Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

National Highways Limited

Tilbury Landfill
Station Road Compound
Station Road
East Tilbury
Essex
RM18 8RH

Permit number

EPR/EP3322MT

Tilbury Landfill
Permit number EPR/EP3322MT

Introductory note

This introductory note does not form a part of the notice.

The main features of the permit are as follows:

This permit authorises the operation of a non-hazardous landfill located east of Tilbury, Essex, forming part of the A122 Lower Thames Crossing (Tunnels and Approaches) project. The facility lies within, and partly extends beyond, the boundary of the former Tilbury Ash Disposal Site, which historically accepted pulverised fuel ash (PFA) from Tilbury B Power Station until its closure in 2013. The site has since operated under environmental permit EPR/GP3733DZ, including variation V007, under the control of Ingrebourne Valley Limited as the previous operator, which authorised the deposit of inert waste materials for restoration. This permit is held by National Highways, who is the operator of the facility. The permitted activity comprises the disposal of inert waste materials, derived from the adjacent Goshems Farm Deposit for Recovery site, together with the management and reprofiling of existing waste deposits within the site to form the land required for the construction of the Lower Thames Crossing scheme, including the recovery of PFA where present, consistent with previously authorised activities.

The permit boundary reflects the limits of the authorised development under the Development Consent Order and differs from the previous landfill permit boundary, with some areas excluded and additional land incorporated to enable construction of the approved scheme. The extent of the permitted area under the existing Tilbury Ash Disposal Site permit (EPR/GP3733DZ), formerly operated by Ingrebourne Valley Limited, was reduced to zero by variation V009 to remove the conflict between that permit and the authorised Lower Thames Crossing development. In determining that variation, the Environment Agency assessed the information provided to ensure that the relevant environmental requirements for the removal of the permitted land were met, including consideration of pollution risk and the condition of the site. As that variation removed all land from permit EPR/GP3733DZ, that permit ceased to authorise any regulated activities.

The landfill will operate for a limited period aligned with the construction phase of the project, during which inert materials will be deposited to achieve the required landform, after which the site will be restored and subject to an approved aftercare and monitoring regime.

Status log of the permit		
Description	**Date**	**Comments**
Application EPR/EP3322MT/A001	Duly made 29/05/2026	Application for non-hazardous landfill.
RFI response	23/06/2026	Final levels plan
RFI response	24/06/2026	Monitoring point plan
RFI response	25/06/2026	Revised Dust plan
Permit determined EPR/EP3322MT	15/07/2026	Permit issued to National Highways Limited.

End of introductory note

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/EP3322MT

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2016

National Highways Limited ("the operator"),

whose registered office is

Three Snowhill
Snow Hill Queensway
Birmingham
B4 6GA

company registration number 09346363

to operate an installation at

Tilbury Landfill
Station Road Compound
Station Road
East Tilbury
Essex
RM18 8RH

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

Name	Date
Jack Robinson, Principal Permitting Team Leader	**15/07/2026**

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 Finance

1.2.1 The financial provision for meeting the obligations under this permit set out in the agreement made between the operator and the Environment Agency dated 15/07/2026 shall be maintained by the operator throughout the subsistence of this permit and the operator shall produce evidence of such provision whenever required by the Environment Agency.

1.2.2 The operator shall ensure that the charges it makes for the disposal of waste in the landfill cover all of the following:

(a) the costs of setting up and operating the landfill;

(b) the costs of the financial provision required by condition 1.2.1; and

(c) the estimated costs for the closure and aftercare of the landfill.

1.3 Energy efficiency

1.3.1 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) Implement any appropriate measures identified by a review.

1.4 Efficient use of raw materials

1.4.1 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.

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

1.5.1 The operator shall:

(a) take appropriate measures to ensure that waste produced by the activities is avoided or reduced, or where waste is produced it is recovered wherever practicable or otherwise disposed of in a manner which minimises its impact on the environment;

(b) review and record at least every four years whether changes to those measures should be made; and

(c) take any further appropriate measures identified by a review.

2 Operations

2.1 Permitted activities

2.1.1 The operator is only authorised to carry out the activities specified in schedule 1, table S1.1 (the "activities").

2.2 The site

2.2.1 The activities shall not extend beyond the site, being the land shown edged in 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.

2.4 Improvement programme

2.4.1 The operator shall complete the improvements specified in schedule 1, table S1.3 by the date specified in that table unless otherwise agreed in writing by the Environment Agency.

2.4.2 Except in the case of an improvement which consists only of a submission to the Environment Agency, the operator shall notify the Environment Agency within 14 days of completion of each improvement.

2.5 Landfill Engineering

2.5.1 No construction of any new cell of the landfill shall commence until the operator has submitted construction proposals and the Environment Agency has confirmed that it is satisfied with the construction proposals.

