



Management System

Bristol & Avon Transport & Recycling Ltd
Hallen Yard

Bristol & Avon Transport & Recycling Ltd
Land off Severn Road
Hallen Bristol
BS10 7SE
T: 0117 9829561
F: 0117 9382739
www.bristolandavon.co.uk

CONTENTS

1	INTRODUCTION.....	5
1.1	General Considerations.....	5
1.2	Site Details	5
1.3	Planning & Permitting Status.....	6
2	SITE OPERATIONS (GENERAL)	6
2.1	Total capacity.....	6
2.2	Material delivery.....	7
2.3	Hours of operation.....	7
2.4	Waste types	7
2.5	Staffing & management.....	8
2.6	Exempt activities.....	9
2.7	Vehicles, plant & machinery	9
2.8	Health and safety policy.....	9
3	SITE FACILITIES AND INFRASTRUCTURE.....	9
3.1	Access & parking	9
3.2	Site Infrastructure	10
3.3	Weighbridge.....	10
3.4	Wheel cleaning facilities	10
3.5	Fuel / chemical storage.....	10
3.6	Site security.....	10
4	OPERATIONS AND WASTE STORAGE.....	10
4.1	Waste operations.....	10
4.2	Recycling Facility	11
5	WASTE ACCEPTANCE PROCEDURE	14
5.1	Preliminary procedures.....	14
5.2	Checking in & initial inspection of loads.....	15
5.3	Drainage.....	15
5.4	Record keeping	15
6	ENVIRONMENTAL CONTROL, MONITORING AND REPORTING.....	16
6.1	Breakdowns and spillages.....	16
6.2	Site inspections and maintenance.....	16
6.3	Control of mud and debris	16
6.4	Control and monitoring of dust	17

6.5	Stockpile management	17
6.6	Odour control.....	17
6.7	Litter control	18
6.8	Control of pests, birds and other scavengers	18
6.9	Control and monitoring of noise & vibration	18
6.10	Complaint procedure	18
7	EMERGENCY PROCEDURES	18
7.1	General.....	18
7.2	Fire	19
7.3	Spillages	19
7.4	Drums.....	19
7.5	Adverse reactions	19
7.6	Poor visibility.....	19
7.7	Operational failure.....	20
7.8	Overturned vehicle	20
8	Wash Plant	20

APPENDICES:

Appendix I - Drawings:

Drawing No	Title	Size
2763-772-01	Site Location Map	A4
772-012-14	Permit Boundary	A3
772-012-15	Boundary Schematic	A3
772-025-24	Initial Site Layout	A3

Appendix II - Record Keeping Forms

- BRT/RF/1 - Waste Input Record Form
- BRT/RF/2 - Rejected Waste
- BRT/RF/3 - Waste Output Form
- BRT/RF/4 - Inspection Form/Site Diary Inc. TCM attendance
- BRT/RF/5 - Visitors log
- BRT/RF/7 - Complaints record.

Appendix III - Planning Permission

Appendix IV - Environmental Risk Assessment

Document history:

Revision	Issue date	Status	Revisions/comments
1.0	20 Jan 2014	Application Copy	
1.1	10 April 2014	Application Copy	Further detail on the Management of the Recycling Facility
1.2	April 2017	Update	
1.3	April 2019	Review and update	
1.4	April 2022	Update	
1.5	September 2024	Permit Variation	Inclusion of Wash Plant activity, increased annual tonnage and operational hours

1 INTRODUCTION

1.1 General Considerations

1.1.1 The scope of this document is to provide a Management System detailing the works for Bristol & Avon Transport & Recycling Ltd (the operator) for the construction of a new transport yard and associated office and parking facilities, using excavated materials (soils, subsoils and rubble) suitable for the proposed scheme and permitted under the Planning Permission and Environmental Permit. The application also includes the operation to process inert and non-hazardous, construction, demolition and excavation waste to provide secondary aggregates.

1.1.2 The area which is the subject of this permit application is outlined in Green on Permit Boundary Drawing, No. 2763-772-02. All references to 'the site' in this statement shall mean this area. The site area is approximately 44,200 square metres.

1.1.3 Bristol & Avon Transport & Recycling Ltd (the applicant) will carry out the construction works at the site according to the operations described in this Management System. Further details regarding the site and the associated operations can be found in the Waste Recovery Plan reference BATPA0901 dated November 2013 (copy in Appendix V to this document).

1.1.4 The registered address and contact details for Bristol & Avon Transport & Recycling Ltd are:

Helen Griffin
Bristol & Avon Transport & Recycling Ltd
Second Floor
Arena Court
Crown Lane
Maidenhead
Berkshire
England
SL6 8QZ
07971 409520

1.2 Site Details

1.2.1 The Site is located within an area of undeveloped farmland approximately 800 m to the northwest of Hallen, 2 km to the east of the Severn Estuary and 2.5 km to the north of Avonmouth.

1.2.2 The Site is situated in an area that is characterised by a patchwork of fields separated by drainage ditches and hedgerows with occasional mature trees. The fields are predominantly used for grazing livestock. Immediately to the north of the Site is a significant drainage ditch called Monks Well, beyond which is a gas works. The Site is located approximately 30m to the northwest of the M49 motorway. There is a small, unnamed drainage ditch to the south of the Site, beyond which there is an embankment that leads up to Severn Road. The land to the west of the Site comprises a former field that has recently

been raised in preparation for development. There is also a small industrial to the west of the Site.

1.3 Planning & Permitting Status

1.3.1 The site was granted planning permission in 1957 for several uses, including ‘for the construction and operation of offices, warehouses, stores, reservoirs, pumphouses, canteens, clubs, hostels, training establishments, amenity and welfare buildings, sports pavilion and sports and playing fields’, please refer to Planning Permission SG4244 in Appendix C.

1.3.2 The owners of the site intend to construct a Transport Office, Workshop and associated yard and parking areas. There is a requirement to import suitable engineering fill to an agreed level of 7.45 AOD. The ‘Concept Master plan’ Drawing No 2763-772-05 illustrates the layout of the site. Consolidated planning permission was granted in June 2017, ref PT16/4744/MW to include all activities and storage of recycled aggregate on the adjacent land holdings.

2 SITE OPERATIONS (GENERAL)

2.1 Total capacity

2.1.1 The estimated volume of material required to complete the proposed construction works is approximately 55,500m³.

2.1.2 Using the common industry led conversion factor of 1.7 for converting inert / non-hazardous soils and stones from volume to mass, the total tonnage required to complete the restoration works is approximately 94,350 tonnes.

2.1.3 Following the construction of the yard area The Environmental Permit is required for the storage (keeping) prior to removal, and treatment (all types of handling/processing) of waste. Waste treatment processes to be carried out on site may include the following:

Compacting (by loading shovel)

Sorting (with loading shovel or by hand)

Screening (by using appropriate mechanical screening plant and equipment)

Separation (by using appropriate mechanical screening plant and equipment).

Crushing (by Crusher)

Blending (by loading shovel/360 excavator)

Note: The operation of the crusher is regulated under a Part B Authorisation and does not form part of this management system.

Specified waste management operations include waste disposal and waste recovery operations listed Annex IIA and IIB of The Waste Framework Directive 2000/EEC. They are listed in summary below:

R13: Storage of waste pending recovery.

R3: Recycling or reclamation of organic substances

R5: Recycling or reclamation of other inorganic materials

2.2 Material delivery

2.2.1 Material delivered to the site will be predominantly contained within fixed body, 8-wheeled tipper vehicles (these vehicles have an average payload of 20 tonnes / 8 m³).

2.3 Hours of operation

2.3.1 Daily operating hours at the site are summarised below:

- 06:30 to 16:30 – 10 hour working shift
- 16:30 to 17:30 – Site maintenance/shut down
- 17:30 to 03:30 – 10 hour working shift
- 03:30 to 04:30 - Site maintenance/shut down

Whilst there will be maintenance breaks as highlighted in 1.4.1 above, the wash plant will be operational 24/7.

Delivery and export of waste to/from the site will be between the hours of 06:00 and 18:00. However, it also anticipated that sporadic deliveries will take place 24 hours per day, in order to accommodate critical highways schemes and key utilities works and critical infrastructure schemes, which are typically subject to both day- and night-time implementation.

2.3.2 Mobile floodlights will be used if necessary operations or emergency procedures are carried out after official lighting up times. The floodlights will be set up such that there is no scatter from the lights which could affect sensitive properties and the locations of the floodlights will be agreed with the project supervisor prior to installation.

2.4 Waste types

2.4.1 The waste types to be accepted at the site for the construction of the transport yard will predominantly be solid, dry, non-hazardous soils, subsoils as defined in the Controlled Waste Regulations 1992 and Section 75 of the Environmental Protection Act 1990.

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-metalliferrous minerals
01 04 08	Waste gravel and crushed rock other than those containing dangerous substances
01 04 09	Waste sand and clays
10	WASTES RESULTING FROM EXPLORATION, MINING, QUARRYING, AND PHYSICAL AND CHEMICAL TREATMENT OF MINERALS
10 01	Wastes from power stations and other combustion plants (except 19)
10 01 02	Pulverized fuel ash only (subject to waste acceptance procedures and waste acceptance criteria)
17	Construction and demolition wastes (including excavated soil from contaminated sites)
17 01	Concrete, bricks, tiles and ceramics
17 01 07	Mixture of concrete, bricks and tiles

Waste Code	Description
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
19	Wastes from wasted management facilities, off-site waste water treatment plants and preparation of water intended for human consumption and water for industrial use
19 13	Wastes from soil and groundwater remediation
19 13 02	Solid wastes from soil remediation other than those containing dangerous substances
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

2.4.2 Materials imported will be chosen as to their suitability for the end use e.g. restricted to mainly soils/subsoils and clays and stone for drainage. The materials will be sourced predominantly from local construction /demolition and excavation sites. The types of wastes to be imported may therefore include any of the following:

2.5 Staffing & management

2.5.1 The site will be available to open for the deposit of waste or for other essential operations during the hours listed above, however if no waste is scheduled to be brought onto the Site the Site will be closed (non-operational). The list below details the staff structure of the site when it is operating at full capacity. The minimum staffing requirements when the site is operational are shown in bold italic font in brackets below. No staff members will be on site when the site is closed (non-operational)

Position	No	Responsibilities
Site Manager	1	Overall site management
Administrator	1	Managing site administration
Plant operators	3 (<i>1</i>)	operation of earthmoving/levelling compaction plant /ticket collection/ waste acceptance
Wash Plant Supervisor	1 (<i>1</i>)	
Wash Plant Operation		TBC

2.5.2 Additional staff may be employed on site during any busy periods which may occur in order to carry out site maintenance works, plant maintenance, administration and record keeping.

2.5.3 Helen Griffin of Bristol & Avon Transport & Recycling Ltd will be the sites technically competent manager. She will be registered with WAMITAB and will hold the relevant 6 unit NVQ qualification or equivalent (COTC). She will oversee all operations on a day-to-day basis to ensure that operating conditions are met. She will also undertake regular site inspections to ensure that the site infrastructure and plant are functioning correctly. See Document Ref. 500/3750/X for details.

2.5.4 None of the relevant people with Bristol & Avon Transport & Recycling Ltd have any relevant convictions.

2.6 Exempt activities

2.6.1 Should the site require, the applicant will notify the Environment Agency of any activities they wish to carry out under any of the exemptions under Schedule 3 of The Environment Permitting (England & Wales) Regulations 2010.

2.7 Vehicles, plant & machinery

2.7.1 A summary of the plant which could be used for the dry recycling site operations is presented below:

Type of plant/equipment	No.	Function
3600 Tracked Excavator	1	Waste movement/compaction
Loading Shovel	1	Waste loading/movement
Tracked Dozer	1	Waste movement/compaction
Water Bowser	1	Dust suppression
Road sweeper/Jet washer	1	Vehicle cleaning
Screener	1	Soil and stone screening
Crusher	1	Stone crushing

2.7.2 The above list may be subject to change and not all plant/equipment maybe on site at one given time. Additional plant will be hired to cover any very busy periods.

2.8 Health and safety policy

2.8.1 All operations on site will be carried out in accordance with the relevant requirements of the Health and Safety at Work Act 1974. Conditions of site use for employees, visitors and contractors are attached to this method statement as Appendix III. These conditions will be shown to all site users and must be signed prior to using the site. Anyone not complying with the conditions of use will be asked to leave the site.

2.8.2 Fire extinguishers will be kept in the machines on site, as set out in the Company's emergency procedures. A first aid kit will also be kept in the machines and will be maintained to the required standard i.e. as stated in the Health and Safety (First-aid) Regulations 1981.

