Notice of variation and consolidation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Amey Highways Limited

Meece Highways Depot
Meece Landfill
Swynnerton
Near Stone
Staffordshire
ST15 0QU

Variation application number

EPR/RP3835RD/V003

Permit number

EPR/RP3835RD

Meece Highways Depot
Permit number EPR/RP3835RD

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” and “Non-hazardous and inert 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.

On 12 July 2021, Non-hazardous and inert 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 non-hazardous and inert 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 Non-hazardous and inert waste sector, and to implement the appropriate measures guidance. The opportunity has also been taken to consolidate the original permit and subsequent variations where appropriate.

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 non-hazardous waste;
- blending or mixing of non-hazardous waste;
- temporary storage of non-hazardous waste.

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.
- Recovery of non-hazardous wastes by crushing and screening.

The schedule 1 Activities are as follows:

- (AR1) Section 5.3 Part A(1)(a)(vi) – Recovery of hazardous waste involving recycling or reclamation of inorganic materials (crushing and encapsulation).
- (AR2) Section 5.6 Part A(1)(a) – Temporary storage of hazardous waste pending any of the activities listed in Section 5.3.

The Directly Associated Activities:

- (AR3) Fuel storage
- (AR4) Raw and auxiliary material storage
- (AR5) Collection and treatment of process water

Hazardous waste will be limited to the recovery of waste coal tar bound road planings for reuse in road construction. The hazardous waste (bituminous wastes containing coal tar) comes from road maintenance works. Hazardous waste will be stored on an impermeable pad prior to sorting, screening, and crushing to create aggregate for coating in a cold recycled aggregate mixing plant. The mixing of hazardous and non-hazardous wastes is prohibited.

The waste operations are as follows:

- (AR6) Physical treatment by sorting, separation, crushing and screening, blending and mixing to produce secondary aggregates that meet the WRAP protocol and/or soils and soil substitutes.
- (AR7) Waste transfer station - storage of non-hazardous wastes.

The waste facility is for the treatment and transfer of inert and excavation wastes. Wastes are bulked up for off-site disposal or recovery and are treated by sorting, separation, screening and crushing.

The site will receive up to 20,000 tonnes per year of hazardous waste and up to 30,000 tonnes per year of non-hazardous wastes. The total annual throughput shall be less than 50,000 tonnes.

The site has one point source emission to air from a mobile cement silo when on site.

The site has an impervious pad constructed from concrete falling towards a kerbed drainage collection system. The contaminated surface run off water is collected and stored in an underground sump. The contents are pumped into tankers and removed off site for disposal.

An approximate National Grid Reference of the site is SJ 85162 34339. The site is located adjacent to Meece Landfill near Swynnerton, Staffordshire. The site is surrounded by a mixture of open agricultural land and woodland.

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**
Permit determined EPR/RP3835RD/A001	22/02/2016	Original permit issued to Amey LG Limited
Variation determined EPR/RP3835RD/V002	02/09/2019	Varied permit issued to Amey LG Limited for a change of registered office address to 3rd Floor, Chancery Exchange, 10 Furnival Street, London, EC4A 1AB
Application EPR/RP3835RD/T004 (full transfer of permit EPR/RP3835RD)	Duly made 09/01/2025	Application to transfer the permit in full to Amey Highways Limited
Transfer determined EPR/RP3835RD	01/04/2025	Full transfer of permit complete
Permit review- Regulation 61 Notice sent to Operator	30/04/2025	Regulation 61 Notice requiring information for statutory review of permit.
Permit review – Regulation 61 Notice (Excel sheet) response	22/05/2026	Response received from the operator.
Permit Review – Application (variation and consolidation) EPR/RP3835RD/V003	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 and Non-hazardous and inert waste: appropriate measures for permitted facilities published 12 July 2021.
Additional information received in response to the Request for Further Information (RFI) 16/07/2026	17/07/2026	Documents received in response to questions relating to; • Details of site surface water run off • Mobile cement silo • Confirmation of site address • Current status of Improvement condition (IC1)
Environment Agency Waste Treatment Sector Review Permit reviewed Variation determined EPR/RP3835RD/V003	29/10/2026	Varied and consolidated permit issued.

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/RP3835RD

Issued to

Amey Highways Limited ("the operator")

whose registered office is

Chancery Exchange

10 Furnival Street

London

EC4A 1AB

company registration number 06600609

to operate regulated facilities at

Meece Highways Depot

Meece Landfill

Swynnerton

Near Stone

Staffordshire

ST15 0QU

to the extent set out in the schedules.