2.5.2 Where the operator proposes to construct any new cell other than the first cell, but proposes no change from the design of the most recently approved cell which could have any impact on the performance of any element of the design, no construction of the new cell shall commence until the

operator has submitted a cell layout drawing and the Environment Agency has confirmed that it is satisfied with the cell layout drawing.

2.5.3 The construction of a new cell shall take place only in accordance with the approved construction proposals unless:

(a) any change to the approved construction proposals would have no impact on the performance of any element of the design; or

(b) a change has otherwise been agreed in writing by the Environment Agency.

2.5.4 No disposal of waste shall take place in a new cell until the operator has submitted a CQA Validation Report and the Environment Agency has confirmed that it is satisfied with the CQA Validation Report.

2.5.5 No construction of landfill infrastructure shall commence until the operator has submitted relevant construction proposals or a written request to use previous construction proposals and the Environment Agency has confirmed that it is satisfied with the construction proposals.

2.5.6 The construction of the landfill infrastructure shall take place only in accordance with the approved construction proposals unless:

(a) any change to the approved construction proposals would have no impact on the performance of any element of the design; or

(b) a change has otherwise been agreed in writing by the Environment Agency.

2.5.7 The operator shall submit a CQA Validation Report within four weeks of the completion of the construction of the relevant landfill infrastructure, or other time period agreed in writing with the Environment Agency.

2.5.8 Where pollution controls are immediately necessary to prevent an incident or accident, then conditions 2.5.5 and 2.5.6 do not apply and the relevant landfill infrastructure may be constructed, provided that the construction proposals are submitted to the Environment Agency as soon as practicable.

2.5.9 For the purposes of conditions 2.5.1, 2.5.2, 2.5.4 and 2.5.5, the Environment Agency shall be deemed to be satisfied where it has not, within the period of four weeks from the date of receipt of the relevant construction proposals or CQA Validation Report, either:

(a) confirmed whether or not it is satisfied; or

(b) informed the operator that it requires further information.

2.5.10 Where the Environment Agency has required further information under condition 2.5.9(b), the Environment Agency shall be deemed to be satisfied where it has not, within the period of four weeks from the date of receipt of the further information, either:

(a) confirmed whether or not it is satisfied; or

(b) informed the operator that it requires further information.

2.6 Waste acceptance

2.6.1 Wastes shall only be accepted for disposal if:

(a) they are listed in schedule 2, table S2.1A; and

(b) they are non- hazardous waste; and

(c) they are not whole used tyres (other than bicycle tyres and tyres with an outside diameter of more than 1400mm); and

(d) they are not shredded used tyres; and

(e) they are not liquid waste (including waste waters but excluding sludge[and excluding liquid waste accepted at a permitted leachate treatment activity]); and

(f) they are not chemical substances from research and development or teaching activities, for example laboratory residues, which are unidentified and/or which are new and whose effects on man and/or the environment are unknown; and

(g) all the relevant waste acceptance procedures have been completed; and

(h) they fulfil the relevant waste acceptance criteria; and

(i) they have not been diluted or mixed solely to meet the relevant waste acceptance criteria; and

(j) they are wastes which have been treated, except for: inert wastes for which treatment is not technically feasible; or it is waste other than inert waste and treatment would not reduce its quantity or the hazards which it poses to human health or the environment,; and

(k) they are wastes with a code beginning with 07 05 and 16 03, they shall exclude waste medicinal products and pharmaceutically active waste materials arising from their manufacture; and

(l) they are not waste paper, metal, plastic or glass if that waste has been separately collected for the purpose of preparing for re-use or recycling.

2.6.2 Wastes shall only be accepted for restoration where:

(a) they are listed in schedule 2, table S2.2; and

(b) they are accepted in accordance with a restoration plan approved in writing by the Environment Agency.

2.6.3 For the following activities referenced in schedule 1, table S1.1 (A1) The operator shall:

(a) visually inspect without unloading it, waste that is not in an enclosed container or enclosed vehicle on arrival at the landfill and waste at the point of deposit; and

(b) be satisfied that the waste conforms to the requirements of condition 2.6.1.

2.6.4 Where the operator has taken samples to establish that the waste is in conformity with the documentation submitted by the holder then the samples taken shall be retained for at least one month and results of any analysis for at least two years.

2.6.5 For the following activities referenced in schedule 1, table S1.1 (A1) The operator on accepting each delivery of waste shall provide a receipt to the person delivering it.

2.6.6 The total quantity of waste that shall be deposited in the landfill shall be limited by the pre-settlement levels shown on drawing North Portal Ashfields Permit Application (HE540039-BMJ-LLO-TA_S07_ZZ-DR-ZZ-000105)

2.6.7 The quantity of waste that is disposed of at the regulated facility in any year shall not exceed the limits in schedule 1, table S1.4.

