

ENVIRONMENTAL MANAGEMENT SYSTEM

Betchton Cottage, Cappers Lane, Sandbach CW11 2TW

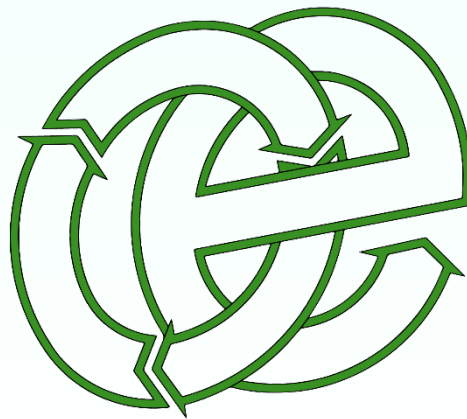
William Beech Skip Hire Limited

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Oaktree Environmental

Waste, Planning & Environmental Consultants



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Drawing No. 2061-CAPP-03 – Site Layout Plan

Drawing No. 2061-CAPP-04 – Receptor Plan

Appendix II - Record Keeping Forms (advisory only)

CAPP-RF-1 - Waste Input Record Form

CAPP-RF-2 - Rejected Waste

CAPP-RF-3 - Waste Output Record Form

CAPP-RF-4 - Site Diary/Inspection Form

CAPP-RF-6 - Employee Training Needs Assessment / Review

CAPP-RF-7 - Complaints Form

CAPP-RF-8 - Site Information & Key Contacts

***The above forms are advisory only, alternative forms of the operator may be used electronically*

Appendix III - Environmental Permit

Appendix IV - Health & Safety – Conditions of Site Use for Staff and Visitors

Site Information & Key Contacts List

Site Address:	Betchton Cottage, Cappers Lane, Sandbach CW11 2TW		
Site Operator:	William Beech Skip Hire Limited	National Grid Ref:	SJ 79094 58615

Contact	Description	Office Hours	Out of Hours
Tom Gardiner	Managing Director	01477 500379	01477 500379
Sarah Cottam	TCM	01477 500379	07500626391
Leighton Hospital Middlewich Rd, Crewe CW1 4QJ	Local NHS Hospital (Main)	01270 255141	999
	Accident & Emergency (A&E)	999	999
Alsager Police Station Alsager, Stoke-on-Trent ST7 2EY	Local Police Non-Emergency	101	999 or 112
	Police Emergency	999 or 112	999 or 112
Cheshire Fire & Rescue Service Alsager Fire Station, Brookhouse Rd, Alsager, Stoke-on-Trent ST7 2PA	Fire and Rescue Service (in Emergency Dial 999)	999 or 01270879837	999 or 112
Environment Agency Richard Fairclough House, Knutsford Rd, Warrington WA4 1HT	Local Environment Agency Office	03708 506506	0800 80 70 60
Cheshire East Council Delamere House, Delamere Street, Crewe CW1 2LL	County Council General Enquiries	0300 123 5500	999 or 112
United Utilities	Mains Water Supplier	0345 672 3723	0345 672 3723
Oaktree Environmental Ltd Lime House, 2 Road Two, Winsford, Cheshire CW7 3QZ	Secondary specialist waste and permitting compliance advisors	01606 558833	N/A

1 Introduction

1.1 General

- 1.1.1 Oaktree Environmental Ltd have been instructed by William Beech Skip Hire Limited (the Operator) to prepare this Environmental Management System (EMS).
- 1.1.2 This EMS has been prepared in relation to waste operations undertaken at Betchton Cottage, Cappers Lane, Sandbach CW11 2TW. The permit will authorise the site to be operated as Household, Commercial and Industrial Waste Transfer Station and Physical Treatment Facility.
- 1.1.3 The permit boundary is illustrated in green on Drawing No. 2061-CAPP-02 Permit Boundary Plan. All reference to 'the site' in this EMS refers to the associated operations, infrastructure, plant, and equipment within this boundary.
- 1.1.4 The purpose of an EMS is to give instructions to all staff specifying how the site is managed and has been revised with emphasis on managing the waste storage and incoming / outgoing procedures on site.
- 1.1.5 This EMS has been prepared in accordance with the following guidance:
- a) The Environmental Permitting (England and Wales) Regulations 2016.
 - b) Develop a management system: environmental permits.
 - c) Technical Guidance WM3: Waste Classification - Guidance on the classification and assessment of waste.
 - d) The Waste duty of care: code of practice – 2018.
 - e) Non-hazardous and inert waste: appropriate measures for permitted facilities published 01/08/2023.
 - f) Climate change: risk assessment and adaption planning in your management system.
- 1.1.6 A copy of this EMS and the Environmental Permit will be kept in the site office and made available at all times on site.

1.2 EMS Review

- 1.2.1 A member of senior management will review this EMS on an annual basis to ensure it is suitable and continues to accurately reflect the operations and systems undertaken on site and evaluate if these are still effective.
- 1.2.2 If upon review the EMS is considered to not suitably reflect operations or systems / processes undertaken, the relevant procedures will be updated where necessary. The EMS will be reviewed sooner in the event of any of the following:
- a) Changes in operations i.e. processes or equipment.
 - b) Changes / variations to the permit (including the permit boundary).
 - c) Changes to site infrastructure i.e. buildings.
 - d) Changes to Environmental Legislation.
 - e) A pollution incident.

1.3 Relevant Contacts

- 1.3.1 The contact details for the operator are as follows:

William Beech Skip Hire Limited	Contact:	Tom Gardiner
Betchton Cottage, Cappers Ln,	Position:	Managing Director
Sandbach CW11 2TW	Tel:	01477 500379

- 1.3.2 Contact details for Oaktree Environmental are as follows:

Oaktree Environmental Ltd	Contact:	Joshua Ulyatt
Lime House	Position:	Consultant
Road Two	Tel:	01606 558833
Winsford	E-mail:	josh@oaktree-environmental.co.uk
Cheshire CW7 3QZ		

- 1.3.3 A full list of relevant contacts including emergency contact numbers are provided in the Site Information & Key Contacts List section in the pre-pages of this document.

1.4 Site Location

- 1.4.1 The site is located at Betchton Cottage, Cappers Lane, Sandbach CW11 2TW as shown on Drawing Nos. 2061-CAPP-02 & 03.
- 1.4.2 Land use surrounding the site is predominantly rural with large open agricultural fields, there are several commercial and residential properties in proximity.
- 1.4.3 A full list of receptors within 1km of the site have been included in table 1.1 below. A Receptor Plan illustrating these receptors is included in Appendix I, see Drawing No. 2061-CAPP-04 – Receptor Plan.

Table 1.1 - Sensitive Receptors

Receptor	Direction from Site	Approx distance from the site boundary to the receptor boundary (m)
Commercial / Industrial		
Millys Garage	West	50
Betchton Motor Services	West	50
The Potters Barn	South	600
Residential Dwellings		
Residential property on Cappers Lane	West	5
Residential properties on Cappers Lane and beyond	Southeast	310
Residential properties on Love Lane and beyond	East	375
Residential properties on Love Lane and beyond	Northwest	380
Residential properties on New Inn Lane and beyond	West	550
Residential properties in Hassall Green	West	950
Watercourses / Surface Water Features		
Canal	South	325
Infrastructure (major roads and transport links)		
A533	Northwest	460
Ecological Sites		
Hassall Green Nature Reserve	South	830

1.5 Permitted Operations

1.5.1 The permit will authorise the site to be operated as Household, Commercial and Industrial Waste Transfer Station and Physical Treatment Facility.

1.5.2 Treatment activities undertaken on site consist of the following:

- a) Sorting (with loading shovel/360° excavator or by hand).
- b) Manual separation (by picking line).
- c) Mechanical separation
- d) Screening (by using appropriate mechanical screen / trommel).
- e) Crushing (by using appropriate mechanical crushing plant).
- f) Blending (to produce soil, soil substitute or aggregate).
- g) Compacting (by loading shovel / 360 ° excavator).
- h) Storage (prior to removal).

1.5.3 Specified waste management on site includes waste disposal and waste recovery operations listed in Annex IIA and IIB of The Waste Framework Directive 2008/98/EC which are outlined below:

- R3: Recycling/reclamation of organic substances which are not used as solvents.
- R4: Recycling/ reclamation of metals and metal compounds.
- R5: Recycling/reclamation of other inorganic materials.
- R13: Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced).
- D9: Physico-chemical treatment of waste not listed elsewhere in this table which results in final compounds or mixtures which are disposed of on this site by means of any of the operations numbered D1 to D12, e.g. evaporation, drying, calcination.
- D15: Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced).

1.6 Hours of Operation

- 1.6.1 The site will be open during the following hours for waste operations including the delivery, receipt, and processing of waste:

Monday to Friday	07:30 – 17:30
Saturday	07:30 – 13:00
Sundays, Bank/Public holidays	Closed

- 1.6.2 The only activities on site which will be permitted outside of these hours are onsite maintenance works, emergency deliveries of waste/plant/machinery and general office use.
- 1.6.3 During times where the site is closed or not in operation, the site will be locked and secured to prevent unauthorised access.

1.7 Staffing and Management

- 1.7.1 Table 1.2 overleaf details the staff structure for the site and information on roles and responsibilities for staff involved in waste operations.
- 1.7.2 The roles included in Table 1.2 overleaf are used throughout the EMS to demonstrate the responsibilities for each staffing role.

Table 1.2 - Staffing Levels

Position	Employees	Responsibilities
Managing director	1	Overall management of the business
Operations manager	1	Operations Manager, qualified TCM responsible for health and safety, site policies, procedures, implementation and welfare.
Yard manager	1	Responsible for the health and safety and environmental protection of the site. Responsibility for the segregation and recycling of waste. Relaying policies and procedures to yard staff.
Transport Manager	1	Responsible for the daily transport operations and procedures in maintenance, transport and tachograph law. Relaying policies and procedures to the drivers relevant to their activities.
Machine / Plant Operator's / General Operatives	8	Responsibilities for the segregation of incoming waste.

1.8 Fit and Proper Persons

- 1.8.1 Site operations will be supervised by a Technically Competent Manager (TCM) who holds the relevant CIWM/WAMITAB qualification, including a Continuing Competence Certificate, where appropriate. The EA will be notified of changes to the TCM or appointment of temporary replacements before the changes come into effect. The TCM attendance hours per week will be agreed with the EA following issue of the permit but before operations commence.
- 1.8.2 A record of the TCM attendance, including start and finish times will be recorded in the site diary. These records will be made available to the Environment Agency for inspection on request.
- 1.8.3 The operator will ensure that in the absence of the TCM a nominated person will take on the appropriate responsibilities and act as competent person. The Environment Agency will be informed of any changes to the TCM and relevant replacement details.

1.9 Health and Safety

- 1.9.1 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 shown in Appendix V. These conditions will be shown to all site users and must be signed prior to using the site. Anyone refusing to comply with the conditions of use will be asked to leave the site.

1.10 Exempt Activities

- 1.10.1 Exempt activities are those which are outside the scope of the Environmental Permit for the site (listed in Schedule 3 of the Environmental Permitting (England and Wales) Regulations 2016) which are carried out at the site.
- 1.10.2 At present there are no waste exemptions registered for the site, nor do any exempt activities take place on site.

1.11 Convictions

- 1.11.1 At the time of application, neither William Beech Skip Hire Limited nor any of the relevant people within the company had been convicted of a relevant offence.

1.12 Waste Carriers Licence

- 1.12.1 The operator holds an upper tier waste carriers' licence to allow the importation and removal of waste from the site by the operators own vehicles. The operators waste carriers' registration number is CBDU209601.

