

ODOUR MANAGEMENT PLAN

Betchton Cottage, Cappers Lane, Sandbach CW11 2TW

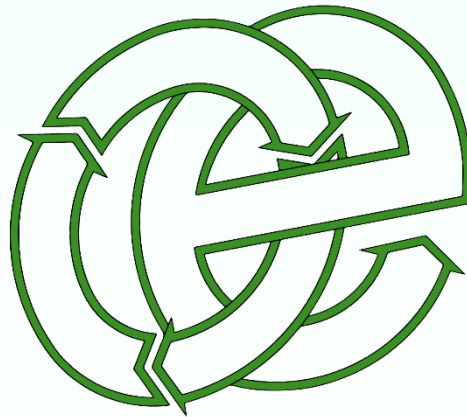
William Beech Skip Hire Limited

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Oaktree Environmental

Waste, Planning & Environmental Consultants



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1 Introduction

1.1 General

- 1.1.1 Oaktree Environmental Ltd has been instructed by William Beech Skip Hire Limited to prepare an Odour Management Plan ("OMP") for their facility at Betchton Cottage, Cappers Lane, Sandbach CW11 2TW. The Environmental Permit (EP) Ref. EPR/EP3993MX will authorise the site to be operated as Household, Commercial and Industrial Waste Transfer Station and Physical Treatment Facility.
- 1.1.2 The site is also operated in accordance with an Environmental Management System (EMS) and Fire Prevention Plan (FPP) along with other documents targeted to specific environmental considerations including this OMP.
- 1.1.3 This OMP will be kept in the site office and all staff will be trained in the contents of the document which will allow William Beech Skip Hire Limited and its employees to implement an action plan should the site operatives detect an odour presence, receive complaints from local business or residents and if the EA suspects odour emissions from the site during an inspection.
- 1.1.4 This OMP has been prepared to meet the requirements of Odour Management: comply with your environmental permit published 03/12/2025.

1.2 Site Location

- 1.2.1 The site is located on Land at Betchton Cottage, Cappers Lane, Sandbach CW11 2TW.

1.3 Hours of operation

- 1.3.1 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

- 1.3.2 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.
- 1.3.3 During times where the site is closed or not in operation, the site will be locked and secured to prevent unauthorised access.

1.4 Reviewing and monitoring this OMP

- 1.4.1 This document will be due for review two years from the date of approval, or, as a result of any incidents which may lead to the requirement for immediate review or the OMP guidance changing, whichever is the sooner. The circumstances which would warrant a review are the following:
- Experiencing an odour incident
 - Additional odorous waste streams accepted on site.
 - Increase waste volumes accepted and stored.
 - Development of site infrastructure – new buildings.
 - Installation of new equipment or plant – baler/loading shovel/sort-line/ etc.
- 1.4.2 Reference should be made to Section 4.10 which details procedures for staff training in the event of any changes in relations to the OMP.

1.5 Waste Types and Quantities

- 1.5.1 The waste types handled on site will be household, commercial and industrial wastes as defined in the Controlled Waste (England and Wales) Regulations 2012 and Section 75 of the Environmental Protection Act 1990.
- 1.5.2 The maximum amount of waste to be stored on site at any one time is shown on Drawing No. 2061-CAPP-03 with residence times for each waste type.
- 1.5.3 If the maximum storage capacity is reached, then no further waste will be accepted until waste can be removed from the site and taken to a suitably permitted or exempt site.
- 1.5.4 The majority of wastes will be accepted under the following EWC codes:
- 17 05 04 – soil and stones
 - 17 09 04 – mixed construction and demolition waste
 - 17 08 02 – Plasterboard
 - 20 02 02 – soils and stones
 - 20 03 01 – mixed municipal waste
- 1.5.5 The table overleaf details a summary of the main wastes types which are accepted on and stored on a daily basis at the site, the rows highlighted in in red are considered to be those wastes which have the potential to cause odour.

Table 1.1 – 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

- 1.5.6 Prior to arranging a waste delivery at the site, the operator will request confirmation of the contents to be placed in the delivery vehicle carrying the waste so in the event the below wastes are accepted, they can be stored and removed as detailed below. The table below details the EWC codes for all wastes which have the potential to cause which could be accepted into the site. The columns to the right indicate the level of risk associated to the waste type using a **high**, **medium**, **low** risk basis. As discussed, the site will only routinely store the wastes stored in the table on the previous page.

Table 1.2 – Accepted wastes with odour potential

Waste Code	Description
01	WASTES RESULTING FROM EXPLORATION, MINING, QUARRYING, AND PHYSICAL AND CHEMICAL TREATMENT OF MINERALS
01 01	wastes from mineral excavation
01 01 01	wastes from mineral metalliferous excavation
01 01 02	wastes from mineral non-metalliferous excavation
01 04	wastes from physical and chemical processing of non-metalliferous minerals
01 04 08	waste gravel and crushed rocks other than those mentioned in 01 04 07
01 04 09	waste sand and clays
01 04 13	wastes from stone cutting and sawing other than those mentioned in 01 04 07
02	WASTES FROM AGRICULTURE, HORTICULTURE, AQUACULTURE, FORESTRY, HUNTING AND FISHING, FOOD PREPARATION AND PROCESSING
02 01	wastes from agriculture, horticulture, aquaculture, forestry, hunting and fishing
02 01 01	soil from cleaning and washing vegetables
02 01 03	plant-tissue waste
02 01 04	waste plastics (except packaging)
02 01 07	wastes from forestry
02 01 10	waste metal
02 03	wastes from fruit, vegetables, cereals, edible oils, cocoa, coffee, tea and tobacco preparation and processing; conserve production; yeast and yeast extract production, molasses preparation and fermentation
02 03 01	soil from cleaning and washing vegetables
02 04	wastes from fruit, vegetables, cereals, edible oils, cocoa, coffee, tea and tobacco preparation and processing; conserve production; yeast and yeast extract production, molasses preparation and fermentation
02 04 01	soil from cleaning and washing beet
03	WASTES FROM WOOD PROCESSING AND THE PRODUCTION OF PANELS AND FURNITURE PULP, PAPER, AND CARDBOARD

