

Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

nLighten Chester Limited

Chester Data Centre
Unit 2, Dunkirk Trading Estate
Dunkirk
Cheshire
Chester
CH1 6LT

Permit number

EPR/DP3528LQ

Permit number EPR/DP3528LQ

Introductory note

This introductory note does not form a part of the permit

This permit will allow the operator to operate:

- One or more medium combustion plant (MCP) between 1 and <50MWth but aggregated to <50MWth,

The details of the units and associated limits and monitoring requirements are specified in Tables S1.1 and S3.1.

This is a simple permit and air dispersion modelling was not required.

The site is located at Unit 2, Telford Court, Chester, centred on National Grid Reference SJ 38067 72430, within the local authority of Cheshire West and Chester Council. The facility sits in an industrial estate, which is surrounded by agricultural land.

The facility comprises a total of nine diesel-fuelled back-up generators. These are categorised as follows:

- Generators 1–4: thermal input of 2.86 MWth each and a 4m stack height.
- Generators 5–6: thermal input of 3.77 MWth each and a 9m stack height.
- Generators 7–9: thermal input of 5.14 MWth each and a 6.5m stack height.

Generators 1-6 are existing plant and have been operational prior to 20th December 2018 so are classified as existing MCP. With individual rated thermal inputs of less than 5MW these plants are being permitted early and have postdated monitoring requirements. Generators 7-9 are proposed plant and will be classified as new MCP. All plants will operate for the purpose of testing for no more than 50 hours per year and no more than 500 hours combined operation for testing and in an emergency, therefore they are classified as excluded generators. All generators are designated for emergency back-up use only and are not used for the elective generation of electricity.

The site has been assessed for proximity to nearby ecological receptors and has been confirmed that no designated sites are within the relevant screening distances. The nearest site which is The Mersey Estuary Site of Special Scientific Interest (SSSI) lies outside the minimum screening distance and therefore the site is eligible for simple bespoke permit.

We consider that in reaching our decision to grant a permit we have taken into account all relevant considerations and legal requirements. We are satisfied that the permit will ensure that a high level of protection is provided for the environment and human health and that the activities will not give rise to any significant pollution of the environment or harm to human health.

The status log of the permit sets out the permitting history, including any changes to the permit reference number.

Status log of the permit		
Description	Date	Comments
Additional information received	10/10/25	Revised part A application received.
Application EPR/DP3528LQ	Duly made 13/10/25	Bespoke application for MCPs
Permit determined EPR/DP3528LQ	30/10/25	Permit issued to nLighten Chester Limited

End of introductory note

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/DP3528LQ

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2016

nLighten Chester Limited ("the operator"),

of whose registered office is

Proximity House Unit 2

Chester Gates

Dunkirk

Chester

CH1 6LT

company registration number 12885452

to operate one or more Medium Combustion Plant at

Chester Data Centre

Unit 2

Dunkirk Trading Estate

Dunkirk

Cheshire

Chester

CH1 6LT

to the extent authorised by and subject to the conditions of this permit.

Name	Date
Daniel Timney	30/10/2025

Authorised on behalf of the Environment Agency

Conditions

1 Management

1.1 General management

- 1.1.1 The operator shall manage and operate the activities:
- (a) in accordance with a written management system that identifies and minimises risks of pollution, so far as is reasonably practicable, including those arising from operations, maintenance, accidents, incidents, non-conformances, closure and those drawn to the attention of the operator as a result of complaints; and
 - (b) using sufficient competent persons and resources.
- 1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.
- 1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of it kept at or near the place where those duties are carried out.

2 Operations

2.1 Permitted activities

- 2.1.1 The operator is only authorised to carry out the activities specified in schedule 1, table S1.1 (the “activities”).

2.2 The site

- 2.2.1 No MCP shall be operated beyond the site of the grid reference specified for it in schedule 1, table S1.1 of the permit.

2.3 Operating techniques

- 2.3.1 The activities shall be operated using the techniques and in the manner described in schedule 1, table S1.2.
- 2.3.2 Any raw materials or fuels listed in schedule 2 table S2.1 shall conform to the specifications set out in that table.

