Notice of variation and consolidation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Towens of Weston LTD

Plot 2 Warne Road
Weston Super Mare
North Somerset
BS23 3UU

Variation application number

EPR/EB3636RB/V004

Permit number

EPR/EB3636RB

Plot 2 Warne Road
Permit number EPR/EB3636RB

Introductory note

This introductory note does not form a part of the permit

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. All the conditions of the permit have been varied and are subject to the right of appeal.

This permit variation has been issued to implement guidance “Chemical waste: appropriate measures for permitted facilities”.

Changes introduced by this variation notice/statutory review

The Industrial Emissions Directive (IED) came into force on 7 January 2014 with the requirement to implement all relevant Best Available Techniques (BAT) Conclusions as described in the Commission Implementing Decision. Article 21(3) of the IED requires the Environment Agency to review conditions in permits that it has issued and to ensure that the permit delivers compliance with relevant standards, within four years of the publication of updated decisions on Best Available Techniques (BAT) Conclusions. The BAT Conclusions for Waste Treatment (the BREF) was published on 17 August 2018 following a European Union wide review of BAT, implementing decision (EU) 2018/1147 of 10 August 2018.

On 18 November 2020, Chemical waste: appropriate measures for permitted facilities guidance was published on gov.uk. The guidance explains the standards that are relevant to regulated facilities with an environmental permit to treat or transfer chemical waste, providing indicative BAT for those sites.

This permit variation has been issued to update some of the conditions following a statutory review of the permits in the chemical waste treatment and transfer sector and to implement the appropriate measures guidance. The opportunity has also been taken to consolidate the original permit and subsequent variations where appropriate. We have updated the reference to the standard rules permit as SR2010 number 12 has been superseded by SR2022 No 1.

Brief description of the process

The regulated facility comprises:

- treatment of hazardous waste;
- blending or mixing of hazardous waste;
- temporary storage of hazardous waste;
- raw material storage;

Treatment of waste includes:

- Recovery of hazardous asphalt wastes containing coal tar (AWCCT) by sorting, separation, crushing, screening, blending or mixing and cold coating with bituminous binder and/or hydraulic binders such as cement.

The site is located in Weston Super Mare to the south of a large residential area and a railway line. Allotments flank the eastern boundary of the site whilst to the west and south is an industrial area. There are several European Sites within screening distances; Severn Estuary (SAC, SPA, Ramsar), Mendip Limestone Grasslands (SAC), North Somerset & Mendip Bats (SAC). Additionally, there are two SSSIs; Severn Estuary and Ellenborough Park West and 9 local nature sites. Access to the site is through Unit 6 operated by Towens Waste Management Ltd under EPR/WP3193FB as shown in the site layout plan.

The site at plot 2 Warne Road accepts and recycles Asphalt Waste Containing Coal Tar (AWCCT) (hazardous waste) for use in road schemes. This is a Section 5.3 Part A(1)(a)(vi) activity for the recovery of recycled aggregate. The annual throughput for the installation is 160,000 tonnes per year.

The site also accepts non-hazardous asphalt waste for recycling under Standard Rules SR2022 No 1: treatment of waste to produce soil, soil substitutes and aggregate. The permitted area for the Standard Rules SR2022 No 1 is shown in Schedule 7 of the consolidated permit.

The AWCCT waste is accepted and transferred to storage bay 23 where it is sorted, screened, crushed, blended/mixed and cold coated using mobile plant. Cold coated material is stored in bay 29 prior to transfer off-site for use in road schemes under Regulatory Position Statement (RPS) 157. This process operates on an ad-hoc basis according to the need for roadstone in the local area.

The hazardous waste storage and treatment area is surfaced with an impermeable surface served by sealed drainage. Surface water run-off contaminated by the AWCCT piles is treated via a silt trap and an oil interceptor prior to release to foul sewer under a trade effluent discharge consent with Wessex Water. Fugitive emissions from treatment and storage are controlled using dust management techniques such as the use of spray bars on crushers and screeners and the use of water sprinklers to dampen stockpiles.

Non-hazardous waste is stored in bays 25, 26, 27 and 31, and treated under the conditions of standard rules SR2022 No 1. Surface water from this area is also discharged via the settlement tank and oil interceptor to foul sewer.

The site operates under its own Environmental Management System.

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/EB3636RB	19/01/2012	Standard Rules Permit SR2010 No 12 application for the treatment of waste to produce soil, soil substitutes and aggregate (up to 75,000 tonnes).
Application EPR/EB3636RB	Duly Made 24/01/2012	--
Application determined EPR/EB3636RB	30/01/2012	Permit issued to Towens of Weston Limited.
Variation application EPR/EB3636RB/V002	30/01/2013	Application for the addition of two hazardous waste treatment activities.
Additional information requested	Request dated 19/03/2013	Responses dated 26/03/2013: Site plan and site layout, Waste tonnages, EWC codes, Updated application forms Part C4 and Disposal and Recovery codes.
Additional information received	Request dated 28/03/2013	Responses dated 10/04/2013 and 16/04/2013: Wessex Water agreement to changes in waste operations and VOCs monitoring procedures.
Variation application EPR/EB3636RB/V002	Duly Made 16/04/2013	--
Variation determined EPR/EB3636RB/V002	08/07/2013	Varied Permit issued to Towens of Weston Limited.
Variation application EPR/EB3636RB/V003	Duly Made 15/03/2018	Application to add one waste code.