03 01	wastes from wood processing and the production of panels and furniture
03 01 01	waste bark and cork
03 01 05	sawdust, shavings, cuttings, wood, particle board and veneer other than those mentioned in 03 01 04
03 03	wastes from pulp, paper and cardboard production and processing
03 03 01	waste bark and wood
03 03 07	mechanically separated rejects from pulping of waste paper and cardboard
03 03 08	wastes from sorting of paper and cardboard destined for recycling
07	WASTES FROM ORGANIC CHEMICAL PROCESSES
07 02	wastes from the MFSU of plastics, synthetic rubber and man-made fibres
07 02 13	waste plastic
10	WASTES FROM THERMAL PROCESSES
10 11	wastes from manufacture of glass and glass products
10 11 12	waste glass other than those mentioned in 10 11 11
10 12	wastes from the manufacture of ceramic goods, bricks, tiles, and construction products
10 12 08	waste ceramics, bricks, tiles, and construction products (after thermal processing)
10 13	wastes from manufacture of cement, lime, plaster and articles and products made from them
10 13 14	waste concrete and concrete sludge
15	WASTE PACKAGING: ABSORBENTS, WIPING CLOTHS, FILTER MATERIALS AND PROTECTIVE CLOTHING NOT OTHERWISE SPECIFIED
15 01	packaging (including separately collected municipal packaging waste)
15 01 01	paper and cardboard packaging
15 01 02	plastic packaging
15 01 03	wooden packaging
15 01 04	metallic packaging
15 01 05	composite packaging
15 01 06	mixed packaging
15 01 07	glass packaging
15 01 09	textile packaging
15 02	absorbents, filter materials, wiping cloths and protective clothing
15 02 03	absorbents, filter materials, wiping cloths, protective clothing other than those mentioned in 15 02 02
16	WASTES NOT OTHERWISE SPECIFIED IN THE LIST
16 01	end-of-life vehicles from different means of transport [including off-road machinery] and waste from dismantling of end-of-life vehicles and vehicles maintenance (except 13, 14, 16 06 and 16 08)
16 01 03	end-of-life tyres
16 02	Wastes from electrical and electronic equipment
16 02 14	discarded equipment other than those mentioned in 16 02 09 to 16 02 13
16 02 16	components removed from discarded equipment other than those mentioned in 16 02 51

16 03	off-specification batches and unused products
16 03 04	inorganic wastes other than those mentioned in 16 03 03
16 03 06	organic wastes other than those mentioned in 16 03 05
17	CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)
17 01	concrete, bricks, tiles, and ceramics
17 01 01	concrete
17 01 02	bricks
17 01 03	tiles and ceramics
17 01 07	mixture of concrete, bricks, tiles, and ceramics other than those mentioned in 17 01 06
17 02	wood, glass and plastic
17 02 01	wood
17 02 02	glass
17 02 03	plastic
17 03	bituminous mixtures, coal tar and tarred products
17 03 02	Road base and road planings (other than those containing coal tar) only
17 04	metals (including their alloys)
17 04 01	copper, bronze, brass
17 04 02	aluminium
17 04 03	lead
17 04 04	zinc
17 04 05	iron and steel
17 04 06	tin
17 04 07	mixed metals
17 04 11	cables other than those mentioned in 17 04 10
17 05	soil (including excavated soil from contaminated sites), stones and dredging spoil
17 05 04	soil and stones other than those mentioned in 17 05 03
17 05 08	track ballast other than those mentioned in 17 05 07
17 06	Insulation materials and asbestos-containing construction materials
17 06 04	Insulation materials other than those mentioned in 17 06 01 and 17 06 03
17 08	gypsum-based construction materials
17 08 02	gypsum-based construction materials other than those mentioned in 17 08 01
17 09	other construction and demolition wastes
17 09 04	mixed construction and demolition waste other than those mentioned in 17 09 01, 17 09 02 and 17 09 03
17 09 04	restricted to non-hazardous soil, bricks, stones and concrete
19	WASTES FROM WASTE MANAGEMENT FACILITIES, OFF-SITE WASTEWATER TREATMENT PLANTS AND THE PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION AND WATER FOR INDUSTRIAL USE

19 02	wastes from physico/chemical treatments of waste (including dechromatation, decyanidation, neutralisation)
19 02 03	premixed wastes composed only of non-hazardous wastes
19 02 10	combustible wastes other than those mentioned in 19 02 08 and 19 02 09
19 12	wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified
19 12 01	paper and cardboard
19 12 02	ferrous metal
19 12 03	non-ferrous metal
19 12 04	plastic and rubber
19 12 05	glass
19 12 07	wood other than that mentioned in 19 12 06
19 12 08	textiles
19 12 09	minerals (for example sands, stones)
19 12 10	combustible waste (refuse derived fuel)
19 12 12	restricted to crushed bricks, tiles, concrete and ceramics only. Does not include fines from the treatment of any non-hazardous waste or gypsum from recovered plasterboard
19 12 12	soil substitutes other than those containing dangerous substances only
19 13	wastes from soil and groundwater remediation
19 13 02	solid wastes from soil remediation other than those mentioned in 19 13 01
20	MUNICIPAL WASTES (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES) INCLUDING SEPARATELY COLLECTED FRACTIONS
20 01	separately collected fractions (except 15 01)
20 01 01	paper and cardboard
20 01 02	glass
20 01 10	clothes
20 01 11	textiles
20 01 36	discarded electrical and electronic equipment other than those mentioned in 20 01 21, 20 01 23 and 20 01 35
20 01 38	wood other than mentioned in 20 01 37
20 01 39	plastics
20 01 40	metals
20 01 41	wastes from chimney sweeping
20 02	garden and park wastes (including cemetery waste)
20 02 01	biodegradable waste
20 02 02	soil and stones
20 03	other municipal wastes
20 03 01	mixed municipal waste
20 03 03	street-cleaning residues
20 03 06	waste from sewage cleaning

20 03 07	bulky waste
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1.6 Site Management

- 1.6.1 The site will have a Technically Competent Managers (TCM) who is responsible for the general management of the site including the acceptance and handling of any wastes with the potential to cause odour.
- 1.6.2 The company, through the TCM, will ensure that a nominated deputy is sufficiently trained and familiar with all site management documentation (which includes this OMP) in addition to all relevant company procedures who, in the absence of the TCM, will act the competent person.

2 Odour Risk Assessment

2.1 Methodology

- 2.1.1 This OMP has been completed to identify where the likely risks are in relation to surrounding land uses. This assessment has been used to inform Section 5.0 of this OMP with regard to specific odour monitoring procedures.

