

ENVIRONMENTAL RISK ASSESSMENT

Betchton Cottage, Cappers Lane, Sandbach CW11 2TW

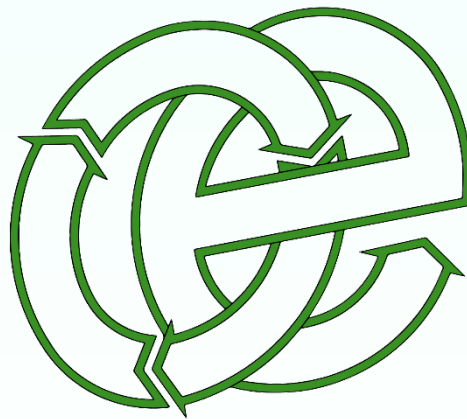
William Beeck Skip Hire Limited

Version:	1.0	Date:	05 May 2026		
Doc. Ref:	2061-CAPP-ERA	Author(s):	JU	Checked:	TB
Client No:	2061	Job No:	002		

Oaktree Environmental Ltd, Lime House, 2 Road Two, Winsford, Cheshire, CW7 3QZ
Tel: 01606 558833 | E-Mail: sales@oaktree-environmental.co.uk | Web: www.oaktree-environmental.co.uk

Registered in the UK | Company Number: 4850754

© Oaktree Environmental Ltd – The unauthorised copying or reproduction of this document (or part thereof) is strictly prohibited



Oaktree Environmental

Waste, Planning & Environmental Consultants



Document History:

Version	Issue date	Author	Checked	Description
1.0	05/05/2026	JU	TB	Application Copy

Contents

Document History:	i
Contents	ii
List of Tables	iii
List of Appendices:	iv
1 Introduction	1
1.1 General.....	1
2 Site Location and Receptors	3
2.1 Site Location	3
2.2 Sensitive Receptors	3
3 Environmental Risk Assessment Model	5
3.1 Fundamental considerations	5
3.2 Pathway	5
3.3 Consequences	6
3.4 Effects of consequences	6
3.5 Risk estimation and evaluation (probability/frequency of occurrence of hazard)	6
3.6 Risk assessment outcome (combination of probability & consequence)	7
4 Risk Assessment Table	9

List of Tables

Table 2.1 - Sensitive Receptors..... 4

List of Appendices:

Appendix I - Risk Assessment Table

Appendix II - Drawings

Drawing No. 2061-CAPP-04 – Receptor Plan

1 Introduction

1.1 General

1.1.1 Oaktree Environmental Ltd have been instructed by William Beeck Skip Hire Limited (the operator) to prepare this Environmental Risk Assessment (ERA) to support a minor environmental permit variation application at Betchton Cottage, Cappers Lane, Sandbach CW11 2TW.

1.1.2 The Environmental Permit (EP) Ref. EPR/EP3993MX, the site previously operated under a SR2008No3 but following the withdrawal a SR2008No3 but following the withdrawal of SR2008No3 on the 18/12/2024, the current EP is now a SR2022 No4.

1.1.3 The operator is seeking to vary the current standard rules permit (SRP) to a bespoke permit BP as the SR2022No4 has a number of operating techniques which the operator can no longer comply with which include the following:

- i) The operator cannot fully enclose the current waste transfer building which is open fronted
- ii) The site cannot store and handle all waste listed in Table 2.3a of the SR2022No4 inside an enclosed building
- iii) The site stores containers of waste externally, these cannot continually be covered or stored inside an enclosed building
- iv) The site does not wish to accept any hazardous waste into the facility and the operator only has a non-hazardous technical competence

1.1.4 The site is operated in accordance with Environmental Permit (EP) Ref. EPR/EP3993MX. This ERA has been prepared to support a permit variation application to vary the permit with the following:

- a) Extension of permit boundary
- b) External storage and treatment of wastes.

- c) Operation of a physical treatment facility enabling the crushing and screening of hardcore, soils and aggregates.
- d) Operate a physical treatment facility for crushing and screening of soils and aggregates.

