ENVIRONMENTAL RISK ASSESSMENT

Tan Yard Brow, Manchester, M18 8UJ

Cosmor Groundworks Limited

Version:	1.0	**Date:**	10 October 2025		
Doc. Ref:	TAN-3473-D	**Author(s):**	JU	**Checked:**	CP
Client No:	3473	**Job No:**	004		

Oaktree Environmental Ltd

Waste, Planning & Environmental Consultants

Oaktree Environmental Ltd, Lime House, Road Two, Winsford Industrial Estate, Winsford, Cheshire, CW7 3QZ
Tel: 01606 558833 | E-Mail: sales@oaktree-environmental.co.uk | Web: www.oaktree-environmental.co.uk
REGISTERED IN THE UK | COMPANY NO. 4850754

Document History:

Version	Issue date	Author	Checked	Description
1.0	10/10/2025	JU	CP	Document Issue

Contents

List of Appendices:

Appendix I - Drawings

List of Tables

1 Introduction

1.1 Note

1.1.1 Oaktree Environmental Ltd have been instructed by Cosmor Groundworks Limited (the operator) to prepare this Environmental Risk Assessment (ERA) to support a new bespoke Environmental Permit (EP) application at Tan Yard Brow, Manchester, M18 8UJ.

1.1.2 The site is proposed to operate for the treatment of waste to produce soil, soil substitutes and aggregates. The operations undertaken at the site include acceptance and treatment (by screening) of soils and aggregates.

1.1.3 The site will be operated by Cosmor Groundworks Limited in accordance with a fully comprehensive Environmental Management System (EMS) and Environmental Permit regulated by the Environment Agency (EA).

1.1.4 All site staff should be provided with a copy of this Environmental Risk Assessment and be aware of where it is located on site.

1.1.5 All environmental risks identified in this document should be acted upon accordingly by site management to ensure all environmental risks can be appropriately managed/controlled.

1.1.6 This document primarily considers environmental risks associated with the site. This does not aim to provide detailed Health and Safety risk assessments as required separately through the necessary legislation.

1.1.7 Specified waste management operations include waste disposal and waste recovery operations listed in Annex IIA and IIB of The Waste Framework Directive 2008/98/EC; also shown in '*Table 2.1 - Activities*' of the EP SR2022 No.01 which are shown overleaf:

Table 1.1 - Permitted Activities

Table 2.1		
Activity Reference	**Description of specified activity**	**Limits of specified activity**
AR1- treatment of waste to produce soil, soil substitutes and aggregates	**R3**: Recycling and reclamation or organic substances which are not used as solvents. **R5**: Recycling and reclamation of other inorganic materials.	Treatment is limited to sorting, separation, screening, and blending of waste for recovery as a soil, soil substitute or aggregate. Treatment does not include soil or aggregate washing. No more than 75,000 tonnes of waste types listed in Table 4.1, except soil and stones waste code 17 05 04 shall be accepted per year. Treatment of slags and ashes shall not exceed 200 tonnes per day. Wastes used to produce aggregate are limited to those waste codes and types listed in Table 4.1. Wastes used to produce soil and soil substitutes are limited to those waste codes and types listed in Table 4.1.
AR2- storage of waste	**R13**: Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced).	No more than 10,000 tonnes in total of waste shall be stored at any one time. No more than 10,000 tonnes of waste types listed in Table 4.1 shall be stored at any one time. No waste shall be stored for longer than 12 months.

1.1.8 The EP is required for the storage prior to removal and treatment of waste. Waste treatment processes on site may include the following:

- Compacting (by loading shovel/360° excavator)

- Sorting (with loading shovel/360° excavator or by hand)
- Screening (by using appropriate mechanical screening plant and equipment)
- Separation (by using appropriate mechanical screening plant and equipment)

2 Site Location and Sensitive Receptors

2.1 Site Location

2.1.1 The site is located at Tan Yard Brow, Manchester, M18 8UJ, National Grid Reference (NGR) SJ 89115 95975 and is accessed via Tan Yard Brow.

2.1.2 The site is surrounded by a mixture of forested areas with housing and industrial and commercial units surrounding the perimeter. To the northeast there is Gorton Lower Reservoir of which Gore Brook attributes off from, the brook surrounds the site perimeter of the site to the north. There is a priority habitat designation (Deciduous Woodland), which surrounds the site to the north and west. The closet residential receptors are those located on Tan Yard Brow.