2.2 Odour Intensity

- 2.2.1 The table below highlights the intensity of the odour and provides a description by which to measure the intensity:

Table 2.1 – Odour Intensity

Odour Intensity	Criteria
Negligible	No detectable odour
Low	Faint odour (barely detectable)
Moderate	Moderate odour easily detected while walking, possible interference)
High	Strong odour (bearable, but offensive)
Severe	Very strong odour (this is when you really wish you were somewhere else)

2.3 Receptor Sensitivity

- 2.3.1 The table below outlines the receptor sensitivity to odour which will be used when determining nearby odour sensitive receptors:

Table 2.2 – Receptor sensitivity

Sensitivity of Receptor	Criteria
Low	Industrial workplaces
Medium	Industrial workplaces / Residential >250 m
High	Residential areas <200m

2.4 Sensitive Receptor Locations

2.4.1 The sensitive receptors in proximity to the site are shown on Drawing No. 2061-CAPP-04.

2.5 List of receptors

2.5.1 A full list of receptors within 1km of the site have been included in the table below. A Receptor Plan illustrating these receptors is included in Appendix I, see Drawing No. 2061-CAPP-04 – Receptor Plan.

Table 2.3 – Distances to Selected, Representative Sensitive Locations

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

2.5.2 Other receptors not shown in the above table are illustrated on Drawing No. 2061-CAPP-04 but adjacent users could be affected by any potential odour release.

2.6 Risk Matrix

2.6.1 The odour risk in any particular event can be established using the risk assessment matrix given in the table below.

Table 2.4 – Risk matrix

		Sensitivity		
		Low	Medium	High
INTENSITY	Negligible	NEGLIGIBLE	LOW	LOW
	Low	LOW	LOW	MEDIUM
	Moderate	LOW	MEDIUM	MEDIUM
	High	MEDIUM	MEDIUM	HIGH
	Severe	MEDIUM	HIGH	VERY HIGH

3 Potential sources of odour

3.1 General waste - storage prior to processing

- 3.1.1 Any incoming wastes will be tipped within the waste transfer building located to the north within the tipping and sorting area.
- 3.1.2 Whilst these wastes are not commonly associated with odorous emissions, they can contain some fine organic materials which can, in some cases, be attributed to a general “musty” odour. This smell is exacerbated following ingress of rainwater which occurs predominantly whilst the wastes are resident in skips/containers at the sites of production and prior to receipt at the site.
- 3.1.3 Whilst not common, these wastes have the potential to contain materials of a putrescible nature which are not identifiable until the load has been tipped at the site.
- 3.1.4 As detailed above, this material will be tipped within a building which will contain any potential odour release and prevent further ingress of rainwater.

3.2 General waste - residual wastes for landfill

- 3.2.1 These wastes are essentially the lighter, non-recyclable fraction of the “general waste” input which is residual following any treatment/sorting of wastes on site. These wastes will be transferred to a suitable storage area pending offsite removal.
- 3.2.2 The finer organic material will have been separated via the initial hand sorting, and any putrescible materials (such as ‘black bag’ wastes) will have been identified, isolated, and rejected during the tipping and sorting process. Therefore, these residual wastes have less potential to cause odour than the original mixed waste input described in Section 3.1 above.

3.3 Foul surface water

- 3.3.1 In the event of a rainfall incident, the external concreted areas comprise sealed drainage.
- 3.3.2 In the event of a rainfall incident which leads to flooding, an emergency drainage consultant would be called to the site and water pooling in the external concreted areas of the site would be pumped from site.
- 3.3.3 Some skips which have stood on producer's sites for a long time often contain foul smelling water which may give rise to odour when tipped which will not be found until deposit in assuming the skip is sealed. It is important to note the site would not look to accept this material onto the site.

3.4 Green wastes

- 3.4.1 It is important to note that the site is not a dedicated green waste handling facility – green waste produced at the site comprises predominantly of either clean or potentially contaminated wood i.e. branches with or without leaves, tree trunks, internal doors etc. from householder skips, it is unlikely that this will contain grass cuttings. The waste is sorted and transferred to a container for storage prior to offsite removal.
- 3.4.2 As mentioned previously, it is unlikely the green waste will comprise grass cuttings which typically harbour the greatest potential for odour due to their susceptibility to aerobic composting and decomposition while in storage (particularly if wet). Any loads containing grass cuttings or other malodorous green waste would be rejected from the site or the unauthorised waste picked out and put in the quarantine area or rejected container for removal to a suitably permitted site.
- 3.4.3 Any separated wood is considered clean as any potential contaminants will have been removed prior to storage within the designated container pending collection / removal off site.

3.5 Plasterboard/gypsum

- 3.5.1 Due to the nature of gypsum, it can react with water to produce an odorous/toxic gas, hydrogen sulphide. Also, under the waste hierarchy it is incumbent on producers/holders of controlled waste to recycle, the reaction of water with plasterboard will impact the recovery of the waste. Plasterboard will be segregated during the initial sorting within the building and transferred to a container which is stored undercover.
- 3.5.2 Storing plasterboard undercover significantly reduces the potential for the waste to come into contact with water producing hydrogen sulphide.
- 3.5.3 Plasterboard will typically be removed from site within 5 days (this accounts for any delays in collections etc), minimising the potential for hydrogen sulphide developing.

3.6 Processing of waste

- 3.6.1 The processing of waste may result in odorous emissions; however, the risk of this occurring is low due to the duration of the stored material and limited mechanical treatment of any odorous wastes undertaken at present. All odorous waste will be subject to separation via trommel, hand sorting or using the onsite excavator/loading shovel.
- 3.6.2 Should non-conforming and potentially odorous wastes be discovered during the sorting of waste, these will be rejected in accordance with the waste rejection procedure included in the EMS. The site also has strict pre-acceptance procedures which are detailed in the EMS.

3.7 Background Odour Sources in the Area

- 3.7.1 There are several commercial premises which will all have wheelie bins stored externally which could generate a smell if not emptied regularly. There are also numerous agricultural fields in the vicinity which may release odour due to certain fertilisers being used.
- 3.7.2 Odour release could also be the result of abnormal weather conditions, machinery breakdowns and human error.
- 3.7.3 In order to determine whether complaints are the result of activities from the site or from other nearby sites an odour complaints form will need to be completed in line with the company's complaints procedure which is attached in Appendix II.

4 Odour control

4.1 Pre-acceptance checks

- 4.1.1 The driver collecting the waste being delivered to the site will be trained (by site management) to identify any loads which have the potential to cause odour. If any odour release is present during the collection, the driver would report back to site management who would contact the customer who would need to declare the contents of the wastes being removed from their site. Site management would then take the decision to reject the waste depending on the outcome of the enquiry with the producer site.

