

Permitting Decisions- Environment Agency Initiated Variation

We have decided to issue an Environment Agency initiated variation for Stanford Depot operated by Ringway Infrastructure Services Limited following a review of the permit in accordance with Environmental Permitting (England and Wales) Regulations 2016, regulation 34(1).

The variation number is EPR/HP3331JK/V002

The permit variation was issued on 13/10/2026

We consider in reaching this 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.

Permit Review

This Environment Agency has a duty, under the Environmental Permitting (England and Wales) Regulations 2016 (EPR), regulation 34(1), to periodically review permits.

Article 21(3) of the Industrial Emissions Directive (IED) also requires the Environment Agency to review conditions in permits to ensure that they deliver compliance with relevant standards, within four years of the publication of updated decisions on Best Available Techniques (BAT) Conclusions.

We have reviewed the permit for this regulated facility and varied the permit to make a number of changes to reflect relevant standards and best practice. These changes principally relate to the implementation of our technical guidance:

- <https://www.gov.uk/guidance/chemical-waste-appropriate-measures-for-permitted-facilities> and the relevant requirements of the [BAT Conclusions for Waste Treatment](#) which have been incorporated into our guidance.
- [Non-hazardous and inert waste: appropriate measures for permitted facilities - Guidance - GOV.UK](#). and the relevant requirements of the [BAT Conclusions for Waste Treatment](#) which have been incorporated into our guidance

In this decision document, we set out the reasoning for the variation notice that we have issued.

It explains how we have reviewed and considered the techniques used by the operator in the operation and control of the plant and activities of the installation (operating techniques) against our technical guidance.

As well as considering the review of the operating techniques used by the operator for the operation of the plant and activities of the installation, the consolidated variation notice takes into account and brings together in a single document all previous variations that relate to the original permit issue. Where this has not already been done, it also modernises the entire permit to reflect the conditions contained in our current generic permit template.

Key Issues

Impermeable surfacing and sealed drainage

The operator does not currently comply with the requirement to treat hazardous waste (AWCCT) on an impermeable surface with sealed drainage. This is a requirement of our guidance 'Chemical waste: appropriate measures for permitted facilities'. For example, measure 6.5.2 states:

'You must have these in all operational areas of the facility:

- o an impermeable surface
- o spill containment kerbs
- o sealed construction joints
- o a sealed drainage system'

Surface water run-off from areas where AWCCT is stored or treated could contain polycyclic aromatic hydrocarbons (PAHs) such as benzo(a)pyrene. We have therefore included improvement conditions IC3a and IC3b in the permit requiring the operator to propose and implement plans to install an impermeable surface and sealed drainage system. We will review their proposals under IC3a.

Emissions to water

Currently run-off from the area where AWCCT is treated runs-off the hardstanding into the brook via the oil interceptor. We have added emission limits and monitoring to the permit which apply to this discharge based on the BAT Conclusions for waste treatment. Should the operator choose to isolate the drainage from this area and prevent the ongoing discharge, the relevant limits in Table S3.2 will cease to apply.

Waste treatment activities are required to comply with the BAT Conclusions for waste treatment. We consider activity AR1 to fit the definition of 'physico-chemical treatment of solid and/or pasty waste' as defined the BAT Conclusions.

The BAT Conclusions were published in 2018, the implementation dates for BAT AEL compliance for existing sites has now passed (4 years after issue publication of BAT Conclusions).

On this basis the Environment Agency is required to insert the BAT AELs set out in the BAT Conclusions into a permit where it is determined they are appropriate. This is in line with the requirements set out in Defra's guidance 'Industrial emissions Directive EPR Guidance on Part A installations' and specifically 'Setting ELVs where Article 15(3) applies'. The BAT AELs apply on issue of a permit as the timescale of existing site compliance has passed.