2 Site Engineering and Infrastructure

2.1 Site Description

2.1.1 The site infrastructure is clearly detailed on Drawing No. 2061-CAPP-03. The drawing illustrates the following areas on site:

- a) Different surfaces i.e. concrete, hardstanding etc.
- b) Location of buildings
- c) Height/type of perimeter fencing
- d) Reception and storage areas of waste
- e) Location of fixed plant/equipment i.e. loading hoppers, trommel, conveyors etc..

2.2 Access and parking

2.2.1 Access and egress to/from the site is via Cappers Lane and ample parking is available on site.

2.3 Site Office

2.3.1 The site office is located as shown on Drawing No. 2061-CAPP-03, the documents listed below will be retained in one of the site offices.

Documents to be retained in site office
The Environmental Permit (original & any subsequent variations)
This Environmental Management System (EA agreed document)
Current site diary (to record all inspections/visitors to the site)
Environment Agency inspection (CAR) forms
In-house inspection sheets/recording forms
Duty of care transfer notes (for 2 years minimum)
Duty of care product notes [(aggregates/topsoil (for 2 years minimum))]
Hazardous waste consignment notes (rejected waste, etc., kept for 5 years)
Waste delivery tickets
Accident book (& 1st aid kit)

2.4 Weighing and Categorising Loads

- 2.4.1 There is a weighbridge on site adjacent to the site office, the weighbridge will be used for accurate weighing of loads coming onto and being removed from site. During instances where the weighbridge is out of action, the weight of each load into and out of the site will also be estimated using the standard EA/WRAP agreed volume-to-weight conversion factors or HGV load capacities.

2.5 Notice Board and Signs

- 2.5.1 A notice board is erected at the site entrance and displays the following information:
- a) The site name and address.
 - b) The name of the permit holder and operator.
 - c) The Environmental Permit number and accompanying statement stating that the site is permitted by the Environment Agency.
 - d) Environment Agency contact details, Emergency No. 0800 80 70 60 and
 - e) General Enquires No. 03708 506 506.
 - f) Operator's "out of hours" emergency contact details (see contacts table)
 - g) Operating hours.
- 2.5.2 Additional signs are displayed around the site for operational / health & safety purposes. All staff and visitors will be required to comply with the requirements of all signs whilst on site.
- 2.5.3 The notice board will be inspected once per week. In the event of any damage or effectiveness, the board shall be repaired or replaced within 1 week.

2.6 Site Security

- 2.6.1 Site security is important to reduce the likelihood of unauthorised access to the site. The site is situated within a predominantly rural area. The only ingress / egress to the site is via an access from Cappers Lane, the locations of which are detailed on the Site Layout Plan.
- 2.6.2 The sites boundary comprises the following:
- a) 2.5m high hedge row along the northern perimeter.
 - b) 1.2m high wire fence with 2m high hedge row along eastern and part of southern perimeter.
 - c) 3m high hedge row and 2.5m high wooden fence along the western perimeter.
- 2.6.3 The entrance to the site is secured with lockable gates which remain locked whenever the site is unmanned / outside of operational hours.
- 2.6.4 In addition to the above, the site has 24-hour CCTV footage available covering all internal and external operational and storage areas. All cameras are pan, tilt and zoom 360-degree coverage over a 50m distance meaning all areas of the site are monitored. Any unusual or suspicious activity picked up which is not in line with site specific procedures will mean a call to the emergency services.
- 2.6.5 The above site security measures/infrastructure is considered suitable to prevent unauthorised access. There have been no incidents of unauthorised access on the site since operations began.
- 2.6.6 The site security measures will be inspected on a weekly basis and any defects which impair the effectiveness of the security will be repaired to the same or better standard within a suitable timescale. All repairs will be noted on the site diary repaired as soon as practically possible. The checklist in Appendix II provides further information.
- 2.6.7 If unauthorised access becomes apparent as a problem at the site, the security measures will be reviewed, and improvements implemented.

2.7 Fuel and Hazardous Substance Storage

- 2.7.1 No gas cylinders or aerosols will be accepted for storage at the site, nor will there be any chemicals present on site.
- 2.7.2 Oil and lubricants are stored on site for everyday maintenance of vehicles and plant. These are kept in secure containers off site.
- 2.7.3 If the operator stores any fuel or oil on site, it will be stored in accordance with the following procedures:
- a) Tanks will be surrounded by a bund capable of containing a minimum of 110% of the volume of fuel stored in the tank.
 - b) All pipework and associated infrastructure will be enclosed within the bund.
 - c) A lock will be fitted to the tank valve to prevent unauthorised operation.
 - d) Any storage of oil will comply with the Control of Pollution (Oil Storage) (England) Regulations 2001 SI No.2954 or any subsequent legislation.
 - e) All valves and gauges on the tank will be constructed to prevent damage caused by frost.
 - f) The tanks will be clearly marked showing their capacity and product within.

2.8 Rejected Waste

- 2.8.1 Any waste which is rejected will be stored in a quarantine skip / area and removed from site within 5 working days. The location of this skip may vary as operating conditions permit (i.e. to permit the loading of rejected wastes but clear labelling and management control will ensure its use as specified). Rejected waste will be recorded on form CAPP/RF/2 or similar.

2.9 Drainage (general)

- 2.9.1 The drainage arrangements for the site are clearly shown on Drawing No. 2061-CAPP-03. The site comprises of 2no. waste transfer buildings with the surface comprising of an impermeable concrete pad with sealed drainage system. The external yard which is utilised for the storage of materials and containers benefits from an impermeable concrete surface which has been engineered to ensure that all surface water drains into the septic tank or manholes and interceptor before entering the 20,000-litre holding tank. Water is collected within the holding before being tankered to a suitably permitted facility.
- 2.9.2 This system ensures any residues from skips during the tipping process are caught within the sealed system. The tank capacities and integrity are monitored weekly and emptied when 80% capacity is reached. The location of the tanks are illustrated on Drawing No. 2061-CAPP-03.

2.10 Drainage Maintenance

- 2.10.1 The concrete pad, gullies and storage tank will be checked daily; any spillages of potentially hazardous substances will be swept up immediately. Any damage to the impermeable surface would result in the area being cordoned off and repair will be completed within a timescale agreed with the EA. The daily inspections will ensure continuing integrity and fitness for purpose of their construction, and the inspection and any necessary maintenance will be recorded in the site diary.
- 2.10.2 In the event of damage occurring which breaches the integrity of the engineered containment that it no longer meets the specified standards, the applicant will cease importing waste into the affected area and notify the EA immediately. The operator will not recommence importing waste into the affected area until it has been repaired to a standard at least as good as the original specification. In terms of the tank, if the tank becomes damaged and unsuitable for containment, the gully will be covered with a dammit matt to ensure no runoff can occur. The site will only remove the dammit mat once the tank has been repaired.

2.11 Drainage management

- 2.11.1 In terms of any new impermeable surfaces or repairs to the drainage system, the operator will ensure they are fit for purpose in that:
- a) Areas of the impermeable surface are laid to take weight of relevant vehicles, plant and equipment without cracking and breaking; and,
 - b) Areas of the impermeable surface are free from cracks which could increase permeability; and,
 - c) Areas of the impermeable surface are resistant to mechanical, physical and chemical stresses to which they may be subjected; and
 - d) Areas of the impermeable surface fall towards the drainage system to prevent ponding; and,
 - e) No liquid will run off areas of the impermeable surface other than into the sealed system.
 - f) Liquid from the tank is sealed and not leak and is capable of collecting and containing liquids draining from the impermeable surface.

2.12 Vehicles, Plant and Equipment

- 2.12.1 Waste will be handled using the plant listed in Table 2.1 overleaf. Only trained operatives will be permitted to drive/operate the plant listed below. Any changes to the list will be notified to the EA prior to implementation.

Table 2.1 - Plant & Equipment

Item	Number	Function
Loading shovel	1	Loading/unloading/movement/sorting
360° excavators	2	Loading/unloading/movement/sorting
Trommel	1	Screening of mixed waste
Picking line (including conveyor belts, magnets and blowers)	1	Hand sorting recyclables from mixed waste Separation of light fractions from inert material
Screener	1	Screening mixed C&D waste
Crusher	1	Crushing of C&D waste to create aggregate product

Note: The plant/equipment on site may vary and additional equipment may be hired-in to cope with larger jobs, jobs with specific requirements or to prevent over stockpiling leading to a breach of permitting conditions.

2.13 Preventative Maintenance

- 2.13.1 Plant and vehicles (including engines) will be maintained and serviced in line with manufacturers recommendations. The preventative maintenance checklist included in Appendix II will be populated with all items required to be maintained. Any defects and actions taken as part of inspections and maintenance will be recorded.
- 2.13.2 Site operatives will undertake preventative maintenance checks i.e. before, during and 1 hour before the end of each working day to ensure the following:
- Machinery is mechanically sound for use and no presence of black fumes or trailing liquids visible prior to use or following shutoff of plant/equipment.
 - Plant which is not in use for any extended period is stored at least 6 metres from combustible waste.
 - All plant and equipment vehicles are fitted with fire extinguishers.
 - Dust from processing/treatment operations on site can settle throughout the working day but the operator has a continuous training regime to prevent this happening. The plant will be cleaned at least once every 12 hours.

3 Site Operations

3.1 Preliminary procedures

- 3.1.1 Guidance will be given by site management to all employees, sub-contractors, other waste carriers and customers regarding the waste types and operations which are acceptable at the site i.e. a copy of the relevant authorisations for the site such as the Environmental Permit.
- 3.1.2 The operator is a registered waste carrier and generally collect loads from customer sites. However, if waste is to be accepted from sub-contractors or is delivered by other known hauliers, waste carrier registration details will be taken prior to acceptance of a load.
- 3.1.3 All regular haulage operators delivering waste to the site will be periodically checked with the EA public register to ensure appropriate registration.
- 3.1.4 The procedures below would be followed prior to the receipt of waste on site.
- 3.1.5 When a driver employed by the permit holder arrives at the waste producer's premises, he/she will inspect the load for conformity with relevant regulations and safety procedures.
 - a) If the load is satisfactory the driver will sign the relevant paperwork (Duty of Care transfer note/delivery ticket) and remove the load from the premises.
 - b) If the waste does not meet the description stated on the controlled waste transfer note the customer is advised to check the note and give a more detailed description of the waste.
 - c) If the more detailed description of the waste reveals that the waste is not/permited to be accepted at the site, then the customer is advised that the waste must be taken to another site which is appropriately permitted to accept the waste(s).
 - d) If further instructions are needed the driver may also report back to the site manager.
 - e) Where it is suspected that the details given on the transfer note are incorrect the Environment Agency may be contacted for advice.
 - f) Where the load contains soil from an industrial site the procedures in Section 3.4 will be followed.

- g) If further instructions are needed the driver may also report back to the site manager.

3.2 Waste Acceptance (checking in & inspection of loads)

3.2.1 All incoming vehicles are required to report to the site office. Details of the load will be recorded, and the transfer note / accompanying documentation will be further checked to ensure it is acceptable at the site. Transfer notes are checked to ensure they contain the following information:

- a) Vehicle Registration and drivers name and signature.
- b) Waste haulier name and valid waste carriers' registration number.
- c) Name address (of source site) and signature of transferor.
- d) Name, address (of destination site) and signature of the person receiving the waste (transferee).
- e) Permit number or exemption reference of person receiving the waste (if applicable).
- f) Description of waste including waste type, waste source, waste containment and waste quantity.
- g) List of Waste (LoW) code.
- h) SIC code of the waste holder.
- i) Date and time of waste transfer and waste transfer note number.
- j) Confirmation that the waste hierarchy has been considered.

