

Notice of variation and consolidation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Wright's Pies (Shelton) Limited

Wrights Pies
Weston Road
Crewe
Cheshire
CW1 6XQ

Variation application number

EPR/TP3903PE/V002

Permit number

EPR/TP3903PE

Wrights Pies

Permit number EPR/TP3903PE

Introductory note

This introductory note does not form a part of the notice

Under the Environmental Permitting (England & Wales) Regulations 2016 (schedule 5, part 1, paragraph 19) a variation may comprise a consolidated permit reflecting the variations and a notice specifying the variations included in that consolidated permit.

Schedule 1 of the notice specifies the conditions that have been varied and schedule 2 comprises a consolidated permit which reflects the variations being made. Only the variations specified in schedule 1 are subject to a right of appeal.

This variation has included the following changes:

- Incorporation of a new dissolved air flotation (DAF) Plant into the existing permitted activities. The permit currently lists a DAF plant as AR10 under a directly associated activity (DAA), however, this is restricted to a capacity not to exceed 50m³ per day. As the new threshold will be exceeded, this DAA is to be replaced with a Section 5.4 Part A(1)(a)(ii) activity.
- The permit has been reviewed against the requirements of the Medium Combustion Plant Directive (MCPD) for 2030 and despite emission limit values (ELVs) already present in the permit, relevant conditions have now been added. Confirmation of MCP size and commissioning dates have also been received.
- A change of registered company address.
- Updated site plan with labelled emission points (updated E1 sewer point source emission) and effluent discharge points.

About the site:

The installation produces savoury products, ready meals, confectionary and bread. The site is centred on national grid (NG) reference SJ7161054450 and occupies an area of approximately 7.86 acres in a heavily industrialised area. The activities fall under the following sections of the Environmental Permitting (England and Wales) Regulations 2016:

- Section 6.8 Part A(1)(d)(iii)(aa) - Treatment and processing, other than exclusively packaging, of the following raw materials, whether previously processed or unprocessed, intended for the production of food or feed (where the weight of the finished product excludes packaging).
 - (ii) animal and vegetable raw materials (other than milk only), both in combined and separate products, with a finished product production capacity in tonnes per day greater than-
 - (aa) 75 if A is equal to 10 or more
- Section 5.4 Part A(1)(a)(ii) - Disposal of non-hazardous waste with a capacity exceeding 50 t/d (or 100 t/d if only waste treatment is AD) involving physico-chemical treatment.

There are cooking and baking processes undertaken on-site. Cooking involves the use of a steam injection vessel. The products in the vessel are cooked to the required temperature and cooled before being used on the production lines. Ready meals are produced within a cooking vessel and then transferred to the various process lines. A pro-seal line produces the finished product in trays, ready to heat and eat. Multivac machinery produces product in pouches ready to heat and eat. All the ready meal products are spiral frozen and packaged for distribution to customers.

The baking of products is undertaken for baked distribution. Baking of product is based from a low care environment through the ovens into high risk and high care areas. In these areas, the product is chilled within four hours of baking to comply with food safety guidelines.

The production of bread is carried out in the sweet bakery (cakes) building. The required recipe is mixed, then the dough is transferred to the König forming plant. Here, the dough is rested and shaped to the required bread shape. The moulded product is then placed on trays and transferred to proofers. The proofer stage is completed under temperature and humidity controls and this takes about six hours to complete. After this, the product is transferred to the deck oven, baked and cooled ready for packaging and dispatch.

Confectionary products are produced in machinery, ranging from small range kitchen machinery to industrial sized plant including fryers. In some of the processes, product is decorated by hand. Once formed, the products are packaged either through flow wrapping or boxed at ambient temperature or frozen.

There are two flour silos on-site and both have a maximum capacity of 30 tonnes. The site operates various ammonia-based refrigeration units that supply the process equipment. Refrigeration systems are part of a service contract.

Process effluent from the sweet bakery (cakes) building is treated via an on-site DAF plant. The plant has a capacity of <2 m³ per hour. The process is automated and the facility is located on hardstanding. Wastewater from the sweet bakery (cakes) building is collected in a balancing tank, then pumped through a sieve, black water tank and DAF plant, before discharging to the Crewe Wastewater Treatment Works (WwTW) via foul sewer. With this variation, untreated process effluent from the main factory also now is treated via an on-site DAF plant, before being discharged to the WwTW via foul sewer. Vehicle washing is undertaken at the site and there are five jet washing stations. High pressure jets clean delivery vehicles with detergent and hot water – the wastewater from this activity drains to foul sewer. There are a total of fifteen discharge points to foul sewer which are consented by United Utilities – the sewage undertaker.

Heat, steam and hot water supply are provided by three existing natural gas fired boilers. Two of these are rated 1.47 MWth input and the third is rated 1.29 MWth input – giving an aggregated input capacity of 4.23 MWth. There are a total of fifty-two point source emissions to air including exhaust stacks from the site's three natural gas fired boilers, and vents from the natural gas fired ovens.

The closest human health receptors are located approximately 450 m north of the facility on Crewe Road. There are two Ramsar sites and one special area of conservation (SAC) within 10 km and two local wildlife sites within 2 km of the installation.

The schedules specify the changes made to the permit.