- 1.1.5 Further details on the changes proposed are outlined in the Non-Technical Summary, document reference 2061-CAPP-NTS.
- 1.1.6 It is important to note that there are no proposed changes to the mechanical / physical treatment operations than what are already permitted and there have been no substantiated complaints or issues relating to noise, dust or odour from the site since operations began, nor have there been any recorded pollution incidents.
- 1.1.7 The site will be operated in accordance with a fully comprehensive Environmental Management System (EMS). All site staff should be provided with a copy of this ERA and be aware of where it is located on site.
- 1.1.8 All environmental risks identified in this document should be acted upon accordingly by site management to ensure all environmental risks can be appropriately managed/controlled.
- 1.1.9 This document primarily considers environmental risks associated with proposed operations listed in section 1.1.2 and does not aim to provide detailed Health and Safety risk assessments as required separately through the necessary legislation.

2 Site Location and Receptors

2.1 Site Location

2.1 The site is located at Betchton Cottage, Cappers Lane, Sandbach CW11 2TW, National Grid Reference SJ 7909458615 and is accessed via Cappers Lane.

2.1.2 Land use surrounding the site is predominantly rural with large open agricultural fields, there are several commercial and residential properties in proximity.

2.1.3 A full list of receptors within 1km of the site can be found in Table 2.1 overleaf. Some receptors included in this list may not be sensitive to all potential emissions or hazards from the site i.e. surface water is not considered sensitive to odour. When considering each hazard in the risk assessment table specific receptors that could have the potential to be affected have been outlined.

2.2 Sensitive Receptors

2.2.1 Sensitive receptors within 1km of the site are illustrated on the Receptor Plan in Appendix II.

2.2.2 Table 2.1 overleaf shows the approximate distance and orientation of sensitive receptors from the site.

Table 2.1 - 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

3 Environmental Risk Assessment Model

3.1 Fundamental considerations

- 3.1.1 Source/Hazard: A property or situation that in particular circumstances could lead to harm.
- 3.1.2 Consequences: The adverse effects or harm as the result of realising a hazard which causes the quality of human health or the environment to be impaired in the short or long term.
- 3.1.3 Risk: A combination of the probability of occurrence of a defined hazard and the magnitude of the consequences of the occurrence.

3.2 Pathway

- 3.2.1 Important in the assessment of a particular risk(s) and to inform the subsequent management of the risk(s) is the identification of the pathway(s) through which the risk may affect the identified receptor(s). The following are examples of pathways:
 - Air (windblown dust etc.).
 - Ground (leaching of contaminants into underlying aquifers).
 - Water (hydrocarbon run off into surface waters).
 - Direct contact / exposure.

3.3 Consequences

- 3.3.1 The following Table highlights the consequences of the hazard(s) identified and the abbreviations for each as used in the Risk Assessment Table in Section 3:

Abbreviation	Consequences
A	MINOR INJURY
B	MAJOR INJURY
C	DEATH
D	AIR POLLUTION
E	WATER POLLUTION
F	POLLUTION OF LAND

3.4 Effects of consequences

- 3.4.1 In order to quantify the level of risk and identify the appropriate management procedures, the potential effects must be considered, as outlined in the table below:

Abbreviation	Effect of Consequences	Management Required?
S	SEVERE	In all cases
Mo	MODERATE	In most cases
Mi	MILD	Occasionally
N	NEGLIGIBLE	No

Note: "Management" is the action required to reduce the risk of a hazard causing a problem on site. Contingency measures are procedures which are in place to reduce the consequences of a hazard.

3.5 Risk estimation and evaluation (probability/frequency of occurrence of hazard)

- 3.5.1 The following table allows the likelihood of an occurrence of an identified risk to be assessed:

Score	Probability	Evaluation
1	Very likely	Could occur during any working day
2	Likely	Could occur regularly
3	Possible	Event possible
4	Unlikely	Event very unlikely

3.6 Risk assessment outcome (combination of probability & consequence)

3.6.1 The following table shows the resultant risk of an identified hazard or potential situation. This uses the hierarchy of both probability and consequence to assess the level of risk. The level of risk determines what level of management would be required in order to reduce the risk of occurrence and/or scale.