Status log of the permit		
Description	**Date**	**Comments**
Variation determined EPR/EB3636RB/V003	09/04/2018	Varied Permit issued to Towens of Weston Limited.
Permit review – Regulation 61 Notice sent to Operator	18/11/2021	Regulation 61 Notice requiring information for statutory review of permit.
Permit review – Regulation 61 Notice response	28/02/2022	Response received from the operator.
Permit Review – Application (variation and consolidation) EPR/EB3636RB/V004	Environment Agency Initiated Variation	Statutory review of permit occasioned by Waste Treatment BAT Conclusions published on 17 August 2018 and Chemical waste: appropriate measures for permitted facilities published 18 November 2020.
Additional information received in response to the Request for Further Information (RFI) dated 17/03/2026	17/04/2026	Documents received in response to questions 1 to 11 of the RFI including detail of treatment activities, site infrastructure, use of waste code 10 13 11 and compliance with the appropriate measures' guidance.
Follow up questions and response.	14/07/2026	Response to follow up questions resulting from our review of the operator's response to the RFI dated 17/03/2026.
	03/08/2026	New site layout plan submitted.
Environment Agency Waste Treatment Sector Review Permit reviewed Variation determined EPR/EB3636RB/V004	27/08/2026	Varied and consolidated permit issued. A Section 5.3 A(1)(a)(i) activity and a Section 5.4 A(1)(a)(i) activity for bioremediation of hazardous/non-hazardous wastes have been removed by this variation as the activities had not commenced and were no longer required.

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 and consolidates

Permit number

EPR/EB3636RB

Issued to

Towens of Weston LTD ("the operator")

whose registered office is

Plot 2 Warne Road

Weston Super Mare

North Somerset

BS23 3UU

company registration number **04319664**

to operate regulated facilities at

Plot 2 Warne Road

Weston Super Mare

North Somerset

BS23 3UU

to the extent set out in the schedules.

The notice shall take effect from 27/08/2026

Name	Date
Anne Lloyd	**27/08/2026**

Authorised on behalf of the Environment Agency

Schedule 1

All conditions have been varied by the consolidated permit as a result of an Environment Agency initiated variation.

Schedule 2 – consolidated permit

Consolidated permit issued as a separate document.

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/EB3636RB

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/EB3636RB/V004 authorising,

Towens of Weston LTD ("the operator"),

whose registered office is

Plot 2 Warne Road

Weston Super Mare

North Somerset

BS23 3UU

company registration number **04319664**

to operate an installation and waste operations at

Plot 2 Warne Road

Weston Super Mare

North Somerset

BS23 3UU

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

Under regulation 27(2) of the Regulations, standard rules SR2022 No 1 are conditions of this permit.

Name	Date
Anne Lloyd	27/08/2026

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.

1.1.4 The operator shall comply with the requirements of an approved competence scheme.

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").

2.1.2 Waste authorised by this permit shall be clearly distinguished from any other waste on the site.

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 Waste shall only be accepted if:

(a) it is of a type and quantity listed in schedule 2 table S2.2, and;

(b) it conforms to the description in the documentation supplied by the producer and holder.

2.3.5 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.

2.3.6 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.

2.4 Hazardous waste storage and treatment

2.4.1 Hazardous waste shall not be mixed, either with a different category of hazardous waste or with other waste, substances or materials, unless it is authorised by schedule 1 table S1.1 and appropriate measures are taken.

2.5 Improvement programme

2.5.1 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.

2.5.2 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.

3.2 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.

(b) process monitoring specified in table S3.3;

(c) ambient air monitoring specified in table S3.4.

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, S3.2 and S3.4 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.

3.7 Fire prevention

3.7.1 The operator shall take all appropriate measures to prevent fires on site and minimise the risk of pollution from them including, but not limited to, those specified in any approved fire prevention plan.

3.7.2 The operator shall:

(a) if notified by the Environment Agency that the activities are giving rise to a risk of fire, submit to the Environment Agency for approval within the period specified, a fire prevention plan which prevents fires and minimises the risk of pollution from fires;

(b) implement the fire prevention 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.

4.2 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.

4.2.5 Within 1 month of the end of each quarter, the operator shall submit to the Environment Agency using the form made available for the purpose, the information specified on the form relating to the site and the waste accepted and removed from it during the previous quarter.

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:

(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:

(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.