3 Emissions and monitoring

3.1 Emissions to water, air or land

- 3.1.1 There shall be no point source emissions to air except from the sources and emission points listed in schedule 3, table S3.1.
- 3.1.2 The limits given in schedule 3 shall not be exceeded.
- 3.1.3 Limited Operating Hours MCPs shall:
- (a) Not exceed 500 hours operation in a 12 month period as a rolling average over a 3 year period, for new MCPs and over a 5 year period for existing MCPs and thereafter assessed annually.
 - (b) Not operate for more than 750 hours in any single year.

3.2 Monitoring

- 3.2.1 The operator shall, unless otherwise agreed in writing by the Environment Agency, undertake the monitoring specified in the following tables in schedule 3 to this permit, or at a greater frequency if notified to the operator in writing by the Environment Agency:
- (a) point source emissions specified in table S3.1.
- 3.2.2 Monitoring shall not take place during periods of start up or shut down.
- 3.2.3 For new MCPs the first monitoring measurements shall be carried out within 4 months of the issue date of the permit or the date when the MCP is first put into operation, whichever is later. For existing MCPs the first monitoring measurement shall be carried out at any time, but no later than the relevant compliance date.
- 3.2.4 The operator shall maintain records of all monitoring including records of the taking and analysis of samples, instrument measurements (periodic and continual), calibrations, examinations, test and surveys and any assessment or evaluation made on the basis of such data.

4 Information

4.1 Records

- 4.1.1 All records required to be made by this permit shall:
- (a) be legible;
 - (b) be made as soon as reasonably practicable;
 - (c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and
 - (d) be retained, unless otherwise agreed in writing by the Environment Agency, for at least 6 years from the date when the records were made.
- 4.1.2 The operator shall maintain convenient access, in either electronic or hard copy, to the records, plans and management system required to be maintained by this permit.
- 4.1.3 The operator shall maintain a record of the type and quantity of fuel used and the total annual hours of operation for each MCP and/or generator.
- 4.1.4 The operator shall maintain a record of any events of non-compliance and the measures taken to ensure compliance is restored in the shortest possible time.

4.2 Reporting

- 4.2.1 The operator shall send all reports and notifications required by the permit to the Environment Agency using the contact details supplied in writing by the Environment Agency.
- 4.2.2 Within 28 days of the end of the reporting period the operator shall, unless otherwise agreed in writing by the Environment Agency, submit reports of the monitoring and assessment carried out in accordance with the conditions of this permit, as follows:
- (a) in respect of the parameters and emission points specified in schedule 4, table S4.1.
 - (b) for the reporting periods specified in schedule 4, table S4.1 and using the forms specified in schedule 4, table S4.2; and
 - (c) giving the information from such results as required by the forms specified in those tables.

4.3 Notifications

4.3.1 In the event:

- (a) of a breach of any of the permit conditions the operator must immediately—
 - (i) inform the Environment Agency, and
 - (ii) take the measures necessary to ensure that compliance is restored within the shortest possible time.
- (b) of a breach of any of the permit conditions which causes a significant degradation of local air quality, the operator must immediately suspend the operation of the activities or the relevant part of them until compliance with the conditions has been restored.

4.3.2 Any information provided under condition 4.3.1 shall be confirmed by sending the information listed in schedule 5 to this permit within the time period specified in that schedule.

4.3.3 Where the Environment Agency has requested in writing that it shall be notified when the operator is to undertake monitoring and/or spot sampling, the operator shall inform the Environment Agency when the relevant monitoring and/or spot sampling is to take place. The operator shall provide this information to the Environment Agency at least 14 days before the date the monitoring is to be undertaken.

4.3.4 The Environment Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:

Where the operator is a registered company:

- (a) any change in the operator's trading name, registered name or registered office address; and
- (b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.

Where the operator is a corporate body other than a registered company:

- (c) any change in the operator's name or address; and
- (d) any steps taken with a view to the dissolution of the operator.