2.6.8 The operator shall maintain and implement a system which ensures that a record is made of the quantity, characteristics, date of delivery and, where practicable, origin of any waste that is received for disposal or recovery and of the identity of the producer, or in the case of municipal waste and multiple collection vehicles, of the collector of such waste. Any information regarded by the operator as commercially confidential shall be clearly identified in the record.

2.7 Closure and aftercare

2.7.1 The operator shall maintain a closure and aftercare management plan.

3 Emissions and monitoring

3.1 Emissions to water, air or land

3.1.1 The limits in schedule 3 shall not be exceeded.

3.1.2 The operator shall prevent the input of any hazardous substances from the activities into groundwater.

3.1.3 The operator shall submit to the Environment Agency a review of the Hydrogeological Risk Assessment:

(a) between nine and six months prior to the sixth anniversary of the granting of the permit; and

(b) between nine and six months prior to every subsequent six years after the sixth anniversary of the granting of the permit

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 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 and any other actions specified in the following tables in schedule 3 to this permit:

(a) Groundwater specified in tables S3.1 and S3.2;

(b) Surface water specified in table S3.3; and

(c) Landfill gas 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 A topographical survey of the site referenced to ordnance datum shall be carried out and shall be used to produce a plan of a scale adequate to show the surveyed features of the site:

(a) annually; and

(b) prior to the disposal of waste in any new cell or new development area of the landfill; and

(c) following closure of the landfill or part of the landfill.

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) the results of groundwater monitoring;

(ii) sub-surface landfill gas monitoring;

(iii) waste types and quantities;

(iv) the specification and as built drawings of the basal, sidewall and capping engineering systems.

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 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 ('the annual report') shall be submitted to the Environment Agency by 31st January each year or such other date as may be agreed in writing by the Agency, with the exception of 4.2.2(c) that must be provided by the end of February 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 this permit against the relevant assumptions, parameters and results in the risk assessments submitted in relation to this installation and any agreed amendments thereto. The review will include written descriptions of the improvements made to operational performance during the year, action plans developed and planned improvements for the coming year;

(b) the energy consumed at the site, reported in the format set out in schedule 4 table S4.3;

(c) the annual production/treatment set out in schedule 4, table S4.2;

(d) the topographical surveys required by condition 3.5.3 other than those submitted as part of a CQA validation report;

(e) the volumetric difference (reported in cubic metres) between the most recent topographical survey and the previous annual topographical survey i.e. the additional volume of the landfill void that is occupied by waste;

(f) an assessment of the settlement behaviour of the landfill body based on the difference between the most recent topographical survey and previous annual topographical survey for the areas of the landfill which did not receive waste between the surveys;

(g) a calculation of the remaining capacity (reported in cubic metres) derived from the pre-settlement contours and the most recent topographical survey;

(h) a plan(s) ('the monitoring and extraction point plan – MEPP') showing the locations of existing and any new leachate and landfill gas extraction and monitoring points; and

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) using the forms specified in schedule 4, table S4.4 or other reporting format as agreed in writing with the Environment Agency; and

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

4.2.4 Within one 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.

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

4.3 Notifications

4.3.1 In the event:

(a) that the operation of the activities gives rise to an incident or accident which significantly affects or may significantly affect the environment, the operator must immediately—

(i) inform the Environment Agency;

(ii) take the measures necessary to limit the environmental consequences of such an incident or accident; and

(iii) take the measures necessary to prevent further possible incidents or accidents.

(b) of a breach of any permit condition the operator must immediately—

(i) inform the Environment Agency; and

(ii) take the measures necessary to ensure that compliance is restored within the shortest possible time.

(c) of a breach of permit condition which poses an immediate danger to human health or threatens to cause an immediate significant adverse effect on the environment, the operator must

immediately suspend the operation of the activities or the relevant part of it until compliance with the permit conditions has been restored.

4.3.2 Any information provided under condition 4.3.1 shall be confirmed by sending the information listed in schedule 5 to this permit within the time period specified in that schedule.

4.3.3 The Environment Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:

Where the operator is a registered company:

(a) any change in the operator's trading name, registered name or registered office address; and

(b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.

Where the operator is a corporate body other than a registered company:

(a) any change in the operator's name or address; and

(b) any steps taken with a view to the dissolution of the operator.

In any other case:

(a) the death of any of the named operators (where the operator consists of more than one named individual);

(b) any change in the operator's name(s) or address(es); and

(c) any steps taken with a view to the operator, or any one of them, going into bankruptcy, entering into a composition or arrangement with creditors, or, in the case of them being in a partnership, dissolving the partnership.

