



**AN APPLICATION TO VARY ENVIRONMENTAL
PERMIT NUMBER EPR/WE2918AC IN RESPECT OF
LUTON RAILHEAD, CRESCENT ROAD, LUTON**

Report reference: GRS/LU/PF/5733/01/AR
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This report has been prepared by MJCA with all reasonable skill, care and diligence, and taking account of the Services and the Terms agreed between MJCA and the Client. This report is confidential to the client and MJCA accepts no responsibility whatsoever to third parties to whom this report, or any part thereof, is made known, unless formally agreed by MJCA beforehand. Any such party relies upon the report at their own risk.

1. Scope and contents of the application

- 1.1** MJCA is commissioned by GRS (Roadstone) Limited (GRS) to prepare an application to vary Environmental Permit Number EPR/WE2918AC (the permit) in respect of Luton Railhead, Crescent Road, Luton, Bedfordshire, LU1 3JG (the site). The permit currently comprises Standard Rules Permit (SRP) SR2010 No12 *'Treatment of waste to produce soil, soil substitute and aggregate'*. In accordance with the permit up to 75,000 tonnes of waste per year can be accepted at the site. The permit was issued by the Environment Agency (EA) on 23 October 2023.
- 1.2** Although the permit provides for the treatment of waste to produce soil, soil substitute and aggregate the only waste related activities which are carried out at the site comprise the operation of an Incinerator Bottom Ash Aggregate (IBAA) blending facility. The IBAA activities undertaken at site comprise the acceptance, under List of Waste Code (LoW) 19 12 12, of IBAA that has been processed elsewhere to meet the BS13242 specification. The IBAA is stored on site before being blended with primary aggregates or aggregates produced in accordance with the Aggregates Quality Protocol¹. The IBAA is blended to form an aggregate output to meet a required specification which is sent off site for use. The processed IBAA is imported to the site by road and the aggregate product is predominantly exported from the site by road. It is possible that aggregate product may also be exported by rail. Primary aggregates or aggregates produced in accordance with the Aggregates Quality Protocol are predominantly imported to the site by rail although they may also be imported to the site by road.
- 1.3** The only change to the operations at the site as a result of this application to vary the permit is an increase in the maximum quantity of waste accepted at the site from 75,000 tonnes per annum to 100,000 tonnes per annum. Only LoW Code 19 12 12 is accepted at the site and generally consistent with Standard Rules Permit SR2010 No12 the LoW Coded 19 12 12 comprises *'other wastes (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11 (processed incinerator bottom ash aggregate which complies with BS 13242 only)'*. As the acceptance of up to 100,000 tonnes of LoW Coded 19 12 12 per annum is inconsistent with Standard Rules Permit SR2010 No12 (which limits the tonnage

¹ WRAP (Waste & Resources Action Programme) Quality Protocol: aggregates from inert waste, End of waste criteria for the production of aggregates from inert waste published on 22 October 2013

to 75,000 tonnes per annum) this application comprises an application to vary the permit to a bespoke permit. There will be no changes to the permitted activities at the site.

- 1.4** The site is centred approximately at National Grid Reference (NGR) TL 09734 21476 to the north east of Luton town centre in an urban setting. The site boundary the subject of the permit is shown outlined in green on Figure 1 and covers an area of approximately 0.9 hectare (ha). The nearest residential properties are approximately 35m north east of the site. There will be no changes to the site boundary as a result of the application to vary the permit. The boundary of the permit covers the south eastern half of the GRS Luton Railhead. The operations the subject of the permit are limited only to the waste related operations and not the wider railhead operations.
- 1.5** The layout of the site the subject of the permit is shown on Figure 2. The site, including the IBAA storage and blending area is located in the open air. The IBAA storage and blending operations are carried out on an impermeable surface with a sealed drainage system. The IBAA storage and blending areas are delineated on three sides by concrete block walls up to 4m high. In summary the IBAA blending operations are carried out by loading shovels and the placement in the bays of alternate layers of IBAA and aggregate. Effective dust suppression is provided.
- 1.6** The application to vary the permit has been prepared with reference to relevant guidance provided by the Environment Agency on the gov.uk website. Parts A, C2, C4 and F1 of the Environment Agency Environmental Permit Application Forms are presented at Appendix A. A non-technical summary of the application is presented at Appendix B.
- 1.7** The variation application is supported by a qualitative Environmental Risk Assessment (ERA) for accidents, odour, noise and fugitive emissions which is presented at Appendix C. The ERA assesses the potential impacts to the surrounding environment from the blending facility. In the ERA it is concluded that the IBAA blending facility will not have a significant potential for nuisance impact on the surrounding environment. Based on the assessment presented in the ERA it is unnecessary to provide with this application a pest management plan or an odour management.