In any other case:

- (e) the death of any of the named operators (where the operator consists of more than one named individual);
- (f) any change in the operator's name(s) or address(es); and
- (g) any steps taken with a view to the operator, or any one of them, going into bankruptcy, entering into a composition or arrangement with creditors, or, in the case of them being in a partnership, dissolving the partnership.

4.4 Interpretation

4.4.1 In this permit the expressions listed in schedule 6 shall have the meaning given in that schedule.

4.4.2 In this permit references to reports and notifications mean written reports and notifications, except where reference is made to notification being made "immediately", in which case it may be provided by telephone.

Schedule 1 – Operations

Table S1.1 activities				
National Grid Reference and or activity reference/ emission point	Activity listed in the EP Regulations	Description of MCP and/or specified generator	Fuel	Operating hours limit per year
Generator 1 NGR: SJ 38070 72473 Generator 2 NGR: SJ 38072 72475 Generator 3 NGR: SJ 38077 72480 Generator 4 NGR: SJ 38079 72482	Schedule 25A – MCP as detailed in Schedule 7 and generator that is excluded.	4 x 2.86 MWth back-up generator	Gas oil	A back-up generator operated for the purpose of testing for no more than 50 hours per year and no more than 500 hours combined operation for testing and in an emergency
Generator 5 NGR: SJ 38050 72480 Generator 6 NGR: SJ 38042 72472	Schedule 25A – MCP as detailed in Schedule 7 and generator that is excluded.	2 x 3.77 MWth back-up generator		
Generator 7 NGR: SJ 38014 72439 Generator 8 NGR: SJ 38116 72426 Generator 9 NGR: SJ 38116 72426	Schedule 25A – MCP as detailed in Schedule 7 and generator that is excluded.	3 x 5.14 MWth back-up generator		

Table S1.2 Operating techniques for Medium Combustion Plant as detailed in Schedule 7
(a) Each MCP must be operated in accordance with the manufacturer's instructions and records must be made and retained to demonstrate this. (b) The operator must keep periods of start-up and shut-down of each MCP as short as possible. (c) There must be no persistent emission of 'dark smoke' as defined in section 3(1) of the Clean Air Act 1993. (d) A Limited Operating Hours MCP which is an excluded generator may only be operated for the sole purpose of maintaining power supply to a site during an on-site emergency and it may not participate in any balancing services. (e) A Limited Operating Hours MCP which is an excluded generator may only be operated for the sole purpose of testing no more than 50 hours a year.

Schedule 2 – Waste types, raw materials and fuels

Table S2.1 Raw materials and fuels	
Raw materials and fuel description	Specification
Gas oil or equivalent substitute to be agreed in writing with the Environment Agency	Not exceeding 0.1% w/w sulphur content

Schedule 3 – Emissions and monitoring

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	Source/ technology	Parameter	Limit (including unit)	Reference period	Monitoring frequency	Monitoring standard or method Note 1
Generators 1-6	Existing medium combustion plant which are back-up generators in gas oil	Oxides of nitrogen (NO and NO ₂ expressed as NO ₂)	No limit	In line with web guide: Monitoring stack emissions: low risk MCPs and specified generators Published 04 June 2024	After 1500 operating hours have elapsed	In line with web guide: Monitoring stack emissions: low risk MCPs and specified generators Published 04 June 2024
		Carbon monoxide	No limit		And no less frequent than every 5 years from date of acceptance of first monitoring measurements under condition 3.2.3	
Generators 7-9	New medium combustion plant which are back-up generators in gas oil	Oxides of nitrogen (NO and NO ₂ expressed as NO ₂)	No limit		After 1500 operating hours have elapsed And no less frequent than every 5 years	
		Carbon monoxide	No limit			
Note 1: Monitoring requirements are defined at a temperature of 273.15 K, a pressure of 101.3 kPa and after correction for the water vapour content of the waste gases at a standardised O ₂ content of 6% for solid fuels, 15% for engines and gas turbines and 3% all other MCPs						

Schedule 4 – Reporting

Parameters, for which reports shall be made, in accordance with conditions of this permit, are listed below.