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

Status log of the permit		
Description	Date	Comments
Application EPR/TP3903PE/A001	Duly made 19/05/2020	Application for a new bespoke food and drink installation for the production of ready meals.
Responses to the first Schedule 5 Notice, dated: 27/07/2020	21/09/2020	Additional information received regarding the risk assessments, emissions to sewer, best available technique (BAT) assessment, effluent treatment plant (ETP), re-fuelling arrangements, accident management plan, drainage plans, emissions to air and site condition report (SCR).
Responses to the second Schedule 5 Notice, dated: 23/10/2020	08/12/2020	Additional information received regarding the risk assessments, emissions to sewer, BAT assessment, diesel tank and SCR.
Responses to the third Schedule 5 Notice, dated: 06/01/2021	02/02/2021	Additional information received regarding the SCR.
Permit determined EPR/TP3903PE	17/03/2021	Permit issued to Wright's Pies (Shelton) Limited.
Application EPR/TP3903PE/V002 (variation and consolidation)	Duly made 05/05/2025	Application to add a new effluent treatment plant.

Status log of the permit		
Description	Date	Comments
Additional information received	17/11/2025	Confirmation of registered office address.
Variation determined and consolidation issued EPR/TP3903PE	09/01/2026	Varied and consolidated permit issued in modern format.

End of introductory note

Notice of variation and consolidation

The Environmental Permitting (England and Wales) Regulations 2016

The Environment Agency in exercise of its powers under regulation 20 of the Environmental Permitting (England and Wales) Regulations 2016 varies

Permit number

EPR/TP3903PE

Issued to

Wright's Pies (Shelton) Limited ("the operator")

whose registered office is

**Tottle Bakery
Queens Drive
Nottingham
NG2 1LU**

company registration number **00526954**

to operate a regulated facility at

**Wrights Pies
Weston Road
Crewe
Cheshire
CW1 6XQ**

to the extent set out in the schedules.

The notice shall take effect from 09/01/2026.

Name	Date
Beccy Brough	09/01/2026

Authorised on behalf of the Environment Agency

Schedule 1

The following conditions were varied as a result of the application made by the operator:

- Table S1.1, as referenced in conditions 2.1.1, 2.3.6 and 3.1.4, is amended to update Section 5.4 and DAA activities.
- Table S1.2, as referenced in conditions 2.3.1 and 2.3.2, is amended to include variation operating techniques.
- Table S1.3, as referenced in condition 2.4.1, is removed due to completion status of ICs.
- Table S3.1, as referenced in conditions 3.1.1, 3.5.1 (a) and 3.5.4, is amended to update monitoring requirements.
- Table S3.2, as referenced in conditions 3.1.1, 3.5.1 (a) and 3.5.4, is amended to update source emissions.
- Table S4.1, as referenced in conditions 4.2.3 (a) and (b), is amended to update reporting requirements.
- Table S4.3, as referenced in condition 4.2.2 (c), is amended to update performance parameters.
- Table S4.4, as referenced in conditions 4.2.2 (c) and 4.2.3 (b), is amended to update reporting forms.
- Schedule 6, as referenced by condition 4.4.1, is amended to include additional interpretations.
- Schedule 7, as referenced by condition 2.2.1, is amended to include updated site plan.

The following conditions are added as a result of the application made by the operator:

- 2.3.6 For the following activities referenced in Schedule 1, Table S1.1 (AR3):
 - (a) the operator must keep periods of start-up and shut down of the combustion plant as short as possible.
 - (b) there shall be no persistent emission of 'dark smoke' as defined in section 3(1) of the Clean Air Act 1993.
- 3.1.4 For the following activities referenced in schedule 1, table S1.1 (AR3) the first monitoring measurements shall be carried out within four months of 01/01/2030 or of the date when the MCP is first put into operation, whichever is later.
- 3.1.5 Monitoring of MCP shall not take place during periods of start-up or shut down.
- 4.1.3 The operator shall maintain a record of the type and quantity of fuel used and the total annual operating hours for each MCP.
- 4.3.8 The operator shall notify the Environment Agency, as soon as is practicable, in writing of any change of MCP at the specified location.

Schedule 2 – consolidated permit

Consolidated permit issued as a separate document.

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/TP3903PE

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/TP3903PE/V002 authorising,

Wright's Pies (Shelton) Limited ("the operator"),

whose registered office is

**Tottle Bakery
Queens Drive
Nottingham
NG2 1LU**

company registration number **00526954**

to operate an installation at

**Wrights Pies
Weston Road
Crewe
Cheshire
CW1 6XQ**

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

Name	Date
Beccy Brough	09/01/2026

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, 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.

1.2 Energy efficiency

- 1.2.1 The operator shall:
- (a) take appropriate measures to ensure that energy is used efficiently in the activities;
 - (b) review and record at least every four years whether there are suitable opportunities to improve the energy efficiency of the activities; and
 - (c) take any further appropriate measures identified by a review.

1.3 Efficient use of raw materials

- 1.3.1 The operator shall:
- (a) take appropriate measures to ensure that raw materials and water are used efficiently in the activities;
 - (b) maintain records of raw materials and water used in the activities;
 - (c) review and record at least every four years whether there are suitable alternative materials that could reduce environmental impact or opportunities to improve the efficiency of raw material and water use; and
 - (d) take any further appropriate measures identified by a review.

1.4 Avoidance, recovery and disposal of wastes produced by the activities

- 1.4.1 The operator shall take appropriate measures to ensure that:
- (a) the waste hierarchy referred to in Article 4 of the Waste Framework Directive is applied to the generation of waste by the activities; and
 - (b) any waste generated by the activities is treated in accordance with the waste hierarchy referred to in Article 4 of the Waste Framework Directive; and
 - (c) where disposal is necessary, this is undertaken in a manner which minimises its impact on the environment.
- 1.4.2 The operator shall review and record at least every four years whether changes to those measures should be made and take any further appropriate measures identified by a review.