3.2.2 All loads are visually inspected prior to offloading, if non-compliant waste is discovered upon visual inspection, there is a discrepancy with the load or its paperwork, then the site manager shall be informed immediately. If the load is not acceptable under the Permit, then, it should be rejected from the site and deposited at a suitably permitted facility.

3.2.3 The nature of bulk loads makes full inspection difficult until the load is deposited. Accepted waste loads will be directed to the appropriate tipping / waste reception area. Loads are also examined at the point of offloading, if loads are discovered to be unacceptable at this point, if possible, the load should be re-loaded back onto the vehicle and rejected from site. If it is impossible to load a rejected load back onto the delivery vehicle, the load will be put into the quarantine area for removal. In cases where the presence of unauthorised waste is likely to

lead to a breach of permit conditions, the Environment Agency will be contacted immediately to agree a course of action.

- 3.2.4 Accepted waste will be directed to the appropriate tipping / reception area. Loads are also examined at the point of offloading, if loads are discovered to be unacceptable at this point, if possible, the load should be re-loaded back onto the vehicle and rejected from site. If it is impossible to load a rejected load back onto the delivery vehicle, the load will be put into the quarantine area for removal. In cases where the presence of unauthorised waste is likely to lead to a breach of permit conditions, the Environment Agency will be contacted immediately to agree a course of action.
- 3.2.5 If only small levels of contamination are noted, they are handpicked and reject material placed in a skip for safe disposal.
- 3.2.6 If hazardous waste or suspected hazardous waste is deposited on the site, the material will be left alone with precautions taken to absorb any spillages and the area cordoned off. The EA will be contacted as a matter of urgency and the material left in situ until removed under the EA's instruction.

3.3 Gypsum & Plasterboard Assessment

- 3.3.1 Waste gypsum when mixed with biodegradable material results in the production of hydrogen sulphide which is a toxic gas so all waste gypsum will be kept separate from all other waste on site. This will be done by applying the following procedures which all staff will undergo refresher training on following issues of this EMS:
- a) All waste transfer notes will be updated advising no plasterboard is to be deposited in a skip. All existing and new customers will be told the importance of segregating plasterboard at the place of production due to the above issue.
 - b) The site will only knowingly accept plasterboard in single stream loads and not part of any mixed loads.
 - c) Prior to delivering a skip to a property, the operator will ask the customer if any plasterboard is likely to be present in the load, i.e. what is the nature of the skip. If the

customer is a builder or a householder having building works undertaken at their property, the customer will be provided with a separate bag for plasterboard / gypsum waste and a separate transfer note detailing the EWC code for plasterboard which is 17 08 02.

- d) The customer will be advised to place the bag of plasterboard on top of the skip or to the side of the skip prior to collection. The operator, when collecting the skip would ensure the bag is sealed and segregated from the mixed skip when loading on to the HGV.
- e) If the customer refuses to segregate the plasterboard from other waste on the place of production, the skip will be subject to a more rigorous sort (shown in the sections below) when delivered to the site and the operator would inform the customer of a penalty charge.
- f) Once a mixed load of waste is tipped, plasterboard contamination may still be present, so the driver will take photographs the load before processing. This system is used to prove the presence of contrary items or misdescription, to enable the sales team to levy additional costs on the customer for their correct handling as shown in point iv above.

3.4 Waste Acceptance – POPs Assessment

3.4.1 Staff will be trained on the identification of any waste which could contain POPs, which includes the following:

- Sofas
- Sofa beds
- Armchairs
- Kitchen and dining room chairs
- Stools and foot stool
- Home office chairs
- Futons
- Bean bags, floor and sofa cushions

3.4.2 If any of the wastes listed in this procedure are identified in the waste tipping and sorting area and contain leather, synthetic leather, other fabric, or foam, the items will be segregated and removed. These items are bulked and then sent to a suitably permitted site.

3.4.3 If there is a risk of contamination from the identified POPs waste i.e. if pieces of foam, cover, lining or wadding material are released from the item the whole load will be classified as POPs waste and sent for destruction.

3.5 Waste Acceptance – Soils and Aggregates Recycling

3.5.1 The operator accepts the following EWC codes which have a mirror hazardous entry code. Only non-hazardous EWC codes will be accepted at the site.

- Mixture of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06 – 17 01 07
- Mixed construction and demolition wastes other than those mentioned in 17 09 01, 17 09 02 and 17 09 03– 17 09 04
- Soils and Stones- 20 02 02
- Soil and stones – 17 05 04

3.5.2 All incoming wastes are characterised and coded by the waste producer in accordance with the Waste Duty of Care: Code of Practice. Strictly non-hazardous wastes are accepted at the site as classified under the Joint Agency Guidance Document entitled "Waste Classification. Guidance on the classification and assessment of waste (1st Edition v.1.GB). Technical Guidance WM3" updated October 2021 (WM3).

3.5.3 To ensure that only non-hazardous wastes are accepted, the following information will be requested from waste producers (if relevant) at the start of each contract to ensure compliance with the EP and WM3:

- a) A desk survey which has identified past uses of the excavation/construction site.
- b) A ground sampling plan including both surface and sub-surface sampling.

- c) Following analysis of the samples an environmental / human health risk assessment which identifies areas of the site that require remediation or soil removal.
- d) Waste soil classification in line with WM3
- e) All information relating to the site investigation was retained and passed to subsequent holders of waste.
- f) Name and address of the site from which the waste was excavated/produced.
- g) Detailed waste description, including EWC code.

3.5.4 The operator will initiate their own assessment during waste acceptance checks where the Operator will determine / assess if they agree with the waste producers coding of the waste as non-hazardous. The Operator implements a risk-based approach at the site, the following factors are considered when assessing the waste:

- Customer profile
- Source of the waste
- Visual inspection upon arrival

3.5.5 The majority of inert waste accepted at the site comes from domestic projects such as garden excavations, building extensions, or new housing developments, which are classified as low-risk due to prior site remediation or contamination checks before developments begin. The source for all accepted waste is recorded as part of the waste transfer notes.

3.5.6 The operator considers waste accepted from the following types of sites to be low risk:

- Domestic properties (e.g., digging footings, garden soil removal)
- Parks and gardens
- Amenity areas
- Home Building sites and new developments
- Non-industrial sites e.g., care homes, hospital, and leisure facilities
- Greenbelt areas

3.5.7 For medium and high-risk sites such as industrial locations, brown field sites, petrol stations, utility excavations, or highway projects etc, a full WM3 analysis would be required to be

undertaken including a declaration and report from the producer to confirm the waste is non-hazardous. If the producer cannot provide this information, the waste will not be accepted at the site.

- 3.5.8 Upon the operator's assessment if it is considered that wastes have been mis-classified as non-hazardous or mis-coded by the waste producer, the waste will be quarantined in a sealed area pending further testing or removal from site to a suitably authorised facility for further recovery / disposal.
- 3.5.9 Notwithstanding the above, if a load of incoming waste is found to have substance concentrations which do not cause the waste to be classified as hazardous under WM3, but nevertheless are sufficiently close to the limit values that any fines arising from the treatment of the waste may be classified as hazardous, the operator may have the waste removed from site for recovery / disposal elsewhere rather than treating it at the site for commercial reasons.
- 3.5.10 The above information will be requested, and waste will be assessed prior to tipping to ensure no contaminated or hazardous waste is deposited onto hardstanding.
- 3.5.11 The operator reserves the right to refuse such loads and contact the EA where necessary (prior to acceptance of the loads) to ensure that the load is acceptable.
- 3.5.12 The assessment methods outlined above are considered suitable as assessing waste as non-hazardous.

3.6 Waste Deposit & Handling

3.6.1 Once a load has been accepted by the operator, the contents will be discharged into the appropriate waste reception, storage or treatment area as shown on Drawing No. 2061-CAPP-03 and is likely to comprise a mixture of the following EWC codes:

- 17 09 04 – mixed construction and demolition wastes other than those mentioned in 17 09 01, 17 09 02 and 17 09 03
- 20 03 01 – mixed municipal waste

3.7 Waste Storage, Types and Quantities

- 3.7.1 The locations of waste types and volumes stored on site will be maintained with those outlined in at the end of this procedure, waste storage locations are illustrated on Drawing No. 2061-CAPP-03.
- 3.7.2 The combined annual throughput of waste at the site will not exceed 75,000 tonnes.
- 3.7.3 In the event of the site reaching maximum storage capacity, no further waste will be accepted, and all incoming loads will be diverted to an alternative site until waste has been removed from the site and there is sufficient storage available.
- 3.7.4 Waste storage areas are inspected on a regular basis as part of the inspection checklist with care being taken to ensure stockpile sizes are not exceeded and stockpiles do not block drainage paths.
- 3.7.5 The site manager will consider access and egress of emergency service vehicles and the potential for double handling of waste when planning the position and location of storage areas.

Table 3.1 – Waste Storage Table

Waste Storage Area Details - PILE SIZES BASED ON AREA OF STOCKPILE SHOWN ON SITE PLAN NOT LENGTH X WIDTH												
Plan Ref	Description	Unprocessed / processed	Containment	Height / width of firewall (m)	Max Width (m)	Max Length (m)	Height (m)	Max area (m2)	Conversion factor used	Volume (m3)	Tonnage (approx.)	Maximum storage durations
N/A	Waste tipping and sorting area	Unprocessed	Free-standing against concrete panel walls	Concrete building walls – 0.2m width	10	10	3	56	0.333	56	50-100	48 hours
AREA 1	Residual waste – 17 05 04, 17 09 04 and 19 12 12	Partly processed/sorted by hand/grab arising from tipping area	3-sided firewall bay beneath picking line	3 / 0.2	2.4	2.7	2	7	0.75	11	10	5 days
AREA 2	Wood waste	Partly processed/sorted by hand/grab arising from tipping area	3-sided firewall bay beneath picking line	3 / 0.2	2.4	2.7	2	7	0.75	11	10	5 days
AREA 3	Soil bay	Partly processed/sorted by excavator/grab arising from tipping area	2-sided concrete wall bay	N/A	6	5	2	24	0.75	36	50	2 weeks
AREA 4	Clean hardcore	Processed by screener	Free standing	N/A	4.5	4.5	2	17	0.333	12	20	2 weeks
AREA 5	Fine stone	Processed by screener	Free standing	N/A	4.5	4.5	2	17	0.333	12	20	2 weeks
AREA 6	Topsoil	Processed by screener	Free standing	N/A	6	6	2	27	0.333	18	20	2 weeks
AREA 7	Crushed hardcore	Processed by crusher	Free standing	N/A	6	5	2	20	0.333	15	20	2 weeks
CONT 1	Hardcore	Processed by trommel screen	Open topped, moveable 40 cubic yard roll on roll off skip	3.0 / 0.18	5	5	2	25	0.333	38	38	3 days
CONT 2	Plasterboard skip	Partly processed/sorted by hand/grab arising from tipping area	Open topped, moveable 40 cubic yard roll on roll off skip	3.0 / 0.18	6.1	2.44	2.62	14.884	1	39	47	2 weeks
CONT 3	Wood skip	Partly processed/sorted by hand/grab arising from picking line	Open topped, moveable 40 cubic yard roll on roll off skip	3 / 0.18	6.1	2.44	2.62	14.884	1	39 per container	47	5 days
CONT 4	PVC skip	Partly processed/sorted by hand/grab arising from tipping area	Open topped, moveable 40 cubic yard roll on roll off skip	3.0 / 0.18	6.1	2.44	2.62	14.884	1	39	47	1 month
CONT 5	Plastics skip	Partly processed/sorted by hand/grab arising from tipping area	Open topped, moveable 40 cubic yard roll on roll off skip	3.0 / 0.18	6.1	2.44	2.62	14.884	1	39	47	1 month
CONT 6	Aluminium skip	Partly processed/sorted by hand/grab arising from tipping area	Open topped, moveable 40 cubic yard roll on roll off skip	3.0 / 0.18	6.1	2.44	2.62	14.884	1	39	47	1 month
CONT 7	Green waste skip	Partly processed/sorted by hand/grab arising from tipping area	Open topped, moveable 40 cubic yard roll on roll off skip	3 / 0.2	6.1	2.44	2.62	14.884	1	39	47	2 weeks
CONT 8	Cardboard skip	Partly processed/sorted by hand/grab arising from tipping area	Open topped, moveable 40 cubic yard roll on roll off skip	3.0 / 0.2	6.1	2.44	2.62	14.884	1	39	47	5 days
CONT 9	Scrap metal skip	Partly processed/sorted by hand/grab arising from tipping area	Open topped, moveable 40 cubic yard roll on roll off skip	3 / 0.2	6.1	2.44	2.62	14.884	1	39	47	5 days
CONT 10	Scrap metal skip	Processed from crusher magnet	Open topped, moveable 40 cubic yard roll on roll off skip	3.0 / 0.2	6.1	2.44	2.62	14.884	1	39	47	5 days