4.3.4 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.

4.4 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	**WFD Annex I and II operations (where applicable)**	**Activity listed in Schedule 1 of the EP Regulations**	**Description of specified activity**	**Limits of specified activity**
A1	D5 - Specially engineered landfill or D1 Deposit into or on to land	Section 5.2 Part A(1) (a), The disposal of waste in a landfill.	Landfill for non-hazardous waste and landfill restoration.	Receipt, handling, storage and disposal of wastes imported from adjacent Goshems Farm Deposit for Recovery site, consisting of the types and quantities specified in conditions 2.6, as an integral part of landfilling.

Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
Application	Stability Risk Assessment – HE540039-BMJ-EAC-TA_SNZ_ZZ-RP-GS-000010 P03 dated 17/04/26	01/06/2026
Application	Waste Acceptance Criteria – HE540039-BMJ-EAC-TA_SNZ_ZZ-RP-GS-000012 P02 dated 18/05/26	01/06/2026
Application	Closure and Aftercare Management Plan – HE540039-BMJ-EAC-TA_SNZ_ZZ-RP-GS-000007 P02 dated 19/05/26	01/06/2026
RFI response	Monitoring point plan - (HE540039-BMJ-EAC-TA_S07_ZZ-MP-GS-000003)	24/06/2026
RFI response	Dust and Emissions Monitoring Plan – HE540039-BMJ-EAC-TA_SNZ_ZZ-RP-GS-000008 P03 dated 24/06/2026	25/06/2026
Application	Hydrogeological Risk Assessment – HE540039-BMJ-EAC-TA_SNZ_ZZ-RP-GS-000011 P03 dated 02/07/2026	03/07/2026

Table S1.3 Improvement programme requirements		
Reference	**Requirement**	**Date**
IC1	The operator shall progressively install in-waste gas monitoring points at a minimum density of 2 points per hectare unless otherwise agreed with EA and commence routine in waste gas monitoring. The landfill gas monitoring boreholes shall be constructed and recorded in accordance with a Construction Quality Assurance (CQA) Plan covering all elements of the landfill gas monitoring system. The proposal shall be in accordance with Environment Agency Guidance: LFTGN03 'Management of Landfill Gas'.	On completion of each phase.

Table S1.5 Annual waste input limits	
Category	**Limit Tonnes/ Year**
Non-hazardous waste	1,500,000
Waste for restoration	0
Total	**1,500,000**

Schedule 2 – List of permitted wastes

Table S2.1A Permitted waste types for disposal at a landfill for non-hazardous waste	
Waste code	**Description**
01	**Wastes resulting from exploration, mining, quarrying, and physical and chemical treatment of minerals**
01 04	**wastes from physical and chemical processing of non-metalliferous minerals**
01 04 08	waste gravel and crushed rocks other than those mentioned in 01 04 07
01 04 09	waste sand and clays
01 05	**Drilling muds and other drilling waste**
01 05 04	freshwater drilling muds and wastes
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 01 03	tiles and ceramics
17 01 07	mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06
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 (Excluding topsoil and peat, excluding soil and stones from contaminated sites)
17 05 06	dredging spoil other than those materials mentioned in 17 05 05
17 09	**other construction and demolition wastes**
17 09 04	mixed construction and demolition wastes other than those mentioned in 17 09 01, 17 09 02 and 17 09 03
19	**Wastes from waste management facilities, off-site waste water treatment plants and the preparation of water intended for human consumption and water for industrial use**
19 02	**wastes from physico/chemical treatments of waste (including dechromatation, decyanidation, neutralisation)**
19 02 03	premixed wastes composed only of non-hazardous wastes (treated chalk arisings only)
19 12	**wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified**
19 12 09	minerals (for example sand, stones)
19 12 12	other wastes (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11 (treated chalk arisings only)
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 (excluding topsoil and peat)

Table S2.1B Waste types previously permitted for disposal	
Waste code	**Description**
10	**WASTES FROM THERMAL PROCESSES**
10 01	**wastes from power stations and other combustion plants (except 19)**
10 01 01	bottom ash, slag and boiler dust (excluding boiler dust mentioned in 10 01 04)
10 01 02	coal fly ash
17	**Construction and demolition wastes (including excavated soil from contaminated sites)**
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 with tunnelling additives[Note 1] (Excluding topsoil and peat, excluding soil and stones from contaminated sites)
17 05 04	soil and stones other than those mentioned in 17 05 03 with tunnelling additives[Note 2] (Excluding topsoil and peat, excluding soil and stones from contaminated sites)
Note 1: Only additives detailed in report titled “Tideway Central, Soil Conditioning Agent and Grease – Spoil Deposition Risk Assessment (Ferrovial Agroman Laing O'Rourke) (dated March 2019)”	
Note 2: Only additives detailed in report titled “Tideway Central, Tunnelling Products – Spoil Deposition Risk Assessment” (Ferrovial Agroman Laing O'Rourke Joint Venture) (dated February 2020)	