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 The activities shall not extend beyond the site, being the land shown edged in green on the site plan at schedule 7 to this permit.

2.3 Operating techniques

- 2.3.1 The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1, table S1.2, unless otherwise agreed in writing by the Environment Agency.
- 2.3.2 If notified by the Environment Agency that the activities are giving rise to pollution, the operator shall submit to the Environment Agency for approval within the period specified, a revision of any plan or other documentation (“plan”) specified in schedule 1, table S1.2 or otherwise required under this permit which identifies and minimises the risks of pollution relevant to that plan, and shall implement the approved revised plan in place of the original from the date of approval, unless otherwise agreed in writing by the Environment Agency.
- 2.3.3 Any raw materials or fuels listed in schedule 2, table S2.1 shall conform to the specifications set out in that table.
- 2.3.4 The operator shall ensure that where waste produced by the activities is sent to a relevant waste operation, that operation is provided with the following information, prior to the receipt of the waste:
- (a) the nature of the process producing the waste;
 - (b) the composition of the waste;
 - (c) the handling requirements of the waste;
 - (d) the hazardous property associated with the waste, if applicable; and
 - (e) the waste code of the waste.
- 2.3.5 The operator shall ensure that where waste produced by the activities is sent to a landfill site, it meets the waste acceptance criteria for that landfill.
- 2.3.6 For the following activities referenced in Schedule 1, Table S1.1 (AR3):
- (a) the operator must keep periods of start-up and shut down of the combustion plant as short as possible.
 - (b) there shall be no persistent emission of ‘dark smoke’ as defined in section 3(1) of the Clean Air Act 1993.

2.4 Improvement programme

- 2.4.1 The operator shall complete the improvements specified in schedule 1, table S1.3 by the date specified in that table unless otherwise agreed in writing by the Environment Agency.
- 2.4.2 Except in the case of an improvement which consists only of a submission to the Environment Agency, the operator shall notify the Environment Agency within 14 days of completion of each improvement.

3 Emissions and monitoring

3.1 Emissions to water, air or land

- 3.1.1 There shall be no point source emissions to water, air or land except from the sources and emission points listed in schedule 3, tables S3.1 and S3.2.
- 3.1.2 The limits given in schedule 3 shall not be exceeded.
- 3.1.3 Periodic monitoring shall be carried out at least once every 5 years for groundwater and 10 years for soil, unless such monitoring is based on a systematic appraisal of the risk of contamination.
- 3.1.4 For the following activities referenced in schedule 1, table S1.1 (AR3) the first monitoring measurements shall be carried out within four months of 01/01/2030 or of the date when the MCP is first put into operation, whichever is later.
- 3.1.5 Monitoring of MCP shall not take place during periods of start-up or shut down.

3.2 Emissions of substances not controlled by emission limits

- 3.2.1 Emissions of substances not controlled by emission limits (excluding odour) shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.
- 3.2.2 The operator shall:
 - (a) if notified by the Environment Agency that the activities are giving rise to pollution, submit to the Environment Agency for approval within the period specified, an emissions management plan which identifies and minimises the risks of pollution from emissions of substances not controlled by emission limits;
 - (b) implement the approved emissions management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.
- 3.2.3 All liquids in containers, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.

3.3 Odour

- 3.3.1 Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved odour management plan, to prevent or where that is not practicable to minimise the odour.
- 3.3.2 The operator shall:
 - (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to odour, submit to the Environment Agency for approval within the period specified, an odour management plan which identifies and minimises the risks of pollution from odour;
 - (b) implement the approved odour management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

3.4 Noise and vibration

- 3.4.1 Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any

approved noise and vibration management plan to prevent or where that is not practicable to minimise the noise and vibration.

3.4.2 The operator shall:

- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to noise and vibration, submit to the Environment Agency for approval within the period specified, a noise and vibration management plan which identifies and minimises the risks of pollution from noise and vibration;
- (b) implement the approved noise and vibration management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

3.5 Monitoring

3.5.1 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:

- (a) point source emissions specified in tables S3.1 and S3.2.

3.5.2 The operator shall maintain records of all monitoring required by this permit including records of the taking and analysis of samples, instrument measurements (periodic and continual), calibrations, examinations, tests and surveys and any assessment or evaluation made on the basis of such data.

3.5.3 Monitoring equipment, techniques, personnel and organisations employed for the emissions monitoring programme and the environmental or other monitoring specified in condition 3.5.1 shall have either MCERTS certification or MCERTS accreditation (as appropriate), where available, unless otherwise agreed in writing by the Environment Agency.

3.5.4 Permanent means of access shall be provided to enable sampling/monitoring to be carried out in relation to the emission points specified in schedule 3, tables S3.1 and S3.2 unless otherwise agreed in writing by the Environment Agency.

3.6 Pests

3.6.1 The activities shall not give rise to the presence of pests which are likely to cause pollution, hazard or annoyance outside the boundary of the site. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved pests management plan, have been taken to prevent or where that is not practicable, to minimise the presence of pests on the site.

3.6.2 The operator shall:

- (a) if notified by the Environment Agency, submit to the Environment Agency for approval within the period specified, a pests management plan which identifies and minimises risks of pollution from pests;
- (b) implement the pests management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

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, or in the case of the following records until permit surrender:
 - (i) off-site environmental effects; and
 - (ii) matters which affect the condition of the land and groundwater.