We have therefore included the BAT AELs for direct discharge of physico-chemical treatment of solid and/or pasty waste into the permit in Table S3.2 which apply upon issue of this permit. Monitoring requirements have also been updated to meet the requirements of the Waste Treatment BAT Conclusions for physico-chemical treatment of solid and/or pasty waste.

We have also added a requirement for monitoring and an emission limit (subject to the outcome of the risk assessment under improvement condition IC4) into Table S3.2 for benzo(a)pyrene. Benzo(a)pyrene could leach from waste piles containing coal tar into the surface water run-off, and the monitoring requirement and limit will prevent exceedance of an Environmental Quality Standard in the receiving water course as a result of the discharge. We have chosen benzo(a)pyrene specifically as it is used as a biomarker for other PAHs in the assessment of emissions to receiving waters (see EQSs for inland freshwaters referenced in our guidance [Surface water pollution risk assessment for your environmental permit - GOV.UK](#)).

Purpose of this document

This decision document provides a record of the decision making process. It:

- explains how the Environment Agency initiated variation has been determined;
- summarises the decision making process in the [decision considerations](#) section to show how the main relevant factors have been taken into account;

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

Environment Agency led variation – permit review

We have carried out an Environment Agency initiated variation to the permit following a permit review as required by legislation to ensure that permit conditions deliver compliance with relevant legislative requirements and appropriate standards to protect the environment and human health.

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. Relevant existing facilities were expected to be in compliance with the BAT Conclusions within 4 years (i.e. by August 2022).

On 18 November 2020, Chemical Waste: appropriate measures for permitted facilities guidance was published on gov.uk. This technical guidance explains the standards that are relevant to regulated facilities with an environmental permit to treat or transfer chemical waste, providing relevant standards (appropriate measures) for those sites and incorporating the relevant requirements of the BAT Conclusions.

The following Appropriate Measures guidance is also applicable to the permitted activities being varied under this permit review and has been included in the operating techniques table.

- Non-hazardous and inert waste: appropriate measures for permitted facilities - published 12 July 2021.

We issued a notice under regulation 61(1) of the Environmental Permitting (England and Wales) Regulations 2016 (a Regulation 61 Notice) on 30/04/2025 requiring the operator to provide information to confirm that the operation of their facility currently meets, or how it will subsequently meet, the standards (appropriate measures) described in our technical guidance.

The notice required that where the revised standards are not currently met, the operator should provide information that:

- Describes the techniques that will be implemented to ensure operations meet the relevant standards and by when, or
- Explains why they are not applicable to the facility in question, or

- Justifies why an alternative technique is appropriate and will achieve an equivalent level of environmental protection to the standards described in our guidance
- Confirms if they intend to cease operating any activity which would be in breach of the relevant new BAT Conclusion (BATC) after the compliance date, and the date by which they intend to cease operation;
- Confirms where there is a BAT-Associated Emission Level (BAT-AEL) specified in the BAT conclusion, with which they will not comply with by the compliance date and they wish to continue operating, they should request a derogation.

The standards described in our technical guidance are split into 7 chapters:

- General management appropriate measures
- Waste pre-acceptance, acceptance and tracking appropriate measures
- Waste storage, segregation and handling appropriate measures
- Waste treatment appropriate measures
- Emissions control appropriate measures
- Emissions monitoring and limits appropriate measures
- Process efficiency appropriate measures

We have set emission limit values (ELVs) and monitoring requirements for relevant substances in line with our technical guidance and the BAT Conclusions for Waste Treatment, unless a tighter, i.e. more stringent, limit was previously imposed and these limits have been carried forward.

The Regulation 61 notice required the operator to confirm whether they could comply the standards described in each of these chapters. Table 1 below provides a summary of the response received and our assessment of it. The overall status of compliance with the standards (appropriate measures) is indicated in the table as:

NA – Not Applicable

CC – Currently Compliant

FC – Compliant in the future (through improvement conditions set in permit)

NC – Not Compliant

The Regulation 61 notice also asked the operator to confirm whether they operate a medium combustion plant or specified generator (as per Schedule 25A or 25B of EPR 2016) and whether they had considered how their operations could be affected by climate changes (e.g. through a climate change adaptation plan).