4.2 Waste acceptance procedure

- 4.2.1 Strict waste acceptance procedures are in place at the site as shown below and the following details will be recorded for every load deposited at the site:
- a) The date and time of delivery.
 - b) The name and address of the waste producer.
 - c) The detailed and accurate description of the waste including type, quantity (in tonnes and/or cubic metres) and EWC codes.
 - d) How the waste is contained e.g. loose, container type.
 - e) The carrier's name and address.
 - f) Driver's name, signature and vehicle registration No.
 - g) Signature or initials of person(s) producing/ accepting/ inspecting/ carrying the waste.
 - h) Additional handling details/notes made by the driver after inspection of the load.
 - i) SIC code of the premises which produced the waste (where relevant).
 - j) Waste hierarchy declaration.
 - k) Information on previous treatment of the waste e.g. manual or mechanical.
- 4.2.2 Once a load has been tipped, it will undergo a further visual inspection and if the load is found to have contained levels of odour which are likely to escape off site, the load will be loaded back onto the delivery vehicle and returned to source. As mentioned in the section

above, the likelihood of this occurring from the operator's own drivers would be low but could apply to third party loads being delivered. If small levels of contamination are present, these would be noted in the site diary so feedback could be provided to the producer site and the waste would still be tipped. The waste giving rise to the odour would be handpicked placed in a sealed, covered quarantine skip and removed from site within 48 hours.

4.3 Rejected waste

- 4.3.1 The wastes before being unloaded will be inspected for contrary items, pests, odour and any material found not suitable for the site will not be unloaded and returned to source.
- 4.3.2 Any wastes which do not conform to site acceptance criteria and are discovered following acceptance will be quarantined immediately to await safe removal from site. The EA will be contacted (where necessary) if the non-conforming waste discovered is likely to lead to a breach of permit conditions. The quarantined material will be stored in a sealed container or bay with weatherproof covering and removed from the site within seven days or within 48 hours if odorous in nature.

4.4 Site Operations

- 4.4.1 Limiting odour from the waste recycling facility can best be achieved through employing effective site management and good general practice. It is much easier to minimise odours in the first instance rather than dealing with problems when they occur.
- 4.4.2 The next section addresses the general site management guidelines and identifies specific procedures to mitigate against odorous emissions.

4.5 Receiving Wastes

- 4.5.1 Rigorous control of wastes delivered to the site is required, with contaminated or odorous wastes (stored too long) rejected in line with the procedures in the EMS and EP. Trained competent staff are in place to recognise odorous material and to inspect incoming wastes as it is deposited at the site. Malodorous waste will be returned to the producer or sent to

another authorised facility for treatment. Waste suppliers and HGV skip vehicle drivers are required to ensure that only acceptable material is brought to site to minimise the incidence of rejection. If staff continually bring odorous waste to the site, the operator will initiate their three-strike rule:

- a) Additional waste type recognition training (see EMS)
- b) A verbal and written warning
- c) Refused entry into the site or potentially disciplinary.

4.5.2 Age of wastes - William Beech Skip Hire Limited maybe receiving waste from third party waste facilities so waste could have stored at the producer for longer than necessary. The procedures shown in the above would however limit any wastes with significant odour potential being accepted. Significant meaning odour being realised from the site which could lead to complaints or from following inspections for odour potential.

4.6 Storage of Wastes

4.6.1 The site may store the following wastes shown in Section 1.5 which could be regarded as those which could present odour issues at the site. The table below details how accepting and storing these wastes would reduce any potential odour release from the site.

Table 4.1 - Waste storage / monitoring for odorous wastes on site

Storage Area & Type of Waste	Odour Monitoring Procedures for Stored Wastes
Waste reception, tipping and sorting area	- This area comprises the temporary mixed waste tipping area awaiting sorting. - No food wastes are accepted at the site which are considered to be particularly malodorous. - The operator implements strict waste acceptance procedures on site including pre-acceptance checks at a customer premises, any waste considered to be malodorous will not be accepted. Further information on the waste acceptance procedure can be found in sections 4.1 and 4.2. - Skips are typically only stored at customer premises for a maximum of 14 days, the age of waste is considered to not be susceptible to developing odour. Wastes will be stored within this area for no longer than 48 hours. If odorous wastes are detected in the waste during daily monitoring, the site will investigate, find the root cause and

	quarantine the wastes giving rise to odour in sealed, covered containers which will be removed from site within 48 hours. • If odorous waste is identified during monitoring, the site will investigate, find the root cause, and quarantine the odorous load in sealed containers which will be removed from site as soon as practicable. • Site operatives will all be trained to recognise odour. • Due to the strict pre-acceptance checks and waste acceptance procedures, it is considered the waste in this pile will present a relatively low risk of odour.
AREAS 1-2 Waste stored in bays beneath the picking line i.e. Residual waste for landfill & Wood	• These bays are used to store processed wastes which have been segregated via hand sorting, loading shovel/excavator, trommel & picking line. • Waste will have been sorted prior to storage in the bays so any malodorous waste will have been rejected and removed prior to storage. • Waste storage times range dependent on the type of material (see Table 1.1 for storage durations) Waste will be stored for less than <5 days comprising plasterboard and metals; wood waste will be stored for < 5 days, green waste for <2 weeks. • If odorous waste is identified during monitoring, the site will investigate, find the root cause, and quarantine the odorous load in sealed containers which will be removed from site as soon as practicable. • Site operatives will all be trained to recognise odour. • Due to the fact that wastes have been processed and will not contain any contaminated material, the short storage time and the secure storage, the risk of odour is considered to be low.
CONT 1 - 10 Segregated wastes i.e. plasterboard, hardcore, wood, PVC, plastic, aluminium, green waste, paper/ cardboard and scrap metal	• These containers are used to store processed wastes which have been segregated via hand sorting, loading shovel/excavator, trommel & picking line. • Waste will have been sorted prior to storage in containers so any malodorous waste will have been rejected and removed prior to storage. • Waste storage times range dependent on the type of material (see Table 1.1 for storage durations) Waste will be stored in containers for less than <1 month comprising PVC. Plastics and aluminium; wood , cardboard, scrap metal wood waste will be stored for <5 days, green waste, plasterboard for <2 weeks and hardcore stored for no longer than 3 days. • If odorous waste is identified during monitoring, the site will investigate, find the root cause, and quarantine the odorous load in sealed containers which will be removed from site as soon as practicable. • Site operatives will all be trained to recognise odour. • Due to the fact that wastes have been processed and will not contain any contaminated material, the short storage time and the secure storage, the risk of odour is considered to be low.

4.6.2 In summary, the wastes being accepted have the potential to cause given their EWC code but strict acceptance procedures proposed by the operator would eliminate loads with significant odour potential being accepted initially.

