

# Coombefield Quarry

## Environmental Permit Application

### Non-Technical Summary

Portland Stone Ltd

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Prepared on Behalf of Tetra Tech Environment Planning Transport Limited.  
Registered in England number: 03050297

# Document Control

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## DRAWINGS

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PSL/B034779/PER/01- Environmental Permit Boundary

## 1.0 NON TECHNICAL SUMMARY

### 1.1 PERMIT APPLICATION

- 1.1.1 This Environmental Permit Application has been prepared by Tetra Tech on behalf of the Operator, Portland Stone Limited (PSL) under the requirements of the Environmental Permitting (England and Wales) Regulations as amended in 2016. It is a requirement of these Regulations that any application is accompanied by a Non-Technical Summary of the submitted documentation.
- 1.1.2 This application relates to Coombefield Quarry (the site) at Southwell Road, Isle of Portland, Dorset, DT5 2JT. PSL are seeking to gain a bespoke environmental permit to allow the operation of an inert landfill and a waste management facility that will include the following:-
- Inert waste recycling facility (including crushing and screening); and
  - Household, Commercial and Industrial (HCI) Waste Transfer Station (including waste electrical and electronic equipment (WEEE)) with treatment via manual sorting and separation (via a picking station), screening (with a vibrating screen separator), the shredding of specific non-hazardous waste streams to produce RDF and the baling of specific waste streams such as cardboard, plastics and RDF.
- 1.1.3 This application is accompanied by all relevant documentation, as required by the aforementioned Regulations, and in the format set out in the Environment Agency's (EA) guidance documents. Details of the supporting documents are provided in the following section.

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## 2.0 SUPPORTING INFORMATION

### 2.1 APPLICATION FORMS

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- 2.1.1 Forms A, B2, B4 and F1 have been included as part of this application. These forms are provided as Appendix A.

### 2.2 TECHNICAL ABILITY

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*Part B2, Section 3b*

- 2.2.1 The site will be managed by an individual who possesses the required level of technical competence.
- 2.2.2 Evidence of technical competence for the site has been provided as part of the Operating Techniques (Appendix B of the Environmental Permit Application).

### 2.3 FINANCIAL PROVISION

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*Part B2, Question 3c*

- 2.3.1 An expenditure plan (Appendix J) has been prepared to show all associated costs of environmental monitoring, restoration, monitoring, reports, site reports and security.

### 2.4 MANAGEMENT SYSTEM

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*Part B2, Question 3d*

- 2.4.1 The site will have an appropriate environmental management system in place which meets the EA's requirements on management systems. A summary of PSL's environmental management system is provided as part of the Operating Techniques (Appendix B of the Environmental Permit Application).

### 2.5 SITE PLAN

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*Part B2, Question 5a*

- 2.5.1 In accordance with the guidance notes provided in Part B2 application form, a site plan (Drawing Reference PSL/B034779/PER/01) has been prepared.

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## 2.6 SITE CONDITION REPORT

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*Part B2, Question 5b*

- 2.6.1 As required under the EA Regulatory Guidance Note RGN 9 – Surrender, a Site Condition Report (Appendix O) has been prepared regarding the areas of the site that will not be used for the permanent deposits of wastes.

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## 2.7 FIRE PREVENTION PLAN

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*Part B2, Questions 5d*

- 2.7.1 As part of the HCI waste transfer station, PSL propose to accept waste streams that are combustible in nature. As such, a Fire Prevention Plan (FPP) has been prepared in accordance with EA's guidance 'Fire Prevention Plans: Environmental Permits' updated in January 2021. The report identifies the potential causes and effects of a fire, and describes the measures that will be in place to prevent occurrence of a fire at the site. The FPP is provided as Appendix K of the Environmental Permit Application).

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## 2.8 ENVIRONMENTAL RISK ASSESSMENT

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*Part B2, Question 6*

- 2.8.1 An Environmental Risk Assessment (Appendix C) has been prepared to consider the potential impact of the proposed activity. The Environmental Risk Assessment (ERA) is concerned with the nature and extent of any linkages between the source of any environmental hazards and the receptors which may be susceptible to harm; such linkages being termed pathways. Where potential for harm is identified, the assessment identifies the management techniques which will be utilised to mitigate such impacts.

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## 2.9 GENERAL REQUIREMENTS

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*Part B4, Table 3b*

- 2.9.1 In terms of dust, according to the Environment Agency's (EA) 'Control and Monitor Emissions for your Environmental Permit' guidance, a DMP must be prepared to support an application that comprises the '*disposing of household, commercial or industrial waste in a landfill*', '*keeping or treating (or both) aggregates, soils, ashes or similar materials*' and '*keeping or treating (or both) household, commercial or industrial waste in a waste transfer station*'. As such, a Dust Management Plan (Appendix L of the

Environmental Permit Application) has been prepared to describe the measures that will be in place to prevent occurrence of dust from the proposed activities.

2.9.2 In terms of odour, a combined Odour and Pest Management Plan (Appendix N of the Environmental Permit Application) has been prepared to detail how the risk of odour and pests will be minimised at the site.