3 SITE FACILITIES AND INFRASTRUCTURE

3.1 Access & parking

3.1.1 Vehicles delivering material to and leaving the site will do so using the main entrance to the site – Gate 1.

3.1.2 Parking will be available at the site by the site entrance.

3.2 Site Infrastructure

3.2.1 A site diary, waste recording forms and transfer notes may be kept on site during operating hours and transferred to the main office at the end of each working day.

3.2.2 The list below details the relevant site documentation which will be kept:
Environmental Permit and all attached conditions

- The Management System
- Planning Permission
- The Waste Recovery Plan
- Site diary (to record all inspections/visitors to the site)
- In-house inspection sheets/recording forms
- Duty of care transfer notes (for 2 years minimum)
- Waste delivery tickets / collection notes
- Accident book/ RIDDOR notifications (& 1st aid kit) - to be kept on site

3.3 Weighbridge

3.3.1 A weighbridge is available on site and used to weigh out-going stone deliveries. For in-coming material delivery the weight of loads will be calculated using conversion factors i.e. 20 tonnes / 8 m3 per 8-wheeled tipper vehicle.

3.4 Wheel cleaning facilities

3.4.1 A mobile pressure wash or road sweeper lance will be used to clean mud from vehicles wheels and bodies when necessary. No detergents will be used and all debris will be removed by water pressure alone. Additional procedures will be in place to ensure that mud and debris are not tracked onto the public highway (see Section 6.3).

3.5 Fuel / chemical storage

3.5.1 No fuel or chemicals will be stored on the application site.

3.6 Site security

3.6.1 The site is gated and locked during non operational hours. CCTV is in operation as well as 24 hour security guards.

3.6.2 Mobile floodlights may be used if necessary operations or emergency procedures are carried out in poor light.

4 OPERATIONS AND WASTE STORAGE

4.1 Waste operations

4.1.1 The importation operations will be controlled by a reputable waste haulier to ensure the construction is carried out in compliance with the Planning Permission and the stipulations of the Environmental Permit.

4.1.2 The scheme will be carried out as detailed in the Waste Recovery Plan. See Appendix V for details.

4.1.4 The scheme will be managed taking into account the advice in DEFRA's Code of Practice for the Sustainable Use of Soils on Construction sites.

4.2 Recycling Facility

In addition to the controls employed for the importation of waste for the construction of the yard, the acceptance of waste for re-processing will be waste that are dry, non-hazardous construction/excavation waste arising from Bristol & Avon Transport & Recycling Ltd operations as a waste management company. As defined in the Controlled Waste Regulations 1992 and Section 75 of the Environmental Protection Act 1990.

A detailed breakdown of the waste types accepted at the site are given in table 2.3 included below:

Waste Code	Description
01	Wastes resulting from exploration, mining, quarrying and physical and chemical treatment of minerals
01 01	Mineral excavation
01 01 01	wastes from mineral metalliferous excavation
01 01 02	wastes from mineral non-metalliferous excavation
01 04	Wastes from physical and chemical processing of non-metalliferous minerals
01 04 08	Waste gravel and crushed rock other than those containing dangerous substances
01 04 09	Waste sand and clays
01 04 11	wastes from potash and rock salt processing other than those mentioned in 01 04 07
01 04 13	wastes from stone cutting and sawing other than those mentioned in 01 04 07
02	WASTES FROM AGRICULTURE, HORTICULTURE, AQUACULTURE, FORESTRY, HUNTING AND FISHING, FOOD PREPARATION AND PROCESSING
02 02	Wastes from the preparation and processing of meat, fish and other foods of animal origin
02 02 02	Shellfish shells from which the soft tissue or flesh has been removed only
030101	Waste bark and cork
030105	sawdust, shavings, cuttings, wood, particle board and veneer other than those mentioned in 03 01 04
03 03	Waste from pulp, paper and cardboard production and processing
030301	Waste bark and wood
030309	lime mud waste
10	WASTES RESULTING FROM EXPLORATION, MINING, QUARRYING, AND PHYSICAL AND CHEMICAL TREATMENT OF MINERALS
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
10 01 03	fly ash from peat and untreated wood
10 01 05	Gypsum (solid) only
10 01 07	Gypsum (sludge) only

Waste Code	Description
10 01 15	Bottom ash, slag, and boiler dust from co-incineration other than those mentioned in 10 01 14
10 01 17	fly ash from co-incineration other than those mentioned in 10 01 16
10 01 24	sands from fluidised beds
10 01 25	wastes from fuel storage and preparation of coal-fired power plants
10 02	
10 02 01	wastes from the processing of slag
10 02 02	unprocessed slag
10 02 08	solid wastes from gas treatment other than those mentioned in 10 02 07
10 09	
10 09 03	furnace slag
10 09 06	casting cores and moulds which have not undergone pouring other than those mentioned in 10 09 05
10 09 08	casting cores and moulds which have undergone pouring other than those mentioned in 10 09 07
10 09 10	flue-gas dust other than those mentioned in 10 09 09
10 09 12	other particulates other than those mentioned in 10 09 11
10 09 14	waste binders other than those mentioned in 10 09 13
10 09 16	waste crack-indicating agent other than those mentioned in 10 09 15
10 10	
10 10 03	furnace slag
10 10 06	casting cores and moulds which have not undergone pouring, other than those mentioned in 10 10 05
10 10 08	casting cores and moulds which have undergone pouring, other than those mentioned in 10 10 07
10 10 10	flue-gas dust other than those mentioned in 10 10 09
10 10 14	waste binders other than those mentioned in 10 10 13
10 10 16	waste crack-indicating agent other than those mentioned in 10 10 15
10 11	Waste from manufacture of glass and glass products
10 11 03	waste glass-based fibrous materials
10 11 10	waste preparation mixture before thermal processing, other than those mentioned in 10 11 09
10 11 12	Clean glass other than those mentioned in 10 11 11
10 11 16	solid wastes from flue-gas treatment other than those mentioned in 10 11 15
10 11 20	solid wastes from on-site effluent treatment other than those mentioned in 10 11 19
10 12	Waste from manufacture of ceramic goods, bricks, tiles and construction products
10 12 01	waste preparation mixture before thermal processing
10 12 06	discarded moulds
10 12 08	Waste ceramics, bricks, tiles and construction products (after thermal processing)
10 12 10	solid wastes from gas treatment other than those mentioned in 10 12 09
10 12 12	wastes from glazing other than those mentioned in 10 12 11
10 13	Wastes from manufacture of cement, lime and plaster and articles and products made from them
10 13 01	waste preparation mixture before thermal processing
10 13 04	wastes from calcination and hydration of lime
10 13 14	Waste concrete only

Waste Code	Description
15	WASTE PACKAGING; ABSORBENTS, WIPING CLOTHS, FILTER MATERIALS AND PROTECTIVE CLOTHING NOT OTHERWISE SPECIFIED
15 01	Packaging (including separately collected municipal packaging waste)
15 01 07	Glass packaging
16 01 20	glass
16 03 04	inorganic wastes other than those mentioned in 16 03 03
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	Mixture of concrete, bricks and tiles
17 02	Wood, glass and plastic
17 02 02	glass
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
17 05 06	Dredging spoil other than those mentioned in 17 05 05
17 05 08	Track ballast other than those mentioned in 17 05 07
17 08	Gypsum-based construction material
17 08 02	Gypsum based construction materials other than those mentioned in 17 08 01
19	Wastes from wasted management facilities, off-site waste water treatment plants and preparation of water intended for human consumption and water for industrial use
19 01	Incineration or pyrolysis of waste
190112	bottom ash and slag other than those mentioned in 19 01 11
190114	fly ash other than those mentioned in 19 01 13
190116	boiler dust other than those mentioned in 19 01 15
190118	pyrolysis wastes other than those mentioned in 19 01 17
190119	sands from fluidised beds
19 05	Wastes from aerobic treatment of solid wastes
19 05 03	Compost from source segregated biodegradable waste only
19 08	Waste from waste water treatment plants not otherwise specified
19 08 02	Washed sewage grit (waste from desanding) free from sewage contamination only
19 08 99	Stone filter media if free from sewage contamination only
19 09	Wastes from the preparation of water intended for human consumption or water for industrial use
19 09 02	Sludges from water clarification
19 12	Waste from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified
191205	Glass
191209	Minerals (for example sand, stones)
191212	other wastes (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11
19 13	Wastes from soil and groundwater remediation

Waste Code	Description
19 13 02	Solid wastes from soil remediation other than those containing dangerous substances
19 13 04	Sludges from soil remediation other than those mentioned in 19 13 03
20	Municipal wastes (household waste and similar commercial, industrial and institutional wastes) including separately collected fractions
20 01	Separately collected fractions (except 15 01)
20 01 02	glass
20 02	Garden and park wastes (including cemetery waste)
20 02 01	biodegradable waste
20 02 02	Soil and stones
20 03	Other municipal wastes
20 03 03	street-cleaning residues

No hazardous wastes or clinical or liquid wastes will be accepted.

The throughput of the site will be <450,000 tonnes per annum. Notwithstanding the annual through put limit the following storage limits will apply to other waste types:

Waste type	Max duration of storage	Max quantity stored
Construction/excavation waste	12 months	60,000 tonnes
Waste listed under table 3.1 of SR2010No12	6 months	10,000 tonnes
Rejected wastes	5 working days	<2.0 tonnes

If the maximum storage capacity of the site is reached then no further waste will be accepted until waste can be removed from the site and taken to a suitably permitted or exempt site.

Stockpiling of wastes and/or reclaimed materials will be limited to 8 metres where possible.

5 WASTE ACCEPTANCE PROCEDURE

5.1 Preliminary procedures

5.1.1 Guidance will be given by the site operator to all employees, sub-contractors, other waste carriers and customers regarding the waste types which are acceptable at the site i.e. a copy of the Planning Permission (also see Section 2.4) . If waste is brought in under sub-contract or delivered by other known hauliers then the carrier registration details will be taken. Any new haulage operators bringing waste to the site will be periodically checked with the Environment Agency to ensure that they are still registered. The procedures below are followed prior to the receipt of loads on site.

5.1.2 For the protection of the operator and site supervisor any loads containing material from an industrial site/area must be accompanied by written documentation to demonstrate that it is not contaminated. To ensure that only clean loads are accepted the following information will be requested from waste producers (if relevant) at the start of each contract to ensure compliance with the requirements (basic characterisation of the

waste). The operator reserves the right to refuse such loads and contact the Environment Agency where necessary (prior to acceptance of the loads) to ensure that the load is acceptable.

- (i) A site investigation report, including borehole logs (if available).
- (ii) Waste analyses (if available), including leachability tests.
- (iii) Name and address of the site from which the waste was excavated/produced.
- (iv) Detailed waste description, including EWC code and transfer note.

5.2 Checking in & initial inspection of loads

5.2.1 No topsoil or fill material will be imported on site until it has been tested for contamination and assessed for its suitability.

5.2.2 All incoming vehicles are required to report to a representative of Bristol & Avon Transport & Recycling Ltd. The details of the load will be recorded and the duty of care note/company documentation will be further checked by the operator to ensure that the load is acceptable at the site, including a visual check prior to the vehicle proceeding to the tipping area. Any deviation from the procedures or problems with any loads will result in tipping facilities being suspended for the offending company. Loads which are not acceptable within the above terms will be rejected as stated in Section 5.2.3 below.

5.2.3 The nature of bulk loads makes full inspection difficult until the load is deposited. If unauthorised waste is discovered the load will not be tipped and will be rejected by the operator and returned to the producer.

5.2.4 Materials which are suitable for restoration will be placed in dry weather conditions and when the stored materials are dry and friable condition. Compaction of soils in the upper 500 mm will be avoided to prevent damage to the soil structure, reduction in available oxygen, reduction in surface water infiltration and erosion.

5.3 Drainage

5.3.1 During the construction phase, operations will be carried out to ensure that surface drainage is contained within the working area. A holding pond is being constructed to contain surface water during the operational phase and will remain as surface water attenuation once the yard has been constructed.

5.3.3 Finished levels are shown on Drawing No. 1008-L-01 and 2113-772-04.

5.4 Record keeping

5.4.1 The following details will be recorded for every batch of waste deposited at the site:

- The date and time of delivery.
- The name and address of the waste producer.
- The type and quantity of waste.
- The carrier's name/driver name.
- Vehicle registration No.

- Signature of person inspecting the waste.