Table S4.1 Reporting of monitoring data			
Parameter	Emission or monitoring point/reference	Reporting period	Period begins
Emissions to air Parameters as required by condition 3.2.1.	Generators 1 - 6	After 1500 operating hours have elapsed and no less frequent than every 5 years from date of acceptance of first monitoring measurements under condition 3.2.3	1 January
Emissions to air Parameters as required by condition 3.2.1.	Generators 7 - 9	4 months from date of issue of permit and then after 1500 operating hours have elapsed and no less frequent than every 5 years	1 January

Table S4.2 Reporting forms		
Media/parameter	Reporting format	Date of form
Air	Emissions to Air Reporting Form or other form as agreed in writing by the Environment Agency	Version 1, 08/03/2021

Schedule 5 – Notification

These pages outline the information that the operator must provide.

Units of measurement used in information supplied under Part A and B requirements shall be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

If any information is considered commercially confidential, it should be separated from non-confidential information, supplied on a separate sheet and accompanied by an application for commercial confidentiality under the provisions of the EP Regulations.

Part A

Permit Number	
Name of operator	
Location of Facility	
Time and date of the detection	

(a) Notification requirements for any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution	
To be notified within 24 hours of detection	
Date and time of the event	
Reference or description of the location of the event	
Description of where any release into the environment took place	
Substances(s) potentially released	
Best estimate of the quantity or rate of release of substances	
Measures taken, or intended to be taken, to stop any emission	
Description of the failure or accident.	

(b) Notification requirements for the breach of a limit	
To be notified within 24 hours of detection unless otherwise specified below	
Emission point reference/ source	
Parameter(s)	
Limit	
Measured value and uncertainty	
Date and time of monitoring	

(b) Notification requirements for the breach of a limit	
To be notified within 24 hours of detection unless otherwise specified below	
Measures taken, or intended to be taken, to stop the emission	

Time periods for notification following detection of a breach of a limit	
Parameter	Notification period

(c) Notification requirements for the breach of permit conditions not related to limits	
To be notified within 24 hours of detection	
Condition breached	
Date, time and duration of breach	
Details of the permit breach i.e. what happened including impacts observed.	
Measures taken, or intended to be taken, to restore permit compliance.	

(d) Notification requirements for the detection of any significant adverse environmental effect	
To be notified within 24 hours of detection	
Description of where the effect on the environment was detected	
Substances(s) detected	
Concentrations of substances detected	
Date of monitoring/sampling	

Part B – to be submitted as soon as practicable

Any more accurate information on the matters for notification under Part A.	
Measures taken, or intended to be taken, to prevent a recurrence of the incident	

Measures taken, or intended to be taken, to rectify, limit or prevent any pollution of the environment which has been or may be caused by the emission	
The dates of any unauthorised emissions from the facility in the preceding 24 months.	

Name*	
Post	
Signature	
Date	

* authorised to sign on behalf of the operator

Schedule 6 – Interpretation

“accident” means an accident that may result in pollution.

“application” means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 5 to the EP Regulations.

“authorised officer” means any person authorised by the Environment Agency under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in section 108(4) of that Act.

“compliance date” means 01/01/2025 for existing MCPs and a tranche A specified generator with net rated thermal input of greater than 5MW or 01/01/2030 for existing MCPs and a tranche A specified generator with a net rated thermal input of less than or equal to 5MW.

“EP Regulations” means The Environmental Permitting (England and Wales) Regulations SI 2016 No.1154 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“existing MCP” means an MCP first put into operation before 20/12/2018.

“first put into operation” means that the plant must have been fired with its design fuel up to its full load. This can be, but does not have to be, during commissioning.

“gas oil” includes diesel and is defined in Article 3(19) of the MCPD.

“limited operating hours MCP” means an MCP that meets the requirements of paragraph 8 of Part 2 of Schedule 25A of the EP Regulations.