4.6.3 Waste will be stored to ensure compliance with the EP and as detailed in the EMS, FPP and this OMP document.

4.7 Loading and Transport of General Wastes

4.7.1 In all cases, the drop heights of mixed waste will be kept to an absolute minimum i.e. 1-2m above the ground. On most occasions, the waste will be removed from the HGV into the tipping area within the building where they will be sorted into the relevant waste stream therefore reducing any drop height. All waste vehicles entering/leaving the site containing light and/or potentially malodorous wastes will be securely sheeted or enclosed at all times to ensure that odour pollution is not caused beyond the site boundary via queuing collection/delivery vehicles.

4.8 Housekeeping

4.8.1 Regular cleaning of operational areas (i.e. minimum once daily) such as roads, drainage channels and holding tank will be carried out using mobile plant and water supplies to discourage odour generation from old degrading materials. Additional plant can be sourced to clean the site more thoroughly if required i.e. by using a road sweeper. The odorous materials collected will then be placed in a sealed, covered skip, stored in the quarantine area and removed/emptied every 48 hours or sooner if staff detect odorous emissions following daily inspections. Site management will delegate these tasks to operational staff and seek radio or written confirmation that the tasks have been complete and whether any odours have been detected.

4.8.2 In addition to daily visual monitoring of the site; site management will monitor the integrity of the building on a quarterly basis. In the event that there are any issues resulting in odour escaping from the building then maintenance works will be carried out within 48 hours.

4.8.3 A housekeeping schedule has been produced overleaf, and site management will train operational staff via toolbox talks every 6 months or sooner if site operations change to ensure the following housekeeping schedule is strictly adhered to.

- Avoid fugitive odorous emissions through good housekeeping
- Maintain a clean, well-organised site
- Jet spray and disinfect storage bays once per week
- Clean equipment that has been in contact with odorous materials
- Carry out a deep clean of the reception / processing building and storage bays once a quarter and record this in the site diary
- Concrete floors draining appropriately and slopes / catchments pits are functioning
- Floors are sealed to prevent absorption and adsorption of odour producing residues.
- Solid waste storage containers shall be robust, easily cleanable, designed for safe handling, and constructed to prevent loss of wastes from the equipment during storage. If such equipment is used to store other wet or liquid producing wastes, or wastes composed of fine particles, such equipment shall in all cases be non-absorbent and leak resistant.
- Periodically treat drainage systems with bacteria-inhibiting solution

4.9 Site Infrastructure

4.9.1 The site deploys the following measures ensuring odours do not escape beyond the site boundary.

- Monitoring – The site will carry out Olfactory/Sniff assessments which have been outlined further in Section 5 of this OMP.
- Stock rotation – All potentially odorous wastes stored on site are within a building, skips or storage bays which undergo continuous monitoring. The site follows the first in, first out principle which ensures that the oldest wastes are removed from the site first and aren't left to stand for a long period of time.

- Housekeeping – The site will carry out regular cleaning (minimum once daily) of all operational areas at the site paying special attention to storage areas for odorous wastes. The site has a housekeeping schedule shown in section 4.7.
- Storage procedures – All odorous wastes are contained within skips or storage bays. Any wastes giving rise to odour will not be stored for longer than usually 48 hours.

4.9.2 Site management will visually monitor the baler and covered area on a daily basis and will carry out quarterly monitoring of the storage bays to ensure their integrity is suitable. In the event that there are any issues, the bays and covered structure will undergo maintenance/repair works within 48 hours.

4.10 Liaison with Neighbours & the EA

4.10.1 In the event of significant but temporary odour releases outside normal operations, immediate neighbours within 200m will be contacted via phone call or face to face to advise them of the situation and the action being taken. The EA will also be notified by a telephone call or email to the inspecting officer or if this person is on leave, the local area team.

4.10.2 An open-door policy will be encouraged by the operator to enable any complaints from neighbouring premises (if received) to be dealt with immediately. The complainant will then be supplied with remedial actions taken and any procedures or measures put in place by the operator to reduce or ideally eradicate the likelihood of a subsequent complaint.

4.10.3 If any odour complaints are received, the complaint will be assigned to an operative familiar with the sites operation who will complete a 'complaints and events log' and detailed individually on the complaints form (in Appendix II), both of which will be kept for inspection on request by the EA. Details of information to be completed are dates, nature of complaint, weather conditions at the time of the complaint, investigation details, action taken and a signature (as a minimum). Odour complaints will be investigated and responded to within 24 hours and suitably reviewed by the site manager who is ultimately responsible.

4.10.4 The operator would also be required to make a note of any unavoidable events plant/equipment malfunctions in the site diary, rather than just actual complaints received.

This will ensure that if complaints are received retrospectively from either the Council/EA or directly, any circumstances which led to that complaint as a result of elements outside of the operator's control would be able to be attributed to the cause of the complaint. If there are significant odour releases outside normal operations, the operator will cease operation, investigate and resolve the issue before continuing.

4.11 Training

- 4.11.1 All employees of William Beech Skip Hire Limited involved with storage and handling of potentially odorous materials will receive sniff test training (including office/admin workers allocated to undertake the Sniff test) and complaint reporting (management and operations staff). Site management comprising the director/TCM/site foreman/site manager will be responsible for delivering the training to employees within the company.
- 4.11.2 Training will be given to employees of William Beech Skip Hire Limited by site management i.e. director/TCM/site foreman/site manager ensuring all employees are competent in completing olfactory assessment survey forms, odour complaint report forms and the odour diary to ensure sufficient monitoring and reporting of odours can be carried out.
- 4.11.3 A full test (drill) of the procedures in this document will be carried out every 6 months to test that the plan works. The first test will take place within one month of the agreement of this document with the EA. The outcome and any follow up training for staff will be documented in the site diary and relevant forms in the EMS and this OMP. The OMP checklist will also be used during the drill. Site management will responsible for completing the drill.

5 Monitoring

5.1 Monitoring Odorous Releases

5.1.1 The site has identified the following process trigger levels which could result in an odour release at the site

- a) The tipping and sorting area being at capacity resulting in incoming skips not being tipped and stored for longer than necessary. The building has capacity for additional tipping and sorting should this incident occur.
- b) The storage bays and/or containers being full.
- c) Plant/machinery breakdowns resulting in the inability to sort/process waste efficiently and being stored longer than necessary. This could also lead to excessive fumes or leakages of diesel / oil.
- d) Standing surface water caused by either a blockage in the drainage system or arising from a heavy rainfall event
- e) High winds i.e. exceeding 7 on the Beaufort scale (over 35mph) in the direction to the nearest residential receptors
- f) Staff illness, negligence or no shows meaning waste acceptance is failing, waste is not being processed as it should be and housekeeping/daily checks may reduce or not taking place
- g) Transport failures leading to excessive storage of waste and for longer than necessary
- h) Drought/warm periods which causes the waste to stagnate and smell

5.1.2 On-site – There will be several members of staff working at the site, it is considered at least one of these staff members would be able to detect if any odour is present on site, this would be usually office staff who are not continually exposed. If a non-operational staff member identifies an odour, they will report this to site management and then the procedure shown in section 5.2.3 will be followed. This would ensure the odour problem can be investigated on site prior to a potential odour complaint.