4.4 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 5.3 Part A (1)(a)(vi) Disposal or recovery of hazardous waste with a capacity exceeding 10 tonnes per day involving recycling or reclamation of inorganic materials other than metals or metal compounds.	Recovery of hazardous asphalt waste containing coal tar. R5 Recycling/reclamation of other inorganic materials.	From treatment of hazardous asphalt waste containing coal-tar by manual and mechanical sorting, separation, screening, crushing, blending and cold coating for recovery, using the mobile screener, crusher and cold coating equipment as shown in the plan in schedule 7, to storage of asphalt waste containing coal-tar prior to off-site removal. The maximum quantity of hazardous waste that can be treated at the site shall not exceed 600 tonnes per day. Sorting, screening and crushing shall take place in a dedicated area using local dust management techniques on an impermeable surface with sealed drainage. Cold coating shall take place in a dedicated area in enclosed plant. Treated waste shall be stored on an impermeable surface with sealed drainage. Other than when being treated, treated waste shall be stored in bays 23 or 29 as shown in the plan in Schedule 7. Treated waste shall be stored for no longer than 12 months. No more than 20,000 tonnes of hazardous waste (including treated waste) shall be stored on site at any one time. No waste types shall be submitted to this activity other than those hazardous wastes specified in schedule 2, table S2.2.
AR2	Section 5.6 Part A(1)(a) Temporary storage of hazardous waste with a total capacity exceeding 50 tonnes.	Temporary storage of hazardous waste. R13 Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced).	From receipt and storage of hazardous waste on site to its treatment on site. The amount of hazardous waste stored on site at any one time shall not exceed 20,000 tonnes. All hazardous waste shall be stored in bays 23 or 29 as shown in schedule 7 on an impermeable surface with sealed drainage. All wastes shall be stored on site for no longer than 12 months. Notwithstanding the limits given above where a shorter storage time period is given in an agreed management plan

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**
			then that time period shall take precedence. No waste types shall be submitted to this activity other than those hazardous wastes specified in schedule 2, table S2.2.
Directly Associated Activity			
AR3	Raw material handling and storage.	Raw material handling and storage.	From receipt and storage to point of use. Cement shall be stored in silo(s) fitted with dust abatement systems.
AR4	Storage of fuel.	Storage of fuel.	From receipt and storage to point of use for fuelling mobile plant. Fuels shall be stored in a fuel storage tank on an impermeable surface with sealed drainage.
AR5	Surface and process water collection and storage pending re-use or discharge to sewer via settlement tank.	Collection, storage and re-use of site surface water and discharge to foul sewer via settlement tank (labelled 'attenuation' in the site layout plan in Schedule 7) and oil interceptor.	From the collection of contaminated site surface water to reuse in the treatment process or discharge to foul sewer via settlement tank and oil interceptor.

Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
Application	Application forms Part C1, C2 and C4 and supporting information: Non-Technical Summary (TOW.NTS.PV.001), (Environmental Risk Assessment & Site Condition (TOW.ERA.PV02), Operational Techniques and Monitoring Plan (TOW.OT&MP.PV.003), Figures 1 and 2.	30/01/2013
Additional information	- Site plan and site layout - Waste tonnages - EWC codes - Updated application forms Part C4 Disposal and Recovery codes	26/03/2013
Additional information	Wessex Water agreement to changes in waste operations	10/04/2013
Response to Schedule 5 Notice dated 29/05/2013	Response to questions 1-30 relating to Pre-Acceptance, Acceptance, Waste Storage, Treatment, Environmental Management Systems, Water Use and Energy Consumption and VOC monitoring.	12/06/2013
Chemical waste: appropriate measures for permitted facilities Version published 18 November 2020	All parts of the appropriate measures guidance shall apply other than: • those parts to which an improvement programme requirement applies in Table S1.3 (and only until the date that the improvement has been or must be met, whichever is the earlier); • those parts for which an alternative measure has been proposed below.	17/04/2026

Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
	The following alternative measures have been agreed: Alternative measures to measures 4.10 and 4.34 requiring covering of stockpiles to be finalised upon conclusion of improvement condition IC9.	
Additional information	Response to request for information dated 17/03/2026 including: • response to question 2: emission controls • response to question 4: storage infrastructure.	17/04/2026
Additional information	Site layout plan	03/08/2026

Table S1.3 Improvement programme requirements		
Reference	**Requirement**	**Date**
IC1-3	Completed and included here for reference only.	Completed
IC4 Management System	The operator shall review and update their written management system to ensure that they meet the requirements of the Environment Agency's guidance Chemical waste: appropriate measures for permitted facilities dated 18 November 2020 referred to in Table S1.2. A copy of the updated procedure(s) shall be submitted to the Environment Agency for approval.	01/03/2027
IC5 Waste pre-acceptance and/or acceptance procedures	The operator shall review and update their waste pre-acceptance and/or waste acceptance procedures and/or tracking to ensure that they meet the requirements of the Environment Agency's guidance Chemical waste: appropriate measures for permitted facilities referred to in Table S1.2. A copy of the updated procedure(s) shall be submitted to the Environment Agency for approval.	01/03/2027
IC6 Waste treatment procedures	The operator shall review and update their waste treatment procedures to ensure that they meet the requirements of the Environment Agency's guidance Chemical waste: appropriate measures for permitted facilities referred to in Table S1.2. A copy of the updated procedure(s) shall be submitted to the Environment Agency for approval.	01/03/2027
IC7 Process efficiency procedures	The operator shall review and update their process efficiency procedures to ensure that they meet the requirements of the Environment Agency's guidance Chemical waste: appropriate measures for permitted facilities referred to in Table S1.2. Specifically, the operator must demonstrate that the following appropriate measure(s) of the guidance will be met: a) Section 8.1 Energy Efficiency b) Section 8.3 Water use A copy of the updated procedure(s) shall be submitted to the Environment Agency for approval.	01/03/2027