Our assessment of the responses received from the operator regarding soil and groundwater risk assessment, medium combustion plant and specified generators, and consideration of climate change are also summarised in Table 1.

Regulation 61 Response

The Regulation 61 notice response from the Operator was received on 29/07/2025. We considered that the response did contain sufficient information for us to commence determination of the permit review.

Although we were able to consider the Regulation 61 notice response generally satisfactory at receipt, we needed more information in order to complete our permit review assessment. We requested this by email and the operator provided further information (summary of information) on 24/04/2025 and 28/09/2026. We made a copy of this information available on our public register.

Summary of additional information received

- Description of cold coating and crushing activities
- Updated H1 Risk assessment dated April 2026
- Confirmation that the discharge to Hartlebury Brook is from both operational and non-operational areas via the interceptor.
- Confirmation of daily treatment limit of AWCCT of 800 tonnes per day

Table 1 – Summary of our assessment of the operator's Reg 61 response

Appropriate measures	Compliance status	Assessment of the installation's compliance with relevant standards (appropriate measures) and any alternative techniques proposed by the operator
General management appropriate measures	FC	The operator confirmed that they currently meet the requirements of all appropriate measures in this section. However, during our determination we determined that it was not clear whether the following appropriate measure is being met : - 2.4.1 -<i>You must keep apart incompatible or segregated wastes and substances by their hazardous properties.</i> It is not clear whether appropriate cleaning measures are in place between batch treatment of specific hazardous waste and non-hazardous waste loads to ensure there is no deliberate mixing, dilution or cross contamination of incompatible wastes or hazardous and non-hazardous wastes, so this may not be compliant with appropriate measure 2.4.1. We have therefore set an improvement condition (IC2) in Table S1.3 to ensure future compliance with appropriate measure 2.4.1. Compliance with the rest of the appropriate measures in this section of the guidance has been incorporated into the varied permit through the updated operating techniques listed in Table S1.2.
Waste pre-acceptance, acceptance and tracking appropriate measures	CC	The operator confirmed that they currently meet the requirements of all appropriate measures in this section. Compliance with the appropriate measures in this section of the guidance has been incorporated into the varied permit through the updated operating techniques listed in Table S1.2.
Waste storage, segregation and handling appropriate measures	FC	The operator confirmed that they currently meet the requirements of all appropriate measures in this section.

		However, during determination of the permit, we identified that the following appropriate measure is not being met : - <i>6.2.12 - where a dust management plan is required, you must develop and implement it following our guidance.</i> We have added improvement condition IC1 to the permit to ensure future compliance with this measure. Compliance with the rest of the appropriate measures in this section of the guidance has been incorporated into the varied permit through the updated operating techniques listed in Table S1.2.
Waste treatment appropriate measures	FC	The operator confirmed that they currently meet the requirements of all appropriate measures in this section. However, during determination of the permit, we identified that the following appropriate measure is not being met: <i>6.5.2 - You must have these in all operational areas of the facility:</i> • <i>an impermeable surface</i> • <i>spill containment kerbs</i> • <i>sealed construction joints</i> • <i>a sealed drainage system</i> Compliance with the rest of the appropriate measures in this section of the guidance has been incorporated into the varied permit through the updated operating techniques listed in Table S1.2. We have set improvement conditions (IC3a and 3b) in Table S1.3 to ensure future compliance with the above appropriate measure.
Emissions control appropriate measures	FC	The operator confirmed that they currently meet the requirements of all appropriate measures in this section.