3.8 Waste Treatment Process (HCl waste)

MECHANICAL TREATMENT PROCESS

3.8.1 Following acceptance, the loads of mixed HCl skip waste is tipped in the main waste reception, inspection and sorting area within the building. Following tipping the waste is subject to the following

- a) Tipped waste will undergo an inspection to remove any non-conforming material (if any) which is picked out and immediately quarantined for removal from site.
- b) Once any non-conforming material has been removed, the bulkier items will be removed by a grab.
- c) Plasterboard typically arrives already segregated from waste loads, however, if any is identified during sorting / separation it will be handpicked and stored in the plasterboard container CONT 2.
- d) Wastes from the tipping and sorting area are then processed through a trommel and picking line the further segregate wastes streams. Residual waste is dropped into a bay (AREA 1) below the picking line and wood into AREA 2.
- e) Following the above the remaining wastes should be heavier items consisting of inert construction and demolition waste (stone, concrete hardcore). This material falls off the end of the conveyor into a container at the end of the conveyor belt (CONT 1).
- f) The above wastes are then moved into one of the appropriate storage containers (CONT 5 - 9) to await further treatment or removal from site.
- g) CONT 10 will be used to store scrap metal that has arisen from the crusher magnet.

3.9 -Waste Treatment Process (CDE waste)

- 3.9.1 Waste loads comprising solely or predominantly CDE waste will be deposited directly in the yard in the waste tipping area for CDE waste prior to processing.
- 3.9.2 Treatment operations for CDE to produce aggregate product are outlined below.
- 3.9.3 On site processing using mobile plant is required to produce material to the desired specification for re-sale on the commercial market. Below shows the procedure of the treatment operations carried out on site:

SCREENING

- a) Waste will be loaded into the feed hopper of the screening plant will be loaded using a 360° tracked excavator or a 4-wheel loading shovel equipped with a bucket. This process will then separate the soil from the stone/hardcore.
- b) The screening plant utilises a vibrating grid with evenly spaced vertical bars to separate out the different fractions within the material. Such screens have interchangeable mesh screens to permit the production of a wide range of product sizes (<3 mm to 20 mm).
- c) Soil will be discharged into different stockpiles depending on its size via conveyors.
- d) The stone/hardcore material off the front conveyor of the screener should consists of stone/hardcore which will consist of a saleable aggregate. Larger items may then be transferred to the crusher.

CRUSHING

- e) The bulky inert/stone waste will be loaded into the feed hopper of the crusher; this then passes into the crushing chamber which uses hydraulically operated jaws to reduce the size of the material.
- f) Small feed/fines pass through the grid bars/mesh at the base of the crushing chamber and out of the plant via a small side conveyor with a discharge height of approximately 1.5 - 3.0 metres. The larger crushed material falls onto the delivery conveyor which will discharge the material in one of two ways: either onto a conveyor feeding the grid of the mobile screen or onto the ground to form a stockpile.
- g) Before the crushed material exits the delivery conveyor (discharge height of up to 3.0 metres) any extraneous metal is extracted using a permanent overband magnet. If the material requires further grading after crushing the mobile screening plant used will have up to 3 discharge conveyors, forming 3 stockpiles of different product.
- h) Soil will be discharged into a stockpile where it will be bulked and removed off site.
- i) The stone/hardcore material off the screener will be loaded into the feed hopper of the crusher; this then passes into the crushing chamber which uses hydraulically operated jaws to reduce the size of the material.
- j) Small feed/fines pass through the grid bars/mesh at the base of the crushing chamber and out of the plant via a small side conveyor with a discharge height of approximately 1.5 - 3.0 metres. The larger crushed material falls onto the delivery conveyor which will discharge the material in one of two ways: either onto a conveyor feeding the grid of the mobile screen or onto the ground to form a stockpile.
- k) Before the crushed material exits the delivery conveyor (discharge height of up to 4.0 metres) any extraneous metal is extracted using a permanent overband magnet. If the material requires further grading after crushing the mobile screening plant used will have up to 3 discharge conveyors, forming 3 stockpiles of different product.
- l) The stockpiled material which is discharged from the crushing plant will be transferred to the appropriate aggregate product storage areas by loading shovel.

3.10 Waste / Product Removal and Export

- 3.10.1 When a collection vehicle arrives at the site to remove waste material or product, the driver will be instructed to report to the site office to confirm their identity. All relevant documentation will be completed, and the vehicle will be passed to pick up the load and take it to the designated recycler/disposal site (if the outgoing material has not been fully recovered on site). The product or waste will then be loaded using the loading shovel.
- 3.10.2 The operational outputs and residues produced by the site and the disposal or recovery routes envisaged are detailed as follows:
- a) Brick/rubble – sent for crushing to produce 6f5 aggregate or similar product.
 - b) Some materials will not be recovered after processing (or will not be fit for use at recovery sites) such as clays and some soils. These materials may be disposed at suitably permitted landfill site or sent to a suitably permitted site to be washed.
 - c) Plasterboard/gypsum – sent to a permitted site for further recycling
 - d) Fines - as material for site restoration works on site or used as landfill cover.
 - e) Metals – will be taken to a suitably permitted site for further recovery.
 - f) Rejected material will be removed from site as detailed in Section 2.8.
- 3.10.3 The operator may produce the following MNH waste codes on site which will be sent to the following locations depending on sampling analysis:
- Residual Wastes – 17 05 04
 - trommel fines (<10mm) = 19 12 12 – landfill over or other suitably permitted site.
- 3.10.4 In order to demonstrate the above codes are non-hazardous leaving the site, basic characterisation testing will take place of the above wastes initially and assuming they are non-hazardous, the operator will drop to compliance testing in accordance with the operators Sampling and Inspection Plan.

3.11 Record keeping

3.11.1 William Beech Skip Hire Limited use detailed waste transfer and product notes in paper and electronic form to ensure compliance with the Waste Duty of Care Code of Practice - March 2016 (Section 34(9) of the Environmental Protection Act 1990). The following points detail the correct information required in order to comply with the Waste Duty of Care Code of Practice which the operator will provide on all documentation:

- a) A written description of the waste which has been agreed and signed by the operator and the next holder. The description is part of the waste information the operator will provide.
- b) A statement confirming that the operator has fulfilled the duty to apply the waste hierarchy as required by regulation 12 of the Waste (England and Wales) Regulations 2011 (see Waste Hierarchy Guidance for England and Wales)
- c) The description of the waste is accurate and contains all the information required to ensure the lawful and safe handling, transport, treatment, recovery or disposal by subsequent holders, including classification of the waste by using the appropriate codes (referred to as the List of Wastes (LoW) or European Waste Catalogue (EWC)) - Appendix A of the Waste Classification Technical Guidance provides a list of the codes as well as advice on how to assess and classify waste.
- d) The quantity and nature and whether it is loose or in a container, if in a container, the type of container.
- e) The time and place of transfer.
- f) The SIC code of the transferor (current holder of the waste).
- g) The name and address of the transferor and transferee (person receiving the waste) and their signatures (the signature can be electronic as long as an enforcement officer can view it).
- h) The capacity in which the transferor and transferee are acting (e.g. as a producer, importer or registered waste carrier, broker, or dealer) and their relevant authorisation to act in that capacity (e.g. their permit number or registration number).

3.11.2 For non-hazardous waste this will be done by using:

- a) a paper WTN and form to fill in or alternative documentation e.g. an invoice, as long as it contains all the required information.
- b) a season ticket which is a single waste transfer note that covers a series of non-hazardous waste transfers. The season ticket will last up to one year and be used for regular transfers of the same type of non-hazardous waste with the same carrier. If the operator has several sites serviced by the same carrier with the same types of waste collected, these can be listed in a schedule to the season ticket. The operator will keep a record of the collection times and the quantity of waste.

3.11.3 A waste information note will not be required for non-hazardous waste if the waste holder does not change on the transfer of waste e.g. the waste is moved to other premises belonging to the same business. However, it is best practice that the business understands who has responsibility for that waste and a record is kept of internal transfers for audit purposes.

3.11.4 Hazardous waste: The site will not be accepting any hazardous waste into the site and if any hazardous waste or non-conforming waste is to be removed, it will be done so using a fully completed hazardous waste consignment note and sent to a suitably permitted site. The records of which will be kept for 5 years.

3.11.5 A summary of waste types and quantities deposited at and removed from the site and origin and destination details are then forwarded to the EA, with submission due within one month of the end of each quarter as below:

- a) Quarter 1: January to March (due on or before 30th April)
- b) Quarter 2: April to June (due on or before 31st July)
- c) Quarter 3: July - September (due on or before 31st October)
- d) Quarter 4: October - December (due on or before 31st January of the following year)

3.11.6 Outcomes of inspections of waste types, transfer/treatment areas, storage areas, drainage, infrastructure etc., will be recorded on-site inspection form and detailed comments will be entered into the site diary (including action taken or proposed). CAPP/RF/4 (or similar).

3.11.7 Visitors to the site will sign the sites visitor's book located in the site office upon arrival stating the purpose of their visit and whom they represent.

3.11.8 Complaints will be recorded; CAPP/RF/7 is included as an advisory. Section 4.9 demonstrates further action on the event of any complaints received.

3.12 Management Techniques

3.12.1 All measures necessary to achieve a high level of protection of the environment and to ensure that the site is operated in accordance with this EMS and EP conditions will be strictly adhered to.

3.12.2 The manner in which the facility is managed is a critical element in ensuring emissions from the site operations are minimised. Therefore, management of this facility will ensure:

- a) staff are competent to manage and operate the facility i.e. fit and proper persons;
- b) waste acceptance procedures are in place;
- c) appropriate storage and handling procedures are in place;
- d) waste/product despatch procedures are in place;
- e) procedures and control techniques in place to minimise potential emissions to air, land and water;
- f) there is an EMS, i.e. this document, in place to ensure standards are maintained, including incidents and complaints management procedures;
- g) a communication programme is in place; and,
- h) a health and safety programme is in place and is coherently conveyed to all staff and rigorously enforced throughout the whole of the organisation.

3.13 Site Closure Plan

3.13.1 In the event that the site ceases to operate as a waste transfer/treatment facility as set out in the site's EP, the following steps will be followed to achieve site closure:

- a) Contact the EA to advise the Environment Officer(s) that the site is planned to cease / has ceased the acceptance of wastes under the permit.
- b) The amount of residual processed and unprocessed waste on site will be assessed by the TCM to set a timetable for the final processing and timely removal of waste from site.
- c) Following removal of all waste, plant and machinery from site a Site Investigation will be undertaken to ascertain the ground conditions of the land to which the site relates.

