

Permitting Decisions- Variation

We have decided to grant the variation for Yanley Landfill operated by Valencia Waste Exeter Limited.

The variation number is EPR/BT7272IW/V013 & V014.

The permit was issued on 09/02/2026.

The variation is for Yanley Landfill is closed and restored with no further waste being accepted to the site. Ongoing management of the landfill gas and leachate is necessary. Currently the leachate is discharged to the foul sewer for further treatment.

It is necessary to reduce the amount of dissolved methane in the leachate due to safety concerns about build up within the sewer system.

Leachates that are collected from the landfill mass, are held in a purpose built on site open lagoon before being discharged. The methane stripping process is intended to treat up to 100m³/day and reduce methane content from 7.2mg/l to <0.11mg/l, as required by the sewage undertaker.

The methane stripping plant will be situated within a prefabricated bunded container inside the fenced area of the current leachate lagoon in the northeast corner of the permitted landfill area.

The leachate to be treated will be taken from the current, open to atmosphere, leachate lagoon then pumped through a series of tanks, the dissolved methane being removed from the leachate by agitation and aeration. Leachate flow through the plant will be monitored with the tanks fitted with high level alarms.

To ensure there will be no build-up of explosive gases within the stripping plant, air will be continually blown into the plant. Exhaust from the stripping plant will be from a point source higher level emission point. Methane will be the emission from the plant.

The methane stripping plant is situated next to the landfill and is fully contained including secondary containment. The operator has proposed appropriate maintenance and inspection procedures to ensure that the plant continues to be operated in line with the appropriate measures.

The leachate will then continue to be discharged to the foul sewer for further treatment as it was previously.

We consider in reaching that decision we have taken into account all relevant considerations and legal requirements and that the permit will ensure that the appropriate level of environmental protection is provided.

Purpose of this document

This decision document provides a record of the decision making process. It summarises the decision-making process to show how the main relevant factors have been taken into account. We have assessed the aspects that are changing as part of this variation, we have not revisited any other sections of the permit.

Unless the decision document specifies otherwise we have accepted the applicant's proposals.

Read the permitting decisions in conjunction with the environmental permit and the variation notice.

Decision considerations

Confidential information

A claim for commercial or industrial confidentiality has been made.

We have accepted the claim for confidentiality.

We have excluded details of the operator financial provision expenditure plan.

We consider that the inclusion of the relevant information on the public register would prejudice the applicant's interests to an unreasonable degree.

The decision was taken in accordance with our guidance on confidentiality.

Identifying confidential information

We have not identified information provided as part of the application that we consider to be confidential.

The decision was taken in accordance with our guidance on confidentiality.

Consultation

The consultation requirements were identified in accordance with the Environmental Permitting (England and Wales) Regulations (2016) and our public participation statement.

The application was publicised on the GOV.UK website.

We consulted the following organisations:

North Somerset Council

Wessex Water

Health & Safety Executive

Somerset Council

The comments and our responses are summarised in the [consultation responses](#) section.

Nature conservation, landscape, heritage and protected species and habitat designations

We have checked the location of the application to assess if it is within the screening distances we consider relevant for impacts on nature conservation, landscape, heritage and protected species and habitat designations. The application is within our screening distances for these designations.

We have assessed the application and its potential to affect sites of nature conservation, landscape, heritage and protected species and habitat designations identified in the nature conservation screening report as part of the permitting process.

The following were assessed:

SSSI's

- Ashton Court SSSI
- Avon Gorge SSSI
- Barns Batch Spinney SSSI
- Dundry Main Road South Quarry SSSI
- Hartcliff Rocks Quarry SSSI
- Lulsgate Quarry SSSI
- Quarry Steps, Durdham Down SSSI

Local Wildlife Sites

- Hanging Hill Wood
- South Bank Meadow, Yanley
- A370 (Long Ashton By-pass) and Ashton Brook
- Ashton Vale Fields
- Name: Colliter's Brook

Ancient Woodland

- Woodland name: HANGING HILL WOOD

We consider that the application will not affect any site of nature conservation, landscape and heritage, and/or protected species or habitats identified.

We have not consulted Natural England.

The decision was taken in accordance with our guidance.

Environmental risk

We have reviewed the operator's assessment of the environmental risk from the facility.

The operator's risk assessment is satisfactory.

General operating techniques

We have reviewed the techniques used by the operator and compared these with the relevant guidance notes and we consider them to represent appropriate techniques for the facility.

The operating techniques that the applicant must use are specified in table S1.2 in the environmental permit.

Emission limits

No emission limits have been added, amended or deleted as a result of this variation.

Monitoring

We have decided that monitoring should be added for the following parameters, using the methods detailed and to the frequencies specified:

- Odour – olfactory monitoring

These monitoring requirements have been included in order to ensure that the methane stripping plant is performing appropriately, and the emissions are as predicted.

We made these decisions in accordance with:

- Landfill operators: environmental permits guidance on Gov.uk.
- LFTGN 02: Monitoring of landfill leachate, groundwater and surface water

Reporting

We have amended reporting in the permit for the following parameters:

- Methane

We made these decisions in accordance with:

- Landfill operators: environmental permits guidance on Gov.uk.
- LFTGN 02: Monitoring of landfill leachate, groundwater and surface water

Management system

We are not aware of any reason to consider that the operator will not have the management system to enable it to comply with the permit conditions.

The decision was taken in accordance with the guidance on operator competence and how to develop a management system for environmental permits.

Financial provision

We are satisfied that the operator has made the necessary financial provision.

Growth duty

We have considered our duty to have regard to the desirability of promoting economic growth set out in section 108(1) of the Deregulation Act 2015 and the guidance issued under section 110 of that Act in deciding whether to grant this permit variation.

Paragraph 1.3 of the guidance says:

“The primary role of regulators, in delivering regulation, is to achieve the regulatory outcomes for which they are responsible. For a number of regulators, these regulatory outcomes include an explicit reference to development or growth. The growth duty establishes economic growth as a factor that all specified regulators should have regard to, alongside the delivery of the protections set out in the relevant legislation.”

We have addressed the legislative requirements and environmental standards to be set for this operation in the body of the decision document above. The guidance is clear at paragraph 1.5 that the growth duty does not legitimise non-compliance and its purpose is not to achieve or pursue economic growth at the expense of necessary protections.

We consider the requirements and standards we have set in this permit are reasonable and necessary to avoid a risk of an unacceptable level of pollution. This also promotes growth amongst legitimate operators because the standards applied to the operator are consistent across businesses in this sector and have been set to achieve the required legislative standards.

Consultation Responses

The following summarises the responses to consultation with other organisations, our notice on GOV.UK for the public and the way in which we have considered these in the determination process.

Responses from organisations listed in the consultation section

Response received from Wessex Water.

Brief summary of issues raised: No issues raised. Due to the application being made in response to a noncompliance with the current trade effluent consent they support the application to vary.

Summary of actions taken: No actions necessary.

Response received from UK Health Security Agency.

Brief summary of issues raised: Based on the information contained in the application to vary the environmental permit supplied UKHSA has no significant concerns regarding the risk to the health of the local population from the installation. They are satisfied that the measures proposed by the applicant are appropriate for mitigating risks and impact providing that the permit holder shall take all appropriate measures to prevent or control pollution, in accordance with the relevant sector guidance and industry best practice.

Summary of actions taken: No actions necessary.