- 1.8** During the pre-application stage of the permit application process, a request was submitted to the EA for basic pre-application advice in relation to the application for Standard Rules SR2010 No12 including a Nature and Heritage Conservation Screening Report. A copy of the submission for pre-application advice is presented at Appendix D together with The Nature and Heritage Conservation Screening Report provided by the EA on 7 July 2023. The Nature and Heritage Conservation Screening Report did not identify any habitats and/or protected species which needed to be consider in the permit application.
- 1.9** Based on information on the DEFRA MAGIC website there are no Special Protection Areas (SPA), Special Areas of Conservation (SACs), National Nature Reserves (NNRs), Local Nature Reserves (LNR) or Local Wildlife Sites (LWS) located within 2km of the site. There is one Site of Special Scientific Interest (SSSI) within 2km of the site boundary. Dallow Downs and Winsdon Hill SSSI is located approximately 1.6km west of the site boundary.
- 1.10** Based on the information available on MAGIC there are no Scheduled Monuments or World Heritage Sites within 500m of the site. There are several Grade II listed buildings and one Grade I listed building within 500m of the site. The closest Grade II listed building is The Gas Lamps outside Numbers 10 and 32 Hart Hill Drive which is located approximately 165m east of the site. Other Grade II listed buildings are located in excess of 400m west of the site and in excess of 470m north west of the site. The Grade I listed Parish Church of St Mary is located from approximately 280m southwest of the site.
- 1.11** A dust and emissions management plan (DEMP) associated with the IBAA blending facility is presented at Appendix E. The DEMP identifies the operations at the site which may have the potential to have an impact on air quality as a result of emissions of particulate matter, presents the details of the operational controls which are implemented to minimise emissions and describes the monitoring which will be carried out to confirm the effectiveness of the management controls.
- 1.12** Although it is considered unlikely that the blending operations will have a significant environmental impact in respect of noise, a noise impact assessment (NIA) has been

undertaken with reference to the guidance provided within BS4142² and a noise management plan (NMP) has been prepared. The NIA and NMP prepared by Walker Beak Mason is presented at Appendix F. It is concluded in the NIA that there will be no significant or unacceptable adverse impact at existing noise sensitive premises in the vicinity of the site.

- 1.13** A Site Condition Report (SCR) is presented at Appendix G. The SCR is based on information presented in an Envirocheck Report obtained from Landmark Information Group on 5 July 2023. The SCR describes the condition of the site prior to the commencement of the waste related operations.
- 1.14** The site will continue to be managed in accordance with an Environmental Management System (EMS) pursuant to Condition 1.1.1(a) of the permit using sufficient competent persons and resources pursuant to Condition 1.1.1(b) of the permit. A summary of the EMS is presented at Appendix H and the Certificate of Continuing Competence and Certificate of Technical Competence for the technically competent site manager are presented at Appendix I.

² British Standard 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound, British Standards Institution published on 30 June 2019

2. Application form continuation

Application form Part A – Question 5c – Details of the directors

- 2.1 There are seven Officers included on the Companies House website for GRS (Roadstone) Limited. The Officers are listed below together with, for completeness, their dates of birth:-

Officer	Role	Date of birth
Antony Charles Beamish	Director	5 January 1978
Bevan John Browne	Director	29 March 1980
Jonathan Gareth Fisher	Director	28 October 1977
Adam Hancock	Director	27 November 1980
Craig Martin Hill	Director	1 March 1985
Martin Victor Hill	Director	31 May 1954
Martin Paul Reid	Director	11 January 1967

Application form Part C2 – Section 3

- 2.2 The site will continue to be managed in accordance with an environmental management system (EMS) pursuant to Condition 1.1.1(a) of the permit using sufficient competent persons and resources pursuant to Condition 1.1.1(b) of the permit. A summary of the GRS EMS is presented at Appendix H and the Certificate of Technical Competence (COTC) and Certificate of Continuing Competence (CCC) for the technically competent site manager are presented at Appendix I.