Table S1.3 Improvement programme requirements		
Reference	**Requirement**	**Date**
IC8 Updated emissions inventory and H1 risk assessment for emissions to sewer	The operator shall submit a written report to the Environment Agency for assessment and written approval as required by sections 6.4 and 7.2 of Chemical waste: appropriate measures for permitted facilities e.g. measure 7.2.1 'Your facility's emissions inventory must include information about the relevant characteristics of point source emissions to water or sewer'. The report must include: a) the results and conclusions of the emissions monitoring and assessment undertaken in accordance with your emissions inventory. b) a comparison of the monitoring results with the limits listed in Schedule 3, Table S3.2. c) The results and conclusions from an assessment of the environmental impact of the emissions to sewer using all relevant parameters identified from your emissions inventory under (a) above. The assessment must be carried out using the Environment Agency's 'H1 Environmental Risk Assessment' tool (or equivalent as agreed with the Environment Agency) and/or modelling as required following our guidance: 'Surface water pollution risk assessment for your environmental permit' (gov.uk). Where it is concluded that the impact of an emission may be significant or exceeds an environmental standard (e.g. an environmental quality standard EQS) the operator shall: d) Review whether there is a need for emissions limits to be lower than the limits listed in Schedule 3, Table S3.2 in order to prevent exceedance of environmental standards. e) Propose revised emission limits that will prevent exceedance of the environmental standard(s) f) Include proposals for measures to mitigate the emission to meet the relevant emission limit (for example, the provision of additional treatment or abatement) and timescales for the implementation of these measures. The proposals shall be implemented within 6 months of approval of the report or as agreed in writing by the Environment Agency.	Submission of written report detailing monitoring and assessment results and further proposals: 01/03/2027
IC9 Waste storage, segregation, and handling procedures	Upon completion of IC8, the operator shall review their waste storage, segregation, and handling procedures to ensure that they meet the requirements of the Environment Agency's guidance Chemical waste: appropriate measures for permitted facilities referred to in Table S1.2. Specifically, the operator must demonstrate that the following appropriate measure(s) of the guidance will be met: • Measure 4.10 – 'Wherever practicable you should store all other wastes under cover'. • Measure 4.34 – 'You should store loose bulk hazardous waste under cover'. Where alternative measures to covering of stockpiles are proposed, the operator shall provide justification of these	2 months from completion of IC8

Table S1.3 Improvement programme requirements		
Reference	**Requirement**	**Date**
	measures in their written procedures based on the outcome of the risk assessment under IC8. A copy of the updated procedure(s) shall be submitted to the Environment Agency for approval.	
IC10 Batch cleaning procedures	The operator shall review and update their procedures for using the treatment plant equipment on site to ensure appropriate cleaning measures are in place between batch treatment of specific hazardous waste and non-hazardous waste to ensure there is no deliberate mixing, dilution or cross contamination of incompatible wastes or hazardous and non-hazardous wastes for offsite transfer for disposal or recovery in accordance with the Environment Agency's guidance Chemical waste: appropriate measures for permitted facilities. A copy of the updated procedures shall be submitted to the Environment Agency for approval.	01/03/2027
IC11 Dust emissions management plan (DEMP)	The operator shall submit a (revised) dust emissions management plan to the Environment Agency for approval. The plan shall take into account all appropriate measures for control of dust specified in the Environment Agency's guidance Chemical waste: appropriate measures for permitted facilities, Non-hazardous and inert waste: appropriate measures for permitted facilities and Control and monitor emissions for your environmental permit (Gov.uk). Once the dust emissions management plan has been agreed with the Environment Agency, the installation must be operated in accordance with this management plan.	01/03/2027

Schedule 2 – Waste types, raw materials and fuels

Table S2.1 Raw materials and fuels	
Raw materials and fuel description	**Specification**
-	-

Table S2.2 Permitted waste types and quantities for storage and treatment of hazardous waste by activities AR1 and AR2.	
Maximum quantity	The total quantity of wastes accepted under activities AR1 and AR2 shall not exceed 160,000 tonnes per year.
Exclusions	Wastes having any of the following characteristics shall not be accepted: • consisting solely or mainly of dusts, powders or loose fibres
Waste code	**Description**
17	**Construction and demolition wastes (including excavated soil from contaminated sites)**
17 03	**bituminous mixtures, coal tar and tarred products**
17 03 01*	bituminous mixtures containing coal tar

Schedule 3 – Emissions and monitoring

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	**Source**	**Parameter (Note 1)**	**Limit (incl. unit)**	**Reference Period (Note 2)**	**Monitoring frequency (Note 8)**	**Monitoring standard or method**
A1 – Emission point A1 on the site layout plan in Schedule 7	Emissions from cement silo abated using dust (HEPA) filter	Dust	No visible dust	Spot sample	Daily during operational hours	Visual
Note 1: In addition the operator shall also monitor for relevant waste gas parameters as required: flow, temperature, average concentration/load values of relevant substances (e.g. organic compounds, POPs such as PCBs) flammability, lower and upper explosive limits, reactivity and other substances which may affect gas treatment or plant safety (e.g. oxygen, nitrogen, water vapour, dust).						

