

JAC SKIP HIRE LIMITED

Variation Application

Non-Technical Summary

Reference: JAC-AR-NTS-V1

**11 Atcost Road
Barking
IG11 0EQ**

EPR/FB3109HT

May 2026

This application is submitted to the Environment Agency by Jac Skip Hire Limited (JSHL) under the requirements of the Environmental Permitting (England and Wales) Regulations 2010. It relates to waste management activities at Atcost Road, Barking, Essex, IG11 0EQ.

The original permit included Standard Rules Permit for a Household, Commercial and Industrial Waste Transfer Station with Treatment (SR2015 No.6). Due to changes to the Standard Rules, the permit is to be varied to a bespoke permit. The variation also includes a minor change to the site boundary to incorporate an area for storing soil.

The new Standard Rules for this type of operation (SR2022 No.4) Non-hazardous waste recycling with asbestos, hazardous batteries, cable and WEEE storage has introduced new rules which are difficult to implement at this site. These include:

- All waste to be stored, treated and handled within an enclosed building, which must have 4 sides.
- The outside storage of soils and hardcore is not permitted being within 50m of a Local Wildlife Site
- Outside storage of waste in containers needs to be covered. This would apply to the light waste, wood and metal which are stored in open containers.

The operator is on a short term lease at the site pending future redevelopment. Large scale investment into a fully enclosed building is not feasible. In addition, the site only handles low volumes of waste from this family run skip hire business.

The operations involve manual sorting and separation of waste into different types, which are stored in containers. For example, wood, metal and light waste. Soils and hardcore are received and stored in external bays/containers.

The operator has a trommel on site to remove the fine content from the waste. This is used periodically.

The waste returns for the past 3 years show that the operator has managed the following tonnages

2022	5017 tonnes
2023	4245 tonnes
2024	3850 tonnes

The current permit allows the operator to manage up to 75,000 tonnes of waste per annum.

As the site will increase the permit boundary to store soil, it is proposed to change the annual throughput to 10,000 tonnes.

The site will typically accept the following wastes:

170107	Mixtures of concrete, bricks, tiles and ceramics
170201	Wood
170203	Plastic
170405	Metal
170504	Soils and stones
170904	Mixed construction waste

Other waste codes may be accepted on an ad-hoc basis. The full list is set out in the Environmental Risk Assessment.

This is a small scale operation. The management and mitigation measures proposed are proportionate to the nature and scale of the operation.

The Fire Prevention Plan Version 3 was approved in 2017 as part of the original application. Version 4 was approved by the Local Area office in August 2023.

The site has not changed layout or operations significantly since operations commenced in 2017. Minor changes have included the provision of specific storage containers for specific waste streams. For example, a gas cage, storage box for lead acid batteries and a bin for cables. The site has an excellent compliance record, without any known local complaints

The proposed changes will not increase the fire risk from the site. The additional land will be used for storing soils and hardcore only.

The Fire Prevention Plan has been updated to reflect the boundary change.

The following supporting documents are included:

- Non-Technical Summary JAC-AR-NTS-V1
- Operating Procedures EMS-OP-01 Version 4
- Dust Management Plan EMS-OP-02 Version 1
- Environmental Risk Assessment JAC-AR-ERA-V1
- Fire Prevention Plan EMM-FPP-01 V5
- Drawings JAC-AR-LAY-02 Rev B - Site Layout
- Site Condition Report JAC-AR-SCR-V1