4.1.2 The operator shall keep on-site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by the Environment Agency.

4.1.3 The operator shall maintain a record of the type and quantity of fuel used and the total annual operating hours for each MCP.

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 A report or reports on the performance of the activities over the previous year shall be submitted to the Environment Agency by 31 January (or other date agreed in writing by the Environment Agency) each year. The report(s) shall include as a minimum:

- (a) a review of the results of the monitoring and assessment carried out in accordance with the permit including an interpretive review of that data;
- (b) the annual production/treatment data set out in schedule 4, table S4.2; and
- (c) the performance parameters set out in schedule 4, table S4.3 using the forms specified in table S4.4 of that schedule.

4.2.3 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 S4.4; and
- (c) giving the information from such results and assessments as may be required by the forms specified in those tables.

4.2.4 The operator shall, unless notice under this condition has been served within the preceding four years, submit to the Environment Agency, within six months of receipt of a written notice, a report assessing whether there are other appropriate measures that could be taken to prevent, or where that is not practicable, to minimise pollution.

4.3 Notifications

4.3.1 In the event:

- (a) that the operation of the activities gives rise to an incident or accident which significantly affects or may significantly affect the environment, the operator must immediately:
 - (i) inform the Environment Agency,
 - (ii) take the measures necessary to limit the environmental consequences of such an incident or accident, and
 - (iii) take the measures necessary to prevent further possible incidents or accidents;

- (b) of a breach of any permit condition 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;
- (c) of a breach of permit condition which poses an immediate danger to human health or threatens to cause an immediate significant adverse effect on the environment, the operator must immediately suspend the operation of the activities or the relevant part of it until compliance with the permit 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:

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

In any other case:

- (a) the death of any of the named operators (where the operator consists of more than one named individual);
- (b) any change in the operator's name(s) or address(es); and
- (c) 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.

4.3.5 Where the operator proposes to make a change in the nature or functioning, or an extension of the activities, which may have consequences for the environment and the change is not otherwise the subject of an application for approval under the Regulations or this permit:

- (a) the Environment Agency shall be notified at least 14 days before making the change; and
- (b) the notification shall contain a description of the proposed change in operation.

4.3.6 The Environment Agency shall be given at least 14 days' notice before implementation of any part of the site closure plan.

4.3.7 Where the operator has entered into a climate change agreement with the Government, the Environment Agency shall be notified within one month of:

- (a) a decision by the Secretary of State not to re-certify the agreement;
- (b) a decision by either the operator or the Secretary of State to terminate the agreement; and
- (c) any subsequent decision by the Secretary of State to re-certify such an agreement.

- 4.3.8 The operator shall notify the Environment Agency, as soon as is practicable, in writing of any change of MCP at the specified location.

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			
Activity reference	Activity listed in Schedule 1 of the EP Regulations	Description of specified activity and WFD Annex I and II operations	Limits of specified activity and waste types
AR1	Section 6.8 Part A(1)(d)(iii)(aa)	Treatment and processing, other than exclusively packaging, of the following raw materials, whether previously processed or unprocessed, intended for the production of food or feed from animal and vegetable raw materials (other than milk only), both in combined and separate products, with a finished product production capacity in tonnes per day greater than 75 tonnes per day.	<p>From receipt of raw materials to the production of savoury products, ready meals, confectionary and bread to subsequent dispatch of finished packaged products off-site.</p> <p>Production capacity is limited to 85 tonnes per day.</p>
AR2	Section 5.4 Part A(1)(a)(ii)	Disposal of non-hazardous waste in a facility with a capacity exceeding 50 tonnes per day by physico-chemical treatment.	<p>From generation of process effluent to its discharge to foul sewer via emission point E1 – in accordance with the trade effluent consent issued by United Utilities.</p> <p>Treatment including pH balancing, chemical dosing and final treatment via DAF plant.</p>
Directly Associated Activity			
AR3	Steam/Heat supply from operation of a Schedule 25A Medium Combustion Plant	Operation of 3 x existing natural gas fired boilers (2 x 1.47 MWth and 1 x 1.29 MWth) giving an aggregated input capacity of 4.23 MWth.	From receipt of fuel to release of products of combustion to air.
AR4	Effluent treatment plant	Treatment of process effluent from the sweet bakery (cakes) building via an on-site DAF plant.	<p>From the generation of process effluent to its discharge to foul sewer via emission point E2 – in accordance with the trade effluent consent issued by United Utilities.</p> <p>Treatment plant to be located on a hard standing surface.</p> <p>Daily treatment capacity not to exceed 50 m³.</p>

Table S1.1 activities			
Activity reference	Activity listed in Schedule 1 of the EP Regulations	Description of specified activity and WFD Annex I and II operations	Limits of specified activity and waste types
AR5	Refrigeration plant	Operation of ammonia-based refrigeration units for spiral freezing and frozen distribution storage.	From the chilling of finished products produced at the installation, to their dispatch off-site.
AR6	Product packaging	Operation of five packaging areas and associated plant.	From the receipt of packaging materials to the dispatch of packaged products off-site.
AR7	Fuel storage	Storage of fuel in 1 x 40,000 litre underground storage tank, 1 x above ground 5,000 litre tank and 1 x 1,500 litre above ground storage tank.	From the receipt of white diesel, red diesel and AdBlue, to their subsequent use on-site.
AR8	Vehicle washing	Operation of five jet washing stations for the cleaning of delivery vehicles.	From the receipt of cleaning products to the discharge of contaminated wash waters to foul sewer – in accordance with the trade effluent consent issued by United Utilities.
AR9	Storage and handling of waste materials	Handling, storage, transfer and dispatch of waste from the listed activities and directly associated activities.	From the generation of waste to the off-site disposal of waste.
AR10	Storage and handling of chemicals	Handling and storage of chemicals for cleaning and equipment maintenance.	From the receipt of chemicals to their use on-site. Sodium hydroxide based cleaning chemicals are to comply with the specification provided in table S2.1.
AR11	Compressed air supply	Operation of Hydrovane screw air compressors to provide compressed air for the operation of machinery in the sweet bakery (cakes) and savoury ready meals (pies) factory.	From the generation of compressed air to its supply for use by on-site operations.