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 (Note 1)**	**Limit (incl. unit) (Note 5)**	**Reference period (Note 2)**	**Monitoring frequency (Note 4)**	**Monitoring standard or method**
S1 - Emissions point S1 on the site layout plan in schedule 7 – emission to Wessex Water, Warne Road, Weston Super Mare, Sewage Treatment Works	Site drainage comprising contaminated surface water from process areas, waste storage and treatment areas via settlement tank and oil interceptor	Arsenic (expressed as As) (Note 3)	0.05 mg/l	-	Monthly (Note 6)	EN ISO 11885 EN ISO 17294-2 EN ISO 15586
		Cadmium (expressed as Cd) (Note 3)	0.05 mg/l	-	Monthly (Note 6)	EN ISO 11885 EN ISO 17294-2 EN ISO 15586
		Chromium (expressed as Cr) (Note 3)	0.15 mg/l	-	Monthly (Note 6)	EN ISO 11885 EN ISO 17294-2 EN ISO 15586
		Copper (expressed as Cu) (Note 3)	0.5 mg/l	-	Monthly (Note 6)	EN ISO 11885 EN ISO 17294-2 EN ISO 15586
		Lead (expressed as Pb) (Note 3)	0.1 mg/l	-	Monthly (Note 6)	EN ISO 11885 EN ISO 17294-2 EN ISO 15586
		Mercury (expressed as Hg)	5 µg/l	-	Monthly (Note 6)	BS EN 12846 BS EN ISO 17852

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 (Note 1)**	**Limit (incl. unit) (Note 5)**	**Reference period (Note 2)**	**Monitoring frequency (Note 4)**	**Monitoring standard or method**
		(Note 3)				
		Nickel (expressed as Ni) (Note 3)	0.5 mg/l	-	Monthly (Note 6)	EN ISO 11885 EN ISO 17294-2 EN ISO 15586
		Zinc (expressed as Zn) (Note 3)	1 mg/l	-	Monthly (Note 6)	EN ISO 11885 EN ISO 17294-2 EN ISO 15586
		Benzo(a)pyrene as required upon completion of IC8	Limit contrived from improvement condition IC8	-	As agreed under IC8	BS EN ISO 17993 BS ISO 28540 BS EN 16691
		PFOA (Note 3)	No limit set	-	Every 6 months	BS ISO 25101 Inhouse method accredited by UKAS
		PFOS (Note 3)	No limit set	-	Every 6 months	BS ISO 25101 Inhouse method accredited by UKAS

Note 1: In addition the operator shall monitor for relevant waste water parameters as required for example flow, pH, temperature, conductivity, BOD.

Note 2: Relevant reference period:

• In the case of continuous discharge, daily average values, i.e. 24-hour flow-proportional composite samples.

• In the case of batch discharge, average values over the release duration taken as flow-proportional composite samples, or, provided that the effluent is appropriately mixed and homogeneous, a spot sample taken before discharge.

Note 3: This substance is only required to be monitored where present in the waste water emissions inventory.

Note 4: Monitoring frequencies may be reduced with the written agreement of the Environment Agency if emission levels are proven to be sufficiently stable, or in the case of a batch discharge less than the minimum monitoring frequency where monitoring is carried out once per batch.

Note 5: The BAT-AEL may not apply if the downstream waste water treatment plant abates the pollutant concerned, provided this does not lead to a higher level of pollution of the environment. The operator may request in writing to disapply the BAT-AEL, supported by a revised H1 Assessment and confirmation from the sewerage undertaker that the waste water treatment plant abates the pollutant concerned.

Note 6: In the case of an indirect discharge to a receiving water body, the monitoring frequency may be reduced if the downstream waste water treatment plant abates the pollutants concerned.

Table S3.3 Process monitoring requirements

Emission point reference or source or description of point of measurement	Parameter	Monitoring frequency	Monitoring standard or method	Other Specifications
Dust filters on emission point A1 serving cement silo	Efficiency assessment	As agreed in the Dust and Emissions Management Plan following completion of IC11	Dust filter(s) shall be installed, maintained, operated and replaced in accordance with the manufacturer's recommendations	-

Table S3.4 Ambient air monitoring requirements

Location or description of point of measurement	Parameter	Monitoring frequency	Monitoring standard or method	Other specifications
At the identified monitoring locations shown within the approved Dust and Emissions Management Plan following completion of IC11	Dust	As agreed under IC11	The monitoring methods shall be as specified in the Dust and Emissions Management Plan following completion of IC11	Monitoring equipment should meet the MCERTS performance standards or as agreed in writing with the Environment Agency. The equipment shall be calibrated in accordance with the manufacturer's recommendations and shall be maintained and operated as specified in the Dust and Emissions Management Plan following completion of IC11
		As agreed under IC11	Visual dust checks	As specified in the Dust and Emissions Management Plan following completion of IC11

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**	**First period begins**
Emissions to air Parameters as required by condition 3.5.1	A1	Every 6 months	1 January
Emissions to sewer Parameters as required by condition 3.5.1	S1	Annually	1 January
Ambient air monitoring Parameters as required by condition 3.5.1	As agreed under IC11	Monthly, or as agreed under IC11	1 January
Process monitoring Parameters as required by condition 3.5.1	As agreed in writing by the Environment Agency.	Annually, or as agreed in writing by the Environment Agency.	1 January

Table S4.2 Annual production/treatment	
Parameter	**Units**
Hazardous waste treated - Recovery	tonnes

Table S4.3 Performance parameters		
Parameter	**Frequency of assessment**	**Units**
Water usage	Annually	cubic metres
Energy usage	Annually	MWh
Total raw material used	Annually	tonnes