The notice shall take effect from 29/10/2026

Name	Date
Anne Lloyd	**29/10/2026**

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/RP3835RD

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/RP3835RD/V003 authorising,

Amey Highways Limited ("the operator"),

whose registered office is

Chancery Exchange
10 Furnival Street
London
EC4A 1AB

company registration number 06600609

to operate an installation and waste operation at

Meece Highways Depot
Meece Landfill
Swynnerton
Near Stone
Staffordshire
ST15 0QU

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

Name	Date
Anne Lloyd	**29/10/2026**

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 For the following activities referenced in schedule 1, table S1.1 (AR1 to AR5) 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 For the following activities referenced in schedule 1, table S1.1 (AR1 to AR5) 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 For the following activities referenced in schedule 1, table S1.1 (AR1 to AR5) 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 red 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 Waste shall only be accepted if:

(a) it is of a type and quantity listed in schedule 2 tables S2.2, S2.3 and S2.4.

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

2.3.4 The operator shall ensure that where waste produced by the activities is sent to a relevant waste operation, that operation is provided with the following information, prior to the receipt of the waste:

(a) the nature of the process producing the waste;

(b) the composition of the waste;

(c) the handling requirements of the waste;

(d) the hazardous property associated with the waste, if applicable; and

(e) the waste code of the waste.

2.3.5 The operator shall ensure that where waste produced by the activities is sent to a landfill site, it meets the waste acceptance criteria for that landfill.

2.4 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 table S3.1.

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 table S3.1;

(b) process monitoring specified in table S3.2;

(c) ambient air monitoring specified in table S3.3;

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

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

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

3.6 Pests

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

3.6.2 The operator shall:

(a) if notified by the Environment Agency, submit to the Environment Agency for approval within the period specified, a pests management plan which identifies and minimises risks of pollution from pests;

(b) implement the pests management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

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 For the following activities referenced in schedule 1, table S1.1 (AR1 to AR5) 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.

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 and crushing, blending and cold coating for recovery using mobile plant located on site plan shown in schedule 7, to storage of asphalt waste containing coal tar (AWCCT) prior to off-site removal. No more than 1500 tonnes per day of hazardous waste can be treated at the site. Treatment shall take place on an impermeable surface with sealed drainage. Treated waste shall be stored on an impermeable surface with sealed drainage. Other than when being treated, treated waste shall be stored in bays as shown at the locations identified on site plan in schedule 7. Treated waste shall be stored for no longer than 12 months No more than 10,000 tonnes of hazardous waste shall be stored on site at any one time including treated and untreated AWCCT. No waste types shall be submitted to this activity other than those hazardous wastes specified in schedule 2, table S2.2.
AR2 Storage activity	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; or its transfer off-site. No more than 10,000 tonnes of hazardous waste shall be stored on site at any one time including treated and untreated AWCCT. The total amount of waste stored on site in the external storage area at any one time, including both hazardous and non-hazardous waste, shall not exceed 30,000 tonnes. All waste shall be stored in bays other than when being treated, as shown at the locations identified on site plan in schedule 7. Waste shall be stored on impermeable surfacing with sealed drainage.

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**
			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 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	Storage of fuel.	Storage of fuel.	From receipt and storage to point of use.
AR4	Raw material handling and storage.	Raw material handling and storage.	From receipt and storage to point of use. Cement shall be stored in a silo for use in activity AR1 with emissions abated using a dust filter.
AR5	Surface water collection and storage.	Collection and storage of contaminated site surface water and process water from the treatment process in 10,000 litre tank.	From the collection of contaminated site surface water to removal off-site for disposal or recovery.
Waste Operations			
Activity reference	**Description of activities for waste operations**	**Limits of activities**	
AR6	Waste transfer station with treatment for inert and excavation wastes R3 Recycling/reclamation of organic substances which are not used as solvents. R4 Recycling/reclamation of metals and metal compounds. R5 Recycling/reclamation of other inorganic materials (inorganic materials can include soils, aggregates and ashes).	Physical treatment of non-hazardous waste, non-hazardous construction and demolition wastes by manual and mechanical sorting, separation, screening and crushing for disposal (no more than 50 tonnes per day, aggregated), or recovery. Treatment shall take place on hardstanding or on impermeable surfacing with sealed drainage. The total amount of waste stored on site at any one time, including both hazardous and non-hazardous waste, shall not exceed 30,000 tonnes. Notwithstanding the limits given above where a shorter storage time period is given in an agreed management plan then that time period shall take precedence. Other than when being treated waste shall be stored in bays as shown on site plan in schedule 7. No waste types shall be submitted to this activity other than those non-hazardous wastes specified in schedule 2, tables S2.3 and S2.4.	
AR7	Waste transfer station for storage of non-hazardous and inert waste. R13 Storage of waste pending any of the operations numbered R1 to R12	From receipt and storage of non-hazardous waste on site to its treatment, blending or mixing or its transfer off-site. The amount of non-hazardous waste stored on site at any one time shall not exceed 20,000 tonnes.	