Table S1.2 Operating techniques		
Description	Parts	Date Received
Application EPR/TP3903PE/A001	Parts C, D, E and F of the EPR Application Document & BAT Assessment (reference: CL1001).	05/11/2019
	Response to question 2 of the not duly made email (dated: 01/05/2020) providing a site boundary plan.	18/05/2020

Table S1.2 Operating techniques		
Description	Parts	Date Received
Responses to the first Schedule 5 Notice, dated: 27/07/2020	Responses to questions 5, 6, 7, 8 and 9 of the Notice, providing information on the following: secondary containment; effluent treatment plant; re-fuelling procedure; accident management plan; and drainage plans.	21/09/2020
Responses to the second Schedule 5 Notice, dated: 23/10/2020	Responses to questions 2 and 4 of the Notice, providing information on: emissions to sewer; and the BAT assessment.	08/12/2020
Variation Application TP3903PE/V002	Parts C2, C3 and F1 of the application documents and all associated supporting information.	Duly Made 05/05/2025

Table S1.3 Improvement programme requirements		
Reference	Requirement	Date
IC1	<p>The Operator shall review the design, method of construction and integrity of the site's secondary containment surrounding all above and below ground bulk storage vessels on-site. This review shall be carried out by a qualified civil or structural engineer. The review shall compare the constructed secondary containment against the standards set out in CIRIA C736 – Containment Systems for the Prevention of Pollution – secondary, tertiary and other measures for industrial and commercial premises or other relevant industry standard or such other subsequent guidance as may be agreed in writing from the Environment Agency.</p> <p>The review shall include:</p> <ul style="list-style-type: none"> • The physical condition of the secondary containment; • The suitability for providing containment when subjected to the dynamic and static loads caused by catastrophic tank failure; • Any work required to ensure compliance with the standards set out in CIRIA C736 or other relevant industry standard; • Timescales for any improvement necessary; and • A preventative maintenance and inspection regime. <p>The written report of the review shall be submitted to the Environment Agency for approval including timescales for the implementation of any remedial works proposed. The Operator shall implement the improvements to the approved timescales.</p>	01/03/2022 (EPR/ TP3903PE/ A001) or other date as agreed in writing with the Environment Agency
IC2	<p>The Operator shall submit a report to the Environment Agency on establishing an appropriate environmental management system, having regard to each of the twenty features listed under BAT 1 of the Best Available Techniques conclusions for the Food, Drink and Milk Industries (dated: 04/12/19) and Environment Agency web guidance: "Develop a management system: environmental permits," (https://www.gov.uk/guidance/develop-a-management-system-environmental-permits). The report shall include time-scales to implement such a system.</p> <p>The notification requirements of condition 2.4.2 will be deemed to have been complied with on submission of the report.</p>	01/10/2021 (EPR/ TP3903PE/ A001) or other date as agreed in writing with the Environment Agency

Table S1.3 Improvement programme requirements		
Reference	Requirement	Date
IC3	<p>The Operator shall establish an inventory of water, energy and raw materials consumption as well as of wastewater and waste gas streams, that incorporates each of the six features listed under BAT 2 of the Best Available Technique Conclusions for the Food, Drink and Milk Industries (dated: 04/12/2019).</p> <p>The notification requirements of condition 2.4.2 will be deemed to have been complied with on submission of the inventory.</p>	Complete
IC4	<p>The Operator shall submit a written energy efficiency plan, as required under BAT 6a of the Best Available Technique Conclusions for the Food, Drink and Milk Industries (dated: 04/12/2019), to the Environment Agency. This plan shall incorporate an appropriate combination of the common techniques listed under BAT 6b.</p> <p>The notification requirements of condition 2.4.2 will be deemed to have been complied with on submission of the plan.</p>	01/03/2022 (EPR/ TP3903PE/ A001) or other date as agreed in writing with the Environment Agency
IC5	<p>The Operator shall submit a written plan on achieving BAT 7 “to reduce water consumption and the volume of wastewater discharged”, of the Best Available Techniques Conclusions for the Food, Drink and Milk Industries (dated: 04/12/2019), to the Environment Agency. This plan must incorporate BAT 7a “water recycling and/or re-use” and one or a combination of the techniques listed under BAT 7b to 7k.</p> <p>The notification requirements of condition 2.4.2 will be deemed to have been complied with on submission of the plan.</p>	01/03/2022 (EPR/ TP3903PE/ A001) or other date as agreed in writing with the Environment Agency
IC6	<p>The Operator shall submit a written plan on achieving BAT 8 “to prevent or reduce the use of harmful substances,” of the Best Available Techniques Conclusions for the Food, Drink and Milk Industries (dated: 04/12/2019), to the Environment Agency. This plan must incorporate one or a combination of the four techniques listed under BAT 8.</p> <p>The notification requirements of condition 2.4.2 will be deemed to have been complied with on submission of the plan.</p>	01/03/2022 (EPR/ TP3903PE/ A001) or other date as agreed in writing with the Environment Agency
IC7	<p>The Operator shall submit a written report to the Environment Agency for approval, detailing the results of a survey of all existing drainage systems on-site.</p> <p>Where appropriate, the report shall contain dates for the implementation of any remedial measures required.</p> <p>Any improvement works identified by the report shall be implemented by the Operator from the date of approval by the Environment Agency subject to such amendments or additions as notified by the Environment Agency.</p>	Complete
IC8a	<p>The operator shall submit to the Environment Agency for approval:</p> <ul style="list-style-type: none"> An updated Stage 1 – 3 assessment within the ‘Site Condition and Baseline Report’ prepared by Enviro Solutions, dated: 25th January 2021 (Ref: CL1002) Version 3, to include relevant information from the reports produced to comply with IC1 and IC7, as well as assess the potential risks posed to soil and groundwater from hazardous and non-hazardous substances; and An updated ‘Site Condition Report on H5 Template,’ dated: 02/02/2021, to include a summary of the findings of the Stage 1 – 3 	01/09/2022 (EPR/ TP3903PE/ A001) or other date as agreed in writing with the Environment Agency