Table S4.4 Reporting forms		
Media/parameter	**Reporting format**	**Date of form**
Emissions to air	Emissions to Air Reporting Form: version 1 or other form as agreed in writing by the Environment Agency	Version 2, February 2026
Emissions to sewer	Emissions to Sewer Reporting Form: version 1 or other form as agreed in writing by the Environment Agency	Version 2, February 2026
Process monitoring	Process Monitoring Form, or other form as agreed in writing by the Environment Agency	Version 2, February 2026
Ambient air monitoring	Ambient Air Monitoring Form, or other form as agreed in writing by the Environment Agency	Version 2, February 2026
Water usage	Water Usage Reporting Form: version 1 or other form as agreed in writing by the Environment Agency	08/03/2021

Table S4.4 Reporting forms		
Media/parameter	**Reporting format**	**Date of form**
Energy usage	Energy Usage Reporting Form: version 1 or other form as agreed in writing by the Environment Agency	08/03/2021
Other performance indicators	Other Performance Parameters Reporting Form: version 1 or other form as agreed in writing by the Environment Agency	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.

“AWCCT” means asphalt waste containing coal tar at hazardous concentrations of 0.1% or above.

“blending or mixing” is the combination of wastes (other than repackaging) of the same general type (for example non-halogenated solvents or acids) having similar characteristics, in a container or bulk vessel or tank, where there is neither reaction of the mixed wastes nor evolution of gas.

“building” is a covered structure enclosed on all vertical sides that provides sheltered cover and contains emissions of, for example, noise, particulate matter, odour and litter.

“D” means a disposal operation provided for in Annex I to Directive 2008/98/EC of the European Parliament and of the Council of 19 November 2008 on Waste.

“disposal” means any of the operations provided for in Annex I to the Waste Framework Directive.

“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.

“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.

“fugitive emission” means an emission to air, water or land from the activities which is not controlled by an emission limit.

“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.

“hazardous property” has the meaning in Annex III of the Waste Framework Directive.

“hazardous waste” has the meaning given in the Hazardous Waste (England and Wales) Regulations 2005.

“impermeable surface” means a surface or pavement constructed and maintained to a standard sufficient to prevent the transmission of liquids beyond the pavement surface.

“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.

“List of Wastes” means the list of wastes established by Commission Decision 2000/532/EC replacing Decision 94/3/EC establishing a list of wastes pursuant to Article 1(a) of Council Directive 75/442/EEC on waste and Council Decision 94/904/EC establishing a list of hazardous waste pursuant to Article 1(4) of Council Directive 91/689/EEC on hazardous waste, as amended from time to time.

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

“pests” means birds, vermin and insects.

“pollution” includes pollution of the environment, harm to human health and serious detriment to the amenities of the locality, resulting from the permitted activities.

“POPs” means persistent organic pollutants, which are the substances listed in Annexes I and II of the retained Regulation (EU) 2019/1021 as amended by The Persistent Organic Pollutants (Amendment) (EU Exit) Regulations 2020/1358 and The Persistent Organic Pollutants (Amendment) (EU Exit) Regulations 2022/1293.

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

“R” means a recovery operation provided for in Annex II to Directive 2008/98/EC of the European Parliament and of the Council of 19 November 2008 on Waste.

“recovery” means any of the operations provided for in Annex II to the Waste Framework Directive.

“sealed drainage” in relation to an impermeable surface means a drainage system with impermeable components which does not leak and which will ensure that:

- no liquid will run off the surface otherwise than via the system, and
- except where they may lawfully be discharged to foul sewer, all liquids entering the system are collected in a sealed sump.

“waste code” means the six digit code referable to a type of waste in accordance with the List of Wastes and in relation to hazardous waste, includes the asterisk.

“Waste Framework Directive” or “WFD” means Waste Framework Directive 2008/98/EC of the European Parliament and of the Council on waste, as read in accordance with Schedule 1A to the Environmental Permitting (England and Wales) Regulations 2016.

“year” means calendar year ending 31 December.

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, 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.

Schedule 7 – Site plan

Figure 1: Site location and permit boundary as referenced in condition 2.2.1.