4 Environmental Control, Monitoring and Reporting

4.1 Breakdowns and spillages

- 4.1.1 In the event of breakdown of the loading plant, an alternative machine will be brought on site until it is repaired. If an alternative machine cannot be used, then waste will be stored securely until the plant is repaired. The repair will be carried out at the most convenient location with absorbents used to clear oil or fuel spillages.
- 4.1.2 All site surfaces will be inspected daily when the site is in operation. Debris will be swept as required and placed in a skip for disposal to a suitably permitted site.
- 4.1.3 Any spillages of fuel/oil will be cleared immediately by depositing sand or absorbents on the affected area. The sand or absorbents will be placed in a skip to be taken to a suitably permitted site for disposal. All spillages of waste and windblown litter will be cleared by the end of the working day in which they occur. Spillage clearance procedures are detailed in Section 5.4.
- 4.1.4 All wastes liable to give rise to contamination will be removed from the site if the site is not secure or if operations cease or are temporarily suspended.

4.2 Site Inspections and Maintenance

- 4.2.1 The type and inspection frequencies for maintenance/housekeeping are listed on record form CAPP/RF/4 as an advisory. The inspection form will be completed by a person who is familiar with the requirements of the EMS and EP 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 a site diary. All repairs will be carried out within 5 days unless otherwise agreed with the EA.
- 4.2.2 All repairs to site security will be made within 5 working days of the discovery of the damage and the site will be made secure until the repair has been carried out.

- 4.2.3 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 EA will be contacted to agree a suitable timescale for repair.

4.3 Control of Mud and Debris

- 4.3.1 Vehicles will be visually inspected before exit to check that loads are safe and that no mud is carried out onto Ellis Ashton Street on the wheels or bodies of HGVs. Visual inspections of the vehicle running surfaces at the site will be carried out daily (see CAPP/RF/4), however, staff will report any problems with mud or debris on the site roads immediately to the site manager.
- 4.3.2 The deposit of material on the access road or public highway will be treated as an emergency and will be cleared immediately by the operator using either a brush and shovel or vacuum tanker/road sweeper if necessary. Silt will not be washed into roadside drains or gullies.

4.4 Dust Control

- 4.4.1 The operator implements the requirements of a site-specific Dust & Emissions Management Plan which provides comprehensive dust control and mitigation measures, see document ref. 2061-CAPP-E.

4.5 Odour Control

- 4.5.1 The operator implements the requirements of a site-specific Odour Management Plan which provides comprehensive odour control and mitigation measures, see document ref. 2061-CAPP-F.
- 4.5.2 The implementation of strict waste acceptance procedures will minimise the risk of odour from the site. If any malodorous waste is detected upon initial inspection of a load the waste will be rejected.

4.6 Litter Control

- 4.6.1 Given the nature of wastes accepted at the site, the risk of litter escaping the site boundary is deemed very low/negligible.
- 4.6.2 The greatest risk of litter would be during windy conditions. The site will be operated to a lesser degree during these conditions if required, giving due regard to the potential effects of windblown litter.
- 4.6.3 The processing of waste within a building will significantly reduce the risk for items of litter becoming windblown. Wastes stored within the external yard will be stored within the confines of containers with the storage heights being no higher than the height of the containers which prevents wind blown litter.
- 4.6.4 Daily inspections for litter will be carried out for the presence of windblown litter and operatives will be instructed to collect the litter and place it in a skip / general waste bin for disposal/recovery before the end of the working day. In any event, all light waste will be placed in skips before the end of the working day. Regular checks of the areas immediately beyond the site boundary will be carried out by site operatives.

4.7 Control of Pests, Birds, and Other Scavengers

- 4.7.1 The site will be inspected daily for the presence of vermin and the results of the inspection noted in the site diary or site inspection form. If any occurrences are noted, an approved pest controller will be called to site to eradicate the problem.

4.8 Control and monitoring of noise & vibration

- 4.8.1 Waste operations will be carried out using the Best Practicable Means at all times. These measures will ensure the noise levels at the site are managed appropriately by identifying: the likely sources of noise arising from the development; and the actions to be taken / procedures to be followed or planned in order to prevent or minimise levels.

Table 4.1 - Noise Management Table

Potential Noise Source	Action to be taken to prevent or minimise noise
HGVs travelling to and from the site for delivery/collection of wastes/products.	- All vehicles are required to be driven onto and off site with due consideration for neighbouring premises. - HGV movements will be spread out evenly throughout the day.
Loading/unloading of waste delivery vehicles	- Vehicles must be well maintained and operated with silencers. Moving parts to be regularly lubricated. All vehicles must be driven slowly around the site (5mph site speed limit). - Engines to be switched off when not in use. - Reversing alarms to be preferentially fitted with white noise alarms to minimise impacts on neighbouring sites. - No shaking of vehicle bodies whilst raised.
Operation of mechanical treatment plant i.e. trommel	- Engines to be switched off when not in use. - Plant to be well maintained and operated with silencers. Moving parts to be regularly lubricated. - Operation of plant is strictly in accordance with the hours set out in Section 1.6 of this EMS, this will ensure any impact on the surrounding area is minimised during 'unsociable' hours when surrounding industrial operations are less intensive or dormant.
Operation of loading plant (i.e. telehandler/360)	- Drop heights to be kept to a minimum, particularly when loading empty tipper wagon/skip/container to minimise noise/vibration. - Engines to be switched off when not in use. - Plant to be well maintained and operated with silencers. Moving parts to be regularly lubricated. All vehicles must be driven slowly around site. - Loading plant/machinery will only be operated at ground level, i.e. never on stockpiles.
Small vehicles travelling to and from the site (e.g. staff and visitor's cars, courier van deliveries etc.)	- All those working on and visiting the site to be made aware of need for considerate driving and keeping vehicles well maintained. - Small vehicles will arrive marginally earlier than the main site operating hours.

4.9 Complaint's Procedure

- 4.9.1 Any third-party complaints received will be recorded on form CAPP/RF/7 and will include a record of the complaint, particulars of the complainant and details of any action taken to alleviate the problem to ensure the likelihood of a future third party complaint is minimised.

5 Emergency & Contingency Procedures

5.1 General

- 5.1.1 In addition to obligations imposed by RIDDOR '13 (Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013) the permit holder will notify the EA of any serious injuries to employees of William Beech Skip Hire Limited, 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."

- 5.1.2 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 recording who is on site at all times.

5.2 Fire

- 5.2.1 The site will be operated in accordance with an approved Fire Prevention Plan (FPP) which is a stand-alone document dealing with the prevention, mitigation and handling of any fires on site (please refer to document ref. 2061-CAPP-B). The FPP should be referred to as the main site management document pertaining to fire-related issues and management, control and emergency procedures for fire on site.

5.2.2 For quick reference, the following actions will be taken when fire is detected or suspected (site operatives):

- a) DON'T PANIC
- b) RAISE THE ALARM (IF NOT DONE SO ALREADY)
- c) NOTIFY THE SITE MANAGER (IF SAFE TO DO SO)
- d) DO NOT TRY TO TACKLE THE FIRE YOURSELF UNLESS YOU ARE TRAINED IN DOING SO AND YOU ARE SURE OF THE NATURE AND SOURCE OF THE FIRE
- e) LEAVE THE SITE USING THE MAIN ACCESS GATES AS QUICKLY AND AS ORDERLY AS POSSIBLE
- f) ASSEMBLE AT THE SPECIFIED FIRE ASSEMBLY POINT WHICH IS LOCATED BY THE SITE ACCESS GATES.
- g) THE SITE MANAGER OR DELEGATED OPERATIVE WILL BE IN CHARGE OF CALLING THE EMERGENCY SERVICES ON "999" AND ENSURING THAT ALL PERSONS WHO WERE WORKING ON THE SITE OR WHO SIGNED IN TO THE VISITOR'S BOOK ARE ASSEMBLED SAFELY
- h) INFORM ALL NEIGHBOURING PREMISES WHO ARE LIKELY TO BE AFFECTED
- i) INFORM THE ENVIRONMENT AGENCY
- j) DO NOT RETURN TO THE SITE UNTIL YOU HAVE BEEN GIVEN THE ALL CLEAR BY THE EMERGENCY SERVICES AND THE SITE MANAGER

5.3 Breakdowns

5.3.1 In the event of plant breakdowns, alternative plant will be sourced until the existing plant is repaired to prevent potential over stockpiling of waste. If an alternative plant cannot be used then waste will be stored securely until the plant is repaired and if necessary, waste will be diverted to an alternative site. The repair will be carried out at the most convenient location with absorbents used to clear oil or fuel spillages.

5.3.2 Essential spares for plant maintenance are kept on site to ensure a repair can be carried out efficiently.

5.4 Spillages

- 5.4.1 Fuel stored on site will be contained within a bunded container which will hold any primary leaks. If any oil and or vehicle maintenance chemicals are kept on site, they will be stored securely. In the event of a spillage, spill containment kits (absorbent pads, booms or granules) will be used to prevent further spillage and the contaminated absorbents placed in a skip for disposal at a suitably permitted facility.
- 5.4.2 Any wastes which would be classified as having the potential to cause polluting runoff are stored within the concrete area which has a sealed drainage system.
- 5.4.3 All site surfaces will be inspected daily for the presence of spillages when the site is in operation. Debris will be swept as required and placed in a skip for further processing on site and sent to a suitably permitted site.
- 5.4.4 All wastes liable to give rise to contamination will be removed from the site within an EA agreed timescale.

5.5 Drums

- 5.5.1 The deposit of drummed waste will not be allowed at the site. If a drum is concealed within a skip and is not observed until the skip is deposited in the waste reception / tipping area, then the following procedure will apply:
 - a) 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.
 - b) The site manager will be contacted to verify the observations and to decide on further action.
 - c) The producer of the waste and the EA 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.
 - d) No further waste will be deposited until the emergency has been dealt with.

- e) 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.
- f) 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 will be brought in to assist. If necessary, staff will be evacuated from the site or to a safe area within the site and all occupants of neighbouring properties will be informed.

5.6 Adverse Reactions

- 5.6.1 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.

5.7 Staff Shortages

- 5.7.1 In the event of unforeseen staff shortages arising from illness, suspension or no shows, the operator will make a judgement whether to reduce the number of incoming loads and divert material to an alternative site. The operator will then seek further employment within a timely manner to ensure the site can continue to operate at its required capacity.

5.8 Operational Failure

- 5.8.1 The site 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.

5.9 Closure of Destination Sites

- 5.9.1 In the event of destination site closures or seasonal demands for wastes leading to a longer storage duration, the operator can divert incoming waste and send stored waste to

alternative sites or use the EA's public register to search for alternative sites who could take this material and then contact the destination site. The operator has more than one contract set up for outlets of material to plan for this event.

5.10 Bomb Scare

- 5.10.1 In the unlikely event of a bomb scare, the site will be evacuated, and the police contacted. The police will then assume control of the site until the threat has been verified, or the device defused and removed. The EA will be kept informed of the events on site.

6 Adapting to climate change & weather conditions

6.1 Climate change

6.1.1 The Met Office UK Climate Projections (UKCIP) has developed scenarios of climate change summarised below:

- Warmer, wetter winters
- Hotter, drier summers
- Increased frequency and intensity of extreme weather (storms, droughts, intense downpours)

6.1.2 Reflecting these, the UK Climate Change Risk Assessment (CCRA) identifies a number of priority risks and opportunities. The likely direct climate change-related threats that can be considered to be of most relevance to minerals planning and management are:

- Increases in the probability and severity of flooding (fluvial, groundwater, surface);
- Exposure to high temperatures and heatwaves; and
- Shortages in availability of water

6.2 Flood Risk / Increased Rainfall

6.2.1 The site is within Flood Zone 1, which is classified as having a low probability of flooding from rivers and seas.

6.2.2 The existing site surface water drainage system includes a sealed drainage system as detailed in Section 2.9.

6.2.3 The site is sealed which prevents run-off from the site escaping into the surrounding area.

6.2.4 The position of electrics at the site are stored suitably above ground in the event the site did flood, this scenario is unlikely though.