- 5.1.3 In the event of one of the scenarios in shown in Section 5.1.1 occurs on site, site management will carry out odour management monitoring immediately using the procedures shown in the next sections of this OMP.
- 5.1.4 William Beech Skip Hire Limited will use the following techniques to monitor odorous releases if a complaint has been made to the company:
- a) Olfactory Monitoring
 - b) Complaints Monitoring
 - c) Odour Diaries (when necessary)

5.2 Olfactory Monitoring

- 5.2.1 The site supervisor will monitor odour around the entire site perimeter at least twice daily and an Odour Diary will be completed (Appendix II). The monitoring will be carried at intervals out while the site is operational, additional monitoring may be carried should there be reason to suspect a potential odour problem (potentially malodorous waste onsite, foul surface water issues etc.). It is not considered necessary to have fixed odour monitoring points due to infrequent weather conditions. If there is an easterly or westerly wind, the staff member carrying out the monitoring will observe the area from the north or south so odour can be easily identified. The site staff member will complete the monitoring and form in Appendix II at least once every 12 hours or in the event of the circumstances shown in Section 5.1.1 immediately then every 3 hours afterwards. The monitoring will be carried out while the site is operational and should it be observed if odour is being released, the staff member will radio site management who will find the odour release and rectify the problem immediately.
- 5.2.2 The results of monitoring exercises and any remedial action taken will be entered into the log book which is available for the EA to inspect upon request. The name of the site supervisor will be stated in the site's diary / inspection form for each day of operation along with notes on weather including precipitation, temperature, wind speed and direction (from Met Office information).

- 5.2.3 Should the monitoring conclude that a certain activity/waste is giving rise to odour which is migrating offsite, steps will be made to reduce the impact of this activity, which may include, but is not limited to; removal offsite to a suitably permitted facility, faster processing/lower storage rates, pumping and removal of standing surface water, removal of waste to a more suitable area of the site etc.
- 5.2.4 The site supervisor will be suitably trained to carry out these duties. Further information regarding training and technical competence is provided within the site's EMS.
- 5.2.5 Prior to carrying out a routine odour check, the relevant member of staff will vacate the site for a period of 30 minutes (in addition to 5.3.2 below) and then carry out the assessment on their return to ensure they are not desensitised to the odour.

5.3 Odour Monitoring Procedure

- 5.3.1 Sniff testing will be carried out by trained; competent staff daily (at least twice) should the management have reason to suspect odorous emissions from the site or complaints received. Assessments will be carried out both routinely and in response to specific complaints.
- 5.3.2 The assessor should not:
- a) Smoke or consume strongly flavoured food or drink for at least 30 minutes before the assessment.
 - b) Consume confectionary or soft drinks immediately before the assessment.
 - c) Apply scented toiletries, such as perfumes or aftershave immediately before an assessment.
- 5.3.3 Starting points of assessments should be downwind of the site, progressing towards the site boundary and then away from the site in an upwind direction. The person carrying out the assessment should walk slowly and breathe as normal. The points have not been provided on the site plan due to the regular variations in wind speed and direction.

5.4 Complaints Monitoring/Procedure

- 5.4.1 All odour complaints will be investigated promptly, and appropriate remedial action will be taken if the complaint is validated e.g. remove odorous materials off site as soon as reasonably possible. Complaints will be recorded on the form found in Appendix II.

- 5.4.2 Complaints to the EA will also be recorded and taken into account. An olfactory assessment survey will be carried out from where the complaint was made and from any convenient locations between the complainant/receptor and the site so that the complaint can be validated or rejected.

5.5 Odour Diaries

- 5.5.1 If members of the local community are frequently reporting odour issues in the vicinity, then they will be asked (if agreeable) to keep an odour diary. This will help to build up an account of when the odour occurs, their location and the site operations that were being carried out at the time, as well as the duration of the activities taking place. Any obvious problems can then be addressed.

6 Contingency Plans

6.1 Contingencies and Emergency Plans

6.1.1 In accordance with the EA's guidance on OMPs, the operator will develop contingency plans to react to situations 'where monitoring indicates that a potential odour source is not completely under control, meteorological conditions are unfavourable or that adverse impact has occurred'. Odours will be based on a 1 – 5 scoring scheme as shown below and also in the odour diary shown in Appendix II:

- 1 = No detectable odour
- 2 = Faint odour (barely detectable, need to stand still and inhale facing into the wind)
- 3 = Moderate odour (odour easily detected while walking & breathing normally)
- 4 = Strong odour
- 5 = Very strong odour (possibly causing nausea depending on the type of odour)

6.1.2 If odours based on 3-5 are detected at the site boundary, other monitoring point or a complaint is received, the following remedial procedures will be taken:

a) Firstly, identify the odour source; is it from:

- Site operations; or,
- An off-site source (e.g. agricultural spreading operation)
- If on site:
 - Report incidence to the site or technically competent manager;
 - Identify the point of release of the odour;
 - Identify the cause if the release i.e. machine breakdown, leakage, etc.;
 - Identify a solution;
 - Implement a solution;
 - Carry out olfactory tests to check if fix is working;
 - Record actions taken on relevant forms and site diary as required by this plan

6.1.3 Then actions taken if odour is being produced on site will be:

- a) Normal Operations: The offending odour will be traced and the reason for the cause of the problem will be investigated. Once solutions are in place, olfactory monitoring will be carried out to ensure the solutions put in place are having the desired effect.
- b) Abnormal Conditions: Adverse weather conditions can promote generation of odour and inhibit its effective dispersion e.g. hot weather with little wind, resulting in increased risk of odour to receptor locations. If this happens odour causing operations will cease until more favourable meteorological conditions return.

6.2 Corrective Actions for Various Situations

6.2.1 The table below summarises the various problems likely at the site and the standard responses available, which will assist in reducing odour potential.

Table 6.1 –Corrective actions

Process	Problem	Corrective Action
Waste Delivery (tipping)	Deposit of odorous load	Isolate material. Reject material giving rise to odour.
Stored wastes (general)	Odorous emissions detected	Olfactory/SNIFF test required to pinpoint source. Ensure procedures outlined in Section 5 are adhered to in full. Remove malodorous waste to a suitably permitted facility. Implement liaison programme if risk deemed HIGH or VERY HIGH i.e. strong or severe as shown in Table 2.1.