Table S2.2 Permitted waste types for restoration	
Waste code	**Description**
Agreed in accordance with condition 2.6.2	

Schedule 3 – Emissions and monitoring

Table S3.1 Groundwater – emission limits and monitoring requirements					
Monitoring point reference	**Parameter**	**Limit (including unit) mg/l**	**Reference period**	**Monitoring frequency**	**Monitoring standard or method**
BHC2D	Aluminium Nickel Molybdenum Selenium Sulphate Arsenic Chromium	0.054 0.02 0.04 0.040 100 0.029 0.030	Spot Sample	Quarterly	As specified in Environment Agency Guidance LGTGN02 'Monitoring of Landfill Leachate, Groundwater and Surface Water' (February 2003), risk assessments for your environmental permit (www.gov.uk), or such other subsequent guidance as may be agreed in writing with the Environment Agency.
BHC6D	Aluminium Nickel Molybdenum Selenium Sulphate Arsenic Chromium	0.057 0.01 0.0085 0.016 60 0.013 0.030	Spot Sample	Quarterly	As specified in Environment Agency Guidance LFTGN02 'Monitoring of Landfill Leachate, Groundwater and Surface Water' (February 2003), risk assessments for your environmental permit (www.gov.uk), or such other subsequent guidance as may be agreed in writing with the Environment Agency.
BHC7D	Aluminium Nickel Molybdenum Selenium Sulphate Arsenic Chromium	0.027 0.02 0.0074 0.021 250 0.017 0.030	Spot Sample	Quarterly	As specified in Environment Agency Guidance LFTGN02 'Monitoring of Landfill Leachate, Groundwater and Surface Water' (February 2003), risk assessments for your environmental permit (www.gov.uk), or such other subsequent guidance as may be agreed in writing with the Environment Agency.

Table S3.1 Groundwater – emission limits and monitoring requirements					
Monitoring point reference	**Parameter**	**Limit (including unit) mg/l**	**Reference period**	**Monitoring frequency**	**Monitoring standard or method**
BHC8D	Aluminium Nickel Molybdenum Selenium Sulphate Arsenic Chromium	0.11 0.02 0.0078 0.06 141 0.01 0.03	Spot Sample	Quarterly	As specified in Environment Agency Guidance LFTGN02 'Monitoring of Landfill Leachate, Groundwater and Surface Water' (February 2003), risk assessments for your environmental permit (www.gov.uk), or such other subsequent guidance as may be agreed in writing with the Environment Agency.

Table S3.2 Groundwater – other monitoring requirements			
Monitoring Point Ref./Description	**Parameter**	**Monitoring frequency**	**Monitoring standard or method**
BHC2S BHC3S BHC5S BHC6S BHC7S BHC8S	Water level (mAOD), aluminium, antimony, arsenic, boron, chromium, molybdenum, mercury, nickel, selenium, sulphate, vanadium	Quarterly	As specified in Environment Agency Guidance LFTGN02 'Monitoring of Landfill Leachate, Groundwater and Surface Water' (February 2003), risk assessments for your environmental permit (www.gov.uk), or such other subsequent guidance as may be agreed in writing with the Environment Agency.
BHC2D BHC3D BHC5D BHC6D BHC7D BHC8D BH08022	Water level (mAOD), aluminium, antimony, arsenic, boron, chromium, molybdenum, mercury, nickel, selenium, sulphate, vanadium	Quarterly	
	pH, electrical conductivity, total alkalinity, chloride, fluoride, bromide, calcium, magnesium, barium, sodium, potassium, cadmium, copper, lead, zinc, manganese, iron, cobalt, tin, thallium, antimony, ammoniacal nitrogen, TON, TOC, phosphate	Annually	

Table S3.2 Groundwater – other monitoring requirements			
Monitoring Point Ref./Description	**Parameter**	**Monitoring frequency**	**Monitoring standard or method**
	and phenol Base of monitoring point (mAOD)		

Table S3.3 Surface water – other monitoring requirements				
Monitoring Point Ref. /Description	**Parameter**	**Monitoring frequency**	**Monitoring standard or method**	**Other specifications**
SWB	Aluminium Arsenic Boron Cadmium Calcium Chromium Magnesium Nickel Potassium	Quarterly	Spot sample	As specified in Environment Agency Guidance LFTGN02 'Monitoring of Landfill Leachate, Groundwater and Surface Water' (February 2003), risk assessments for your environmental permit (www.gov.uk) or such other subsequent guidance as may be agreed in writing with the Environment Agency.