2.9.3 In terms of noise, a Noise Impact Assessment (NIA) and Noise Management Plan (NMP) have been prepared. Both documents are provided as Appendix M of the Environmental Permit Application.

## **2.10 MONITORING**

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### *Part B4, Question 4a*

2.10.1 An Environmental Management and Monitoring Plan (EMMP) outlines the pre-operational, operational and post-operational monitoring requirements associated with the permit application. This includes monitoring requirements with regards to groundwater, perimeter monitoring boreholes, in-waste monitoring boreholes and the monitoring of the landfill body in accordance with relevant technical guidance. The EMMP is provided as Appendix H of the Environmental Permit Application.

## **2.11 SPECIFIC QUESTIONS FOR INERT WASTE LANDFILL AND DEPOSIT FOR RECOVERY OPERATION**

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### *Part B4, Appendix 2*

#### Environmental Setting and Site Design Report (Question 1)

2.11.1 According to the EA's 'Landfill Operators: Environmental Permits' guidance an Environmental Setting and Site Design (ESSD) report is required for an application that comprises an inert landfill or a deposit for recovery activity. As such an ESSD (Appendix D) has been prepared to describe the regulated facility in relation to the environmental setting, identifying the source terms, pathways and receptors that will be used as the basis for the risk assessments provided.

#### Waste Acceptance Procedures (Question 2)

2.11.2 Details of the site's waste acceptance procedures for the landfill are provided in the Operating Techniques. A copy of this document is provided in Appendix B of the Environmental Permit Application.

#### Hydrogeological Risk Assessment (Question 3)

2.11.3 A Hydrogeological Risk Assessment (HRA) has been prepared to provide the geological and

hydrogeological setting of the site allowing the development of a conceptual model to determine the risk that the facility will pose to underlying groundwater. A copy of the HRA is provided as Appendix F of the Environmental Permit Application.

Outline Engineering Plan (Question 4)

2.11.4 Details regarding the engineering of the proposed landfill are provided in the ESSD (Appendix D of the Environmental Permit Application).

Stability Risk Assessment (Question 5)

2.11.5 A Stability Risk Assessment (Appendix E) has been prepared documents the structural and physical ability of the landfill over the entire life cycle of the landfill.

Monitoring Plan (Question 6)

2.11.6 As mentioned in Section 2.11.1, an EMMP (Appendix H) has been prepared to detail the monitoring requirements for the site.

Closure Plan (Question 7)

2.11.7 A Closure and Aftercare Plan (Appendix I) demonstrates how the site will be maintained following cessation of filling activities to the point of surrender of the Environmental Permit, to avoid any risk of pollution.

## 2.12 APPLICATION FEES

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*Part F1, Question 1*

2.12.1 With reference to the EA's 'Environmental permits: when and how you are charged' guidance (updated 1<sup>st</sup> July 2022), the following is stated with regards to applications that cover more than one type of activity:-

*"If you are applying for one permit that covers more than one type of activity, or more than one activity of the same type, you need to calculate the correct application charge using this approach.*

*Using the tables of charges, you need to calculate the sum of:*

- *100% of the relevant application charge in the tables of charges for the largest application fee*
- *50% of the relevant application charge for any secondary activities that can reasonably be considered to be part of the same operation – to reflect the time saved during the determination period, for example, by only needing one consultation or one set of operator competence checks*



- 10% of the relevant application charge for the same activity carried out multiple times on the same site”

2.12.2 In addition to the above, the guidance provides the following example for a waste operation:-

“Charges for a new bespoke operation made up of a household, commercial and industrial waste transfer station activity and a vehicle dismantling activity are the sum of:

- 100% of the application charge for the activity with the highest charge – in this case it is the household, commercial and industrial waste transfer station activity
- 50% of the application charge for the metal recycling site – vehicle dismantling activity”

2.12.3 In light of the above, it’s considered that the application fee will comprise the following:-

**Table 1: Summary of Application Fees**

Activity Reference	Description	Application Type	Amount
1.17.7	Landfill for inert waste	New bespoke	£13,203 <sup>(1)</sup>
1.16.6	Household, commercial and industrial waste transfer station (includes assessment if FPP and odour management plan)	New bespoke	£4,588 <sup>(2)</sup>
1.16.12	Physical treatment of non-hazardous waste	New bespoke	£3,965 <sup>(2)</sup>
1.19.2	Habitats Assessment	-	£779
1.19.4	Pest Management Plan	-	£1,241
1.19.5	Emissions Management Plan	-	£1,241
1.19.7	Noise Management Plan	-	£1,246
<b>Total</b>			<b>£26,263</b>

Note 1 – The application charge for the inert landfill (reference 1.17.7) is the highest charge and therefore it’s considered that 100% of this charge needs to be paid.

Note 2 – With reference to the example provided in the EA’s ‘Environmental permits: when and how you are charged’, it’s considered that the application charge for the HCI transfer station (reference 1.16.6) and physical treatment of non-hazardous waste (1.16.12) can be reduced by 50%.