6.3 Staff shortages/human error

6.3.1 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, thus reducing processing frequency and storage of potentially odorous wastes. The operator will then seek further employment within a timely manner to ensure the site can continue to operate at its required capacity.

- 6.3.2 All staff are trained and undergo toolbox talks every 6 months (or sooner if operations change) to reduce the impact of human error. In instances where a human error has caused to an odour issue, the site may suspend operations until the issue has been rectified, and the member of staff will be warned and re-trained accordingly.

6.4 Weather conditions / emergency situations

- 6.4.1 The site will set up a notification alert system with the Met Office to receive updated weather information for the following weather conditions which could cause a potential on or off-site odour issue:

- High winds >45mph which could exaggerate an odour
- Droughts or periods of hot weather exceeding 3 major dry days which could lead to water shortages, hosepipe bans and excessive odour
- Flooding

- 6.4.2 The site would install the following preventative/contingency measures (in addition to control measures in Section 4) to avoid serious odour issues as a result of the above weather conditions or fire incident:

- Stockpiles containing any odorous waste may be covered with tarpaulin in the event ongoing procedures are not considered effective.
- Contact an additional haulier to help remove the waste on site.
- Suspend any further waste deliveries to the site.
- Contact the EA to agree a suitable course of action
- Contact members of the public or any other persons who could be affected by the odour and advise of the contingency measures the site has employed and timescales when the odour is likely to be reduced.

6.5 Operational failure

- 6.5.1 The manager will be contacted by staff in the event of any operational failure such as the breakdown of plant, systems or equipment and will decide whether operations are to

continue or be suspended prior to corrective action being taken. Serious operational failures, which result in the closure of the site, will be recorded in the site diary.

- 6.5.2 All repairs to site security will be made within on the discovery of the damage if possible and the site will be made secure until the repair has been carried out.
- 6.5.3 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 and a potential breach of permit conditions may occur, the EA will be contacted to agree a suitable timescale for repair.
- 6.5.4 All defects and problems likely to give rise to odour will be recorded on the form CAPP/RF/4 or the operators own recording procedures with repairs/solutions being carried out immediately; neighbours will be alerted if the problem cannot be rectified immediately and provided a timescale when the problem will cease.

6.6 OMP Management

- 6.6.1 This OMP will be reviewed at least annually unless it becomes apparent that the activities are giving rise to pollution outside the site due to odour, in which case it will be revised within 7 days and a copy forwarded to the EA for approval before implementation. It may also be revised upon request from EA, should the permit be varied, transferred etc.

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

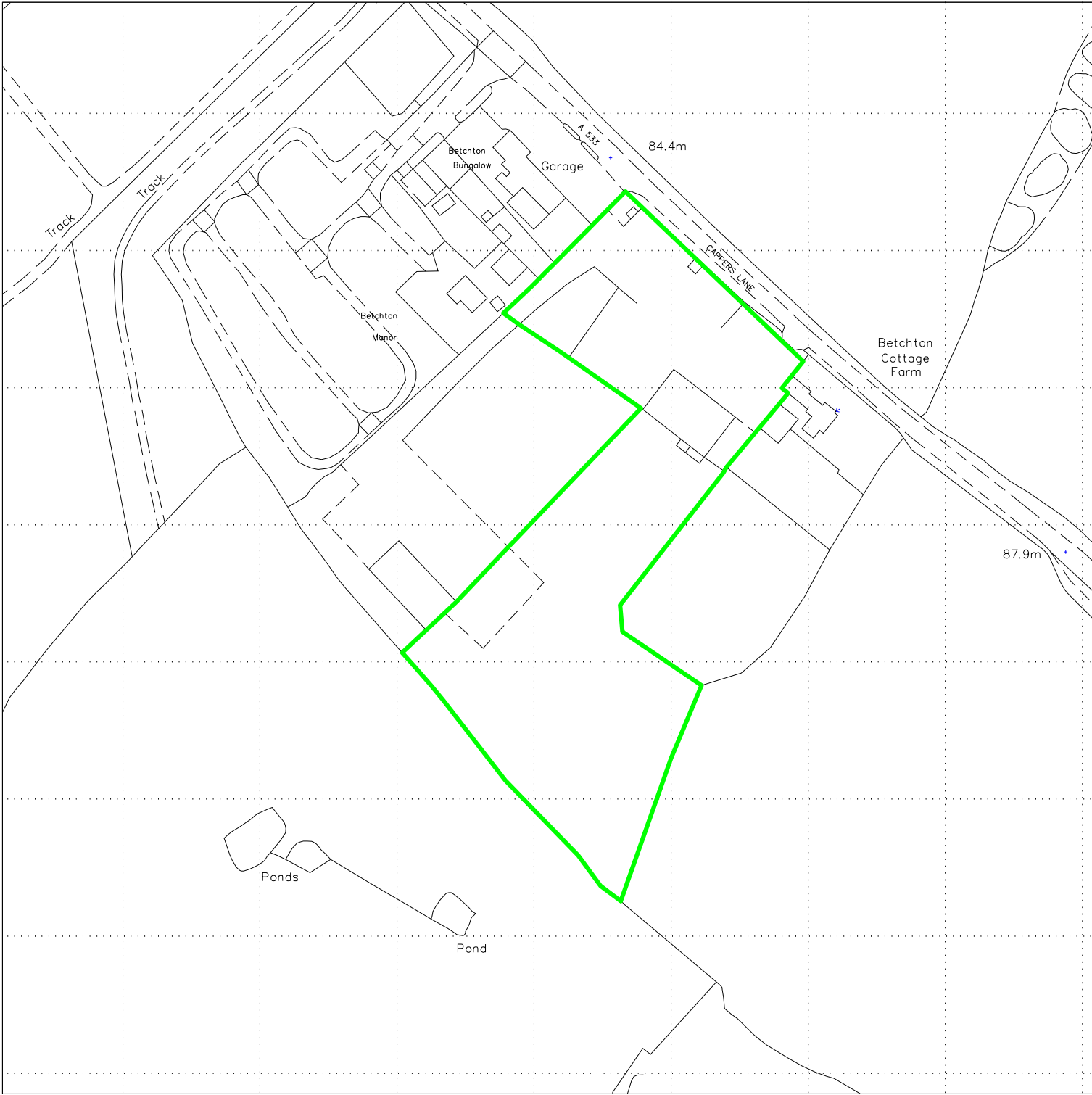
SCALE @ A4: 1:2,000	CLIENT NO: 2061	JOB NO: 002
DRAWING NO: 2061-CAPP-01	REV: -	STATUS: Issued
DATE: 05.05.26	DRAWN: JH	CHECKED: CP