		Consequence			
		S	Mo	Mi	N
Probability	1	High	High	Medium	Low
	2	High	Medium	Low	Negligible
	3	Medium	Low	Negligible	N/A
	4	Low	Negligible	N/A	N/A

3.6.2 Where the risk assessment outcome is high, first-level management of the risk is essential, i.e. removal of hazard, implementation of major infrastructure/structural design measures to contain the risk/hazard and company policy changes to incorporate the management of the risk. All risk management measures must be supplemented with detailed induction training, spot training and tool-box talks to ensure all site staff and users are made fully aware of the risk/hazard, all potential consequences and necessary management and contingency procedures.

3.6.3 Where the risk assessment outcome is medium, the management of the risk should be tackled by management or delegates. If removal of the hazard is not possible, management will normally be met through implementing minor structural design measures or by imposing procedures for the prevention of occurrences which will be conveyed to all site staff through the appropriate training, including any contingency measures/procedures.

3.6.4 Where the risk assessment outcome is low, the management of the risk can be done wholly through appropriate training to site staff including any contingency measures/procedures.

- 3.6.5 Where the risk assessment outcome is negligible, site staff should be made aware of the possibility of an occurrence, and contingency measures should be readily available to all staff should they be required.

4 Risk Assessment Table

- 4.1 The following pages contain the site-specific risk assessment for the site with appropriate remedial actions, recommendations and comments included for each identified hazard, potential contaminant, or situation.
- 4.2 The table also contains references to the appropriate section(s) of the site's EMS for additional management procedures.
- 4.3 As discussed in Section 3.6 above, all situations which identify a risk from Low – High should be incorporated into the staff/visitor training schedule, where appropriate and acted on as required.