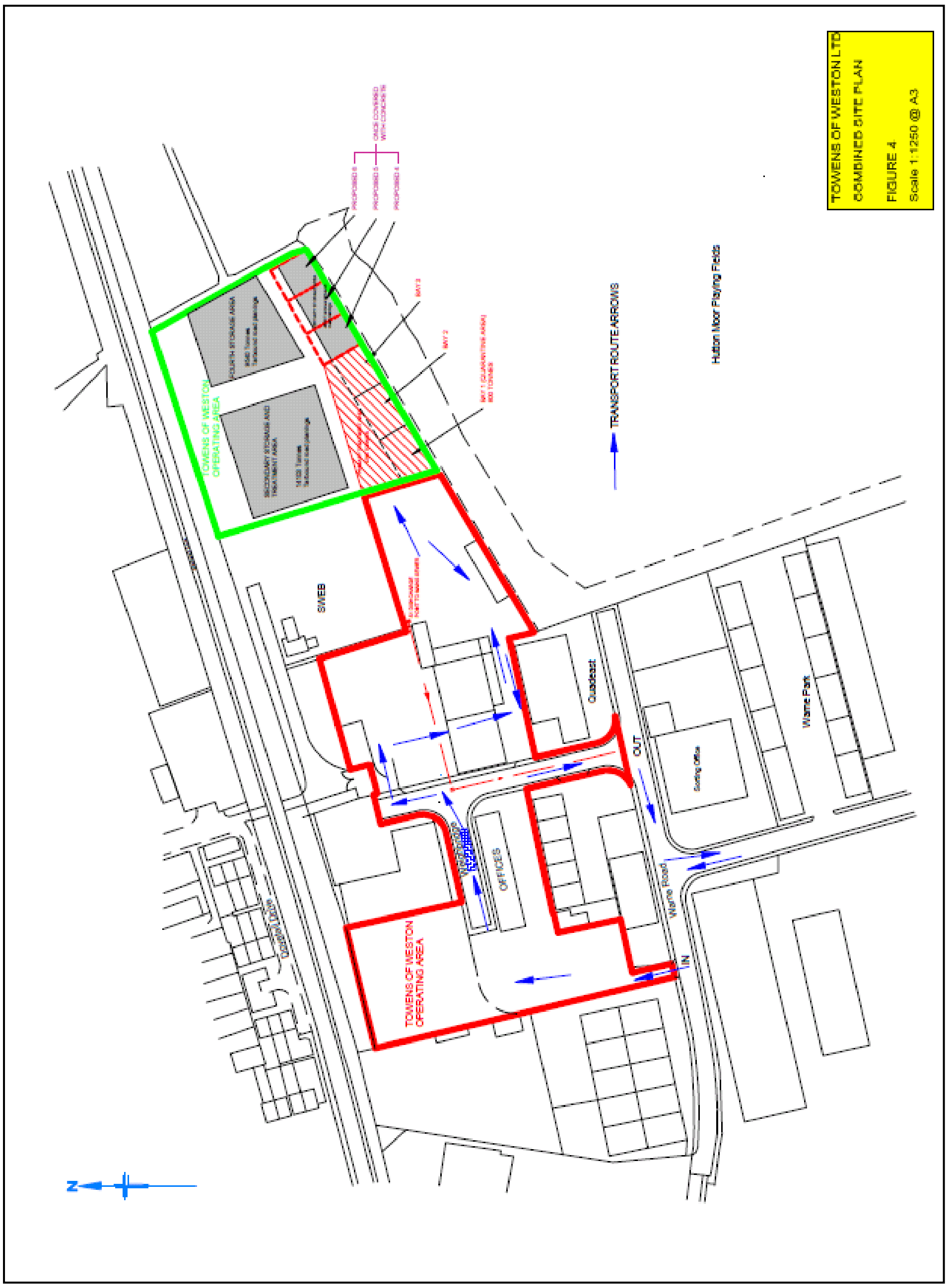


Figure 2: This is the plan referred to in SR2022 No 1.