The details will be recorded on specific forms and/or controlled waste transfer notes.

5.4.2 The following details will be recorded for all deposits of unauthorised waste at the site and will be forwarded to the Environment Agency at the discretion of the operator:

- Date and time of deposit.
- A description of the waste.
- The quantity of waste (in tonnes or cubic meter).
- Name, address and telephone No. of waste producer.
- The carrier's name, registration number and vehicle registration.
- Reason for the rejection of waste and action taken.

5.4.3 Visitors to the site will be required to sign the visitors book upon arrival and exit stating the purpose of their visit and whom they represent.

6 ENVIRONMENTAL CONTROL, MONITORING AND REPORTING

6.1 Breakdowns and spillages

6.1.1 In the event of breakdown of the loading plant an alternative loading shovel/360° machine will be brought on site until it is repaired. Minor repairs will be carried out on site with absorbents used to clear oil or fuel spillages.

6.1.2 All site surfaces will be inspected daily when the site is in operation. Debris will be cleared by the end of the working day. All litter will also be cleared by the end of the working day.

6.2 Site inspections and maintenance

6.2.1 The inspection frequencies for maintenance/housekeeping are listed on record form BTR/RF/4. The inspection form will be completed by a person who is familiar with the requirements of the Management System for the site. All details of defects, problems and repairs carried out will be recorded on the form on the day that each event occurs. Detailed comments may also be recorded in the site diary. All repairs will be carried out within 5 working days unless agreed otherwise with the Environment Agency.

6.2.2 Any major defects found during the daily site inspection which are likely to lead to a breach of permit conditions will be repaired by the end of the working day in which they are found where possible. If a repair is not possible by the end of the working day the Environment Agency will be contacted to agree a suitable timescale for repair.

6.2.3 All defects and problems which have the potential to give rise to pollution will be recorded on the form BTR/RF/4 with repairs/solutions being carried out immediately.

6.3 Control of mud and debris

6.3.1 Vehicles will be visually inspected before exit to check that loads are safe and that no

mud is carried out on the wheels or body of the vehicle. Visual inspections of the site roads are carried out daily (see BTR/RF/4), however, staff will report any problems with mud or debris on the site roads immediately to the site manager.

6.3.2 Site roads and the adjacent highway will be inspected twice daily. The deposit of material on the public highway will be treated as an emergency and will be cleaned with a road sweeper. The following control measures are in place at the site to ensure mud and debris are not deposited off site:

- Visual assessment for the presence of any debris on vehicles as they leave the site
- Road vehicles will only operate in areas which are away from waste stockpiles.
- All vehicle running surfaces will be hard-surfaced or well compacted to the tipping area.
- Vehicle running surfaces will be inspected throughout the day for the presence of mud and debris. If any is present will be removed by brush and shovel or if necessary by the use of a road sweeper.

6.4 Control and monitoring of dust

6.4.1 Water will be made available during dusty conditions.

6.4.2 All site operations will be carried out to minimise the creation of dust. Inspections for the appearance of dust at the site boundary will take place as required.

6.4.3 If dust is observed the plant operator is able to deploy either the tractor and bouser, hoses to dampen the road surfaces and/or the road sweeper to minimize excessive dust.

6.4.4 A sprinkler is available in Yard 1 to dampen down stockpiles.

6.4.5 Vehicles carrying potentially dusty loads off site will be securely sheeted before leaving the site.

6.5 Stockpile management

- Stockpiles shall not exceed 3 metres in height in the case of topsoil, or exceed 8m in height in the case of subsoil and all other materials, unless otherwise agreed in writing by the Local planning Authority.
- Drop heights will be kept to a minimum to prevent dust emissions.

6.6 Odour control

6.6.1 The containment of waste within the site and the range of waste types accepted at the site present a very low risk of odour nuisance. Indeed malodorous waste should be identified at the checking in and inspection of loads stage of waste reception.

6.6.2 In the unlikely event that malodorous waste is deposited on site it will be loaded back onto the delivery vehicle and removed from the site immediately to the producer's premises or to a site suitably permitted to accept the waste.

6.7 Litter control

6.7.1 Although unlikely to present a problem due to the waste types accepted, daily inspections of the site will be carried out for the presence of any windblown litter and site operatives will be instructed to collect the litter and place it in a skip/container for disposal/recovery before the end of the working day.

6.8 Control of pests, birds and other scavengers

6.8.1 It is highly unlikely that vermin will present a problem because of the waste types handled at the site but a recognised pest control contractor will be brought within 48 hours if any problems are encountered. The site will be inspected daily for the presence of vermin and any actions noted in the site diary or site inspection form.

6.9 Control and monitoring of noise & vibration

6.9.1 It is not anticipated that site operations will cause a noise or vibration nuisance to the surrounding areas, however the Best Practicable Means will be employed on site at all times to ensure that all plant and equipment does not exceed agreed background levels by more than 5dB, measured at the nearest noise sensitive property.

6.10 Complaint procedure

6.10.1 All complaints will be noted in the site diary and a record of the complaint, including and action taken to alleviate the problem will be recorded BTR/RF/5.

7 EMERGENCY PROCEDURES

7.1 General

7.1.1 In addition to obligations imposed by RIDDOR (Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013) the permit holder will notify the Environment Agency of any serious injuries to employees of Bristol & Avon Transport & Recycling Ltd, other site users or members of the public arising as a result of operations on site. Minor injuries such as cuts and grazes etc. will be recorded in the accident book on site. Separate procedures will be used for different types of emergency. An emergency at the site is defined by the site management as follows:

‘Any incident which is likely to result in harm to human health or pollution of the environment or serious breach of permit conditions and serious detriment to the amenities of the locality’

7.1.2 For all emergency situations the deposit of any further waste will be suspended where necessary to allow action to be taken safely. If necessary, staff and other users of the site will be evacuated to an area which is a safe distance away from the hazards. Staff handling the emergency will be provided with and trained to use the necessary PPE (personal protective equipment) unless the manager instructs them that the hazard is too severe and outside help is needed from the emergency services or specialist waste contractors. A visitor’s book will be kept to check who is on site at all times.

7.2 Fire

7.2.1 No waste will be burnt on site. In the event of a fire occurring on site the operator/site supervisor will exercise his judgment and extinguish the fire with the water hose or suitable fire extinguisher and/or call the fire service for assistance. Any fires will be reported to the Environment Agency on the working day that they occur and will be confirmed in writing by fax or letter within 3 working days. All staff will be evacuated from the site if necessary. Smoking is not permitted on site. Firefighting residues will be disposed of to a permitted waste management facility.

7.3 Spillages

7.3.1 If any spills occur a spill containment kit (absorbent pads, booms or granules) will be used to prevent further spillage and the contaminated absorbents placed in a skip/container for disposal to a suitably permitted landfill.

7.4 Drums

7.4.1 The deposit of drummed waste will not be allowed at the site. In the unlikely event that a drum is concealed within a load and is not observed until the load is deposited in the working area then the following procedure will apply:

- The staff member will visually check the condition of the drum from a safe distance, noting any labels referring to the possible contents or hazards.
- The site manager will be contacted to verify the observations and to decide on further action.
- The producer of the waste and the Environment Agency will be contacted for advice and further information if necessary and both will be informed that a breach of the Duty of Care and site permit conditions has occurred as the result of the unauthorised deposit.
- No further waste will be deposited until the emergency has been dealt with.
- All spillages will be cleared using a spill containment kit and all contaminated absorbents placed in a skip for disposal to a suitably permitted waste management site.
- If the deposit results in serious reactions with other waste or harmful emissions or the drum contents cannot be identified then the emergency services and/or specialist waste contractors brought in to assist. If necessary staff will be evacuated from the site or to a safe area within the site.

7.5 Adverse reactions

7.5.1 No wastes are accepted which will react to present such a hazard. If unauthorised waste is found in a load and does present such a hazard the same procedures as for the deposit of drums (above) shall apply.

7.6 Poor visibility

7.6.1 The site will not operate in conditions of poor visibility such as dense fog to reduce the risk of vehicle collision.

7.7 Operational failure

7.7.1 The manager will be contacted by staff in the event of any operational failure such as the breakdown of plant, systems or equipment and will decide whether operations are to continue or be suspended prior to corrective action being taken. Serious operational failures which result in the closure of the site will be recorded in the site diary.

7.8 Overturned vehicle

7.8.1 If a vehicle is overturned on the site then operations will cease until the item has been righted and any spillages have been cleared as described in Section 7.3.

8 WASH PLANT

The wash plant is designed to process 200 tonnes per hour of construction and demolition waste (feed). The plant can process silt levels between 5% and 30%. The feed material will generally be claybound construction demolition material consisting of spent rail ballast, inert excavation, utilities spoil and crushed concrete with typical mechanical contaminants such as ferrous-metals/lightweights. The average construction and demolition split can be shown in the table below:

Size (mm)	Percentage (%)
+80	4
40-80	5
20-40	10
10-20	10
4-10	10
0-4	30
0.2	10
Silt (<0.0063)	20
Organics	1
Ferrous Metals	<1

8.1 Material Flow through the Plant

- R4500 – Scalping Screen feeder
- AggMax 253SR – Logwasher with prescreen, trash screen and aggregate screen.
- CFCU 200 – Sand classifier unit with double pass sand washing and lightweight organics removal
- Aggregate Sizing Screen
- AquaCycle A900 – thickener unit to removal silt and recycle water for the system
- Water & Sludge Storage tanks
- Filter Press unit
- Double control cabins

8.2 Plant Layout

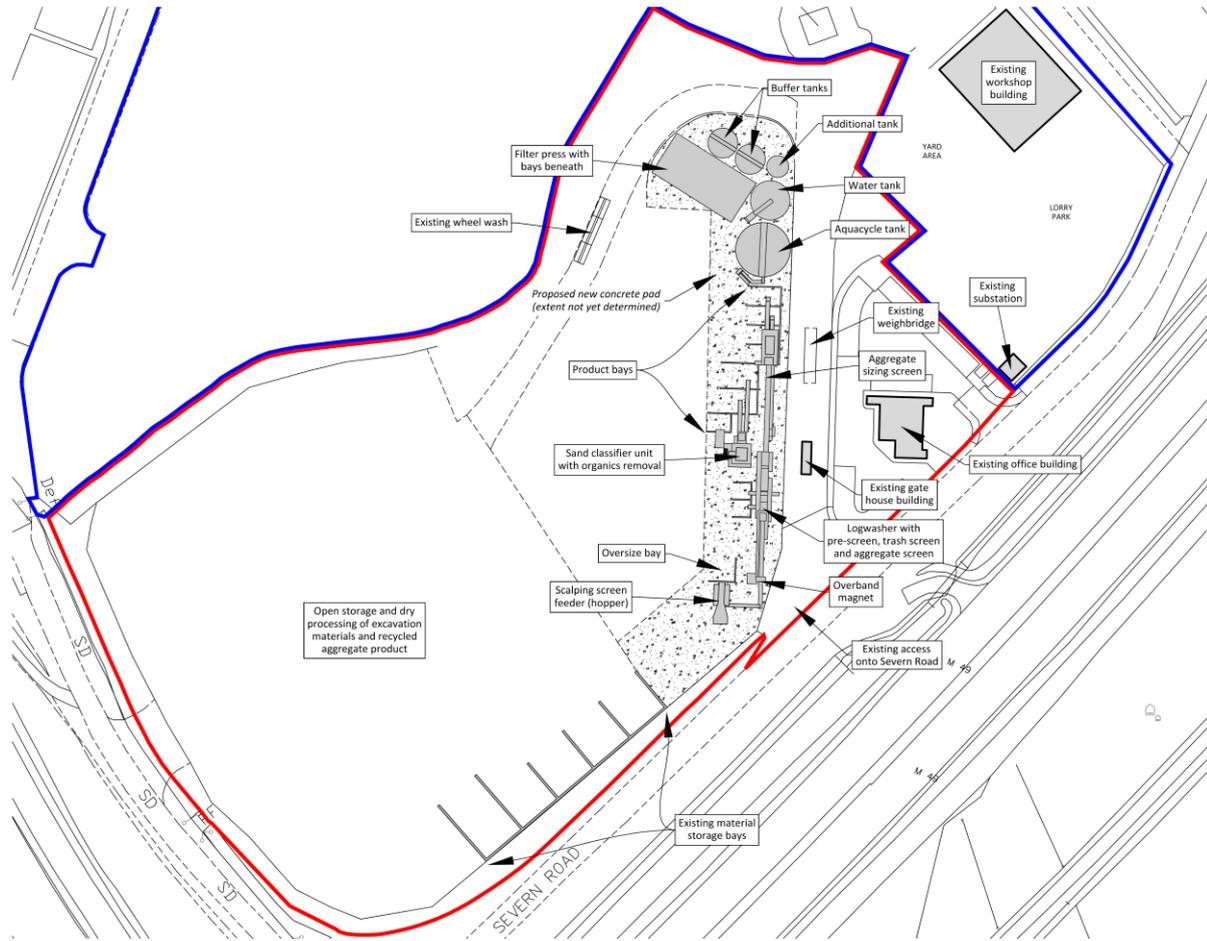
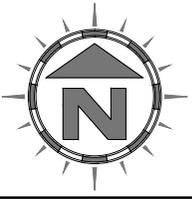