Table S3.4 Landfill gas – other monitoring requirements			
Monitoring Point Ref. /Description	**Parameter**	**Monitoring frequency**	**Monitoring standard or method**
In waste gas monitoring boreholes*	Methane Carbon Dioxide Oxygen Carbon Monoxide Differential pressure Atmospheric pressure	Quarterly	As specified in Environment Agency Guidance LFTGN03 'Guidance on the management of landfill gas' (September 2004) or such other subsequent guidance as may be agreed in writing with the Environment Agency. Record whether the ground is: waterlogged frozen snow covered
*Table S3.4 applies only to in-waste gas monitoring boreholes installed under Improvement Condition IC1 and any replacement or additional in-waste gas monitoring boreholes subsequently installed in accordance with the approved monitoring scheme. Existing in-waste gas monitoring boreholes inherited from permit EPR/GP3733DZ are not required to be monitored under this table.			

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	**Reporting period**	**Period ends**
Emission to groundwater As specified by schedule 3, table S3.1	Every 3 months	31 March, 30 June, 30 September, 31 December
Other groundwater monitoring As specified by schedule 3, table S3.2	Every 3 months	31 March, 30 June, 30 September, 31 December
Other surface water monitoring As specified by schedule 3, table S3.3	Every 3 months	31 March, 30 June, 30 September, 31 December
Landfill gas in monitoring boreholes As specified by schedule 3, table S3.4	Every 3 months	31 March, 30 June, 30 September, 31 December

* - where the reporting period is 12 months, you may submit this information as part of the 'annual report' required by condition 4.2.2.

Table S4.2: Annual production/treatment	
Pulverised fuel ash: Treated (by crushing screening or other physical grading). Excavated and treated to meet a Quality Protocol and transferred from disposal site for reuse. Excavated and/or treated and transferred from disposal site for reuse (non Quality Protocol)	Tonnes/year

Table S4.3 Performance parameters			
Parameter	**Frequency of assessment**	**Annual total**	**Unit**
Energy used	Annually		MWh of electricity or natural gas

Table S4.4 Reporting Forms		
Media/parameter	**Reporting format**	**Date of form**
Groundwater	Form Groundwater 1 or other reporting format to be agreed in writing with the Environment Agency	Xx/xx/2026
Landfill gas	Form LFG 1, or other reporting format to be agreed in writing with the Environment Agency	Xx/xx/2026
Waste Return	E-waste Return Form	--

Table S4.4 Reporting Forms		
Media/parameter	**Reporting format**	**Date of form**
Annual Production/Treatment	Reporting format to be agreed in writing with the Environment Agency	--
Landfill topographical surveys and interpretation	Reporting format to be agreed in writing with the Environment Agency	--

Schedule 5 – Notification

This page outlines 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 incident or accident which significantly affects or may significantly affect the environment	
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 in the event 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	
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 supplied 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.

“annually” means once every year.

“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.

“background concentration” means such concentration of that substance as is present in:

- For emissions to surface water, the surface water quality up-gradient of the site; or
- For emissions to sewer, the surface water quality up-gradient of the sewage treatment works discharge; or
- For emissions of landfill gas, the ground or air outside the site and not attributable to the site.

“cell layout drawing” means:

(a) A drawing or drawings of the proposed new cell that illustrate(s) in sufficient detail:

  (i) the location of the new cell on the site;

  (ii) the proposed level (Above Ordnance Datum) of the base of the excavation;

  (iii) the proposed finished levels of all containment and leachate drainage layers;

  (iv) the positions of leachate management infrastructure; and

  (v) the positions of landfill gas infrastructure (if appropriate).

(b) A detailed written explanation of any minor design changes from the most recently approved cell that result from the new cell layout. This would include, for example:

  (i) changes to slope length and gradient within the cell;

  (ii) new leachate or landfill gas infrastructure construction design;

  (iii) slope stability issues such as new basal excavation level; and/or

  (iv) depth of waste.

“construction Proposals” means written information, at a level of detail appropriate to the complexity and pollution risk, on the design, specifications of materials selected, stability assessment (where relevant) and the construction quality assurance (CQA) programme in relation to the New Cell or Landfill Infrastructure.

“CQA Validation Report” means the final “as built” construction and engineering details of the New Cell or of the Landfill Infrastructure. It must provide a comprehensive record of the construction and must include, where relevant:

- The results of all testing required by the CQA programme - this must include the records of any failed tests with a written explanation, details of the remedial action taken, referenced to the appropriate secondary testing;
- Plans showing the location of all tests;
- “As-built” plans and sections of the works;
- Copies of the site engineer’s daily records;
- Records of any problems or non-compliances and the solution applied;

- Any other site specific information considered relevant to proving the integrity of the New Cell or Landfill Infrastructure;
- Validation by a qualified person that all of the construction has been carried out in accordance with the Construction Proposals.