SEE TABLES OVERLEAF

Appendix I

Risk Assessment Table

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
Dust / particulates	Formation of dust on site surfaces during dry and windy weather conditions. Processing of waste via crushing and screening. Loading of waste into treatment plant. Waste dropping from conveyors into stockpiles Prolonged periods of dry/warm weather or conditions where winds reach 4+ on the Beaufort Wind Scale Particulate emissions from the exhaust of vehicles / plant and other non-road going machinery on site. External storage of potentially dusty waste / material including, soil, stones, aggregate product etc.	Air	Local human population, including users of surrounding businesses, residential dwellings, surface water features, flora and fauna. See receptors in Table 2.1.	Harm to human health – respiratory irritation and illness A, B, D, E,F	Mi – Mo	4	Negligible	The operator is already permitted to undertake treatment and storage of potentially dusty waste types. There have been no substantiated complaints of dust since operation of the permit began. Therefore, it is considered the dust suppression currently implemented is effective. There are no additional dusty waste types being proposed than those already permitted. Therefore, it is not considered there is any significant additional increased risk of dust at the site. The operator will continue to implement the following to minimise the risk of dust arising from the site: • Strict waste acceptance procedures are implemented to ensure that loads comprising mainly dust, powders or loose fibres are not accepted on site. • All vehicles delivering and exporting waste will be sheeted. • Drop heights will be minimised as far as reasonably practicable. • In hot, dry or windy conditions stockpiles of dusty waste will be dampened regularly to reduce the amount of dust which could be suspended and therefore the amount of dust that has the potential to extend beyond the permit boundary. • Stockpiles of potentially friable waste i.e. concrete, hardcore and stone are dampened down to prevent material becoming dry and blowing off site. • Vehicle bodies & wheels will be washed down prior to vehicles exiting the site. • The crusher is and screener will be located within a building reducing potential dust emissions. • Site operatives will continuously monitor dust emissions whilst the site is operational. • The requirements of a Dust & Emissions Management Plan (DMP) are implemented on site.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
Odour	Cracks in the impermeable concrete pad leading to trapped waste. Dry and hot weather conditions exceeding three days. Prevailing wind towards receptor locations transporting odour. Staff negligence leading to odour release from unauthorised waste.	Air transport then inhalation	Local human population, including users of surrounding businesses, residential dwellings, surface water features, flora and fauna. See receptors in Table 2.1.	A, D	Mi to Mo	4	Negligible	Incoming mixed waste will be tipped within a building and subject to sorting. Once sorted any non-conforming materials or potential odorous generating materials will have been removed from the load and material will be processed via the trommel and picking line and transferred to the relevant external containers. The operator implements strict waste acceptance procedures to ensure that no malodorous waste is accepted. Good housekeeping measures are actively maintained on site to reduce the risk of odour. Drainage channels and site infrastructure are inspected on a weekly basis with any issues rectified as soon as practicable. With proper housekeeping, leak prevention, and handling protocols in place, odour nuisance to nearby receptors is highly unlikely, and thus does not present a significant environmental or amenity risk. The requirements of an Odour Management Plan (OMP) are implemented on site.
Waste, litter and mud on local roads	Litter escaping the site boundary (windblown). Vehicles delivering / removing waste and waste during dry and windy weather conditions. Poor or faulty storage containment. Poor housekeeping Staff negligence leading to litter escaping off site.	Air transport (windblown)	Local human population, including users of surrounding businesses, residential dwellings, surface water features, flora and fauna. See receptors in Table 2.1.	F, E	Mi to Mo	4	Negligible	The greatest risk of litter escaping the permit boundary would be during windy conditions. Given the nature and type of waste accepted and how it is contained i.e. in a building or within containers, it is not considered likely that waste will become windblown and escape the site boundary. Aggregate / inert construction demolition waste does not typically contain any items of litter or light material that could become windblown. Stockpiles of inert material will be tipped within a building. Site inspections including litter checks will take place daily to identify and remove any litter from the site boundary. Stockpiles of potentially friable waste i.e. concrete, hardcore and stone are dampened down to prevent material becoming dry and blowing off site. Good housekeeping measures are actively maintained on site to reduce the risk of litter. Vehicles leaving the site will be sheeted and will be washed down via hosepipes and brushes to prevent mud being tracked onto the local highway. In the event of mud being tracked off site and onto the main roads it will be treated as an emergency and cleaned by site operatives using manual techniques or if required the operator will organise for a road sweeper to be deployed.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