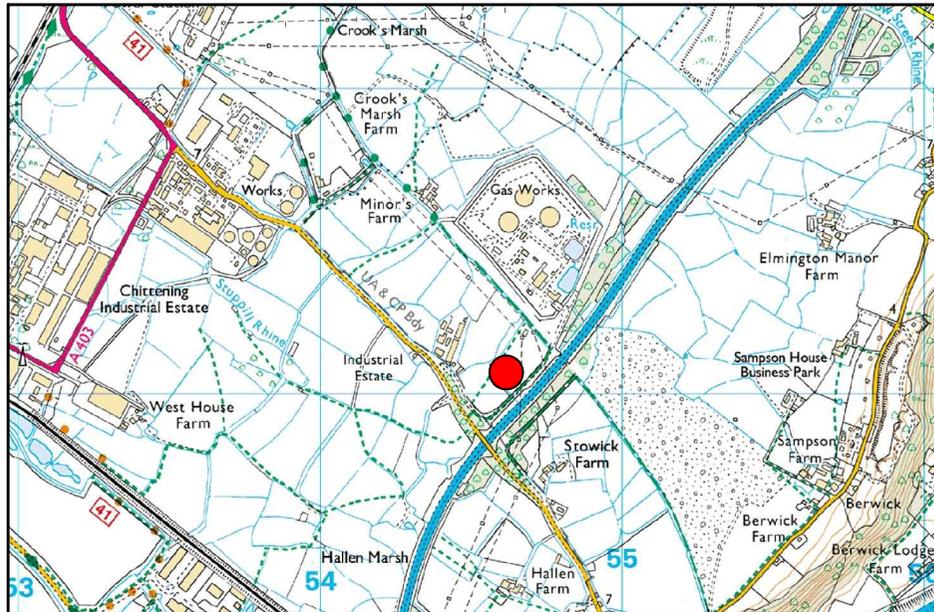
Figure 1. Initial Proposed Site Layout (Drawing 772-025-24)

Appendix I – Drawings:

Drawing No	Title	Size
2763-772-01	Site Location Map	A4
772-012-14	Permit Boundary	A3
772-012-15	Boundary Schematic	A3
772-025-24	Initial Site Layout	A3



Title: SITE LOCATION MAP		
Drawing No: 2763/772/01		
Client: Bristol & Avon Ltd		
Site: Land at Hallen, off Severn Road, Avonmouth		
Date: 27 November 2013	Printed At: A4	
Scale: 1:25,000	Revision: -	Drawn By: RS
Client No: 772	Job No: 2763	Checked: -



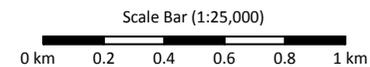
KEY:

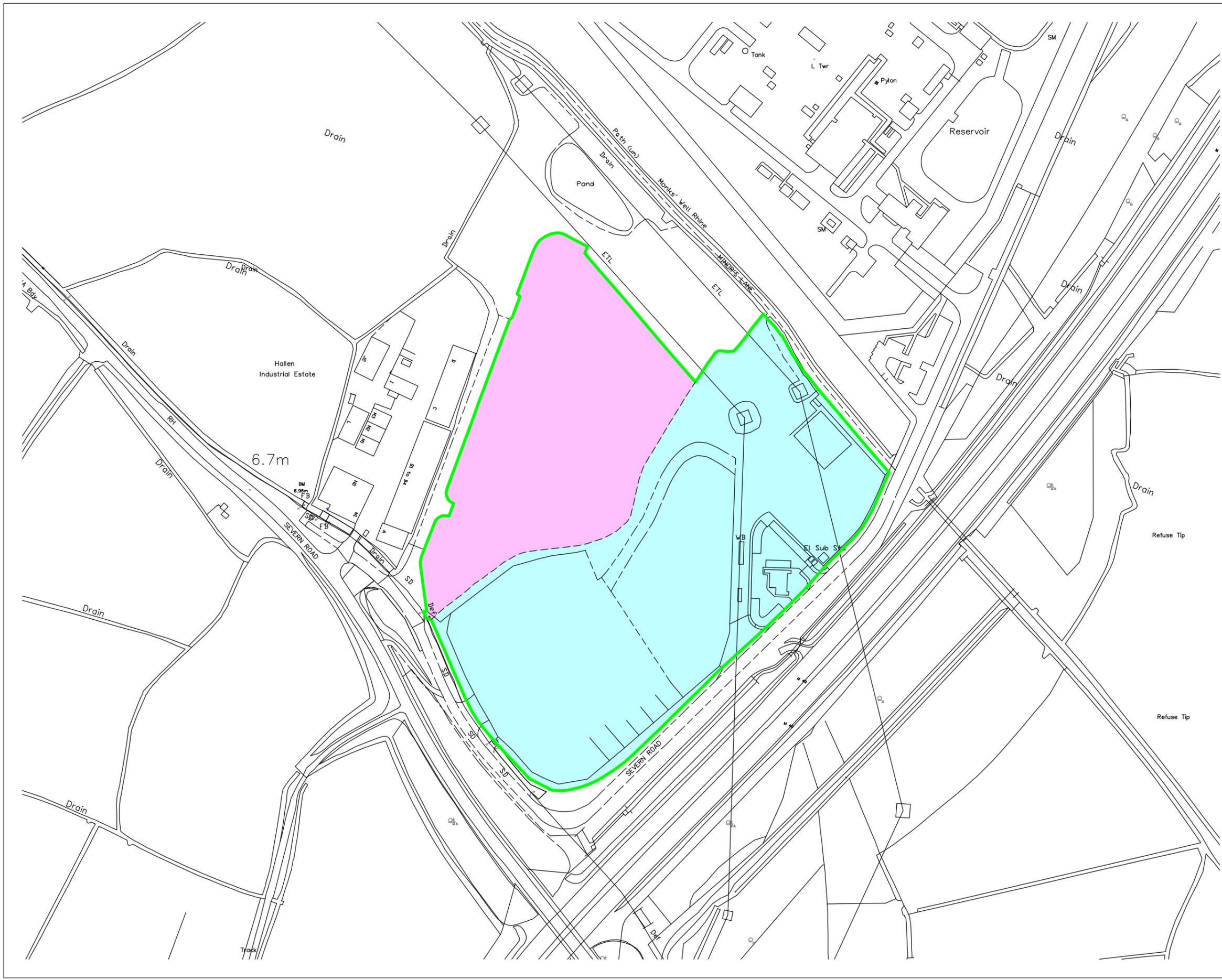
	Site Location
---	---------------

Notes:

Revision Details:

Rev:	Description:	Date:
-	Initial drawing	27/11/13

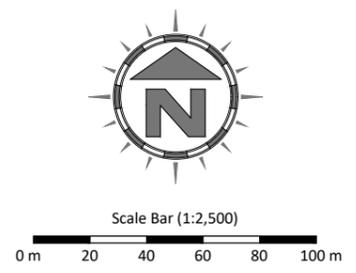




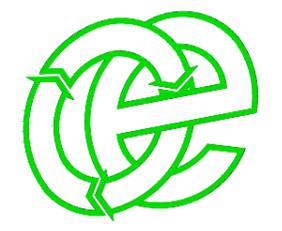
NOTES
 Drawing for indication only. Reproduced with the permission of the controller of H.M.S.O. Crown copyright licence No. 100022432. This drawing is copyright and property of Oaktree Environmental Ltd.

REVISION HISTORY			
Rev:	Date:	Init:	Description:
-	04.12.23	RS	Initial drawing

- KEY:**
- New permit boundary
 - Area currently covered by existing permit (EPR/BB3204CV)
 - Area into which the proposed permit boundary is to be extended.



Oaktree Environmental Ltd
 Waste, Planning and Environmental Consultants



DRAWING TITLE
 BOUNDARY SCHEMATIC

CLIENT
 B & A Group

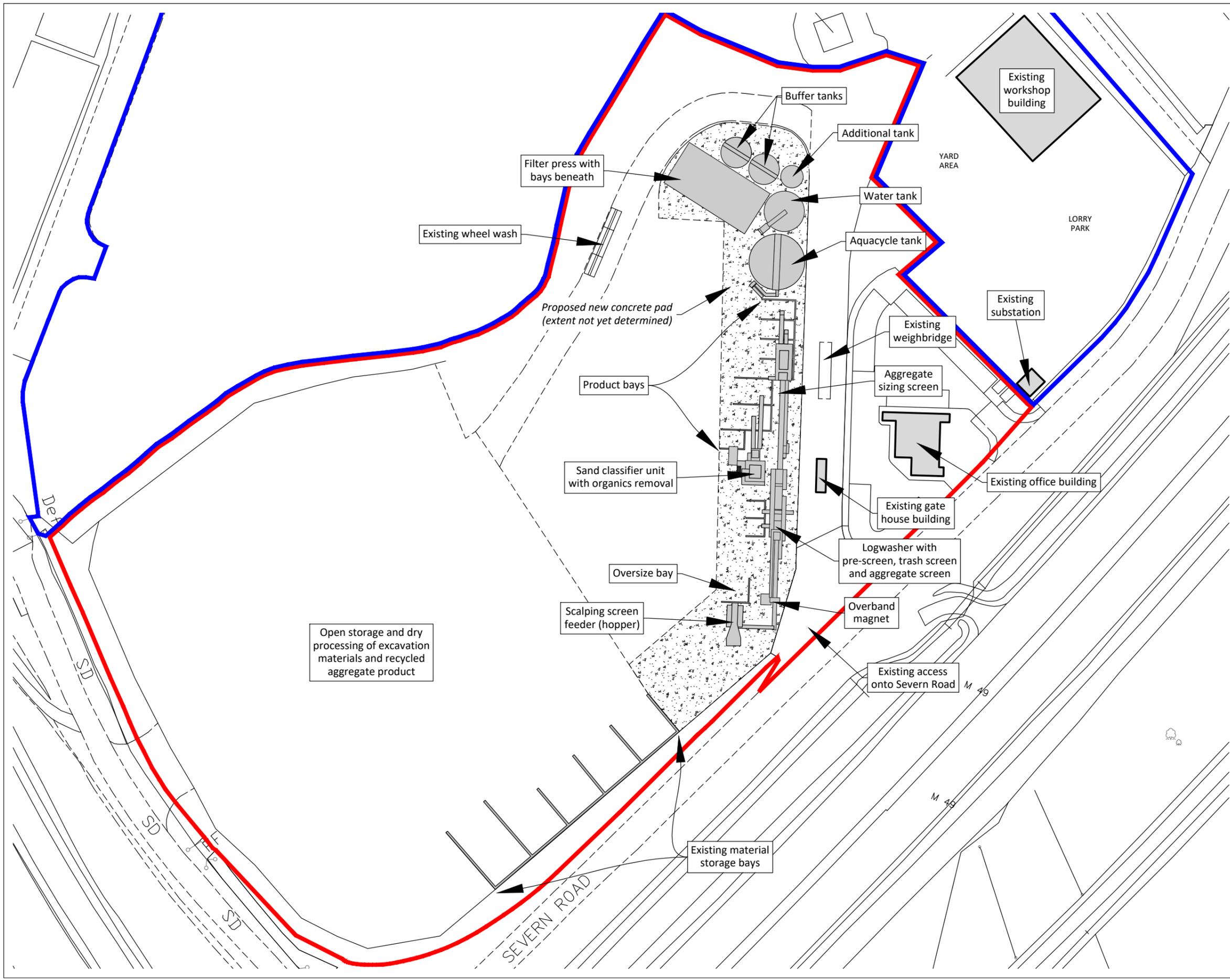
PROJECT/SITE
 Aggregates Recycling Facility, off Severn Road, Hallen, Avonmouth

SCALE @ A3	CLIENT NO	JOB NO
1:2,500	772	012

DRAWING NUMBER	REV	STATUS
772-012-15	-	Issued

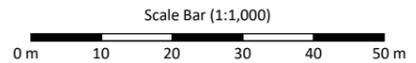
DRAWN BY	CHECKED	DATE
RS	HG	04.12.23

Lime House, Road Two, Winsford, Cheshire, CW7 3QZ
 t: 01606 558833 | e: sales@oaktree-environmental.co.uk

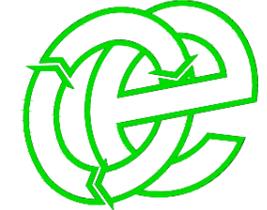


NOTES
 Drawing for indication only. Reproduced with the permission of the controller of H.M.S.O. Crown copyright licence No. 100022432.