“emissions to land” includes emissions to groundwater.

“EP Regulations” means The Environmental Permitting (England and Wales) Regulations 2016, SI 2016 No.1154 and words and expressions used in this permit which are also used in those Regulations have the same meanings as in those Regulations.

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

“exceeded” means that a value is above a permitted limit, or where a range of values or a minimum value is set as a permitted limit it means a value outside that range or below the minimum value, whichever is applicable.

“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 substances” as defined by the Environmental Permitting (England and Wales) Regulations 2016, SI 2016 No.1154, schedule 22 and listed in our Hydrogeological risk assessment guidance.

"inert waste" means waste that does not undergo any significant physical, chemical or biological transformations. Inert waste will not dissolve, burn or otherwise physically or chemically react, biodegrade or adversely affect other matter with which it comes into contact in a way likely to give rise to environmental pollution or harm human health. The total leachability and pollutant content of the waste and the ecotoxicity of the leachate must be insignificant, and in particular not endanger the quality of surface water and/or groundwater

“landfill Infrastructure” means any specified element of the:

- permanent capping;
- temporary capping (i.e. engineered temporary caps not cover materials);
- leachate abstraction systems;
- leachate transfer, treatment and storage systems;
- surface water drainage systems;
- leachate monitoring wells;
- groundwater monitoring boreholes;
- landfill gas monitoring boreholes;
- landfill gas management systems;
- lining within the installation.

within the site.

“LFTGN 05” means Environment Agency Guidance for monitoring enclosed landfill gas flares.

“LFTGN 07” means Environment Agency Guidance on monitoring landfill gas surface emissions.

“LFTGN 08” means Environment Agency Guidance for monitoring landfill gas engines.

“liquids” means any liquid other than leachate within the engineered landfill containment system.

“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.

“M2” means Environment Agency Guidance Monitoring of stack emissions to air.

“medicinal product” means any medicine licensed by the Medicines and Healthcare products Regulatory Agency (MHRA) or their predecessors under the Medicines Act 1968, section 130.

“MEPP” Monitoring and extraction point plan, required by condition 4.2.2(h) to specify extraction points and routine monitoring locations.

“new cell” means any new cell, part of a cell or other similar new area of the site where waste deposit is to commence after issue of this permit and can comprise:

- groundwater under-drainage system;
- permanent geophysical leak location system;
- leak detection layer;
- sub-grade;
- barriers;
- liners;
- leachate collection system;
- leachate abstraction system;
- separation bund/layer;
- cell or area surface water drainage system;
- side wall subgrade and containment systems;

for the New Cell.

“no impact” means that the change made to the construction process will not affect the agreed design criteria, specification or performance in a way that has a negative effect.

“pests” means Birds, Vermin and Insects.

“previous year” means the 12 month period preceding the month the annual report is submitted in.

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

“relevant waste acceptance procedures” means the procedure for the acceptance of waste at landfills and the associated sampling and test methods specified in the Council Decision Annex (2003/33/EC, European Council of 19 December 2002).

“relevant waste acceptance criteria” means the waste acceptance criteria and the associated sampling and test methods specified in the Council Decision Annex (2003/33/EC, European Council of 19 December 2002).

‘sustainably extracted’ means where suction can be applied to the extraction wells such that a flow rate of landfill gas, with a methane content capable of either being combusted, or treated by bio-oxidation, can be extracted without increasing the risk of air ingress to the waste or inducing aerobic degradation within the waste.

‘waste code’ - See ‘List of Wastes’.

“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.

Unless otherwise stated, any references in this permit to concentrations of substances in emissions into air means the standards included in Environment Agency Guidance for Monitoring Enclosed Landfill Gas Flares LFTGN 05 or Guidance for Monitoring Landfill Gas Engine Emissions LFTGN 08.

Where the following terms appear in the waste code list in Tables S2.1A, S2.1B, S2.2, 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;

‘heavy metal’ means any compound of antimony, arsenic, cadmium, chromium (VI), copper, lead, mercury, nickel, selenium, tellurium, thallium and tin, as well as these materials in metallic form, as far as these are classified as hazardous substances;

‘polychlorinated biphenyls and polychlorinated terphenyls’ (‘PCBs’) means PCBs as defined in Article 2(a) of Council Directive 96/59/EC’.
Article 2(a) says that ‘PCBs’ means:

- polychlorinated biphenyls
- polychlorinated terphenyls
- monomethyl-tetrachlorodiphenyl methane, Monomethyl-dichloro-diphenyl methane, Monomethyldibromo-diphenyl methane
- any mixture containing any of the above mentioned substances in a total of more than 0,005 % by weight;