- 6.2.5 Therefore, it is considered that the proposed operations would not likely be at risk from flooding and would not increase the risk of flooding elsewhere.

6.3 High temperatures and heatwaves

- 6.3.1 Staff operating outside or within the building would be potentially vulnerable to high temperatures and heatwaves. The building is open fronted to enable access and egress by vehicles delivering materials for processing. The open fronted entrance to the building provides a flow of air through the building for staff. Being within a building will provide shelter from direct sunlight for site operatives.
- 6.3.2 Periods of dry weather may increase the risk of dust arising from stockpiles of aggregate, these operations are undertaken within a building.
- 6.3.3 The location of reception and processing areas within a building will provide a degree of shelter from wind and help to reduce the risk of dust being blown off-site.
- 6.3.4 In terms of increased winter temperatures which could exacerbate odour, the operator does not accept malodorous wastes on site therefore this is not considered to present an issue and the risk is very low.

6.4 Availability of Water

- 6.4.1 As discussed throughout this EMS, waste processing operations are predominantly undertaken within a building and therefore it is not considered the site will be impacted by increases in temperature causing waste to become dry and friable. External waste storage will be within containers. There is access to mains water on site and external access roads will be dampened down in hot and dry conditions.

6.5 Weather Conditions

- 6.5.1 The site is set up to receive weather alerts from the Met Office for the following weather conditions which could cause a potential complaint off site or potential breach of permit:

- a) Prolonged periods of heavy rainfall (three wet days) causing mud and surface water ponding; this could also lead to waste becoming wet and causing odour
- b) Periods of cold weather leading to stockpiles freezing reducing processing operations causing over stockpiling of waste
- c) High winds (above 6 on the Beaufort Scale) creating a risk of litter and dust escaping beyond the site boundary
- d) Droughts or periods of hot weather (above 75°F / three dry days) which could lead to heating of combustible waste, water shortages, hosepipe bans and excessive dust.
- e) Dense fog leading to poor visibility causing accidents.

6.5.2 The operator will install the following preventative measures to ensure the above do not hinder operations:

HEAVY RAINFALL

- The site and waste operations are predominantly undertaken within a building, therefore is not considered to be significantly affected by increase in heavy rainfall.
- Vehicles exiting the site will undergo a more thorough check to ensure mud is not tracked off site.

HIGH WINDS

- The site and waste operations undertaken are located within a building or material is stored externally in containers, therefore is not considered to be significantly affected by increase in high winds.
- The building structure will provide protection from winds.
- In the event of gale force winds, causing unsafe working conditions the operator may decide to temporarily cease operations until conditions have improved.

DROUGHTS/WARM, DRY WEATHER

- The site and waste operations undertaken are predominantly located within a building, therefore is not considered to be significantly affected by increase in warm, dry weather. Material stored externally will be located within containers.
- In extreme cases such as a hosepipe ban or water shortage, the site will ensure there is additional water available which can be used for filling the mobile bowser to ensure suppression of the external site surface can still be undertaken.
- The building will provide shelter from direct sunlight and prevent stockpiles becoming dry and friable.
- Where dust is becoming a major concern then the operator will stop processing the material until conditions or dust suppression techniques are considered effective.

DENSE FOG (POOR VISIBILITY)

- Due to site operations being predominantly within a building it is not considered poor visibility will affect operations directly.
- If fog / poor visibility presents as an issue within the building, the site will not operate to reduce the risk of potential accidents.

6.6 Conclusion

- 6.6.1 The options to mitigate and adapt to climate change are also limited. The options identified in this section are considered to be proportionate, practicable and deliverable and it is considered this site would not be affected by climate change or adverse weather conditions.

7 Training for Site Staff

7.1 Training needs assessment

- 7.1.1 All new and existing site staff are subject to a specific training regime based on their responsibilities to ensure all operations are carried out without harm to the environment or amenity of the surrounding area. Training in all aspects of the site and waste operations at the site with regard to the individual responsibilities of the site staff will help to prevent incidents occurring which may have an adverse impact on the environment and/or the employees and their co-workers.
- 7.1.2 An employee training record CAPP/RF/6 is provided in Appendix II which details a list of the training needs of all new site staff and also serves as a training review for existing site staff which will be carried out annually or a period set at the operator's preference.

7.2 Site Rules and Infrastructure Training

- 7.2.1 This information is provided to all employees, visitors and contractors with a full understanding of the site's conditions of use, which is communicated and documented at induction for all staff with specific induction for visitors and contractors.
- 7.2.2 Competency should be demonstrated within this field to ensure the employee is fully aware of the site's surroundings and operations to ensure their safety and compliance with specific operating conditions at the site.

7.3 Emergency Procedures Training

- 7.3.1 All employees are required to be familiar with the Environmental Controls in Section 4.0 and the Emergency Procedures as detailed in the Section 5.0.
- 7.3.2 In addition to normal operating conditions as specified in the site rules, employees must also be trained in dealing with eventualities which may occur outside the scope of normal operating conditions, so they are aware of how to deal with these situations in advance of an occurrence.

7.4 Fire safety / firefighting training

- 7.4.1 Management must provide all employees with appropriate fire safety training with regard to their individual responsibilities.
- 7.4.2 Emergency procedures detailing what measures employees should adopt should a fire occur at the site are detailed in Section 5.2 and are covered by the 'emergency procedures' training (see Section 7.3).
- 7.4.3 Regular fire drills are undertaken by site management to ensure proper procedures are followed by employees in the unlikely event that a fire incident occurs. These will be unannounced drills and will not form part of the induction or review training as specified in Section 7.1.
- 7.4.4 All training in relation to fire will be undertaken by site management who have been trained by a suitable Fire Risk Consultant. All training records will be kept within the site office.

7.5 Recognition of waste types training

- 7.5.1 All employees are given induction training and subsequent regular training to identify those waste types which are permitted for acceptance at the site under the site's EP and those wastes which are not. This will include specific training to identify those common wastes which may be found following deposit and are not permitted at the site and will also include

more obscure wastes and how to handle these wastes safely. All employees are advised that they should refer any unrecognisable or unknown wastes to senior management, who should, in turn, follow procedures outlined in the EMS and/or contact the EA to agree a suitable method for removal.

- 7.5.2 Training is provided to all site users who handle waste on site and those in charge of administration and reporting. In-depth training will also be provided to drivers responsible for collecting wastes from the site of production in accordance with Section 3.0. They will be trained to identify any wastes not covered by the EP for the site and inform the producer that an alternative facility must be sought for any non-compliant wastes.

7.6 Storage areas / limits training

- 7.6.1 Those employees who carry out their responsibilities at the site and those in senior posts must be trained to identify appropriate waste storage areas to ensure that waste storage operations comply with the requirements of the EP for the site.
- 7.6.2 Employees in these roles must also be trained to recognize storage limits to ensure that they are in accordance with those specified in Section 3.7.

7.7 Vehicle / plant preventative maintenance training

- 7.7.1 This training is provided specifically for the vehicle and plant operators in order to ensure that all plant and machinery is checked regularly to prevent any occurrences which may lead to any adverse impacts on the environment or human health.
- 7.7.2 Training will be in accordance with Section 2.9 of this document and will be based on the preventative maintenance schedule supplied by the plant/equipment manufacturer.
- 7.7.3 The same training will be provided to senior management enabling a dual-level maintenance programme.

7.8 Duty of Care Training

- 7.8.1 All employees dealing with consignments of waste are trained in the completion of Duty of Care Waste Transfer Notes and the appropriate auditing of destination sites and/or contractors to ensure compliance.

7.9 Plant Operation Training

- 7.9.1 Any employees who are required to operate loading or treatment plant for the movement or processing of waste will be required to undertake the necessary qualifications for the operation of the specific item of plant in question. This will be required prior to operating the plant and will be obtained through necessary external certification programmes.
- 7.9.2 Regardless of general plant operation certification, all operatives will be fully inducted in the operation of the specific make and/or model of plant used on site.

7.10 Permit / Management System training

- 7.10.1 All employees will be inducted into the operating conditions as prescribed in the EP for the site. Whilst much of the above training will provide specific guidance on many aspects of these documents, all employees will be made aware of the location of the EP and EMS in the site office. All managerial positions will be made fully aware of the site's operating conditions.

7.11 Training for Contractors

- 7.11.1 General site training will be provided to any contractors who are working on the site on a temporary basis.
- 7.11.2 Additional training will be provided to contractors in their area of expertise. If they are dealing with specific items of plant/machinery, site operating conditions and a general understanding of the permit conditions will be provided to prevent any adverse impacts on the environment.

Appendix I

Drawings



NOTES

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REVISION HISTORY

Rev:	Date:	Init:	Description:
-	05.05.26	JH	Initial drawing

KEY:

Existing permit boundary

Proposed permit boundary

N

Scale Bar (1:2,000)

0

20

40

60

80

100m

TITLE:
EXISTING & PROPOSED PERMIT BOUNDARY PLAN

CLIENT:
William Beech Skip Hire Ltd

PROJECT/SITE:
Betchton Cottage, Cappers Lane, Sandbach CW11 2TW

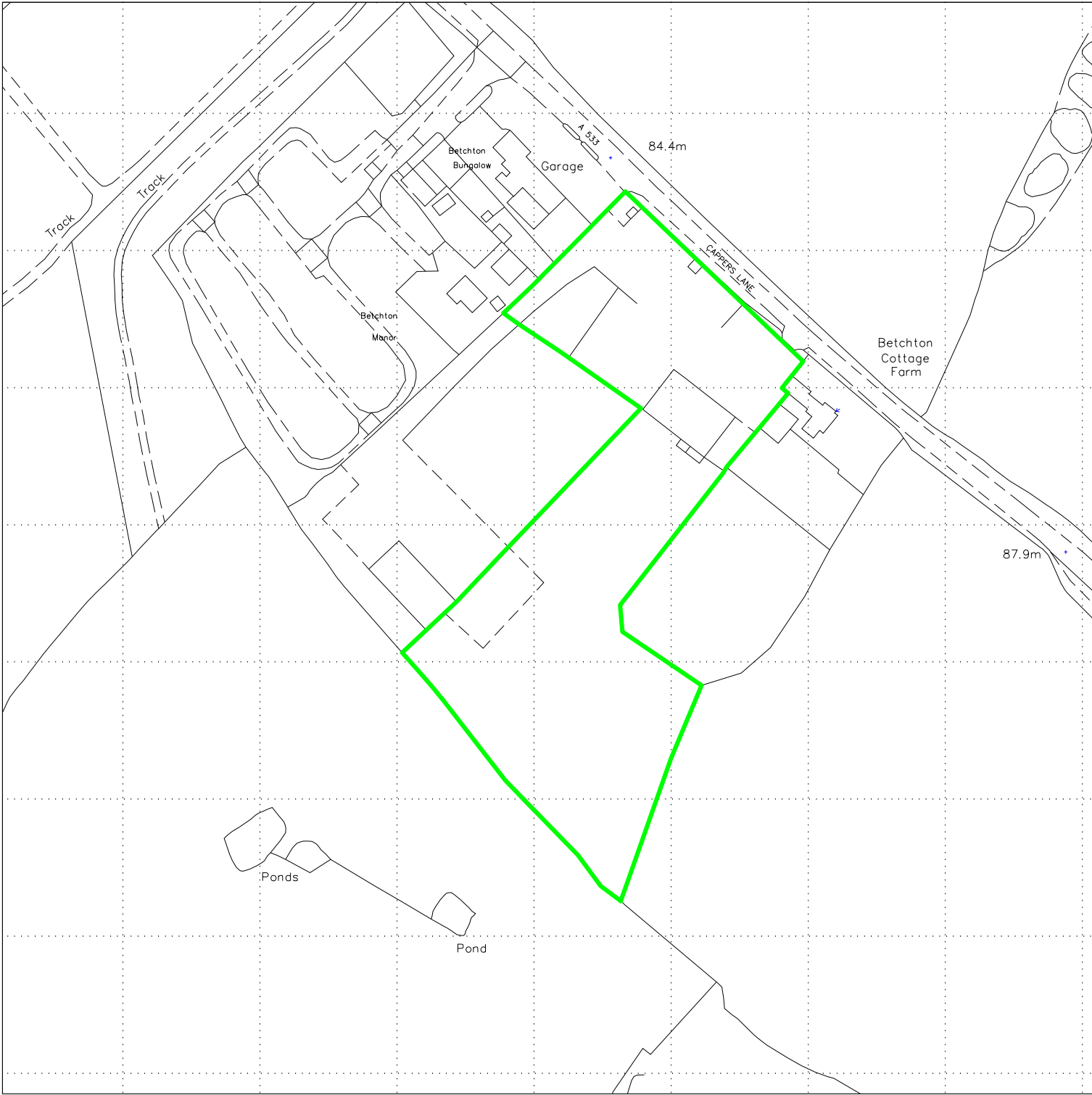
SCALE @ A4: 1:2,000	CLIENT NO: 2061	JOB NO: 002
DRAWING NO: 2061-CAPP-01	REV: -	STATUS: Issued
DATE: 05.05.26	DRAWN: JH	CHECKED: CP