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

Scale Bar (1:2,000)

0 20 40 60 80 100m

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 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 area	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	



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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

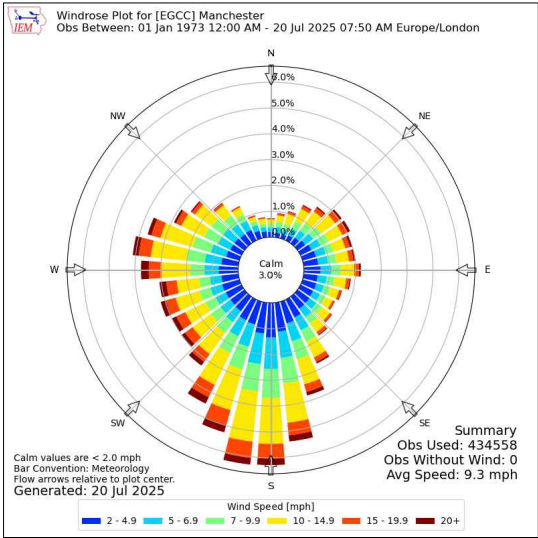
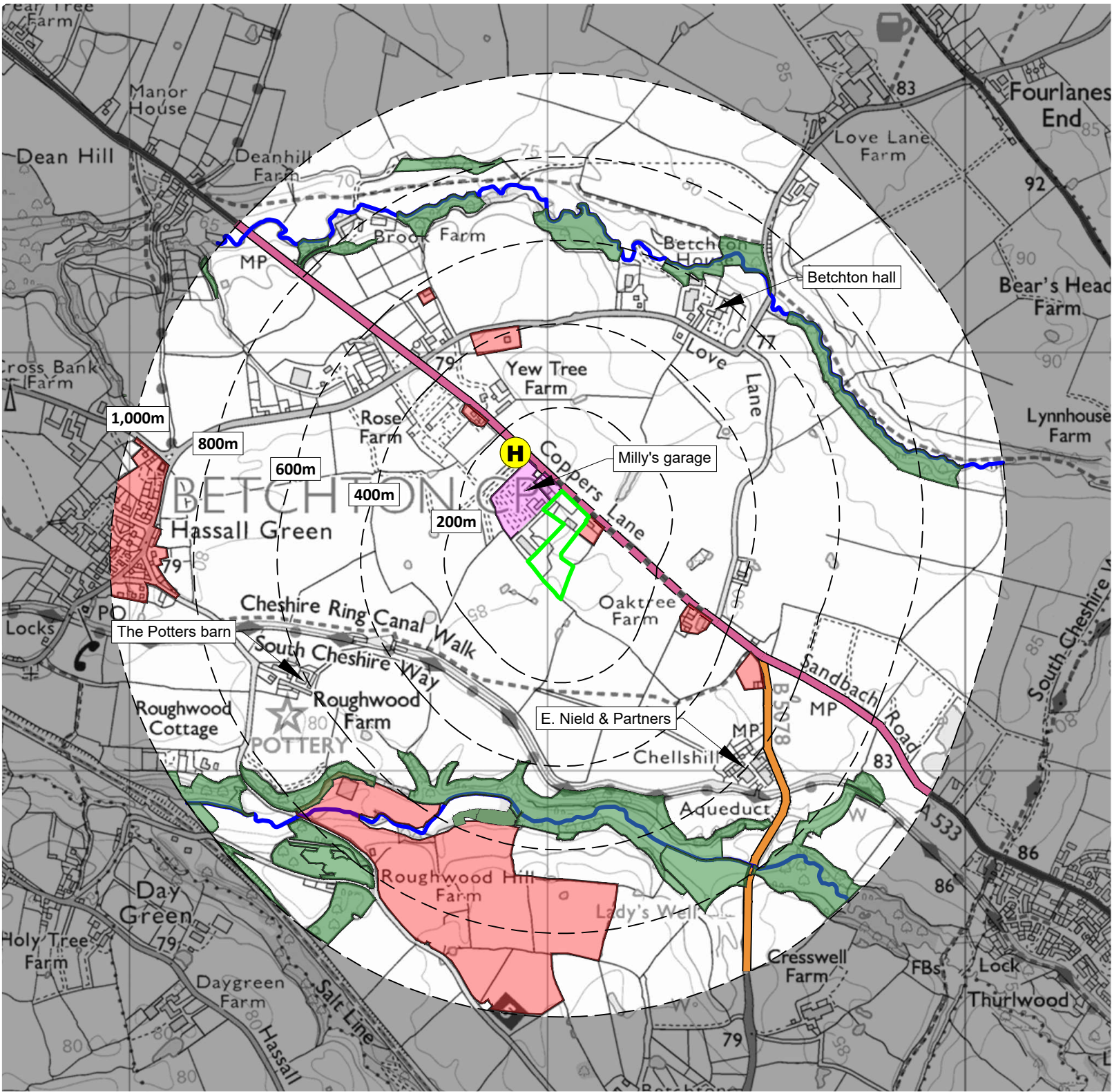
DRAWN:
JH

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



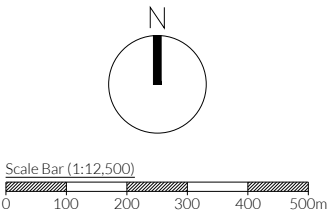
Compass Wind Rose for (EGCC) Manchester
Period 1973-2025
- source: Iowa State University

NOTES

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



Appendix II

Record Forms

Odour Diary			Sheet No	
Name: Telephone Number:		Address:		
Date of odour:				
Time of odour:				
Location of odour, if not at above address:				
Weather conditions (dry, rain, fog, snow etc):				
Temperature (very warm, warm, mild, cold or degrees if known):				
Wind strength (none, light, steady, strong, gusting):				
Wind direction (e.g. from NE):				
What does it smell like? How unpleasant is it? Do you consider this smell offensive?				
Intensity – How strong was it? (see below 1-5):				
How long did go on for? (time):				
Was it constant or intermittent in this period:				
What do believe the source/cause to be?				
Any actions taken or other comments:				

Intensity (Detectability)

- 1 No detectable odour
- 2 Faint odour (barely detectable, need to stand still and inhale facing into the wind)
- 3 Moderate odour (odour easily detected while walking & breathing normally)
- 4 Strong odour
- 5 Very strong odour (possibly causing nausea depending on the type of odour)

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.