REVISION HISTORY			
Rev:	Date:	Init:	Description:
-	10.06.22	RS	Initial drawing
A	30.06.22	RS	Minor amendment
B	24.11.23	RS	Pre-application submission



Oaktree Environmental Ltd
 Waste, Planning and Environmental Consultants



DRAWING TITLE
 INITIAL SITE LAYOUT (PROPOSED)

CLIENT
 B & A Group

PROJECT/SITE
 Land at Hallen, off Severn Road, Avonmouth

SCALE @ A3 1:1,000	CLIENT NO 772	JOB NO 025
------------------------------	-------------------------	----------------------

DRAWING NUMBER 772-025-24	REV B	STATUS Issued
-------------------------------------	-----------------	-------------------------

DRAWN BY RS	CHECKED RS	DATE 24.11.23
-----------------------	----------------------	-------------------------

Lime House, Road Two, Winsford, Cheshire, CW7 3QZ
 t: 01606 558833 | e: sales@oaktree-environmental.co.uk

Appendix II – Record Keeping Forms

- BRT/RF/1 - Waste Input Record Form
- BRT/RF/2 - Rejected Waste
- BRT/RF/3 - Waste Output Form
- BRT/RF/4 - Inspection Form/Site Diary Inc. TCM attendance
- BRT/RF/5 - Visitors log
- BRT/RF/7 - Complaints record.

Bristol & Avon Transport & Recycling Ltd
REJECTED WASTE - RECORD FORM - RF/2

DATE	
TIME	
WASTE DESCRIPTION	
QUANTITY OF WASTE	
PRODUCER/HOLDER'S NAME, ADDRESS & TELEPHONE No.	
NAME OF CARRIER	
VEHICLE REGISTRATION	
CARRIER REG. No.	
REASON FOR REJECTION OF WASTE	
ACTION TAKEN	

Plate 1:

Plate 2:

BRISTOL & AVON TRANSPORT AND RECYCLING LTD

SITE INSPECTION FORM [BTR/RF/4] - WEEKLY INSPECTIONS

WEEK STARTING								
TYPE OF INSPECTION		DAY						
		M	T	W	T	F	S	S
SITE ENTRANCE/NOTICE BOARD								
SECURITY - GATES								
SECURITY - FENCING								
SITE ROADS / SURFACES								
WASTE CONTAINERS & BAYS								
WASTE TYPES								
WASTE/SKIP STORAGE								
PLANT/EQUIPMENT								
FUEL TANK/BUND								
CONCRETE HARDSTANDING								
INTERCEPTOR								
DRAINAGE CHANNELS								
WASTE TYPES/ QUANTITIES	INERT							
WASTE TYPES/ QUANTITIES	BIODEGRADABLE							
REJECTED WASTE TYPES / STORAGE								
NOISE LEVELS								
FIRES								
LITTER								
DUST								
ODOUR								
VERMIN								
RECORDS								
OTHER -								
INSPECTION CARRIED OUT BY								
NOTES/ACTION:								
CHECKED BY		SIGNATURE						
POSITION		DATE						

Bristol & Avon Transport & Recycling Ltd, Complaints Report Form (RF/7)

Date Recorded	Reference Number
Name and address of caller	
Telephone number of caller	
Time and Date of call	
Nature of complaint (noise, odour, dust, other) (date, time, duration)	
Weather at the time of complaint (rain, snow, fog, etc.)	
Wind (strength, direction)	
Any other complaints relating to this report	
Any other relevant information	
Potential reasons for complaint	
The operations being carried out on site at the time of the complaint	
Follow Up	
Actions taken	
Date of call back to complainant	
Summary of call back conversation	
Recommendations	
Change in procedures	
Changes to Written Management System	
Date changes implemented	
Form completed by	
Signed	
Date completed	

Complaint recording procedure.

- 1) Any complaints received will be recorded on form RF/7. This form will normally be completed, signed and dated by the Site Manager, if they are not available the Office Manager will complete the form.
- 2) The name, address and telephone number of the caller will be requested.
- 3) Each complaint will be given a reference number.
- 4) The caller will be asked to give details of:
 - the nature of the complaint;
 - the time;
 - how long it lasted;
 - how often it occurs;
 - is this the first time the problem has been noticed; and
 - what prompted them to complain
- 5) The person completing the form will then, if possible, make a note of :
 - the weather conditions at the time of the problem (rain, snow, fog etc.)
 - strength and direction of the wind; and
 - the activity or activities taken place on the site at the time the noise was detected, particularly anything unusual.
- 6) The reason for the complaint will be investigated and a note of the findings added to the report.
- 7) The caller will then be contacted with an explanation of the source of the complaint if identified and the action taken to prevent a recurrence of the problem in future.
- 8) If the caller is unhappy about the outcome or unwilling to identify themselves the caller will be invited to contact the Environment Agency and or the Local Authority.

Following any complaint the relevant management plan(s) will be reviewed to ensure appropriate actions are in place to counter any problems.

Bristol & Avon Transport & Recycling Ltd
WASTE INPUT RECORD FORM -RF/1

DATE:.....

TIME	PRODUCER	WASTE TYPE	QUANTITY TONNES / M ³	NAME OF CARRIER	DRIVERS NAME	DRIVERS SIGNATURE	VEHICLE REG. NO.	WASTE ACCEPTED/ INSPECTED BY
TOTAL FOR THIS SHEET								
TOTAL FROM PREVIOUS SHEET				SHEET No. OF . CHECKED.....				
TOTAL WASTE DEPOSITED								

Appendix III – Planning Permission

APPENDIX A

Planning Reference Number: SG.4244

Gloucestershire County Council

TOWN AND COUNTRY PLANNING ACT, 1947

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1950

TO:- Imperial Chemical Industries Ltd.,
Imperial Chemical House,
Millbank,
London, S.W.1.

In pursuance of their powers under the above-mentioned Act and Order, the Council as Local Planning Authority HEREBY PERMIT the development described hereunder subject to the conditions hereunder stated.

Description of Land

An area lying roughly between Severn Beach and Chittening Trading Estate, in the parishes of Redwick and Northwick and Almondsbury in Thornbury Rural District, as shown upon the amended application plan. The total area comprising:- Area No.1. approx. 1,000 acres, Area No.2. approx. 545 acres and area No.3. approx. 1,100 acres.

Description of Development

This outline application for planning permission is for:-

- (1) the development of an area of 1,000 acres (outlined in dark purple on the attached plan "B" and thereon marked "1")-
 - (a) for the construction and operation of factories for the production of chemical and allied products (including non-ferrous metals) and
 - (b) for the development mentioned in sub-paragraphs (ii) and (iii) hereof.
- (ii) the development within an area of 545 acres (outlined in green on the attached plan "B" and thereon marked "2") consisting of
 - (a) the construction and operation of offices, warehouses, stores, reservoirs, pumphouses, canteens, clubs, hostels, training establishments, amenity and welfare buildings, sports pavilion and sports and playing fields, and
 - (b) the development mentioned in sub-paragraph (iii) hereof.
- (iii) the development within an area of 1,100 acres (outlined in light purple on the attached plan "B" and thereon marked "3") consisting of the construction and operation of any buildings, structures, erections or engineering works expedient for and ancillary to the construction and operation of the factories mentioned in paragraph (1) above, other than buildings, structures or erections in which actual processes of manufacture are carried on.
- (iv) the change of use of Hook Farm and Severn Farm (coloured in yellow on the attached plan "B" and thereon marked "5") to office and/or residential hostel and club purposes.
- (v) permission to construct accesses to existing public highways (such accesses being outlined in brown on the attached plan "B" and thereon marked respectively 6A, 6B and 6C).

000007

230

CONDITIONS ATTACHED TO CONSENT

1. No development shall be commenced before the layout of structures or erections in the nature of plant and machinery or before the layout, design and external appearance of any other buildings has been approved by the local planning authority in the following areas:-
 - (a) An area (hereafter called "the perimeter area") within 200 yards of the perimeter of the lands the subject of this permission running from the north-western corner of O.S. 301 on the Edition of 1920, Gloucestershire Sheet LXVII.6 in a clockwise direction to Vimpeny's Lane near Elm Tree Farm.
 - (b) All that part of area No.2. south-east of Willow Farm and lying between Severn Road and Monk's Well Rhine.
 - (c) An area lying within 50 ft. of the boundary of the following public highways:- Ableton Lane and the highways leading therefrom to British Railways Severn Beach Branch at the northern end of Chittingen Warth and to Minor's Farm respectively, Berwick Lane, Vimpeny's Lane, Farm Lane and Severn Road.
2. Development which does not comply with the height limits laid down by the Ministry of Supply as shown on the attached plan "A" shall not be carried out until a specific application therefor has been made to and approved by the local planning authority.
3. Within the perimeter area no building exceeding 120 ft. in height measured from ground level to the ridge of the roof (or to the top of the roof in the case of a building with a flat roof) shall be erected until a specific application therefor has been made to and approved by the local planning authority.
4. If so required by the local planning authority, within 12 months after any development has been carried out, the Developers shall within 6 months of the date of such request submit, in respect of that development, a scheme of landscape treatment, which may include tree planting, and such scheme when agreed with the local planning authority or in default of agreement determined by the Minister of Housing and Local Government shall be carried out by the developers in accordance with the provisions of the scheme.
5. The proposed accesses shown on the application plan shall not be constructed until their precise location has been agreed with the local planning authority or in default of agreement determined by the Minister of Housing and Local Government and until detailed plans therefor have been approved by the local planning authority or by the Minister of Housing and Local Government on appeal.
6. The access proposed to be constructed at point 6B shall not be used as a principal access for the reception and despatch of goods.
7. No development within 400 feet of the western boundary of area No.1. shown on the said plan shall take place without the further approval of the local planning authority until the width and location of any road intended to be substituted for any portion of the Severn Beach/Crooks Marsh Road which is intended to be closed at a later date has been agreed with the local planning authority or in default of agreement determined by the Minister of Housing and Local Government.
8. No buildings shall be erected nearer than 10 feet to the oil pipelines shown on the attached plan "B".

Such land in the areas numbered 1 and 2 on the application plan as for the time being is not developed or in process of development or about to be developed, shall remain in agricultural use.

10. No process involving the discharge of liquid wastes to the River Severn and no process to be carried out in a special industrial building as defined in the Schedule to the Town and Country Planning (Use Classes) Order, 1950, S.I. 1950, No. 1131 shall be commenced until the local planning authority shall have been given 3 months' notice in writing (with reasonable details) of the proposed process.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are:-

1. The application is one in outline only and the matters referred to in these conditions will require further consideration in view of their relationship to adjoining land and development.
3. To safeguard aircraft taking-off from and landing at Filton aerodrome.
4. In order to secure harmony with the surrounding landscape:
5. In order to ensure safe and satisfactory means of access to existing highways and to ensure that these means of access shall conform to any improvements to the existing highways which may be proposed.
6. This access opens out on to a very narrow country highway and its use as a principal access for the reception and despatch of goods would involve heavy traffic using roads which are unsuitable for that purpose and would necessitate such traffic travelling through Compton Greenfield which would be undesirable.
7. To enable consideration to be given to the width and location of any substitute road for the Severn Beach/Crooks Marsh road if this latter road is closed as a result of the proposal development and to ensure that any substitute road is satisfactorily related to the existing road system to the north and to the south of the site.
8. To protect the national oil pipe-lines running through the site.
9. To ensure that agricultural production shall continue as long as possible and to make full use of land until it is required for the purposes of the proposed development.
10. To facilitate consultation with the object of preventing pollution of the River Severn and of the atmosphere and to protect the interests of the Central Electricity Authority's generating stations at Portishead and Berkeley.

Dated Twenty-seventh day of November, 1957

GUY H. DAVIS

Clerk of the Council

IMPORTANT - SEE NOTES OVERLEAF

000009

- 3 -

232

NOTES.

