150m from a nitrate vulnerable zone and close to an area where there is potential for groundwater flooding to occur at the surface. The Department for Environment Food & Rural Affairs (DEFRA) “MAGIC map” tool shows that the soil scape is freely draining, slightly acid, loamy soil.
Hydrology	<ul style="list-style-type: none"> • Envirocheck database • Environmental Agency Flood map for planning 	The site is situated in a Flood Zone, 1 which means there is a low risk of flooding with less than 1 in 1000 annual probability of flooding from surface water. However, there is an area West of the site (just within site boundary) which has potential for groundwater flooding to occur at the surface.
Ecological Designated Sites	<ul style="list-style-type: none"> • Envirocheck database 	The Environment Agency’s Nature and Heritage Conservation Screening Report identified that the site was within 200m of a Local Wildlife Site (LWS). This is Stockley Road Lake which is classified as “Carp Ponds and Broads Dock”. The same report also noted that the site is within 500m of section of London’s Canal Network, which is known as a migratory route for the European Eel – a protected species. The area surrounding the site to the North and West is classified as a ‘Nitrate Vulnerable Zone’ while there is an ‘Area of Adopted Green Belt’ to the South.

Table 2 - Pollution history:

Condition area	Source of information	Description
Pollution incidents	<ul style="list-style-type: none"> Envirocheck database 	<p><i>Recorded Pollution Incidents</i> According to Envirocheck's database there have been no historic pollution incidents recorded on the site.</p> <p>The closest pollution incident occurred 383 meters North from the site in November 1996 for a Category 3 incident to water with pollution 'oils – unknown'.</p> <p>In addition to the above there have been 18 other instances of pollution incidents to controlled waters recorded on the Envirocheck Database. These incidents all pre-date the use of the site as a data centre, with the latest being in May 1999, which occurred 575 meters North of the site.</p> <p><i>Substantiated Pollution Incident Register</i> This pollution incident occurred 532 meters South from the site in January 2010 for a Category 2 incident to water with an unidentified pollutant. There were no impacts to air or land.</p> <p><i>Contaminated Land Register Entries</i> None recorded within 2km of the site.</p> <p><i>Prosecutions or Enforcement Actions</i> None recorded within 2km of the site.</p>
Historical land-uses and associated contaminants	<ul style="list-style-type: none"> Envirocheck database 	<p>The installation is situated on land previously used for Government offices which were built between 1965-1970 – now removed. Before this, the land was unoccupied. By the 1960s, smaller buildings were constructed within the boundary of the site, and this configuration of the site remained until at least 2006. It is not clear what these buildings were used for. They do not appear to be residential, so offices or industrial is expected. The Heathrow Prologis Park was developed, with this site first opening in 2012 and Cyrus One acquired Zenium at this site in 2018.</p> <p>The surrounding area has supported various industrial and potentially contaminative land uses including the Stockley Brick Works and several landfills. There are also several areas of potentially infilled land surrounding the installation.</p>

Condition area	Source of information	Description
Waste management facilities	<ul style="list-style-type: none"> Envirocheck database 	<p>Refer to 5.5 – Envirocheck Report Datasheet for a detailed account of waste management in the area.</p> <p><i>Landfill Sites</i> There are eight Historical Landfill sites recorded in the Envirocheck Database within 1km of the site:</p> <ul style="list-style-type: none"> 47 meters West, Stockley Road East, Deposited Waste included Inert Waste 254 meters West, Holiday Inn Golf Club, Deposited Waste included Inert Waste 255 meters West, West of Stockley Road, Deposited Waste included Inert Waste 446 meters Southeast, Frogsditch Farm, Deposited Waste included Inert Waste 580 meters South, Frogsditch Farm, Deposited Waste included Inert Waste 706 meters Northwest, Stockley Trident, Deposited Waste included Inert Waste 734 meters Northeast, Stockley Park East, Deposited Waste included Inert Waste, Industrial, Commercial, Household and Special Waste 949 meters North, Stockley Park West, Deposited Waste included Inert Waste, Industrial, Commercial, Household and Special Waste <p>No further details are provided on the above historic landfills.</p> <p>There are no active landfill sites listed within the 2km search radius on the Envirocheck database.</p> <p><i>Licensed Waste Management Facilities</i> There are six Licensed Waste Management Facility within 1km of the site:</p> <ul style="list-style-type: none"> 47m, Licence holder: BAA Plc, Landfills Taking Other Wastes (Construction, Demolition, Dredging's), dated 10th August 1993, Status: Closure 471m, Hanson Quarry Products Europe Ltd, Physical Treatment Facilities, issued 6th October 2015, Status: Issued 597m, BAA Plc, Landfills Taking Other Wastes (Construction, Demolition, Dredging's), dated 28th October 1996, Status: Closed 764m, Suez Recycling and Recovery UK Ltd, Household, Commercial and Industrial Transfer Stations, dated 30th June 2016, Status: Transferred 810m, Licence holder: Henry Streeter (Sand & Ballast) Ltd, Landfills Taking Other Wastes (Construction, Demolition, Dredging's), dated 15th September 1993, PPC