Table S1.3 Improvement programme requirements		
Reference	Requirement	Date
	<p>assessment detailed within the updated 'Site Condition and Baseline Report' under 'Baseline soil and groundwater reference data' in section 2.0 within the 'Site Condition Report on H5 Template'.</p> <p>Where the Stage 1 – 3 assessment concludes that baseline reference data is required, the Operator shall submit proposals to the Environment Agency for approval detailing the proposed locations of boreholes, proposed analytical suites and timescales to undertake intrusive works.</p>	
IC8b	<p>If, on completion of IC8a, it is determined that baseline reference data is required then the Operator shall submit the following to the Environment Agency for approval, within six months of the completion of IC8a:</p> <ul style="list-style-type: none"> • An updated 'Site Condition and Baseline Report' prepared by Enviro Solutions, dated: 25th January 2021 (Ref: CL1002) Version 3, to include details of the baseline established for soil and groundwater and a monitoring plan to comply with the requirements of condition 3.1.3 for periodic monitoring of relevant hazardous substances and any other monitoring that is proposed for non-hazardous substances; • A monitoring plan shall be prepared with reference to the information detailed within the SCR and shall include details of proposed monitoring locations, analytical suites and the proposed frequency of monitoring. The monitoring plan shall include details of the information to be included within the monitoring reports produced for the site, which shall include an interpretation of the results and action to be taken should any increasing trends be identified; and <p>An updated 'Site Condition Report on H5 Template,' dated: 02/02/2021, to include reference to the relevant sections of the 'Site Condition and Baseline Report,' which detail soil and groundwater baseline reference data established for the site under 'Baseline soil and groundwater reference data' in section 2.0 within the 'Site Condition Report on H5 Template'.</p>	<p>Within 6 months of the completion of IC8a (EPR/TP3903PE/A001) or other date as agreed in writing with the Environment Agency</p>

Schedule 2 – Waste types, raw materials and fuels

Table S2.1 Raw materials and fuels	
Raw materials and fuel description	Specification
Sodium hydroxide (cleaning chemicals)	<0.03 ppm mercury content

Schedule 3 – Emissions and monitoring

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	Source	Parameter	Limit (including unit)	Reference period	Monitoring frequency	Monitoring standard or method
A1, main factory [A1 on-site plan in schedule 7]	Natural gas fired Boiler – External Boiler ^[Note 1]	Oxides of Nitrogen (NO and NO ₂ expressed as NO ₂)	132 mg/m ³	Periodic	Every 3 years	BS EN 14792
		Carbon monoxide (CO)	No limit set	Periodic	Every 3 years	BS EN 15058
A2, main factory [A2 on-site plan in schedule 7]	Natural gas fired Boiler –Boiler 1 ^[Note 1]	Oxides of Nitrogen (NO and NO ₂ expressed as NO ₂)	158 mg/m ³	Periodic	Every 3 years	BS EN 14792
		Carbon monoxide (CO)	No limit set	Periodic	Every 3 years	BS EN 15058
A3, main factory [A3 on-site plan in schedule 7]	Natural gas fired Boiler –Boiler 3 ^[Note 1]	Oxides of Nitrogen (NO and NO ₂ expressed as NO ₂)	151 mg/m ³	Periodic	Every 3 years	BS EN 14792
		Carbon monoxide (CO)	No limit set	Periodic	Every 3 years	BS EN 15058
A4, main factory [A4 on-site plan in schedule 7]	WQF cooks extraction system (steam extraction from production area)	No parameters set	No limit set	---	---	---
A5, main factory [A5 on-site plan in schedule 7]	Acrivarn oven extraction	No parameters set	No limit set	---	---	---
A6, main factory [A6 on-site plan in schedule 7]	Spiral 3 packaging area extraction (production area ventilation)	No parameters set	No limit set	---	---	---
A7, main factory [A7 on-site plan in schedule 7]	Mess floor extraction (plant room area ventilation)	No parameters set	No limit set	---	---	---