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 16 of the Town and Country Planning Act, 1947. The appropriate form should be obtained from: The Principal Regional Officer, Ministry of Housing and Local Government, Flowers Hill, Brislington, Bristol, 4. The Minister has power to allow a longer period for the giving of a notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of a notice because negotiations with the Local Planning Authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Section 14 of the Act and of the Development Order and to any directions given under the Order.

2. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 19 of the Town and Country Planning Act, 1947.

3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 20 of the Town and Country Planning Act, 1947, and Part II of the Town and Country Planning Act, 1954.

4. This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority.

5. If any further information is required in connection with this decision it may be obtained from the County Planning Officer, Upton Lane, Barnwood, Gloucester.

HEIGHT RESTRICTIONS

The restrictions on height of buildings, etc., as they apply to the separate areas of development, are described below and refer to the relevant details marked on the map.

Area 1

In that part of Area 1 which lies between arcs AB and CD the maximum height of buildings is restricted to an inclined limit of 325 ft. A.O.D. on AB rising to 675 ft. A.O.D. on CD.

The maximum height in the remainder of this area, i.e. between CD and the sea and shaded grey on the map, should not exceed 675 ft. A.O.D.

Area 2

One corner of this area is under the northern edge of the approach funnel to the western end of Filton's main runway. The edge of the funnel is represented on the map by the line XY and in the area shaded red the maximum building height should not exceed 265 ft. A.O.D.

In the narrow strip hatched in ink the maximum permitted height slopes from XY upwards at 1:7 to join the 1:20 gradient between AB and CD; in this strip building would be approved up to a height of between 325 and 420 ft. A.O.D. according to position.

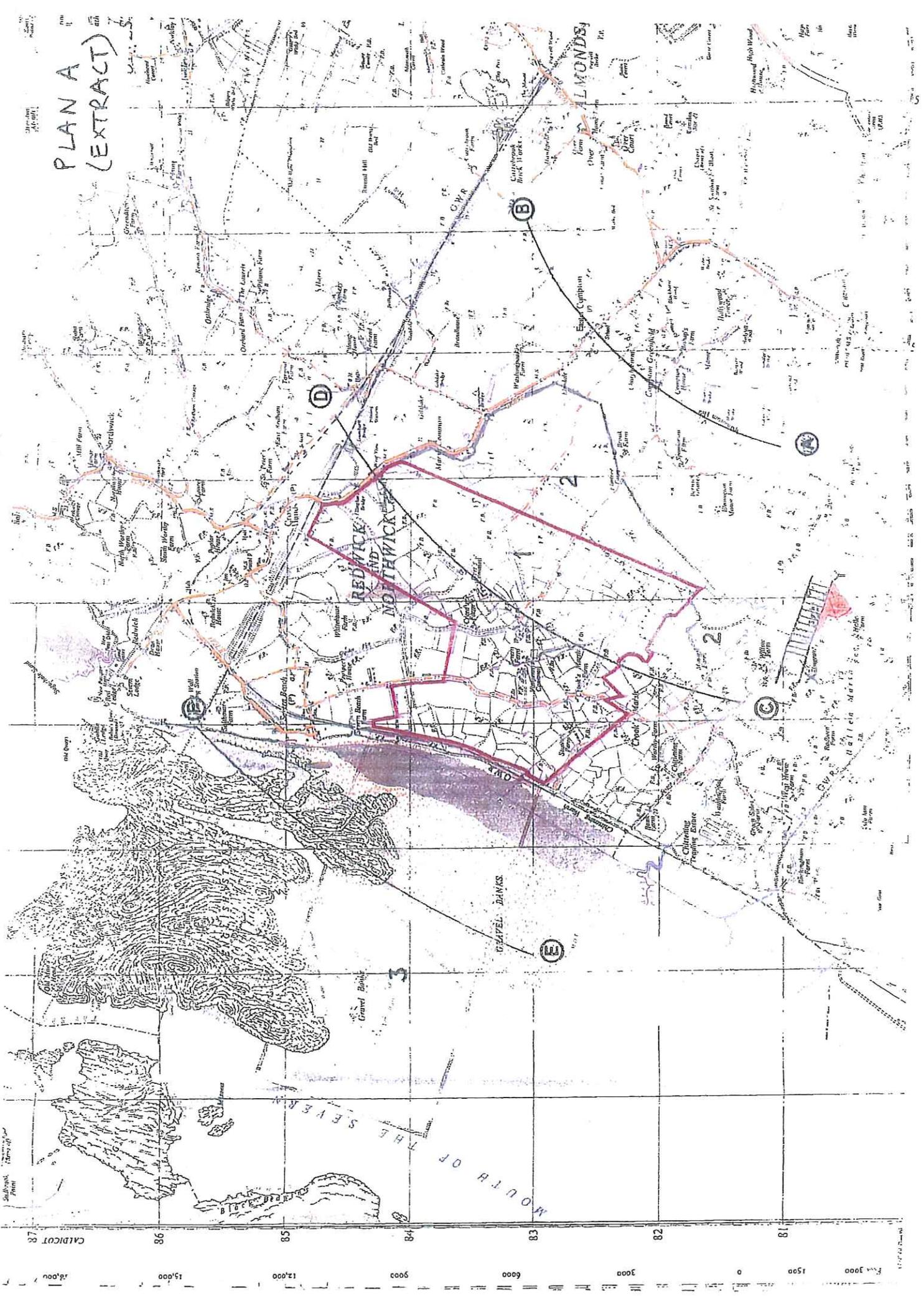
The same restrictions on building in the remainder of Area 2 apply as elsewhere between the arcs AB and CD, i.e. 325 ft. A.O.D. on AB rising to 675 ft. A.O.D. on CD. The maximum height in that part of area 2 west of the arc CD should not exceed 675 ft. A.O.D.

Area 3

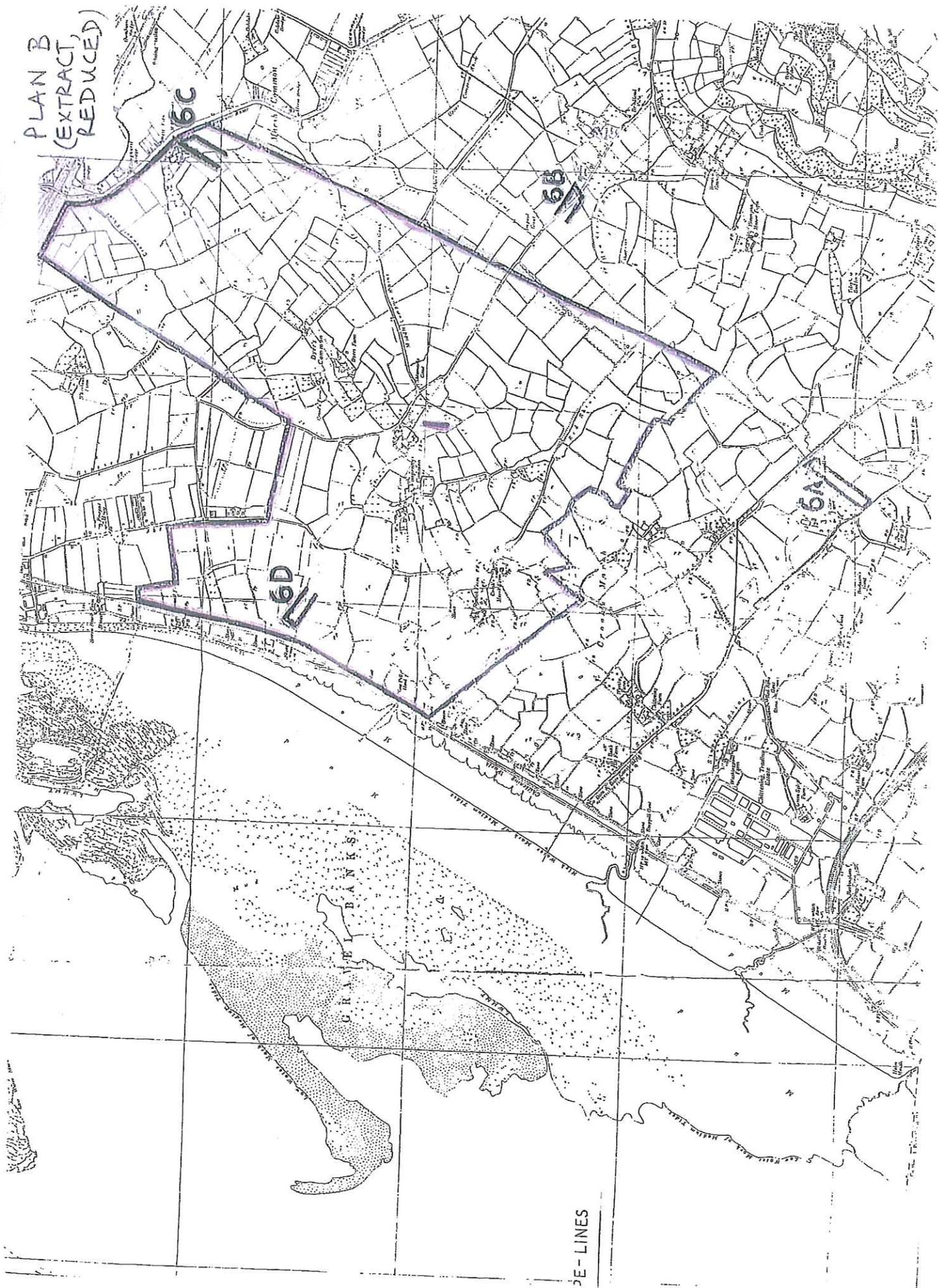
A restriction of 675 ft. A.O.D. applies to the part of this area (shaded on the map) between its eastern edge and arc EF.

There is no restriction west of arc EF.

PLAN A (EXTRACT)



PLAN B
(EXTRACT,
REDUCED)



PE-LINES

CRAPE BANKS

Planning Reference Number : SG.4244/A

Gloucestershire County Council

TOWN AND COUNTRY PLANNING ACT, 1947

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1950

T01- Imperial Chemical Industries Ltd.,
Prudential Buildings,
Wine Street,
Bristol, 1.

In pursuance of their powers under the above-mentioned Act and Order, the Council as Local Planning Authority HEREBY PERMIT the development described hereunder subject to the conditions hereunder stated.

Description of Land

Between Crooks Marsh and Elmington Manor Farm, Hallen. O.S.67.7 (1920 edition). O.S. 67.10 & 11 (1915 edition). Parcels 408, 276, 578 part, 689 part, 682 part, 677 part, 672 part, 727 part, 726, 678 part, 719 part, 725, 724 part, 728 part. (Radwick and Northwick). Thornbury R.D.

Description of Development

This outline application for planning permission is for:-

- (i) The development of an area of 22.55 acres (outlined in dark purple on the submitted plan) and thereon marked "1A"
 - (a) for the construction and operation of factories for the production of chemical and allied products (including non ferrous metals).
 - (b) for the development mentioned in sub-paragraph (ii) hereof and
 - (c) for development consisting of the construction and operation of any buildings, structures, erections or engineering works expedient for and ancillary to the construction and operation of the factories mentioned in sub-paragraph (a) above, other than buildings, structures or erections in which actual processes of manufacture are carried on.
- (ii) The development within an area of 41 acres (outlined in blue on submitted plan) and thereon marked "2A" consisting of
 - (a) the construction and operation of offices, warehouses, stores, reservoirs, pump houses, canteens, clubs, hostels, training establishments, amenity and welfare buildings, sports pavilions and sports and playing fields, and
 - (b) the development mentioned in sub-paragraph (i)(c) hereof.

CONDITIONS ATTACHED TO CONSENT

1. No development shall be commenced before the layout of structures or erections in the nature of plant and machinery or before the layout, design and external appearance of any other buildings has been approved by the local planning authority in the following area:-

An area lying within 50 ft. of the boundary of the following public highways:- Abbleton Lane and the highways leading therefrom to British Railways Severn Beach Branch at the northern end of Chittinging Warth and to Minor's Farm respectively, Barwick Lane, Vampeny's Lane, Farm Lane and Severn Road.

2. Development which does not comply with the height limits laid down by the Ministry of Supply as shown on plan "A" attached to Consent No: SG.4244 granted on 27th November, 1957, shall not be carried out until a specific application therefor has been made to and approved by the local planning authority.