		However, during determination of the permit, we identified that the following appropriate measure is not being met : - 6.2.12 - <i>where a dust management plan is required, you must develop and implement it following our guidance.</i> In line with our guidance (Control and monitor emissions for your environmental permit - GOV.UK), we have decided that a dust management plan is necessary for sites treating asphalt waste (AWCCT) - to ensure dust emissions are adequately controlled and we have set an improvement condition (IC1) in Table S1.3 to ensure future compliance with the above appropriate measure. We have added Table S3.4 to ensure that, where the approved dust management plan requires ambient air monitoring, this is reflected in the permit. We have added process monitoring to Table S3.3 to ensure ongoing compliance with measure 6.1.6 relating to maintaining abatement (specifically the dust filter on the cement silo). Compliance with the appropriate measures in the rest of this section of the guidance has been incorporated into the varied permit through the updated operating techniques listed in Table S1.2.
Emissions monitoring and limits appropriate measures	FC	The operator confirmed that they currently meet the requirements of all appropriate measures in this section. However, during determination of the permit, we identified that the following appropriate measures are not being met : <i>6.4 - you must identify the main chemical constituents of the site's point source emissions to water and sewer as part of the site's inventory of emissions.</i> <i>7.2 - your facility's emissions inventory must include information about the relevant characteristics of point source emission's to water or sewer</i> Compliance with the rest of the appropriate measures in this section of the guidance has been incorporated into the varied permit through the updated operating techniques listed in Table S1.2. We have set improvement conditions (IC4) in Table S1.3 to ensure future compliance with the above

		measures.
Process efficiency appropriate measures	CC	The operator confirmed that they currently meet the requirements of all appropriate measures in this section. Compliance with the appropriate measures in this section of the guidance has been incorporated into the varied permit through the updated operating techniques listed in Table S1.2.
Reg 61 requirement Assessment of response received		
Soil and groundwater risk assessment	The operator has not included a site condition report in their submission. This was not required as part of the application as it was out of the scope of the permit review. The operator is required to submit 5 and 10 yearly monitoring of groundwater and soil contamination as per the conditions in the permit.	
Medium combustion plant and specified generators	The site has a generator that is less than 1MWth (158.4Kw) and so is not subject to the MCP Regulations. We have included this as a point source emission in Table S3.1.	
Climate change	Submission of climate change risk assessment is no longer application requirement. It now forms a part of the operator’s EMS and will be reviewed within compliance assessment.	
Summary of other changes made to the permit as a result of our assessment of the Reg 61 response		
Change		
Renaming permitted activities	Within the scope of the permit review, we have reviewed the activities on the permit in accordance with “RGN 2 - Understanding The Meaning of Regulated Facility” and the “Waste Framework Directive”.	
Table S1.1 activities	We have decided to make the following changes in relation to how the permitted activities are defined: - Activities AR1 and AR2 have been combined into one activity - Activity AR1. This is because both of the activities fall under are “Section 5.3 Part A(1)(a)(vi) – Recovery of hazardous waste with a capacity exceeding 10 tonnes per day involving recycling or reclamation of inorganic materials” – and have the same R5 waste code. - The hazardous waste limit that can be treated per day has been agreed at 800 tonnes based on the maximum	