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	Source	Parameter	Limit (including unit)	Reference period	Monitoring frequency	Monitoring standard or method
A8 to A14, main factory [A8-A14 on-site plan in schedule 7]	Cooling towers 1 to 7	No parameters set	No limit set	---	---	---
A15, cakes building [A15 on-site plan in schedule 7]	Cooling tower 8	No parameters set	No limit set	---	---	---
A16 to A20, cold store [A16-A20 on-site plan in schedule 7]	Cooling towers 9 to 13	No parameters set	No limit set	---	---	---
A21, main factory [A21 on-site plan in schedule 7]	Ammonia plant 1 (heat extraction spiral 3)	No parameters set	No limit set	---	---	---
A22, main factory [A22 on-site plan in schedule 7]	Ammonia plant 2 (heat extraction spiral 4)	No parameters set	No limit set	---	---	---
A23 to A27, main factory [A23-A27 on-site plan in schedule 7]	Oven line extraction 1 to 5	No parameters set	No limit set	---	---	---
A28, main factory [A28 on-site plan in schedule 7]	Steamer extraction	No parameters set	No limit set	---	---	---
A29, main factory [A29 on-site plan in schedule 7]	Ammonia plant 3 (heat extraction spiral 1 and 2 plant room)	No parameters set	No limit set	---	---	---
A30 to A32, main factory [A30-A32 on-site plan in schedule 7]	Washroom extraction 1 to 3	No parameters set	No limit set	---	---	---
A33 to A38, main factory [A33-A38 on-site plan in schedule 7]	Plant room extraction 1 to 6	No parameters set	No limit set	---	---	---
A39, cakes building [A39 on-site plan in schedule 7]	Cakes – fryer 1	No parameters set	No limit set	---	---	---

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	Source	Parameter	Limit (including unit)	Reference period	Monitoring frequency	Monitoring standard or method
A40, cakes building [A40 on-site plan in schedule 7]	Cakes – oven line 2 extraction	No parameters set	No limit set	---	---	---
A41, cakes building [A41 on-site plan in schedule 7]	Cakes – ammonia plant	No parameters set	No limit set	---	---	---
A42, cakes building [A42 on-site plan in schedule 7]	Cakes – cooling tunnel 1	No parameters set	No limit set	---	---	---
A43, cakes building [A43 on-site plan in schedule 7]	Cakes – cooling tunnel 2	No parameters set	No limit set	---	---	---
A44, cakes building [A44 on-site plan in schedule 7]	Cakes – fryer 2	No parameters set	No limit set	---	---	---
A45 to A48, cakes building [A45-A48 on-site plan in schedule 7]	Cakes – oven line 1, extraction 1 to 4	No parameters set	No limit set	---	---	---
A49, cakes building [A49 on-site plan in schedule 7]	Cakes – kettle extraction	No parameters set	No limit set	---	---	---
A50 to A52, cold store [A50-A52 on-site plan in schedule 7]	Ammonia plant	No parameters set	No limit set	---	---	---
Note 1: Monitoring measurements as stated in condition 3.1.4, unless otherwise advised by the Environment Agency.						

Table S3.2 Point source emissions to sewer, effluent treatment plant or other transfers off-site– emission limits and monitoring requirements						
Emission point ref. & location	Source	Parameter	Limit (incl. Unit)	Reference period	Monitoring frequency	Monitoring standard or method
E1 [E1 on-site plan in schedule 7] emission to Crewe WwTW	Main factory discharge via on-site effluent treatment plant	No parameters set	No limit set	--	--	--

Table S3.2 Point source emissions to sewer, effluent treatment plant or other transfers off-site– emission limits and monitoring requirements						
Emission point ref. & location	Source	Parameter	Limit (incl. Unit)	Reference period	Monitoring frequency	Monitoring standard or method
E2 [E2 on-site plan in schedule 7] emission to Crewe WwTW	Cakes building discharge via on-site effluent treatment plant	No parameters set	No limit set	--	--	--
E3 to E15 [E3 to E15 on-site plan in schedule 7] emission to Crewe WwTW	Surface water discharge to sewer	No parameters set	No limit set	--	--	--

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
Point source emissions to air (MCP) Parameters as required by condition 3.5.1	A1, A2 and A3	First monitoring undertaken in accordance with Condition 3.1.4 to be reported within 3 months, and then every 3 years thereafter.	From first monitoring requirements in accordance with Condition 3.1.4

Table S4.2 Annual production/treatment	
Parameter	Units
Total product produced	tonnes

Table S4.3 Performance parameters		
Parameter	Frequency of assessment	Units
Water usage	Annually	tonnes
Energy usage	Annually	MWh
Total raw materials used	Annually	tonnes
Food waste	Annually	tonnes

Table S4.4 Reporting forms		
Parameter	Reporting form	Form version number and date
Point source emissions to air	Emissions to Air Reporting Form, or other form as agreed in writing by the Environment Agency	Version 1, 08/03/2021
Point source emissions to sewer	Emissions to Sewer Reporting Form, or other form as agreed in writing by the Environment Agency	Version 1, 08/03/2021
Food Waste	Food waste Reporting Form, or other form as agreed in writing by the Environment Agency	Version 1 06/02/2023
Water usage	Water Usage Reporting Form, or other form as agreed in writing by the Environment Agency	Version 1, 08/03/2021
Energy usage	Energy Usage Reporting Form, or other form as agreed in writing by the Environment Agency	Version 1, 08/03/2021
Other performance parameters	Other Performance Parameters 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.	
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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.

“channelled emissions” means the emissions of pollutants into the environment through any kind of duct, pipe, stack, etc. This also includes emissions from open top biofilters.

“diffuse emissions” mean non-channelled emissions (e.g. of dust, organic compounds, odour) which can result in ‘area’ sources (e.g. tanks) or ‘point’ sources (e.g. pipe flanges). This also includes emissions from open-air windrow composting.