Oaktree Environmental

Waste, Planning & Environmental Consultants





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REVISION HISTORY			
Rev:	Date:	Init:	Description:
-	29.10.25	JH	Initial drawing

KEY:

—— Permit boundary

N

Scale Bar (1:2,000)

TITLE:
PERMIT BOUNDARY PLAN

CLIENT:
William Beech Skip Hire Ltd

PROJECT/SITE:
Betchton Cottage, Cappers Lane, Sandbach
CW11 2TW

SCALE @ A4:	CLIENT NO:	JOB NO:
1:2,000	2061	002

DRAWING NO:	REV:	STATUS:
2061-CAPP-02	-	Issued

DATE:	DRAWN:	CHECKED:
29.10.25	JH	CP

Oaktree Environmental
Waste, Planning & Environmental Consultants



Waste Storage Area Details - PILE SIZES BASED ON AREA OF STOCKPILE SHOWN ON SITE PLAN NOT LENGTH X WIDTH													
Plan Ref	Description	Unprocessed / processed	Containment	Height / width of firewall (m)	Max Width (m)	Max L length (m)	Height (m)	Max area (m2)	Conversion factor used	Volume (m3)	Tonnage (approx.)	Maximum storage durations	
N/A	Waste tipping and sorting area	Unprocessed	Free-standing against concrete panel walls	Concrete building walls - 0.2m width	10	10	3	56	0.333	56	50-100	48 hours	
AREA 1	Residual waste- 17 05 04, 17 09 04 and 19 12 12	Partly processed/sorted by hand/grab arising from tipping area	3-sided firewall bay beneath picking line	3 / 0.2	2.4	2.7	2	7	0.75	11	10	5 days	
AREA 2	Wood waste	Partly processed/sorted by hand/grab arising from tipping area	3-sided firewall bay beneath picking line	3 / 0.2	2.4	2.7	2	7	0.75	11	10	5 days	
AREA 3	Soil bay	Partly processed/sorted by excavator/grab arising from tipping area	2-sided concrete wall bay	N/A	6	5	2	24	0.75	36	50	2 weeks	
AREA 4	Clean hardcore	Processed by screener	Free standing	N/A	4.5	4.5	2	17	0.333	12	20	2 weeks	
AREA 5	Fine stone	Processed by screener	Free standing	N/A	4.5	4.5	2	17	0.333	12	20	2 weeks	
AREA 6	Topsoil	Processed by screener	Free standing	N/A	6	6	2	27	0.333	18	20	2 weeks	
AREA 7	Crushed hardcore	Processed by crusher	Free standing	N/A	6	5	2	20	0.333	15	20	2 weeks	
CONT 1	Hardcore	Processed by trommel screen	Open topped, moveable 40 cubic yard roll on roll off skip	3.0 / 0.18	5	5	2	25	0.333	38	38	3 days	
CONT 2	Plasterboard skip	Partly processed/sorted by hand/grab arising from tipping area	Open topped, moveable 40 cubic yard roll on roll off skip	3.0 / 0.18	6.1	2.44	2.62	14.884	1	39	47	2 weeks	
CONT 3	Wood skip	Partly processed/sorted by hand/grab arising from tipping line	Open topped, moveable 40 cubic yard roll on roll off skip	3 / 0.18	6.1	2.44	2.62	14.884	1	39 per container	47	5 days	
CONT 4	PVC skip	Partly processed/sorted by hand/grab arising from tipping area	Open topped, moveable 40 cubic yard roll on roll off skip	3.0 / 0.18	6.1	2.44	2.62	14.884	1	39	47	1 month	
CONT 5	Plastics skip	Partly processed/sorted by hand/grab arising from tipping area	Open topped, moveable 40 cubic yard roll on roll off skip	3.0 / 0.18	6.1	2.44	2.62	14.884	1	39	47	1 month	
CONT 6	Aluminium skip	Partly processed/sorted by hand/grab arising from tipping area	Open topped, moveable 40 cubic yard roll on roll off skip	3.0 / 0.18	6.1	2.44	2.62	14.884	1	39	47	1 month	
CONT 7	Green waste skip	Partly processed/sorted by hand/grab arising from tipping area	Open topped, moveable 40 cubic yard roll on roll off skip	3 / 0.2	6.1	2.44	2.62	14.884	1	39	47	2 weeks	
CONT 8	Cardboard skip	Partly processed/sorted by hand/grab arising from tipping area	Open topped, moveable 40 cubic yard roll on roll off skip	3.0 / 0.2	6.1	2.44	2.62	14.884	1	39	47	5 days	
CONT 9	Scrap metal skip	Partly processed/sorted by hand/grab arising from tipping area	Open topped, moveable 40 cubic yard roll on roll off skip	3 / 0.2	6.1	2.44	2.62	14.884	1	39	47	5 days	
CONT 10	Scrap metal skip	Processed from crusher magnet	Open topped, moveable 40 cubic yard roll on roll off skip	3.0 / 0.2	6.1	2.44	2.62	14.884	1	39	47	5 days	



NOTES

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REVISION HISTORY

Rev.	Date:	Int:	Description:
-	05.05.26	JH	Initial drawing

KEY:

- Permit boundary
- Waste storage areas
- Hazardous waste storage areas
- Non-waste fuel, fluids
- Temporary storage areas
- Non-waste storage areas
- Waste recycling/ storage buildings (impermeable concrete floor)
- Office/welfare/workshop
- Covered area
- Out of hours plant storage
- Quarantine area
- Concreted area
- Hardstanding area
- Grassed area
- Firefighting equipment/extinguishers (indicative locations)
- Fire alarms (indicative locations)
- Spill kits (indicative locations)
- Mains Water
- Designated smoking area
- Plant shut off
- Fire water containment equipment i.e booms
- Access route for emergency services
- Fire hydrant
- Fire assembly points
- Pan,tilt & zone cameras with 360 50cm coverage
- INT Interceptor
- HT Holding tank
- ST Septic tank
- Surface water fall direction
- Surface water drainage
- Foul drainage
- Manhole
- Gully
- ACO drain
- Fire water containment boom
- Indicative location of dust monitoring points

TITLE:
SITE LAYOUT & FIRE PLAN

CLIENT:
William Beech Skip Hire Ltd

PROJECT/SITE:
Betchton Cottage, Cappers Lane, Sandbach CW11 2TW

SCALE @ A1:
1:500

CLIENT NO:
2061

JOB NO:
002

DRAWING NO:
2061-CAPP-03

REV:
-

STATUS:
Issued

DATE:
05.05.26

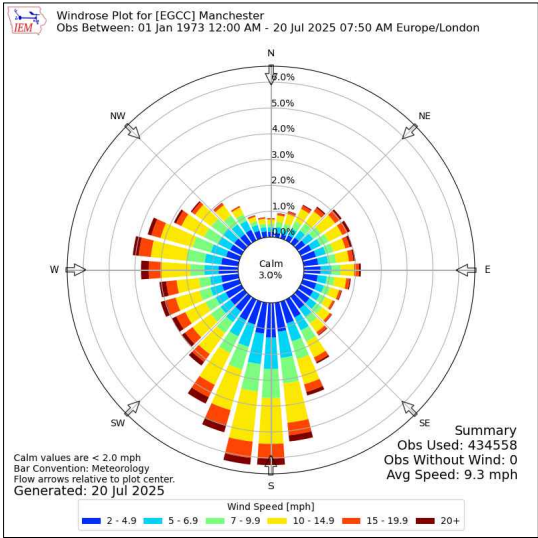
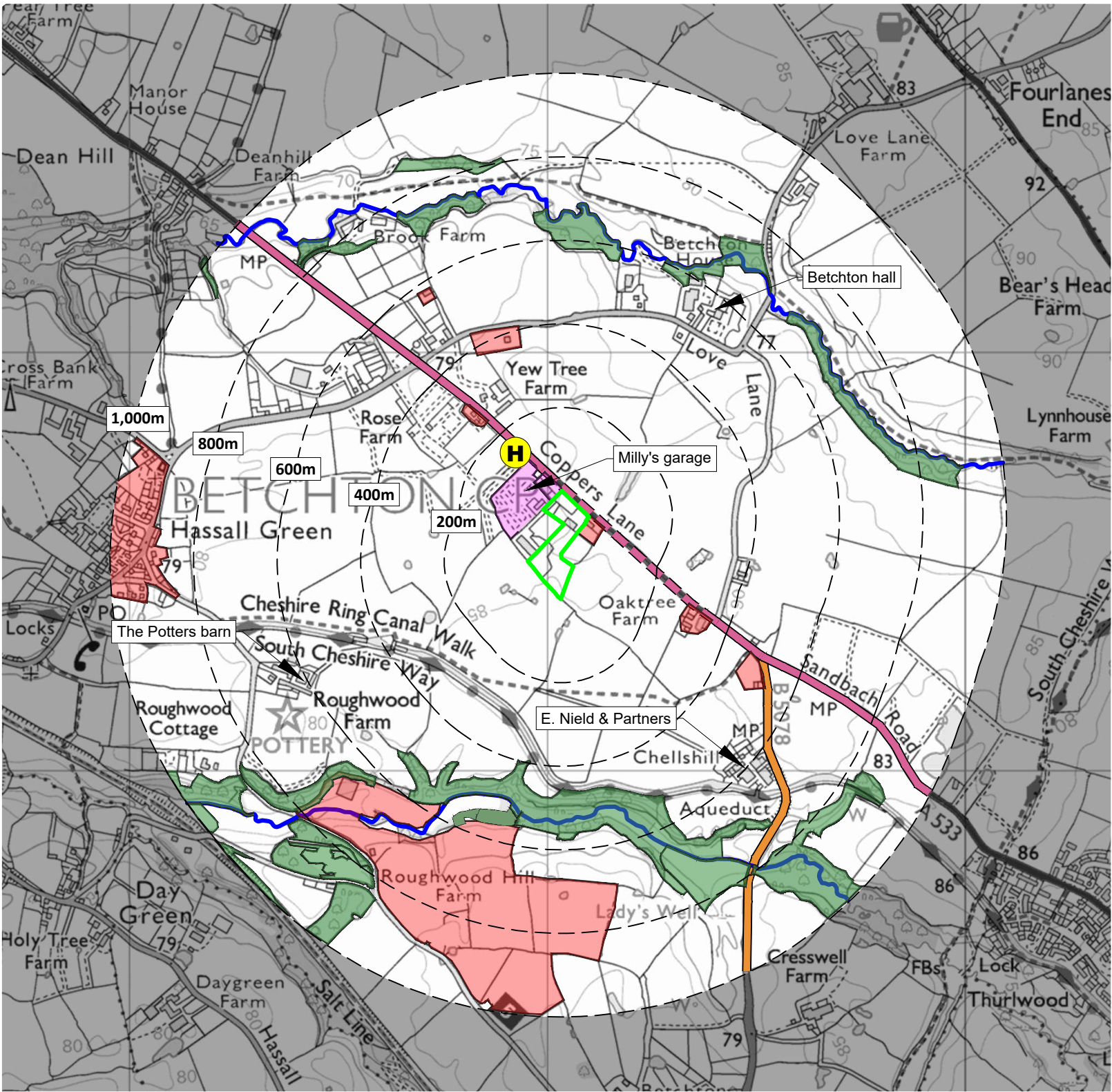
DRAWN:
JH