“medium combustion plant” or “MCP” means a combustion plant with a rated thermal input equal to or greater than 1 MW but less than 50 MW.

“Medium Combustion Plant Directive” or “MCPD” means Directive 2015/2193/EU of the European Parliament and of the Council on the limitation of emissions of certain pollutants into the air from medium combustion plants, as read in accordance with Schedule 1A to the Environmental Permitting (England and Wales) Regulations 2016.

“new-existing MCP” means an existing MCP in respect of which the operator has confirmed that it will comply with the standards applicable to new MCP including but not limited to screening distances to protected habitats and emission limit values.

“new MCP” means an MCP first put into operation on or after 20/12/2018.

“operating hours” means the time, expressed in hours, during which a combustion plant is operating and discharging emissions into the air, excluding start-up and shut-down periods.

“quarter” means a calendar year quarter commencing on 1 January, 1 April, 1 July or 1 October.

“specified generator” has the meaning given in paragraph 2(1) of Schedule 25B of The EP Regulations.

“year” means calendar year ending 31 December.

Schedule 7 – Annex 1 of MCPD

1. Rated thermal input (MW) of the medium combustion plant.	Gen 1 2.86 MWth	Gen 2 2.86 MWth	Gen 3 2.86 MWth	Gen 4 2.86 MWth	Gen 5 3.77 MWth
2. Type of the medium combustion plant (diesel engine, gas turbine, dual fuel engine, other engine or other medium combustion plant).	Backup generators				
3. Type and share of fuels used according to the fuel categories laid down in Annex II.	Gas oil				
4. Date of the start of the operation of the medium combustion plant or, where the exact date of the start of the operation is unknown, proof of the fact that the operation started before 20 December 2018.	2005	2005	2005	2012	2007
5. Sector of activity of the medium combustion plant or the facility in which it is applied (NACE code).	J63.1.1 - Data processing, hosting and related activities				
6. Expected number of annual operating hours of the medium combustion plant and average load in use.	500 hours 100% annual average load				
7. Where the option of exemption under Article 6(3) or Article 6(8) is used, a declaration signed by the operator that the medium combustion plant will not be operated more than the number of hours referred to in those paragraphs.	Yes				
8. Name and registered office of the operator and, in the case of stationary medium combustion plants, the address where the plant is located.	nLighten Chester Limited whose registered office is Proximity House Unit 2 Chester Gates Dunkirk Chester CH1 6LT Site address: Chester Data Centre Unit 2, Dunkirk Trading Estate Dunkirk Cheshire Chester CH1 6LT				

1. Rated thermal input (MW) of the medium combustion plant.	Gen 6 3.77 MWth	Gen 7 5.14 MWth	Gen 8 5.14 MWth	Gen 9 5.14 MWth
2. Type of the medium combustion plant (diesel engine, gas turbine, dual fuel engine, other engine or other medium combustion plant).	Backup generators			
3. Type and share of fuels used according to the fuel categories laid down in Annex II.	Gas oil			
4. Date of the start of the operation of the medium combustion plant or, where the exact date of the start of the operation is unknown, proof of the fact that the operation started before 20 December 2018.	2007	not yet commissioned, to be confirmed	not yet commissioned, to be confirmed	not yet commissioned, to be confirmed
5. Sector of activity of the medium combustion plant or the facility in which it is applied (NACE code).	J63.1.1 - Data processing, hosting and related activities			
6. Expected number of annual operating hours of the medium combustion plant and average load in use.	500 hours 100% annual average load			
7. Where the option of exemption under Article 6(3) or Article 6(8) is used, a declaration signed by the operator that the medium combustion plant will not be operated more than the number of hours referred to in those paragraphs.	Yes			
8. Name and registered office of the operator and, in the case of stationary medium combustion plants, the address where the plant is located.	nLighten Chester Limited whose registered office is Proximity House Unit 2 Chester Gates Dunkirk Chester CH1 6LT Site address: Chester Data Centre Unit 2, Dunkirk Trading Estate Dunkirk Cheshire Chester CH1 6LT			

END OF PERMIT