Noise/ vibration	Fixed and mobile plant and machinery breakdowns or malfunctions Loading of waste. Operating mechanical treatment plant i.e. screener, crusher, wash plant	Noise through the air or vibration through the ground	Local human population, including users of surrounding businesses, residential dwellings, surface water features, flora and fauna. See receptors in Table 2.1.	A, D	Mo	4	Negligible	There are no changes to the physical / mechanical treatment operations undertaken on site. A series of good practice noise mitigation measures are included within the EMS, which are considered adequate control of any potential noise impacts during the operation. Management will ensure that all loading and treatment plant is functioning suitably i.e. moving parts to be regularly lubricated. Preventative maintenance schedule for plant/machinery detailed within the sites EMS. Operatives will be informed to turn off engines when the plant is not in use and no revving of engines will be permitted at the site. Operations will only be undertaken within the confines of the operating hours stated in the EMS – no operations will be undertaken within unsociable hours for the site surrounding and setting. The operator implements the requirements of a Noise Management Plan on site.
Vermin causing leptospirosis and other respiratory diseases	Poor housekeeping Staff negligence leading to acceptance of unauthorised waste giving rise to pests Storing trade waste bins for excessive time periods	Water, direct contact with waste	Local human population, including users of surrounding businesses, residential dwellings, surface water features, flora and fauna. See receptors in Table 2.1.	A to C, E and F	Mi to Mo	4	Negligible	It is considered the risk of vermin from operations is negligible as there are no changes proposed to the authorised waste codes that would attract vermin i.e. no food waste etc. All mixed wastes which have potential to attract vermin are accepted and tipped within a building. Sorted waste streams will be transferred to containers. Good housekeeping measures are actively maintained to reduce the potential of attracting pests. Housekeeping inspections take place daily at the end of each working day to collect any waste produced by on-site operatives. In the event of pests presenting a problem on site an approved pest controller will be called.
Fire, smoke, particulates	Arson and or vandalism Faulty plant or equipment Leaks and spillages of oil and fuel	Air transport of smoke, direct contact of flames	Local human population, including users of surrounding businesses, residential dwellings, surface water features, flora and fauna. See receptors in Table 2.1.	A to F	Mi to S	3	Negligible	No burning of waste or hot works is undertaken on site. A no smoking policy is implemented on site. Plant and equipment are maintained in accordance with the manufacturer's recommendations. All staff are fully trained in recognition of the early signs of a fire.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
								CCTV cameras on site cover waste operational and storage areas and will allow the operator to pick up on any potential fires or intruders that have the potential to cause arson. The operator implements the requirements of a Fire Prevention Plan on site.
Vehicle collision/ accidents including impacts and injury	Poor visibility Spillages of oils/fluids causing vehicles to skid Lack of PPE worn by staff Staff negligence i.e. mobile plant operators	Direct contact	Site users and visitors	A to C	Mi to S	3	Low	It is not anticipated there will be a significant increase in vehicles delivering waste to the site. All maintenance/housekeeping are listed on daily record/inspection forms. 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 as soon as practically possible. All staff have radios and use horns / alarms on equipment to alert them of their presence. The operator has trained staff who control vehicle movements throughout the site. An accident logbook is kept in the site office so all new and existing staff members can review previous accidents. Encouragement for staff for greater number of "accident-free days" to encourage a safer working environment. Appropriate signage throughout the site and vehicle movements on site restricted to 5mph.
Leachate	Poor housekeeping Staff negligence leading to acceptance of unauthorised waste giving rise to leachate Overflowing trade waste bins Water through the ground from rainwater	Ground	Surface waters	E, F	Mi to S	3	Low	Any wastes which are liable to give rise to contamination will be removed from site or placed into a quarantine skip/area. The main operational area of the site is used to store non-hazardous separated / processed waste streams in secure containers. These wastes are considered to have low risk of contamination or producing leachate due to the secure storage arrangements and since the waste has been processed (separated from the mixed loads) having any potential contaminants removed. Physical / mechanical waste treatment operations are undertaken on a sealed concrete pad and there is no leachate production associated with these operations. Regular (minimum daily) checks of site surface and infrastructure are undertaken by a suitably trained operative.