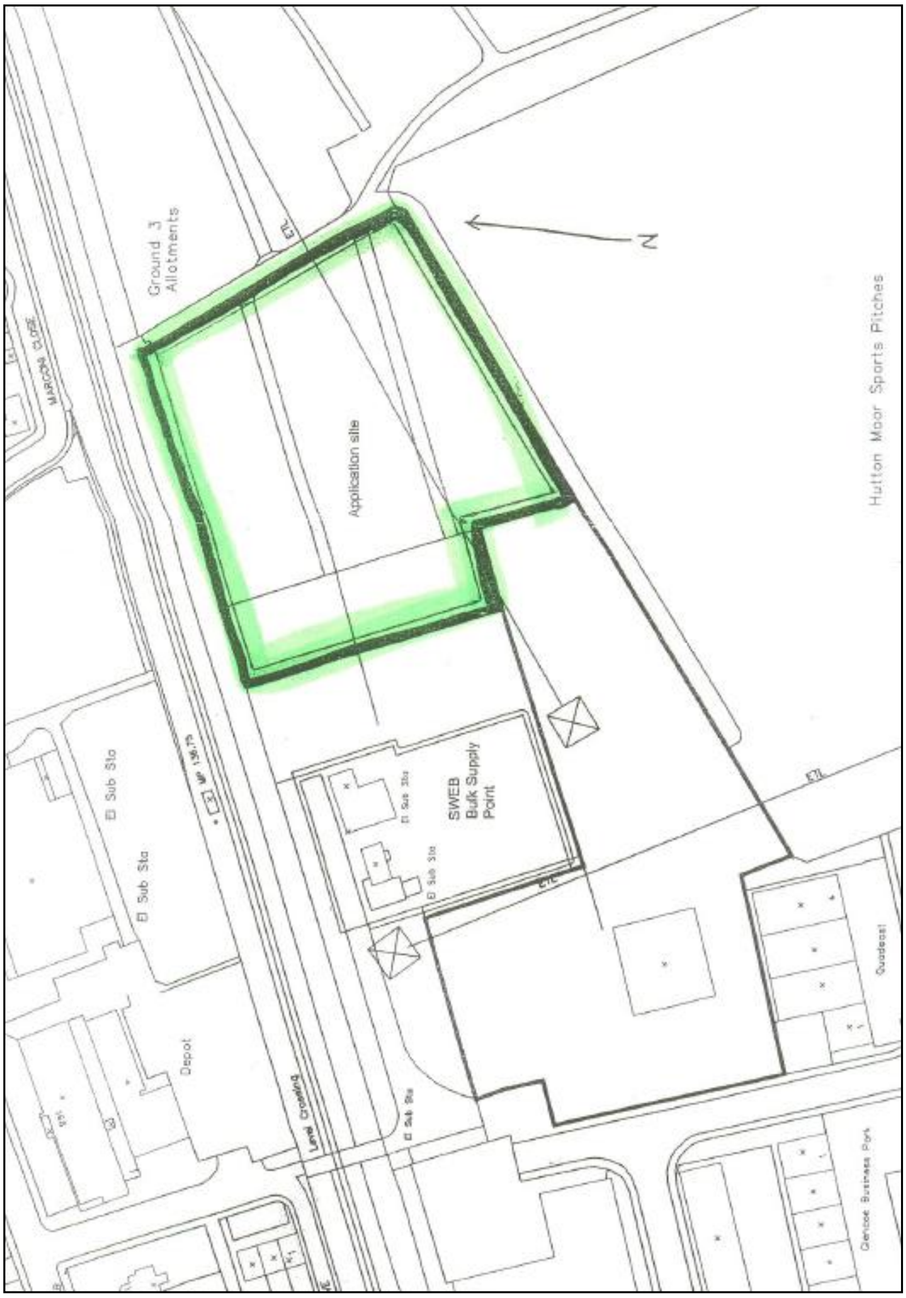
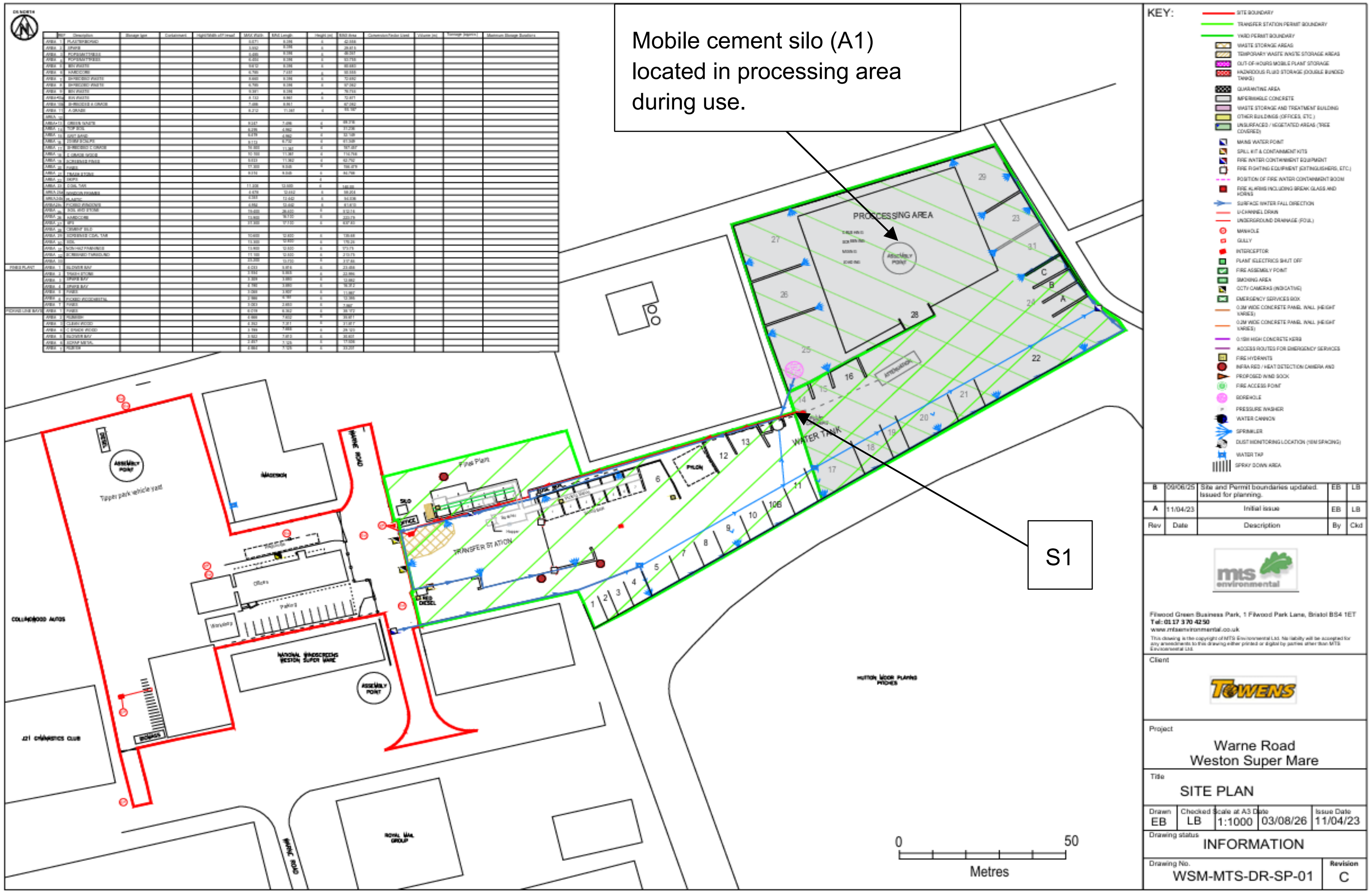


Figure 3: Site Layout Plan including emission points

Note: only the shaded area on the right-hand side (east) of the figure relates to EPR/EB3636RB. Bays 14 to 22 and A to C are not in use at the point of issue for the activities referenced by this permit.



END OF PERMIT