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**
	(excluding temporary storage, pending collection, on the site where it is produced). D15 Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where the waste is produced).	Waste shall be stored on hardstanding or an impermeable surfacing. 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 then that time period shall take precedence. No waste types shall be submitted to this activity other than those non-hazardous wastes specified in schedule 2, tables S2.3 and S2.4.	

Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
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. The following alternative measures have been agreed: Alternative measures to waste storage, segregation and handling appropriate measures - measure 4.10 requiring covering of stockpiles - are to be finalised upon conclusion of improvement condition IC4.	21/05/2026
Non-hazardous and inert waste: appropriate measures for permitted facilities published 12 July 2021.	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).	21/05/2026
Additional information	Request For Information (sent 16/07/2026) response; • Mobile cement silo used on site • Details of surface water run off	17/07/2026

Table S1.3 Improvement programme requirements		
Reference	**Requirement**	**Date**
IC1 Site condition report	The Operator shall submit to the Environment Agency a report on the baseline conditions of soil and groundwater at the Installation. The report shall contain the information necessary to determine the state of soil and groundwater contamination so as to make a quantified comparison with the state upon definitive cessation of activities provided for in Article 22(3) of the IED. The report shall contain the information needed to meet the information requirements of Article 22(2) of the IED.	29/01/2027
IC2 Waste storage, segregation and handling procedures	The operator shall review and update 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 and Non-hazardous and inert waste: appropriate measures for permitted facilities referred to in Table S1.2. Specifically, the operator must demonstrate that the following appropriate measure of the guidance will be met: • Measure 4.47 'You should equip storage and treatment tanks with an automatic level monitoring system and an associated alarm or trip system. These systems must be sufficiently robust (for example, be able to work if sludge and foam are present) and regularly maintained. You must fit tanks with suitable overfill protection.' • Measure 6.5.3: 'You must have measures in place to prevent overflows and failures from tanks and vessels, including where relevant: ○ overflow detectors and alarms ○ directing over-flow pipes to a contained drainage system ○ locating tanks and packaged liquids in suitable secondary containment (bunds) ○ providing isolation mechanisms (for example, closing valves) for tanks, vessels and secondary containment' • Measure 6.5.17 'You must… establish an inspection and maintenance programme for all sub-surface structures, for example, pressure tests, leak tests, material thickness checks or CCTV.' A copy of the updated procedure(s) shall be submitted to the Environment Agency for approval.	29/01/2027
IC3a Site surfacing and drainage for external areas	The operator shall submit to the Environment Agency for approval, a written report detailing proposals for providing external areas of the site with: • impermeable surfacing and a sealed drainage system, for areas where hazardous wastes or non-inert wastes such as EWC 20 03 03 street cleaning residues (Non-hazardous gully emptying and road sweepings) are stored or handled in accordance with the requirements of the Environment Agency's guidance:	29/01/2027

	Chemical waste: appropriate measures for permitted facilities: Measure 6.5.2. You must have these in all operational areas of the facility: ○ an impermeable surface ○ spill containment kerbs ○ sealed construction joints ○ a sealed drainage system Measure 6.5.18 For surfacing, you must design appropriate surfacing and containment or drainage facilities for all operational areas, taking into account: ○ collection capacities ○ surface thicknesses ○ strength and reinforcement ○ falls ○ materials of construction ○ permeability ○ resistance to chemical attack ○ inspection and maintenance procedures Non-hazardous and inert waste: appropriate measures for permitted facilities: Measure 4.1 You must store waste in locations that minimise the handling of waste. Waste handling must be carried out by competent staff using appropriate equipment. • other appropriate surfacing and drainage arrangements for designated areas where the waste stored or handled does not pose any significant risk of contaminating surface water or ground water. You must appropriately isolate these areas from other operational areas so that there cannot be any flows between them. This includes in the event of an accident, for example a fire. Where an alternative measure is proposed (to the measures described above, such as covering the gully waste), the plan must contain detailed justification, including a risk assessment as per our guidance Best available techniques: environmental permits - GOV.UK. The proposals must include the specification of the proposed infrastructure, an implementation plan, and timescales for implementation.	
IC3b Site surfacing and drainage for external areas	The proposals agreed under IC3a for upgrading the site surfacing and drainage areas shall be implemented by the operator in accordance with the Environment Agency's written approval.	29/10/2028
IC4	The operator shall submit a dust emissions management plan to the Environment Agency for approval. The plan shall	29/04/2027

Dust emissions management plan (DEMP)	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.	