“emissions to land” includes emissions to groundwater.

“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.

“emissions of substances not controlled by emission limits” means emissions of substances to air, water or land from the activities, either from the emission points specified in schedule 3 or from other localised or diffuse sources, which are not controlled by an emission or background concentration limit.

“existing medium combustion plant” means an MCP in operation before 20 December 2018.

“Food waste” reporting: Reporting of food waste to use a methodology such as the global Food Loss and Waste Accounting and Reporting Standard (FLW standard), WRAP’s Target Measure Act initiative or similar.

“groundwater” means all water, which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

“Industrial Emissions Directive” means DIRECTIVE 2010/75/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 24 November 2010 on industrial emissions, as read in accordance with Schedule 1A to the Environmental Permitting (England and Wales) Regulations 2016.

“MCERTS” means the Environment Agency’s Monitoring Certification Scheme.

“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.

“Pests” means Birds, Vermin and Insects.

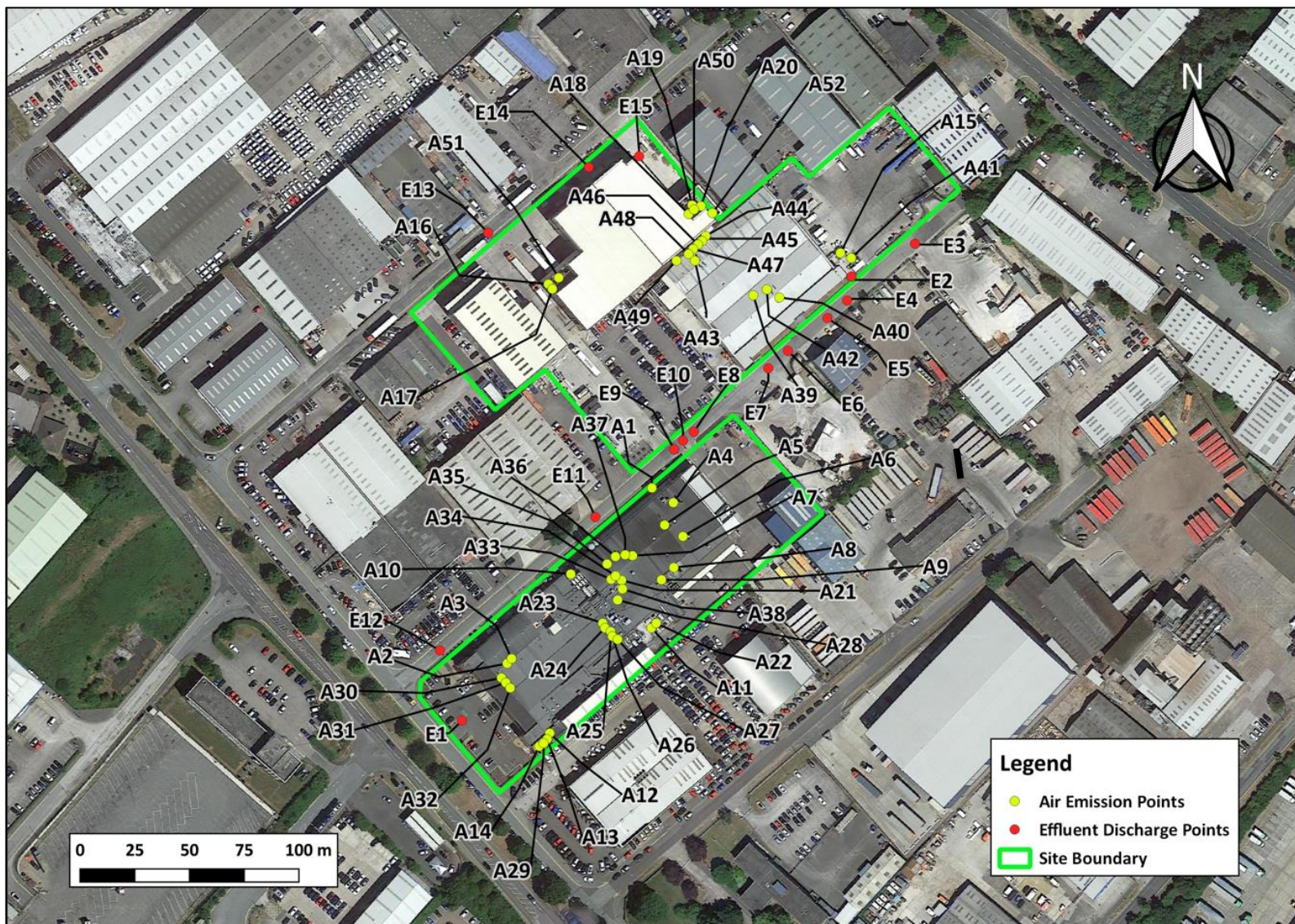
Where a minimum limit is set for any emission parameter, for example pH, reference to exceeding the limit shall mean that the parameter shall not be less than that limit.

Unless otherwise stated, any references in this permit to concentrations of substances in emissions into air means:

- in relation to emissions from combustion processes, the concentration in dry air at a temperature of 273K, at a pressure of 101.3 kPa and with an oxygen content of 3% dry for liquid and gaseous fuels other than gas engines or gas turbines, 6% dry for solid fuels; and/or
- in relation to emissions from non-combustion sources, the concentration at a temperature of 273K and at a pressure of 101.3 kPa, with no correction for water vapour content

“year” means calendar year ending 31 December.

Schedule 7 – Site plan



END OF PERMIT