CCCT/D

3. If so required by the local planning authority, within 12 months after any development has been carried out, the Developers shall within 6 months of the date of such request submit, in respect of that development, a scheme of landscape treatment, which may include tree planting, and such scheme when agreed with the local planning authority or in default of agreement determined by the Minister of Housing and Local Government shall be carried out by the developers in accordance with the provisions of the scheme.
4. Such land in the areas numbered 1 and 2 on the application plan as for the time being is not developed or in process of development or about to be developed, shall remain in agricultural use.
5. No process involving the discharge of liquid wastes to the River Severn and no process to be carried out in a special industrial building as defined in the Schedule to the Town and Country Planning (Use Classes) Order, 1950, S.I. 1950 No. 1131 shall be commenced until the local planning authority shall have been given 3 months' notice in writing (with reasonable details) of the proposed process.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are:-

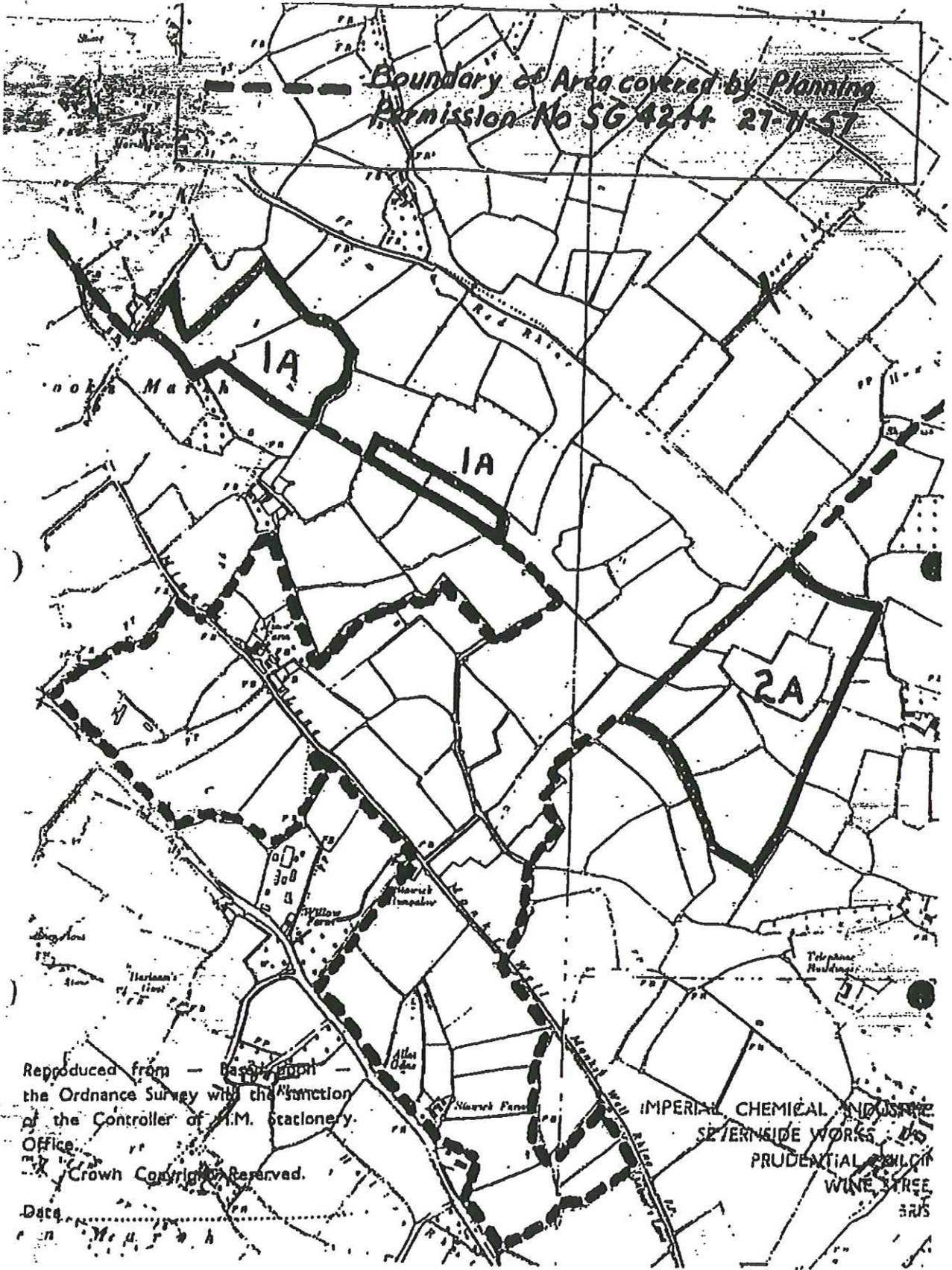
1. The application is one in outline only and the matters referred to in this condition will require further consideration in view of their relationship to adjoining land and development.
2. To safeguard aircraft taking-off and landing at Filton aerodrome.
3. In order to secure harmony with the surrounding landscape.
4. To ensure that agricultural production shall continue as long as possible and to make full use of land until it is required for the purposes of the proposed development.
5. To facilitate consultation with the object of preventing pollution of the River Severn and of the atmosphere and to protect the interests of the Central Electricity Generating Board's generating stations at Fortinhead and Berkeley.

Dated Thirtieth day of July, 1958.

GUY H. DAVIS

Clerk of the Council.

Boundary of Area covered by Planning
Permission No SG 4244 27-11-57



Reproduced from *Basic Map*
the Ordnance Survey with the sanction
of the Controller of H.M. Stationery
Office.
Crown Copyright Reserved.

IMPERIAL CHEMICAL INDUSTRIES
SALFORD WORKS
PRUDENTIAL BUILDING
WINE TREE
375

Date
1958

TOWN AND COUNTRY PLANNING ACT 1990 PERMISSION FOR DEVELOPMENT

Oaktree Environmental Ltd
Unit 5
Oasis Park
Road One
Winsford Industrial Estate
Winsford
CW7 3RY

APP REF: PT16/4744/MW
DATE VALID: 5th September 2016
DECISION DATE: 20th June 2017
PARISH: Almondsbury Parish
Council

NOTICE OF DECISION

South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

APPLICATION NO: PT16/4744/MW

DESCRIPTION OF DEVELOPMENT: Retention of use of land as construction waste transfer station including the erection of a building, siting of a weighbridge, erection of concrete push walls, construction of product storage bays, the erection of workshop and office buildings, and new highway access and perimeter concrete walls

APPLICANT: Bristol And Avon Waste Management

LOCATION: Hallen Yard Severn Road Hallen South Gloucestershire
BS10 7SE

In accordance with the application and accompanying plans, subject to the conditions specified below:

CONDITIONS

1. The development permitted by this planning permission shall only be carried out in accordance with the approved FRA (Hafren Water January 2017) and the following mitigation measures detailed within the FRA:
 1. Identification and provision of safe routes into and out of the site to an appropriate safe haven, as specified on page 18 section 6.2.1 of the FRA.
 2. Finished floor levels for the offices and workshop, as specified on page 37 drawing 4167-SK2 RevT of the FRA, to be set no lower than 8.10m Above Ordnance Datum (AOD).

South Gloucestershire Council, Department for Environment and Community Services,
PO Box 299, Strategic Planning, Civic Centre, High Street, Kingswood, Bristol, BS15 0DR
Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk

PT16/4744/MW

Reason

To ensure safe access and egress from the site, to reduce the risk of flooding to the proposed development and future occupants and to accord with Policy 12 of the West of England Joint Waste Core Strategy (Approved) March 2011.

2. Within three months from the date of this permission a detailed planting and management plan to include the existing vegetation retained and providing details of the size, type and specification of all planting proposed, shall be submitted to the Local Planning Authority for written approval. Upon such approval the details shall thereafter be implemented in the next available planting season.

Reason

In the interests of visual amenity and ecology and to accord with Policy 12 of the Joint Waste Core Strategy.

3. Within three months from the date of this permission a scheme to maximise the avoidance of light spillage shall be submitted to the Local Planning Authority for written approval. Such a scheme shall include details on positioning, type and design of all external lighting. Upon such written approval the scheme shall be implemented and thereafter retained for the duration of the development.

Reason

In the interests of ecology and visual amenity and to accord with Policy 12 of the Joint Waste Core Strategy.

4. Within three months from the date of this permission a Traffic Management Plan (TMP) shall be submitted to the Local Planning Authority for written approval. For the avoidance of doubt the TMP shall include but not be limited to vehicle routing, working hours, wheel washing and local vehicle management to avoid vehicles waiting on the local highway network. The details shall thereafter be implemented in accordance with the approved details.

Reason

In the interests of road safety and local amenity and to accord with Policy 12 of the West of England Joint Waste Core Strategy (Adopted) March 2011.

5. Within 3 months from the date of this permission and prior to any further groundworks, including any exempt infrastructure works or remediation works, a programme for geoarchaeological investigation, assessment and analysis shall be submitted to the LPA for approval. Thereafter the approved programme shall be implemented in all respects unless the LPA agrees to any variation in writing. Thereafter the geoarchaeological investigation, post investigation assessment shall be completed in accordance with the approved programme and the provision made for analysis, publication and dissemination of results and archive deposition secured.

Reason

In the interests of the archaeology of the site and in accordance with Policy 12 of the West of England Joint Waste Core Strategy (Adopted) March 2011.

6. Within three months from the date of this permission, a detailed bridleway management scheme for the southern and eastern boundaries of the site, showing location, design and timescales for implementation for cut back, verge management and connection of verge areas, as well as a scheme of signage, shall be submitted to the Local Planning Authority for written approval. The scheme shall thereafter be implemented in accordance with the approved details.

Reason

In the interests of local amenity and public rights of way and in accordance with Policy 12 of the West of England Joint Waste Core Strategy (Adopted) March 2011.

7. No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times 07.00 - 18.00 Mondays to Fridays, 07.00 - 13.00 on Saturdays; nor at any time on Sunday or Bank Holidays.

Reason

In the interests of the amenities of the area and in accordance with Policy 12 of the West of England Joint Waste Core Strategy (Adopted) March 2011.

8. Within three months from the date of this permission an ecological management plan for the site shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include a detailed scheme of protection, mitigation, compensation and enhancement measures to be incorporated within the development, including a timetable for the implementation of the scheme. The development and the requirements of the management plan, shall subsequently be carried out in accordance with the approved details.

Reason

In the interests of the ecology of the site and in accordance with Policy 12 of the West of England Joint Waste Core Strategy (Adopted) March 2011.

9. Within 3 months from the date of this permission surface water drainage detail proposals indicating the drainage network for the new buildings on site shall be submitted to the Local Planning Authority for written approval. Development shall be carried out in accordance with the approved details.

Reason

In the interests of the drainage of the site and the local water environment and in accordance with Policy 12 of the West of England Joint Waste Core Strategy (Adopted) March 2011.

**IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015**
POSITIVE AND PROACTIVE STATEMENT:

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner in seeking a satisfactory resolution to the application, in accordance with the relevant policies.

ADDITIONAL INFORMATION

1. This decision relates only to the plans identified below:
Site Location Plan (2763/772/12), Combined Site Plan (4167-601 Rev C), Proposed Site Plan (4167-SK2 Rev T), Office Area Ground and First Floor Setting Out (4167-209), Workshop Steelwork Vertical Sections (4167-206), Workshop Steelwork Elevations (4167-203), Proposed Workshop Plan Typical Section Elevations (4167-101), East Elevation (USM SRA EL 204 R1), North Elevation (USM SRA EL 203 R1), West Elevation (USM SRA EL 202 R1) and South Elevation (USM SRA EL 201 R1), received by the Council on the 12th August 2016, and the Flood Risk Assessment (FRA) by Hafren Water, dated January 2017.
2. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control, of the applicant.
3. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out any works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is also drawn to the Access of Neighbouring Land Act 1992 and Party Wall Act 1996.
4. This Decision Notice grants planning permission. You are advised that it does not imply compliance with Building Regulations and it is essential that you contact the Council's Building Control Manager with regard to your proposals before proceeding.
5. You are advised to consult the Environment Agency with regard to this proposal at Rivers House, East Quay, Bridgwater, Somerset TA6 4YS, Tel: 01278 457333.
6. Applicants should note that it is an offence to allow mud, filth, dirt or anything to be deposited on the highway or to deposit anything whatsoever so as to damage the highway under Sections 131, 148 and 161 of the Highways Act 1980.
7. Under the Wildlife and Countryside Act 1981 it is an offence to damage, destroy or obstruct access to any structure or place that bats, great crested newts or any other animal listed in Schedule 5 of the Act use for shelter or protection.