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 (AR1 & AR2)	
Maximum quantity	The total quantity of wastes accepted under activities AR1 and AR2 shall not exceed 20,000 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

Table S2.3 Permitted waste types and quantities for storage and treatment of non-hazardous waste (AR6 & AR7) on hardstanding	
Maximum quantity	The total quantity of wastes accepted under activities AR6 and AR7 shall not exceed 30,000 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 01	**concrete, bricks, tiles and ceramics**
17 01 01	concrete
17 01 02	bricks
17 03	**bituminous mixtures, coal tar and tarred products**
17 03 02	bituminous mixtures other than those mentioned in 17 03 01
17 05	**soil (including excavated soil from contaminated sites), stones and dredging spoil**
17 05 04	soil and stones other than those mentioned in 17 05 03
20	**MUNICIPAL WASTES (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES) INCLUDING SEPARATELY COLLECTED FRACTIONS**
20 02	**garden and park wastes (including cemetery waste)**
20 02 02	soil and stones

Table S2.4 Permitted waste types and quantities for storage and treatment of non-hazardous waste (AR6 & AR7) on an impermeable surface with sealed drainage upon completion of improvement conditions IC3a and IC3b.	
Maximum quantity	The total quantity of wastes accepted under activities AR6 and AR7 shall not exceed 30,000 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**
20	**MUNICIPAL WASTES (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES) INCLUDING SEPARATELY COLLECTED FRACTIONS**
20 03	**other municipal wastes**
20 03 03	street-cleaning residues

Schedule 3 – Emissions and monitoring

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	**Source**	**Parameter**	**Limit (incl. unit)**	**Reference Period (Note 1)**	**Monitoring frequency (Note 2)**	**Monitoring standard or method**
A1 [Point A1 on schedule 7 site plan]	Cement silo dust filter serving AWCCT plant	Dust	No visible dust	Spot	Daily during operational hours	Visual
Note 1: To the extent possible, the measurements shall be carried out at the highest expected emission state under normal operating conditions.						

Table S3.2 Process monitoring requirements				
Emission point reference or source or description of point of measurement	**Parameter**	**Monitoring frequency**	**Monitoring standard or method**	**Other Specifications**
Liner on earthen bund serving AWCCT storage area as agreed under IC3a and IC3b.	Efficiency assessment	-	The liner shall be installed, maintained, operated and replaced in accordance with the manufacturer's recommendations and as agreed under IC3a and IC3b	-

Table S3.3 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 IC4	Dust	As agreed under IC4.	The monitoring methods shall be as specified in the Dust and Emissions Management Plan following completion of IC4.	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 IC4.

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 or as agreed in accordance with IC4	1 January
Ambient air monitoring	As agreed under IC4	Monthly or as agreed under IC4	1 January

Table S4.2 Annual production/treatment	
Parameter	**Units**
Hazardous waste treated - Recovery	tonnes
Hazardous waste treated - Disposal	tonnes
Non-hazardous waste treated - Recovery	tonnes
Non-hazardous waste treated - Disposal	tonnes
End of waste produced	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	08/03/2021
Water usage	Water Usage Reporting Form: version 1 or other form as agreed in writing by the Environment Agency	08/03/2021
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 a concentration 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.

“container” is a receptacle for waste for example bags, bins, boxes, drums, IBCs and blister packs. Wastes may be packaged in more than one receptacle for example a bag in a box.

“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.

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

“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.

“hardstanding” means ground surfaced with a durable permeable material. It must be capable of remaining level and rut free and being kept clear of debris. It must be maintained so that it does not cause surface water ponding.

“hazardous property” has the meaning in Annex lll 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.

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

“mixing of hazardous waste” means mixing hazardous waste as defined by Regulation 18 of the Hazardous Waste (England and Wales) Regulations 2005.

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

“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.

“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 container” for the purposes of this permit, means a container which is fully enclosed, weather proof, does not allow any solid or liquid content to escape and is lockable.

“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.

When the following terms appear in the waste code list in Schedule 2, table S2.2 and table S2.3 they have the meaning given below:

“hazardous substance” means a substance classified as hazardous as a consequence of fulfilling the criteria laid down in parts 2 to 5 of Annex I to Regulation (EC) No 1272/2008.

Schedule 7 – Site plan

Figure 1: Site location and permit boundary



END OF PERMIT