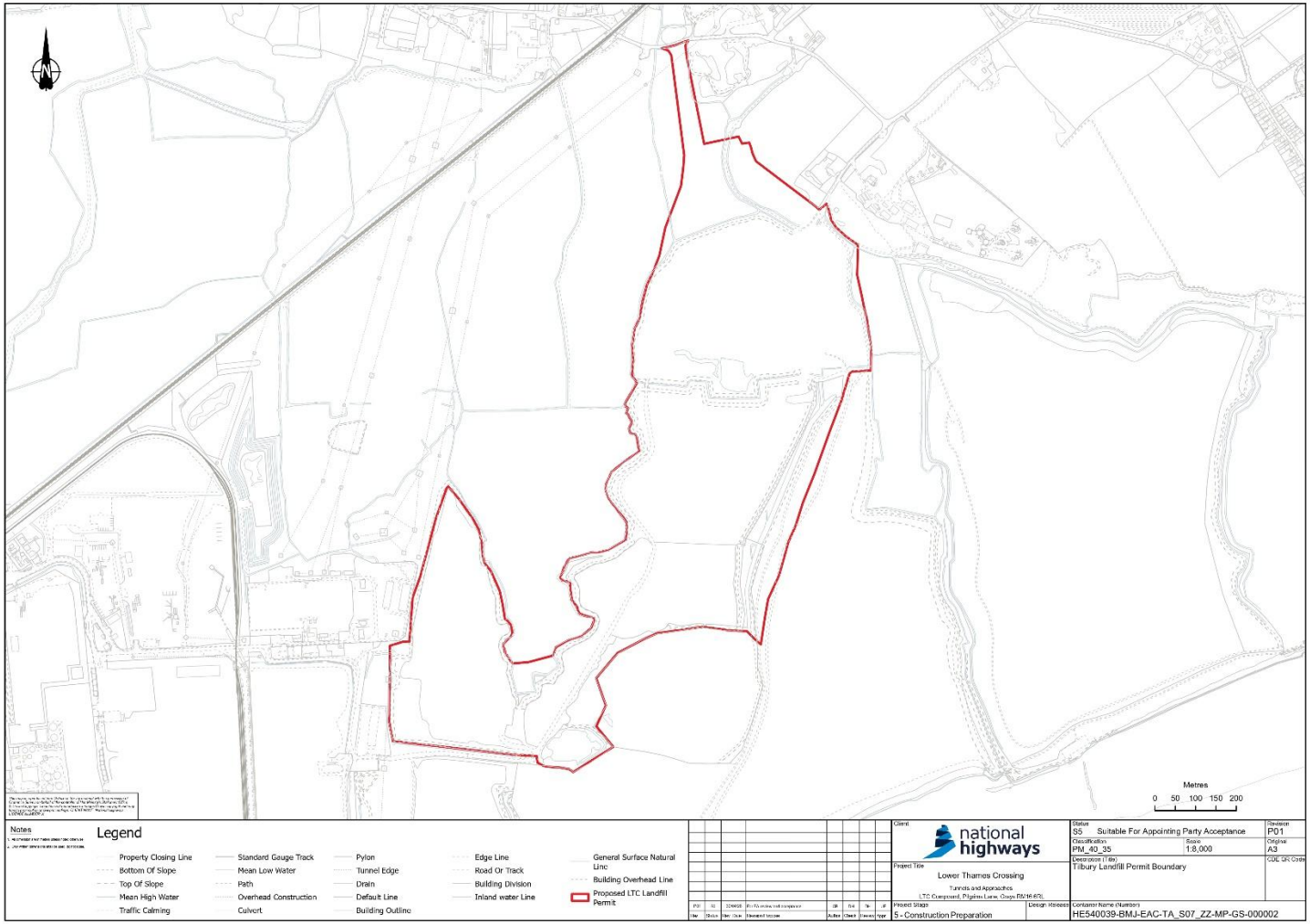
‘transition metals’ means any of the following metals: any compound of scandium, vanadium, manganese, cobalt, copper, yttrium, niobium, hafnium, tungsten, titanium, chromium, iron, nickel, zinc, zirconium, molybdenum and tantalum, as well as these materials in metallic form, as far as these are classified as hazardous substances;

‘stabilisation’ means processes which change the hazardousness of the constituents in the waste and transform hazardous waste into non-hazardous waste;

‘solidification’ means processes which only change the physical state of the waste by using additives without changing the chemical properties of the waste;

‘partly stabilised wastes’ means wastes containing, after the stabilisation process, hazardous constituents which have not been changed completely into non-hazardous constituents and could be released into the environment in the short, middle or long term.

Schedule 7 – Site plan



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