Under this Act it is also an offence to disturb barn owls whilst building a nest or in the vicinity of a nest containing eggs or young.

If there is any suggestion that the site is being occupied by any of the species, you are strongly advised to consult English Nature, South West Regional Office, Roughmoor, Bishops Hull, Taunton TA1 5AA before proceeding with the development hereby authorised.

8. The Wildlife and Countryside Act 1981 makes it a criminal offence to damage or destroy the nest of any wild bird whilst that nest is in use or being built. Established working practice avoids works to any hedgerow, tree or other vegetation where birds may reasonably be expected to make their nest (such as scrub) between 1 March and 31 August in any year. Care should be taken outside of this exclusion period as variations in climate may extend the nesting season.
9. The decision to grant planning permission has been taken having regard to the environmental information contained within the documentation submitted in support of the application.

PLEASE NOTE: The development hereby permitted must be implemented in accordance with plans hereby approved and any conditions specified above. The conditions may specify that works are to be carried out or details are required to be submitted for further approval, before all or part of the development is otherwise commenced. For further information regarding the discharge of Planning Conditions and the relevant forms please view "compliance with conditions" on our website, www.southglos.gov.uk If the permission is commenced without these requirements being fully met, or in any other manner, the development may be unauthorised and the permission invalidated. The council holds a definitive copy of this planning decision notice. You should be aware of the risk that subsequent copies of the decision notice may be subject to unauthorised alteration and if necessary you are advised to refer to the council for verification. The definitive copy can be viewed via the council's planning website.



DEVELOPMENT MANAGER

DATE: 20th June 2017



South Gloucestershire Council, Department for Environment and Community Services,
PO Box 299, Strategic Planning, Civic Centre, High Street, Kingswood, Bristol, BS15 0DR
Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk

PLANNING PERMISSION THE NEXT STEPS

Your Decision could be subject to conditions. It is essential that you comply with these conditions in order to protect your planning permission. If you have conditions requiring details to be submitted prior to the commencement of development then failure to discharge these conditions could invalidate your planning permission and result in enforcement action being taken against the development.

HOW TO APPLY TO DISCHARGE CONDITIONS ON YOUR PLANNING PERMISSION

If the condition requires you to agree something in writing with the Authority before development commences then you will need to consider submitting these details at least 8 weeks prior to starting work. In order to submit your application, you can do so by one of the following options:

- Submit an online application using the Planning Portal online application service www.planningportal.gov.uk/
- Complete an application form online via the Planning Portal online Application service, www.planningportal.gov.uk/ printing it off and enclosing it with the correct plans, fee and details before sending it to Development Services.
- Download a copy of the application form from the South Gloucestershire website on www.southglos.gov.uk/planning.
- Request a paper copy from our PT&SE Customer Contact Centre by calling 01454 868004.
- Visit one of the Council One Stop Shop receptions to collect a paper copy of the application form.

The fee amount is £28 per request relating to 'householder' applications and £97 for any other full planning applications.

The fee is payable for each submission (a single submission may be for more than one condition to be discharged).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

If this application has been identified as being liable to CIL you should not commence development until the requirements and obligations under CIL have been established. If we require further information we will write to you requesting this. Where we already have clear information about the proposal and assumed liability we will issue a liability notice shortly. Further information can be found on our website at www.southglos.gov.uk/environment-and-planning/planning/community-infrastructure-levy

BUILDING REGULATIONS

You might require separate Building Control approval and you can also secure this through the Council. For advice on development requiring Building Regulations approval please visit the Planning Portal or contact our Team on 01454 868271

ACTING AS AN AGENT?

Please forward the full copy of this decision to your client and advise them of any conditions. The Council continues to be involved with enforcement action taken against applicants who claim not to have been passed the decision by their Agent.

APPEALS AGAINST THE DECISION OF THE LOCAL PLANNING AUTHORITY (LPA)

If the applicant is aggrieved by the decision to refuse permission/consent for this proposal or to grant permission/consent subject to conditions, he may appeal to the Secretary of State for the Department of Communities and Local Government (SOS) in accordance with the provisions below. All appeals should be submitted on a form obtainable from The Planning Inspectorate, at the address below.

- (a) Refusal of planning permission for **Householder applications – within 12 weeks** (Article 37 of the Town & Country Planning (Development Management Procedure) (England) Order 2015)
- (b) Refusal of planning permission or permission granted subject to conditions - **within 6 months** (Section 78 Town & Country Planning Act 1990 (T & CPA) and Article 37 of the Town & Country Planning (Development Management Procedure) (England) Order 2015)
- (c) Refusal of Listed Building consent or consent granted subject to conditions. Refusal of Conservation Area consent or the decision of the LPA on an application to vary or discharge conditions attached to a Listed Building consent **within 6 months** (Regulation 8 of the Town & Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- (d) Refusal of consent for display of advertisement or consent granted subject to conditions - **within 8 weeks** of the date you receive the Council's decision - please refer to separate notice attached where necessary.
- (e) Refusal of Tree Preservation Order consent or consent granted subject to conditions. Issuing of an Article 5 certificate on refusing consent or an Article 6 direction on granting consent to fell any part of a woodland – within 28 days Town & Country Planning (Trees) Regulations 2012.

The SOS has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. He is not however required to entertain an appeal if it appears to him that permission for the proposals could not have been granted by the LPA, or could not have been granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development orders and to any directions given under the orders.

In the case of refusal of permission to develop land or refusal of Listed Building consent or the granting of permission or Listed Building consent subject to conditions whether by the LPA or SOS and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development works which has been or would be permission, he may serve on the Council in which the land is situated a Purchase Notice (or Listed Building Purchase Notice) requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town & CP Act 1990 and Part 1, Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances (not applicable to Advertisement proposals) a claim may be made against the LPA for compensation where permission is refused or granted subject to conditions by the SOS on appeal or on reference of the application to him.

NOTES IN RESPECT OF SUBMISSION OF APPEALS

Data Protection: Please note all appeal documentation will appear on the Planning Casework Service website.

When submitting an appeal, please note that an identical set of documents should be sent to both the local authority and The Planning Inspectorate at the following addresses:

South Gloucestershire Council.
Department for Environment and Community Services
PO Box 299
Strategic Planning
Civic Centre High Street Kingswood Bristol BS15 0DR

The Planning Inspectorate
Room 3/04 Kite Wing
2 The Square
Temple Quay
Bristol BS1 6PN

Please ensure this instruction is complied with in order to avoid any unnecessary delay.

NOTES IN RESPECT OF APPLICATIONS FOR CONSENT TO DISPLAY ADVERTISEMENTS

1. Under the provisions of Schedule 2 of the Town & Country Planning (Control of Advertisements) Regulations 2007 before any advertisement is displayed, the permission of the owner of the land, or building on which the advertisement is to be displayed must be obtained.
2. If a conditions imposing a time limit has been expressly included as part of a consent, then that condition must be observed. If no such condition is imposed Regulation 14 (7) of the 2007 Regulations provides that any consent is granted for a period of FIVE YEARS from the date hereof.
3. Where the Authority grant consent for a period shorter than five years they shall (unless the application required such a consent) state in writing their reasons for doing so, and the limitation in respect of time shall for the purposes of these Regulations be deemed to be a condition imposed upon the granting of consent.
4. At any time within a period of 6 months before the expiry of a consent granted under these Regulations, application may be made for the renewal thereof and the provisions of these Regulations relating to applications for consent and to the determination thereof shall apply where application is made for such renewal.
5. Penalty for Contravention. The amount of the fine to which a person who displays an advertisement in contravention of these Regulations is liable on summary conviction as set out in Section 224 of the Town and Country Planning Act 1990 and Regulation 30 of the 2007 Advertisement Regulations.

NOTES IN RESPECT OF ALL APPLICATIONS

1. Attention is drawn to the need for strict compliance with the approved plan(s), failing which appropriate action will be taken.
2. If planning permission has been granted for the development, please note that should this involve any work within the highway, such as the construction of a vehicular access, the consent of the Highway Authority should be obtained.
3. WHERE PLANNING PERMISSION OR LISTED BUILDING CONSENT HAS BEEN GRANTED, APPROVAL MAY ALSO BE REQUIRED UNDER THE BUILDING REGULATIONS BEFORE ANY WORK IS COMMENCED.
4. Although planning permission may have been granted, should the proposed work involve the demolition, alteration or extension of a Listed Building or the demolition of an existing building in a Conservation Area, Listed Building or Conservation Area Consent will also be required before the work commences.
5. If the work authorised by this permission requires the supply of utility or other public services, you are requested to contact the appropriate statutory or other undertaker as soon as possible following the receipt of the decision. Failure to do so may result in delay in the provision of these services.
6. If planning permission has been granted this may be subject to condition(s) as listed on the decision notice. Some of these conditions require details to be submitted or other work to be carried out before development commences (conditions precedent). If you start development without complying with any such conditions you may invalidate the permission itself. Requests to discharge or confirm conditions made under Article 27 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 should be submitted on the appropriate forms and with any required fee.

Any further information concerning this decision may be obtained from the Director of Environment and Community Services Please quote the Reference Number of this permission in any correspondence.

Appendix IV – Environmental Risk Assessment

Severnside Pollution Risk Assessment BATPA008/11

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of risk	Justification for magnitude	Risk Management	Residual Risk
Human	Imported material	Human Health	Direct ingestion	Very low	Medium	Low	No plant uptake or vegetables to be grown.	All imported material will require analysis which will be assessed against the CLEA model, and SGV's. There is no residential use or plant or vegetable uptake which could increase risk to human health.	Low
			Inhalation of soil	Low during material movement.	Medium	Medium	All operatives to wear correct PPE. In periods of dry weather dust to be suppressed using bouser.		Low
				Very low during completion	Medium	Low	Final finished surfaces will be impermeable so material will not be in contact with humans		Very Low
	Noise	Noise nuisance & amenity value	Atmospheric	Low	Low	Low	Currently located within an industrial estate. Additional traffic movements are not believed to cause significant noise problem. All machinery fitted with silencers.	Vehicle movement only permitted within operational hours. Fitted with silencers. Serviced & maintained regularly.	Low
	Odour	Odour nuisance & amenity value	Atmospheric	Low	Low	Low	No malodorous wastes accepted	Quarantine and reject malodorous loads	Low
	Litter	Amenity value	Windblown	Low	Low	Low	Permitted wastes unlikely to generate litter	Quarantine and reject loads containing litter	Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of risk	Justification for magnitude	Risk Management	Residual Risk
	Pests	Human health & amenity value	Direct	Low	Low	Low	Permitted wastes unlikely to attract pests.	No putrescible material accepted on site	Low
Water	Imported material	Water Quality via direct runoff or leaching of contaminants	Run off	Very Low	Low	Low	No pathway for runoff to watercourse. Material covered with impermeable surface following works.	Ensure earthworks are covered with hard standing on completion of works. Holding pond to collect runoff during construction.	Low
			Leaching	Low	Medium	Medium	All material required to meet acceptance criteria outlined in the Environmental risk assessment. Material covered with impermeable hard standing.	Ensure all waste meets criteria and approval sought from EA.	Low
			Groundwater	Medium	High	High	All oil storage to be stored in bunded tank with 110% bund. Only re-fuelling in designated areas. Spill kits provided onsite. Only permitted waste to be received. No hazardous wastes	All plant and machinery well maintained. Site surfacing inspected regularly.	Medium

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of risk	Justification for magnitude	Risk Management	Residual Risk
Air	Imported material	Dust nuisance	Atmospheric & trafficking of vehicles	Low	Medium	Medium	All operatives to wear correct PPE. In periods of dry weather dust to be suppressed using a bouser. Vehicles will be sheeted and access roads sprayed to reduce dust.	Contractor to carry out site inspections and inductions for all operatives.	Low
Land	Imported material	Currently vacant industrial land.	No pathway to SSSI. Direct - Material deposited will be assessed using CLEA for commercial use.	Low	Medium	Medium	No direct pathway to SSSI. Imported material is assessed using guidance criteria.	Ensure all waste meets criteria and approval sought from EA.	Low
Plant/ Animal	Imported material	Not within 1km of SSSI	No known pathway to SSSI.	Low	Medium	Medium	No planting or vegetation uptake. Land covered with impermeable hard standing.	Ensure all waste meets criteria and approval sought from EA.	Low
		Nature Conservation Sites, protected habitats	No pathway to receptor	Low	Medium	Medium	Low impact activity on habitats. No pathway to receptor. All operations restricted to within site boundary.	Holding pond constructed to prevent surface water runoff into water course.	Low