Table 2.2 List of wastes	capacity of the treatment plant as explained by the operator and in accordance with the maximum storage capacity. - Activity AR4 (“Directly Associated Activity “<i>Section 3.1 Part B(b) – Blending cement in bulk or using cement in bulk</i>) has been incorporated into Activity AR5 (Directly Associated Activity “<i>Raw Material Handling and Storage</i>”). This is because cement is a raw material which is handled and stored for use in Activity AR1. - Activity AR8 (Directly Associated Activity “<i>Surface water discharge to controlled waters</i>”) has been removed. It is covered by the revised DAA AR6. The point source emission to water W1 is included in Table S3.2. - Activity AR10 has been removed – and replaced by two specific waste operations in the varied permit – AR7 (treatment of non-hazardous waste), and AR8 (storage of non-hazardous waste). Table S2.2 has been separated into two separate waste tables, table S2.2 is for hazardous wastes and table S2.3 is for non-hazardous wastes. This is because the operations for the two wastes are different and the wastes cannot be mixed.
Emissions, monitoring and reporting	During our review of the permit, we identified that: - The point source emission to air from the cement silo was missing. We have added : - emission point A2 (from the cement silo dust filter) - and associated monitoring requirements to Table S3.1. - We have removed W2 from table S3.2 as there is only one point source emission to water (W1). We have also amended this table to add BAT AELs – see key issues for full details. We have also added monitoring requirements in Table S3.3 (Process monitoring) and Table S3.4 (Ambient air monitoring) to the permit, which are directly associated with IC1 - as mentioned earlier in this Table. Table S4.1 (Reporting of monitoring data), Table S4.4 (Reporting Forms) and all relevant reporting forms have been

	updated to reflect all of the above changes.
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Decision Considerations

Confidential information

A claim for commercial or industrial confidentiality has not been made.

Identifying confidential information

We have not identified information provided as part of the Regulation 61 notice response that we consider to be confidential. The decision was taken in accordance with our guidance on confidentiality.

The regulated facility

We considered the extent and nature of the facility/facilities at the site in accordance with RGN2 'Understanding the meaning of regulated facility. Appendix 2 of RGN2 'Defining the scope of the installation.'

The site

The operator has provided a plan which we consider to be satisfactory.

These show the extent of the site of the facility including the discharge points.

The plans show the location of the part of the installation to which this permit applies on that site.

The plan is included in the permit.

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 S1.2 in the environmental permit.

Changes to the permit conditions

We have varied the permit as stated in the variation notice.

Management plans

We did not review any management plan under the scope of the permit review. Under the conditions of the permit, where we consider that activities are giving rise to pollution

in the form of fugitive emissions, we will ask for the submission and implementation of a suitable management plan.

Improvement programme

We have included an improvement programme to ensure that the permit complies with the appropriate technical guidance for this facility.

IC1 requires the operator to submit a dust emissions management plan to the Environment Agency for approval, as required by the appropriate measures.

IC2 requires the operator to 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 loads to ensure there is no deliberate mixing, dilution or cross contamination of incompatible wastes or hazardous and non-hazardous wastes.

IC3a & IC3b requires the operator to have the following in all operational areas of the facility where they are treating and storing hazardous waste:

- *an impermeable surface*
- *spill containment kerbs*
- *sealed construction joints*
- *a sealed drainage system*

IC4 requires the operator to carry out monitoring of the discharge to water (W1) to establish their emission inventory and submit a H1 Risk assessment.

Emission limits

Emission Limits have been added for direct emissions to water course as a result of this variation based on Best Available Techniques – Associated Emission Levels (BAT-AELS) for Waste Treatment.

Monitoring

We have decided that monitoring should be amended for the following parameters, using the methods detailed and to the frequencies specified in the relevant tables in the permit, as explained in the key issues section and table 1:

Air Emissions

We have added the following parameters to table S3.1.

- Dust

Surface water monitoring

We have added the following parameters to table S3.2.

- Copper (expressed as Cu)
- Lead (expressed as Pb)
- Mercury (expressed as Hg)
- Nickel (expressed as Ni)
- PFOA & PFOS
- Total organic carbon (TOC)
or
- Chemical oxygen demand (COD)
- Total suspended solids (TSS)
- Zinc (expressed as Zn)
- Benzo(a)pyrene as required upon completion of IC4.

Ambient air monitoring

We have added the following parameters to table S3.4.

- Dust

We made these decisions in accordance with Best Available Techniques for Waste Treatment

Reporting

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

- Reporting of monitoring data
- Annual production/treatment
- Performance parameters

We made these decisions in accordance with Best Available Techniques for Waste Treatment

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 100 of that Act in deciding whether to grant the variation of this permit.

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 standard.