2.1.3 The site located within a flood zone 2 and 3 area meaning there is medium to high chance of flooding from rivers and the sea. It is considered due to the site being sealed and the surface water discharging to the foul sewer system there is negligeable chance of the site experiencing flooding due to rainfall.

2.2 Sensitive Receptors

2.2.1 Sensitive receptors within 1km of the site are illustrated on Drawing No. TAN-3473-04 Sensitive Receptor Plan, see Appendix II.

2.2.2 Table 2.1 shows the approximate distance and orientation of sensitive receptors from the site boundary. It is not considered that receptors over 500m would be affected by operations undertaken on site.

Table 2.1 - Receptors

No.	Receptor	Receptor Type	Direction from Site	Approx distance from the site boundary to the receptor boundary (m)
1	The Vale Cottage	Commercial area/Pub	North west	65
2	Gore Brook	Surface water	North/west	5
3	Gorton Heritage Trail	Public foot path	North	30
4	Dwellings off Tan Yard Brow	Residential	Northeast	67
5	Springbank Farm	Farm/Kennels	North	80
6	Pure Gym	Gym	South east	113
7	Holiday Inn	Hotel	West	132
8	Lord Nelson	Commercial/ pub	South west	120
9	Dwellings off Hyde Road	Residential	South	85
9	IONITY Charging Station	Electric vehicle charging station	South east	215
10	Brookfield Unitarian Church	Church	South west	206

3 Environmental Risk Assessment Model

3.1 Fundamental considerations

3.1.1 **Source/Hazard:** A property or situation that in particular circumstances could lead to harm.

3.1.2 **Consequences:** The adverse effects or harm as the result of realising a hazard which causes the quality of human health or the environment to be impaired in the short or long term.

3.1.3 **Risk:** A combination of the probability of occurrence of a defined hazard and the magnitude of the consequences of the occurrence.

3.2 Pathway

3.2.1 Important in the assessment of a particular risk(s) and to inform the subsequent management of the risk(s) is the identification of the pathway(s) through which the risk may affect the identified receptor(s). The following are examples of pathways:

- Air
- Ground
- Water
- Direct contact / exposure

3.3 Consequences

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

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

3.4 Effects of consequences

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

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

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

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

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

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

3.6 Risk assessment outcome (combination of probability & consequence)

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

		Consequence			
		S	**Mo**	**Mi**	**N**
Probability	**1**	**High**	**High**	Medium	Low
	2	**High**	Medium	Low	Near-Zero
	3	Medium	Low	Near-Zero	N/A
	4	Low	Near-Zero	N/A	N/A

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

and users are made fully aware of the risk/hazard, all potential consequences and necessary management and contingency procedures.

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

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

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

4 Risk assessment table

4.1.1 The following pages contain the site-specific risk assessment for the site with appropriate remedial actions, recommendations and comments included for each identified hazard, potential contaminant or situation. The table also contains references to the appropriate section(s) of the site's EMS for additional management procedures.

4.1.2 As discussed in Section 3.6 above, all situations which identify a risk from Low –High should be incorporated into the staff/visitor training schedule, where appropriate and acted on as required.