Application form Part C4 – Table 3a – Technical standards

- 2.3 As the site comprises a processed IBAA treatment facility, the appropriate measures which are most relevant are “*Non-hazardous and inert waste: appropriate measures for permitted facilities³*” (the appropriate measures). Section 1 of the appropriate measures (*when appropriate measures apply*) states in paragraph 1.2 (*assessing appropriate measures for your site*):-

³ <https://www.gov.uk/guidance/non-hazardous-and-inert-waste-appropriate-measures-for-permitted-facilities> published on 12 July 2021, updated 1 August 2023. Last accessed 20 February 2024.

“Some measures in this guidance may not be suitable or relevant for your operation. Appropriate measures will depend on the:

- activities being carried out*
- size and nature of the activities*
- location of the facility”*

2.4 Although the permit provides for the treatment of waste to produce soil, soil substitute and aggregate the only waste related activities which are carried out at the site comprise the operation of an IBAA blending facility. The IBAA is stored on site before being blended with primary aggregates or aggregates produced in accordance with the Aggregates Quality Protocol. The IBAA is blended to form an aggregate output to meet a required specification which is sent off site for use. The site covers an area of approximately 0.9ha and is located in the open air. The site is located at a railhead in an urban area. The A6 runs in generally south east to north west direction adjacent to and parallel with the north eastern boundary of the site. The closest residential properties are located approximately 35m north east of the site beyond the A6. The site is in a sensitive location.

2.5 The appropriate measures are subdivided into the following categories:

1. When appropriate measures apply
2. General management appropriate measures
3. Waste pre-acceptance, acceptance and tracking
4. Waste storage
5. Waste treatment
6. Emissions control
7. Emissions monitoring and limits
8. Process efficiency appropriate measures
9. Waste minimisation, recovery and disposal

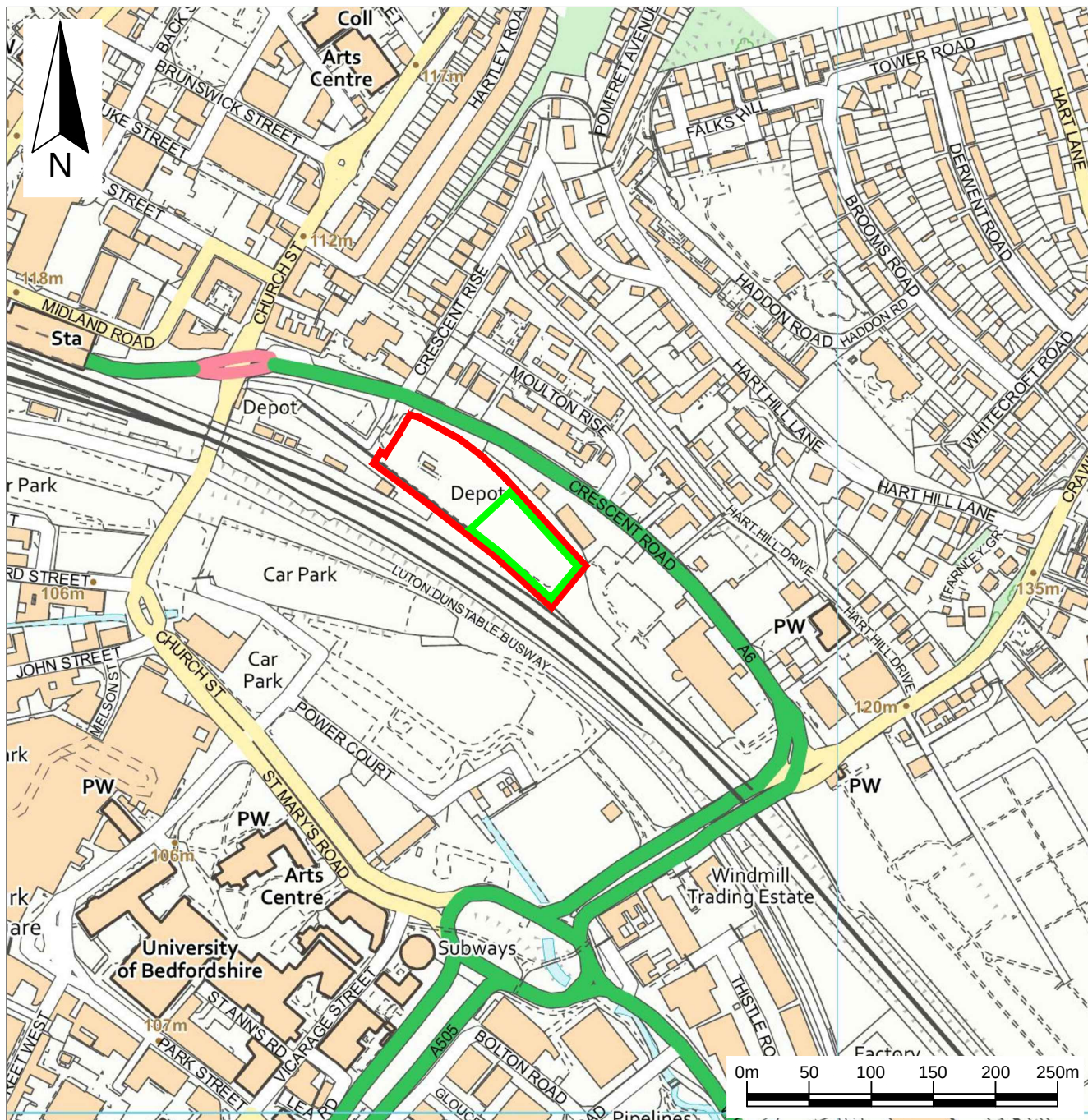
2.6 Section 8 of the appropriate measures is not relevant as these appropriate measures apply only to installations and Section 9 of the appropriate measures is not relevant as there are no recovery and disposal activities undertaken at the site.