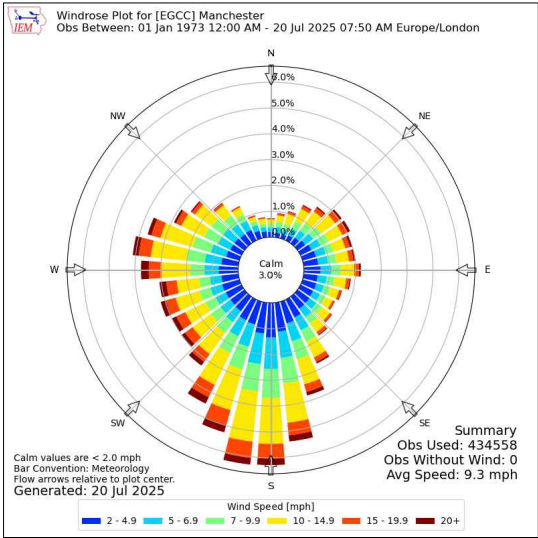
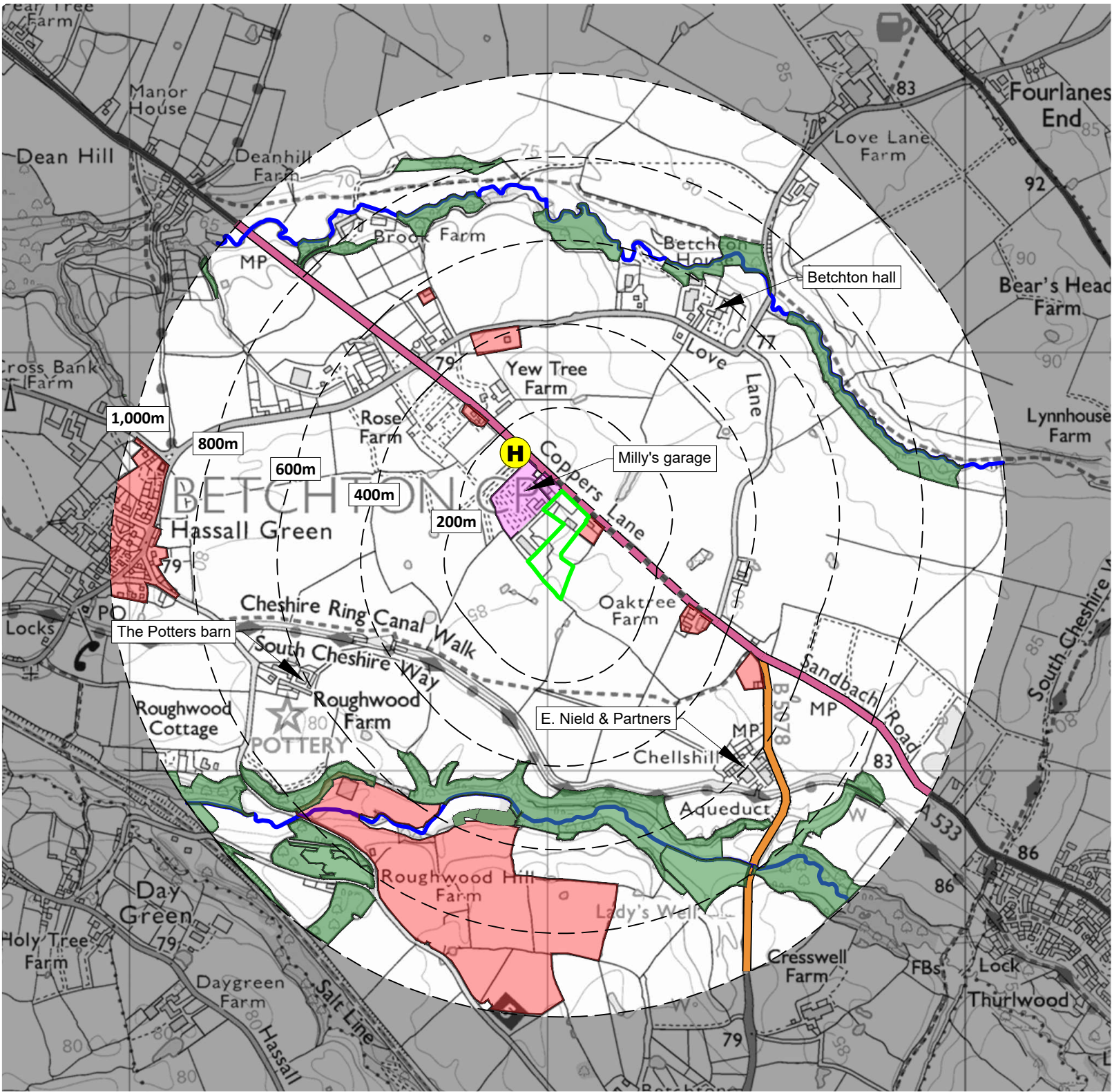
Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
								Fuel and liquid storage (if applicable) on site is stored with 110% containment but any spillages identified will be dealt with in accordance with the spillage procedures.
Hydrocarbons including release of gases/fumes/ vapours/ volatiles	Spills from fuel tanks Drips when refuelling Fixed and mobile plant malfunction Mixing of waste/ chemicals Spillage of chemicals Overturned vehicle plant/plant failure Reaction between stored wastes	Ground - direct contact, ingestion Inhalation (of volatiles)	Local human population, including users of surrounding businesses, residential dwellings, surface water features, flora and fauna. See receptors in Table 2.1.	A, B, D, E, F	Mi to S	3	Low	There are no proposed changes to waste types accepted at the site and therefore no increased risk of hydrocarbons. The release of hydrocarbons is managed through preventative and containment measures. Plant and equipment are maintained under a preventative maintenance schedule (see EMS) to where possible avoid potential leaks of fuel, oil or lubricants. Spill kits containing absorbent pads, granules, booms and personal protective equipment (PPE) are strategically located throughout the site. Staff are suitably trained in a spill response procedure to ensure spills are handled correctly. All site surfaces will be inspected daily for the presence of spillages when the site is in operation. Fuel is stored with double bunded containment. The integrity of fuel storage tanks is checked monthly to minimise the risk of leaks. All wastes liable to give rise to contamination will be removed from the site within an agreed timescale with the EA. At present, no gas is stored at the site.
Flooding	Heavy rainfall	Floodwater	Local human population including residential dwellings and watercourses See receptors in Table 2.1.	Waste being washed off site contaminating buildings, gardens, habitats including watercourses.	Mi to Mo	2	Low	The site is located within flood zone 1 meaning there is a low probability of flooding from rivers and the sea. It is considered that the waste being stored externally including processed / recycled wastes present a low risk of contamination in secure containers. In the unlikely event of a flood waste is in secure containers and would not enter the flood waters.
Extension of Permit boundary	Increased operational area							It is not considered an extension to the permit boundary would have significant effect on operations of the environment. The boundary extension will incorporate land to the south of the existing permit boundary which will be used for the acceptance and processing of inert material, the material will be accepted and processed within a building to contain any potential dust emissions whilst also minimising noise levels generated because of operations.