Table 4.1 - Risk Assessment Table

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
Dust / particulates	Formation of dust on site surfaces during dry and windy weather on both areas of the site. Waste delivery vehicles depositing and collecting potentially dusty waste during dry and windy weather conditions Storage of potentially dusty/waste material externally Screening of inert wastes and processing of soils Settlement of dust of processing plant on both areas of the site. Breakdown of mobile suppression systems linked to treatment plants Droughts or water bans leading to a water shortage	Air	• Site personnel/ visitors • Surrounding site users/occupiers • Adjacent Business's • Deciduous woodland priority habitat • Residential dwellings on Tan Yard Brow, Hyde Road and Gratix Street. • Gore Brook adjacent to the site	A, B, D, E	Mo	3	Low	Wastes stockpiles with the potential to emit dust will be dampened regularly in dry and windy conditions. This reduces the amount of dust which could be suspended and therefore reduce the amount of dust that has the potential to reach nearby receptors. Hoses and the mobile dust cannon will be utilised to dampen stockpiles and the site surface. Strict waste acceptance procedures are implemented to ensure that loads comprising mainly dust, powders or loose fibres are not accepted on site. All vehicles delivering and exporting waste will be sheeted. Vehicles will be visually inspected before arrival and exit to check that loads are safe and that no mud is carried onto the access road that could spill off site from the wheels or bodies of delivery vehicles. Drop heights will be minimized as far as reasonably practicable. Site operatives will continuously monitor dust emissions whilst the site is in operation and will report back to the site manager for advice if required. The site manager will make a formal visual inspection of dust emissions at least twice per day. Results of monitoring will be recorded in the site diary/record forms. The requirements of a Dust Management Plan (DMP) are implemented on site. The DMP outlines all mitigation measures to be implemented on site and what to do in the event of dust protruding the site boundary. The surface of the site is a mixture of tarmac and hardstanding which will naturally reduce the amount of dust from vehicle movements on site.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
								In the event of dust emanating on site or leaving the site boundary the site manager can choose to temporarily cease operations until the source of the dust or source of dust has been mitigated. A 5mph speed limit is enforced on site to minimise dust being resuspended from vehicle movements and vehicle wheels will be washed prior to leaving the site using hoses if required. There is a mobile dust cannon situated on site that can reach approximately 40m to ensure full coverage of all dusty waste stored on site. Specific considerations have been made for the protected habitats within 1km of the site (Deciduous Woodland) – it is considered there is a negligible risk of dust impacting the habitat due to the mitigation measures proposed above. In the event of particularly dry and or windy weather conditions that have the potential to increase the risk of dust emissions escaping the site boundary, the site manager can decide to temporarily cease treatment operations producing excessive amounts of dust. The predominant wind direction is towards the west from the north the deciduous woodland is located towards the west, however, the sites security fencing will provide adequate screening. The processing of waste is undertaken inside the open fronted building i.e. away from the bordering deciduous woodland and Gore Brook located around the perimeter.
Odour	Cracks in concrete leading to trapped waste in both areas of the site Dry/hot weather conditions exceeding three dry days Prevailing wind to towards residential receptor locations Staff negligence leading to odour releases from unauthorised waste acceptance and treatment	Air	• Site personnel/ visitors • Surrounding site users/occupiers • Adjacent Business's • Deciduous woodland priority habitat • Residential dwellings on Tan Yard Brow, Hyde Road and Gratix Street. • Gore Brook adjacent to the site	A, D	Mi to Mo	3	Low	Strict waste acceptance procedures are implemented to ensure that no malodorous waste is accepted. Any wastes discovered to be malodorous following acceptance will be quarantined and removed from site as soon as practicable. Site operatives will be sufficiently trained and undergo continuous training on identifying odorous wastes or non-conforming wastes that could give rise to odour. Good housekeeping measures are actively maintained on site to reduce the risk of odour. The condition of the impermeable pad will be checked on a regular basis to ensure there are no cracks that could lead to trapped waste that would produce odour. Wastes that are considered to have potential to be odorous will predominantly be stored for less than 1 week. The waste tipping area will remain clear out of hours.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
Litter	Vehicles delivering / removing and waste during dry and windy weather conditions including unsheeted / poorly sheeted skips on delivery / removal vehicles Poor housekeeping Staff negligence leading to litter escaping off site	AIR	See dust receptors	A to C E,F	Mi to Mo	4	Low	Light wastes aren't routinely accepted at the site, wastes routinely accepted include tarmac and subsoil. The greatest risk of litter would be during windy conditions. The site will be operated to a lesser degree during these conditions giving due regard to the potential effects of windblown litter. Site management would also relocate wastes with the potential to cause litter into containers or the waste transfer building in the event of predominant high winds. Use the complaint's procedure from the EMS (Section 4.9) to ensure any litter complaints are addressed and substantiated.