2.7 Further details relevant to Section 6 - emissions control are presented in the ERA at Appendix C, in the DEMP at Appendix E and in the NIA at Appendix F of this application. Section 6.1 of the appropriate measures refers to enclosure within buildings and states the following:

- 1. Enclosing activities within buildings can be an appropriate measure for preventing and minimising emissions of pollution*
- 2. If your waste treatment activities are likely to cause (or are causing) significant pollution at sensitive receptors which cannot be addressed by alternative measures, then you must carry out that waste treatment activity within an enclosed building.*
- 3. You must also carry out non-treatment activities, such as storing and transferring waste (including loading and unloading) in enclosed buildings if these activities are likely to cause (or are causing) significant pollution at sensitive receptors which cannot be addressed by alternative measures. [Our emphasis]*

2.8 Taking into consideration the guidance in relation to when appropriate measures apply which specifies that the appropriate measures will depend on the activities being carried out, the size and nature of the activities and the location of the facility, and the conclusions of the ERA it is considered that it is unnecessary to enclose the blending operations within a building as there is no significant risk that the activities are likely to cause significant pollution at sensitive receptors. The control measures in respect of dust are specified in the DEMP. The control measures in respect of noise are specified in the NIA.

FIGURES



Key / Notes

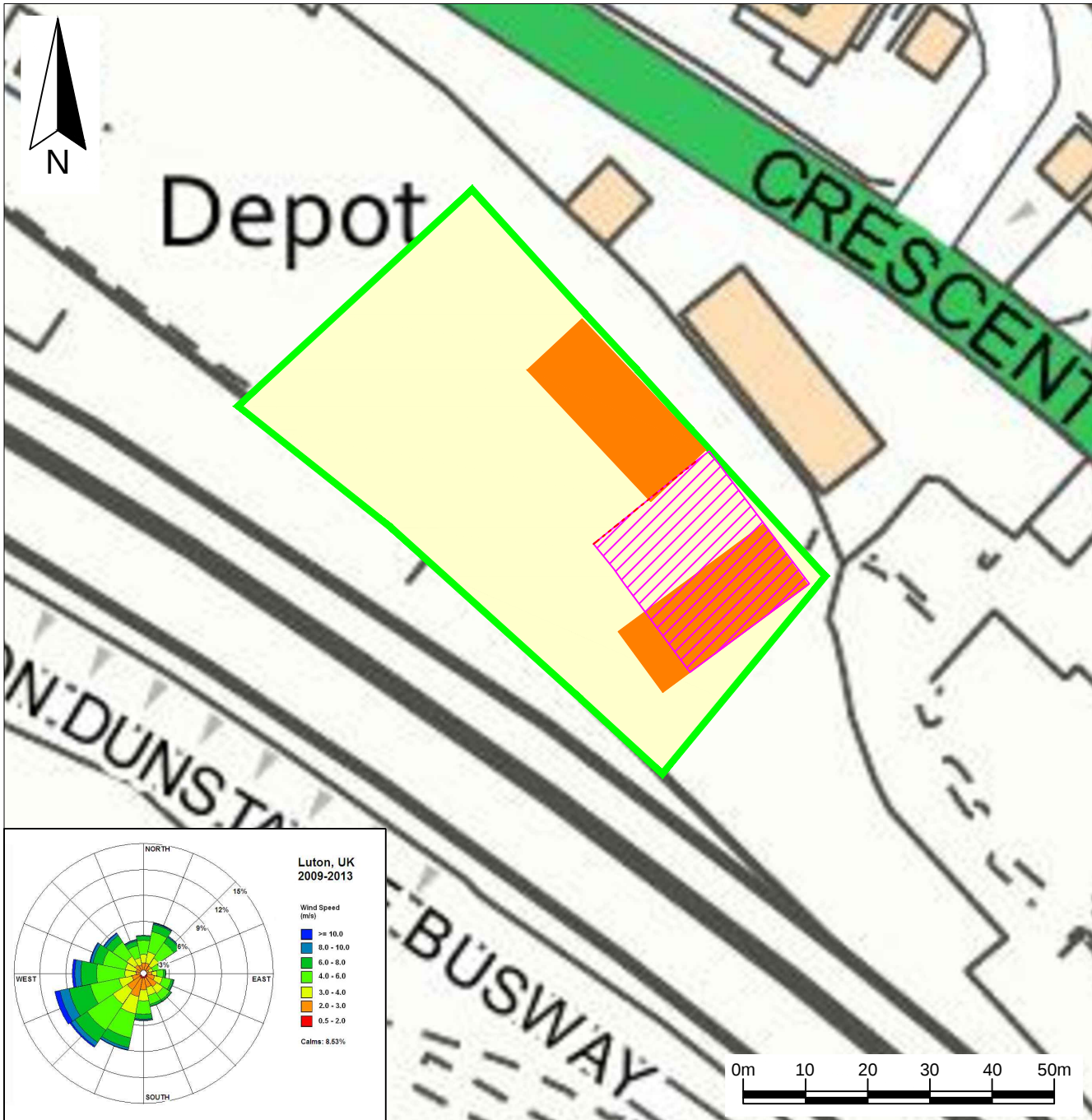


Approximate boundary of the
GRS Luton Facility



Approximate boundary of the
Environmental Permit number
EPR/WE2918AC

Final	KR	PF	GT	21/03/24
Rev	Status	Drn	App	Chk
Site LUTON RAILHEAD				
Client GRS (Roadstone) Limited				
Title Site location plan				
Figure 1	Scale 1:5,000@A4			
Drawing Ref GRS/LU/02-24/24230				
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Key / Notes

-  Approximate boundary of the Environmental Permit number EPR/WE2918AC
-  Hardstanding
-  Storage area for imported and blended IBAA
-  Existing concrete surface

	Final	KR	PF	GT	21/03/24
Rev	Status	Drn	App	Chk	Date
Site LUTON RAILHEAD					
Client GRS (Roadstone) Limited					
Title Site layout					
Figure 2		Scale 1:1,000@A4			
Drawing Ref GRS/LU/02-24/24231					
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APPENDICES

APPENDIX A
APPLICATION FORMS

APPENDIX B
NON-TECHNICAL SUMMARY (NTS)

APPENDIX C
ENVIRONMENTAL RISK ASSESSMENT (ERA)

APPENDIX D
PRE-APPLICATION INFORMATION

APPENDIX E
DUST AND EMISSIONS MANAGEMENT PLAN (DEMP)

APPENDIX F
NOISE IMPACT ASSESSMENT AND NOISE MANAGEMENT PLAN (NIA/NMP)

APPENDIX G
SITE CONDITION REPORT (SCR)

APPENDIX H
ENVIRONMENTAL MANAGEMENT SYSTEM (SUMMARY) (EMS)

APPENDIX I
TECHNICAL COMPETENCE INFORMATION