Condition area	Source of information	Description
		<ul style="list-style-type: none"> 856m, Licence holder: Henry Streeter (Sand & Ballast) Ltd, Inert LF, dated 4th June 2004, Status: Modified <p><i>Waste Treatment Sites</i> There is one Waste Treatment or Disposal Site within 1km of the site:</p> <ul style="list-style-type: none"> 399 meters, Licence Holder: Drinkwater Sabey Ltd, Recovery (with reclamation), No known restriction on source of waste, dated 1st October 1977
Environmental permits	<ul style="list-style-type: none"> Envirocheck database 	<p><i>Local Authority Air Pollution Control</i> There are six records of a local authority air pollution control permitted sites within 2km of the site:</p> <ul style="list-style-type: none"> 356 meters Northeast, HG Timber, PG6/2 Manufacture of timber and wood-based products, status – authorised. 390 meters North, Hanson Aggregates West Drayton, PG3/15 Mineral drying and roadstone coating processes, status – authorised. 428 meters Northeast, Harven Form Foundries, PG2/4 Iron, steel and non-ferrous metal foundry processes, status – authorised. 457 meters Northwest, Hanson Premix West Drayton, PG3/1 Blending, packing, loading and use of bulk cement, status – authorised. 794 meters Northeast, Heathrow Motors, PG6/34 Respraying of road vehicles, status – authorisation revoked. 936 meters Northwest, Baldwins, PG6/34 Respraying of road vehicles, status – authorised.
Evidence of Historical Contamination	<ul style="list-style-type: none"> Envirocheck database 3.1.1 – Borehole Results 	<p>The soil geo-chemistry maps show slightly elevated concentrations of heavy metals, mainly Chromium and Nickel.</p> <p>The soil contamination maps for the area show the heavy metal concentrations for the corresponding land use. Chromium concentrations are estimated to be within 60-90 mg/kg and reach 90-120 mg/kg across the North end of the site. The Lead concentrations are estimated to be less than 150 mg/kg across the majority of the site but within 150-300 mg/kg towards the North of the site also. The nickel concentrations are between 15 - 30 mg/kg with the Northeast corner encroaching on values between 30-45 mg/kg. Arsenic concentrations were shown to be less than 15 mg/kg and Cadmium levels were also low at less than 1.8 mg/kg.</p>

Condition area	Source of information	Description
		Two boreholes were installed in the site boundary: one to the front and one to the rear of the building. Initial testing was undertaken by Concept Life Sciences of Total Hydrocarbons in water in March 2019. The results show that the values are shown to be below (or very close to) the Limit of Detection (Appendix A).
Baseline soil and groundwater reference data	<ul style="list-style-type: none"> • 3.1.1 -Borehole Results • Envirocheck database 	<p>No soil and groundwater reports were completed.</p> <p>Two boreholes in rear service yard and front car park did not return any indication of contamination (Appendix A).</p>
Supporting information and sources		<ul style="list-style-type: none"> • Envirocheck database • Publicly available online geological mapping at www.bgs.ac.uk – Geology of Britain viewer (classic) • Environmental Agency Flood map for planning • Environment Agency - Pre-application Conservation Screening Report and Maps • Aquifer designations available at www.magic.gov.uk

3.0 Permitted activities

Table 3 - Permitted activities

Permitted activities	Schedule 1 ref 1.1 Part A (1) a) (i) combustion plant >50 MWth. Operation of standby diesel generators, with storage of diesel oil as Directly Associated Activities (DAA).
Non-permitted activities undertaken	The installation boundary is limited to the permitted activities. The internal data halls and office space are not part of the permitted activities. In normal conditions these will operate using electricity provided by the national grid.
Document references for: <ul style="list-style-type: none">• plan showing activity layout; and• environmental risk assessment.	<ul style="list-style-type: none">• 2.1 - Site Plan & Emissions Points• 3.3 - Environmental Risk Assessment

4.0 Changes to the activity

Have there been any changes to the activity boundary?	
Have there been any changes to the permitted activities?	
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	
Checklist of supporting information	

5.0 Measures taken to protect land

Checklist of supporting information	
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6.0 Pollution incidents that may have had an impact on land, and their remediation

Checklist of supporting information	
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7.0 Soil gas and water quality monitoring (where undertaken)

Checklist of supporting information	
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8.0 Decommissioning and removal of pollution risk

Checklist of supporting information	
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9.0 Reference data and remediation (where relevant)

Checklist of supporting information	
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10.0 Statement of site condition

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Appendix A – Borehole Investigation Report

Determinand	Method	Test Sample	LOD	Units	Symbol	Concept References
TPH (C10-C12 aliphatic)	T219	AR	0.01	mg/l	N	001-002
TPH (C10-C12 aromatic)	T219	AR	0.01	mg/l	N	001-002
TPH (C12-C16 aliphatic)	T219	AR	0.01	mg/l	N	001-002
TPH (C12-C16 aromatic)	T219	AR	0.01	mg/l	N	001-002
TPH (C16-C21 aliphatic)	T219	AR	0.01	mg/l	N	001-002
TPH (C16-C21 aromatic)	T219	AR	0.01	mg/l	N	001-002
TPH (C21-C35 aliphatic)	T219	AR	0.01	mg/l	N	001-002
TPH (C21-C35 aromatic)	T219	AR	0.01	mg/l	N	001-002
TPH (C5-C6 aliphatic)	T54	AR	20	µg/l	N	001-002
TPH (C6-C7 aromatic)	T54	AR	20	µg/l	N	001-002
TPH (C6-C8 aliphatic)	T54	AR	20	µg/l	N	001-002
TPH (C7-C8 aromatic)	T54	AR	20	µg/l	N	001-002
TPH (C8-C10 aliphatic)	T54	AR	20	µg/l	N	001-002
TPH (C8-C10 aromatic)	T54	AR	20	µg/l	N	001-002

Figure 1 - Accreditation Summary of Borehole Results (20th March 2019)