Appendix II

Drawings

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



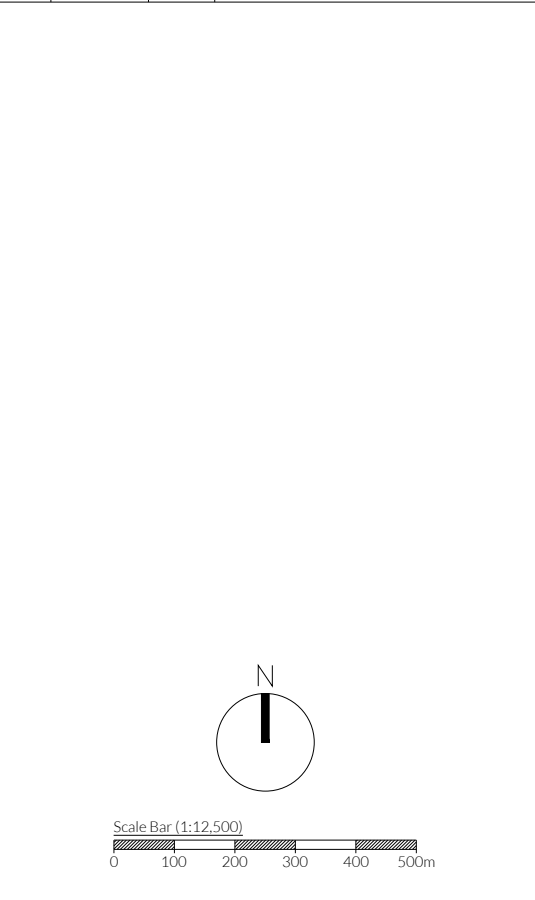
Compass Wind Rose for (EGCC) Manchester
Period 1973-2025
- source: Iowa State University

NOTES

- Boundaries are shown indicatively.
 - Wind rose data shows the prevailing wind direction to be Southerly.
- Drawing for indication only. Reproduced with the permission of the controller of H.M.S.O. © Crown Copyright and database rights 2025. OS AS0000813445. This drawing is copyright and property of Oaktree Environmental Ltd.

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