CHECKED:
CP

Oaktree Environmental
Waste, Planning & Environmental Consultants

KEY:

- Permit boundary
- Main river
- Workplaces (includes agriculture industry, commerce and retail)
- Residential blocks
- Class A, B, C roads
- Nearest fire hydrant
- Railway line
- Woodland areas
- Deciduous Woodland



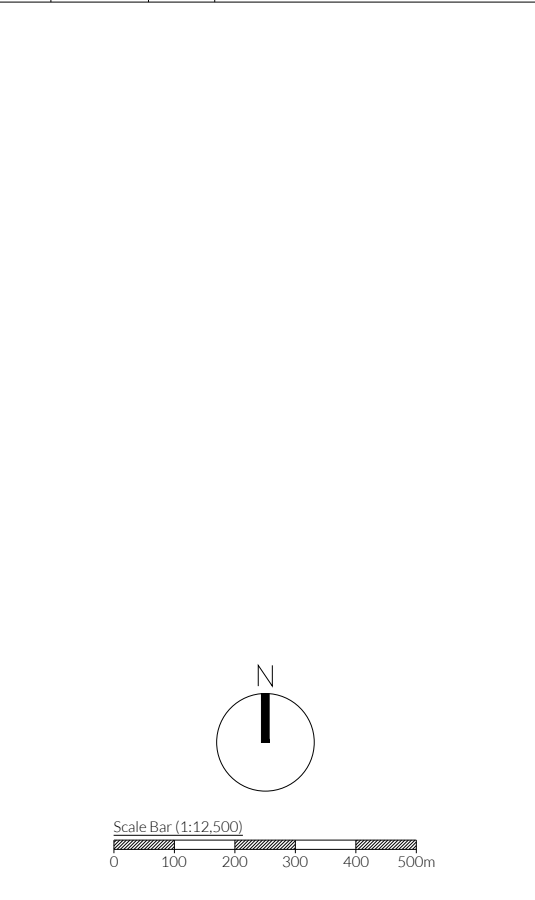
Compass Wind Rose for (EGCC) Manchester
Period 1973-2025
- source: Iowa State University

NOTES

- Boundaries are shown indicatively.
 - Wind rose data shows the prevailing wind direction to be Southerly.
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REVISION HISTORY

Rev:	Date:	Init:	Description:
-	29.10.25	JH	Initial drawing



TITLE: RECEPTOR PLAN		
CLIENT: William Beech Skip Hire Ltd		
PROJECT/SITE: Betchton Cottage, Cappers Lane, Sandbach CW11 2TW		
SCALE @ A3: 1:12,500	CLIENT NO: 2061	JOB NO: 002
DRAWING NO: 2061-CAPP-04	REV: -	STATUS: Issued
DATE: 29.10.25	DRAWN: JH	CHECKED: CP



Appendix II

Record Keeping Forms

WILLIAM BEECH SKIP HIRE LIMITED
REJECTED WASTE - RECORD FORM CAPP/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	

WILLIAM BEECH SKIP HIRE LIMITED SITE INSPECTION FORM – CAPP/RF/4									
WEEK STARTING									
TYPE OF INSPECTION		FREQ	DAY						
			M	T	W	T	F	S	S
SITE ENTRANCE/NOTICE BOARD		WEEKLY							
SECURITY - GATES		WEEKLY							
SECURITY - FENCING		WEEKLY							
SITE ROADS (CLEAR FROM HAZARDS)		DAILY							
IMPERMEABLE CONCRETE AREAS		DAILY							
BUND AROUND CONCRETE PAD (INTEGRITY)		DAILY							
DRAIN (FUNCTIONING)		DAILY							
HOLDING TANK / SUMP / INTERCEPTOR		WEEKLY							
WASTE CONTAINERS		DAILY							
WASTE STORAGE LIMITS	MIXED WASTES	DAILY							
WASTE STORAGE LIMITS	INERTS	DAILY							
WASTE STORAGE LIMITS	OTHER	WEEKLY							
REJECTED WASTE TYPES / STORAGE		WEEKLY							
NOISE LEVELS		DAILY							
FIRES (ANY INCIDENTS REPORTED)		DAILY							
NO SMOKING SIGNS IN PLACE		MONTHLY							
SPILLAGES & ABSORBENTS		DAILY							
FUEL TANK/BUND INTEGRITY		WEEKLY							
LITTER		DAILY							
DUST		DAILY							
ODOUR		DAILY							
VERMIN		DAILY							
RECORDS		WEEKLY							
COMPLAINTS RECEIVED		AS REQUIRED							
OTHER (SEE NOTES BELOW)		AS REQUIRED							
INSPECTION CARRIED OUT BY									
		NOTES/ACTION (CONTINUE ON A SEPARATE SHEET IF NECESSARY):							
CHECKED BY						SIGNATURE			
POSITION						DATE			
Sheet						of			

William Beech Skip Hire Limited

EMPLOYEE TRAINING NEEDS ASSESSMENT / REVIEW - CAPP/RF/6

EMPLOYEE NAME				DATE COMPLETED			
POSITION				REVIEW DUE			
TRAINER				OUTCOME	PASSED		
POSITION					FURTHER TRAINING REQUIRED		
CARRIED OUT /SIGN OFF >	Y/N	SIGNED BY EMPLOYEE	SIGNED BY TRAINER		Y/N	SIGNED BY EMPLOYEE	SIGNED BY TRAINER
ENVIRONMENTAL PERMIT				FIRE PREVENTION PLAN			
MANAGEMENT SYSTEM				FIRE SAFETY			
SITE RULES				EMERGENCY PROCEDURES			
RECORD KEEPING / TRANSFER NOTES				STORAGE /PILE SIZE LIMITS			
RECOGNITION OF WASTE TYPES				STORAGE DURATION			
SECURITY				FIRE DETECTION			
VEHICLE CHECKS				FIRE ALARMS			
PLANT OPERATION				FIRE FIGHTING EQUIPMENT			
PLANT CHECKS				FIRE WATER CONTAINMENT MEASURES			
AMENITY - LITTER, ODOUR, PESTS etc.				SPILL CLEARANCE			
NOTES AND ACTIONS:							

WILLIAM BEECH SKIP HIRE LIMITED
COMPLAINTS REPORT FORM (CAPP/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 Environmental Management System (EMS)			
Date changes implemented			
Form completed by (Print)		Signed	
Date Completed			

COMPLAINT RECORDING PROCEDURE:

Any complaints received will be recorded on form CAPP/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.

- 1) The name, address and telephone number of the caller will be requested.
- 2) Each complaint will be given a reference number.
- 3) The caller will be asked to give details of:
 - a) the nature of the complaint;
 - b) the time;
 - c) how long it lasted;
 - d) how often it occurs;
 - e) Is this the first time the problem has been noticed; and
 - f) what prompted them to complain.
- 4) The person completing the form will then, if possible, make a note of:
 - a) the weather conditions at the time of the problem (rain, snow, fog etc.);
 - b) strength and direction of the wind; and
 - c) the activity or activities taken place on the site at the time the noise was detected, particularly anything unusual.
- 5) The reason for the complaint will be investigated and a note of the findings added to the report.
- 6) 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.
- 7) 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.

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

Appendix III

Environmental Permit

Appendix IV

Health & Safety – Conditions of Site Use

HEALTH AND SAFETY - CONDITIONS OF SITE USE

The following guidelines apply to all site personnel, contractors and visitors using the site (where applicable).

- 1) The site is covered by the Health and Safety at Work Act 1974 and its associated regulations and all users must abide by any relevant provisions. Any person found to be in contravention of the requirements of this Health and Safety Statement will be asked to leave the site.
- 2) All visitors must sign the visitor's book upon entry to and exit from the site. All vehicle drivers must report to the office and await instruction from the site manager/deputy before proceeding to deposit waste at the site.
- 3) All accidents, diseases, injuries or dangerous occurrences shall be reported to the site manager. All instructions issued by the site manager in respect of health and safety at the site must be followed by all site users.
- 4) A first aid box (including eye-wash bottles) will be kept in the site office. If you are injured on site please alert a member of staff/trained first-aider for assistance.
- 5) All persons must wear the appropriate PPE on site including high visibility jackets and hard hat.
- 6) Safety boots must be worn by all persons in the waste processing/storage areas.
- 7) Protective gloves must be worn for any operations which present a hazard of puncture to or laceration of the skin or for any manual handling work carried out on site.
- 8) Ear defenders, safety helmets (hard hats) and eye protection will be issued when deemed necessary and must be worn by all employees and contractors where required by the site manager or other site representatives.
- 9) Fire extinguishers are kept on site to deal with any fires - fires shall only be dealt with by employees of William Beech Skip Hire Limited unless alternative instructions are given by the site manager. Access to fire exits and firefighting equipment must be kept clear at all times. If a fire alarm sounds please follow instructions and leave the site in an orderly fashion.
- 10) Persons who are suspected to be under the influence of drugs or alcohol will be removed from the site.
- 11) Smoking is not permitted on the site.
- 12) Observe and follow all traffic directions and traffic/safety signs.
- 13) Drivers must comply with all safety instructions given by the site manager or appointed deputy.
- 14) All drivers are responsible for ensuring that their vehicle is safely loaded. Unsafe loads will not be accepted at the site and will not be allowed to leave the site until they have been made safe.
- 15) Drivers waiting to tip at the site will follow the instructions of the operator and only tip in the designated area, unless advised otherwise. No tipping will take place over sorted stockpiles.
- 16) Drivers must remain in the cab or stand well clear of the vehicle during loading or tipping. Once the vehicle has been loaded it must be securely sheeted (if necessary) before leaving the site. When sheeting and unsheeting the vehicle ensure that the engine is switched off, the ignition key removed and the parking brake is on. Do not gain access using the mudguards and wheels. Ensure that ropes, hooks and sheets are in good condition.
- 17) Never travel with the vehicle body raised and ensure the maximum height of the raised body the vehicle is known.

Declaration: To be completed by site users

I have read and understand the conditions of use for this site and agree to comply with them at all times. I accept that neither William Beech Skip Hire Limited nor their employees shall be liable for any loss or injury arising from my non-compliance with the above conditions.

Signed.....

Print name.....

Company/Organisation.....

Date.....

Note: these conditions are included in the EMS for information only and may be revised regularly as part of the site health and safety policy.