Noise/ vibration	Fixed and mobile plant and machinery breakdowns or malfunctions Tipping / loading waste into vehicles, fixed and mobile plant in external areas of the site Operating mechanical treatment plants in external areas of the site i.e. crusher Operating fixed and mobile plant in all areas of the site during a Saturday	Air or ground by vibration	As above	A, D	Mo	3	Low	A noise impact assessment and noise management plant will be sent as part of this bespoke EP application. No vehicles will be left idling, engines will be switched off when not in use. No operations will be undertaken outside of the sites operating hours 07:00 – 18:00 Monday to Friday and 08:00 – 16:00 Saturdays. No operations will be undertaken on Sundays or bank / public holidays. Chain socks will be fitted on skip delivery vehicles managed by the operator to reduce the noise produced by loose chains banging on the side of skips. Drop heights will be minimised as far as reasonably practicable. Mobile plant and vehicles will benefit from white noise reverse alarms. Plant and vehicles are maintained in accordance with manufacturer recommendations. As part of the bespoke permit proposals, 4m tall concrete bay walls are to be erected along the site boundary. These have however, been modified based on adverse reflections they cause (this is shown in the next figure). These have been modelled with the appropriate absorption and scattering spectrums. The northern boundary steel wall should be erected up to a height of 7m in efforts to control external excavator noise emissions. It has been found that the screener must be housed within a canopy structure to minimise significant adverse impacts (a noise model is available for the EA within the submitted files). Shown overleaf is the indicative noise control scheme at this stage.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
								In the event of a complaint being received the complaints procedure in the EMS will be followed.
Vermin causing leptospirosis and other respiratory diseases	Poor housekeeping Staff negligence leading to acceptance of unauthorised waste giving rise to pests Storing trade waste bins for excessive time periods	Water, direct contact with waste	Site personnel/ visitors Surrounding site users/occupiers Workers on adjacent sites Residential receptors	A to C	Mi to Mo	4	Near zero	Wear PPE - gloves and masks as appropriate Site inspections daily Any waste which is rejected will be stored in a quarantine skip with a maximum capacity of and removed from the site the skip container is full. The location of this skip may vary as operating conditions permit (i.e. to permit the loading of rejected wastes but clear labelling and management control will ensure its use as specified). Strict waste acceptance procedures at the site reducing the likelihood of non-conforming wastes being accepted. All maintenance/housekeeping are listed on daily record/inspection forms. The inspection form will be completed by a person who is familiar with the requirements of the EMS and EP for the site. All details of defects, problems and repairs carried out will be recorded on the form on the day that each event occurs. Detailed comments may also be recorded in a site diary. All repairs will be carried out as soon as practically possible. Pest controller called in the event of pests being present at the site or complaints received from receptors.
Fire/ smoke / particulates	Plant Failure Staff Negligence Discarded smoking materials Hot exhausts	Air, direct contact	As above	A to F	Mi to S	3	Low	There will be no combustible waste accepted at the site. Strict waste acceptance procedures are implemented to reduce the likelihood of non-conforming wastes being accepted. Plant and equipment are maintained in accordance with manufacturer recommendations.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
	Industrial heating Leakages and spillages of oil and fuel							Checks will be performed at the end of each working day to ensure there is no buildup of dust or fluff on plants and equipment to minimise the risk of fire caused by dust settling on hot exhausts and engine parts. All staff are fully trained in recognition of early fire signs and trained to prevent negligence. Fire-fighting equipment on site includes mains water and fire extinguishers. Site security measures including lockable gates that are locked outside of operational hours are implemented to prevent unauthorised access. The sites western, northern and southern boundaries are surrounded by concrete panel walls.
Vehicle collision/ accidents including impacts and injury	Poor visibility Spillages of oils/fluids causing vehicles to skid Lack of PPE worn by staff Staff negligence i.e. mobile plant operators Excessive waste storage causing collapse of stored materials / falling materials and reducing accessibility around the site	Direct contact	Site personnel / visitors Vehicle users Pedestrians	A to F	Mi to S	3	Low	All maintenance/housekeeping are listed on daily record/inspection forms. The inspection form will be completed by a person who is familiar with the requirements of the EMS and EP for the site. All details of defects, problems and repairs carried out will be recorded on the form on the day that each event occurs. Detailed comments may also be recorded in a site diary. All repairs will be carried out as soon as practically possible. All repairs to site security will take place as soon as practically possible and the site will be made secure until the repair has been carried out. Any major defects found during the daily site inspection will be repaired as soon as practically possible. Vehicles will be visually inspected before exit to check that loads are safe and that no mud is carried up the access road which could spill off site from the wheels or bodies of HGVs. Visual inspections of the vehicle running surfaces at the site will also be carried out daily and staff will report any problems with mud or debris on the site roads immediately to the site manager. Ensure all free-standing waste storage areas are in the correct locations and access areas are kept clear as shown on Drawing No. TAN-3473-03. An accident logbook is kept in the site office so all new and existing staff members can review previous accidents. Encouragement for staff for greater number of “accident-free days” to encourage a safer working environment. All new and existing site staff are subject to a specific training regime based on their responsibilities to ensure all operations are carried out without harm to the environment or amenity of the surrounding area.

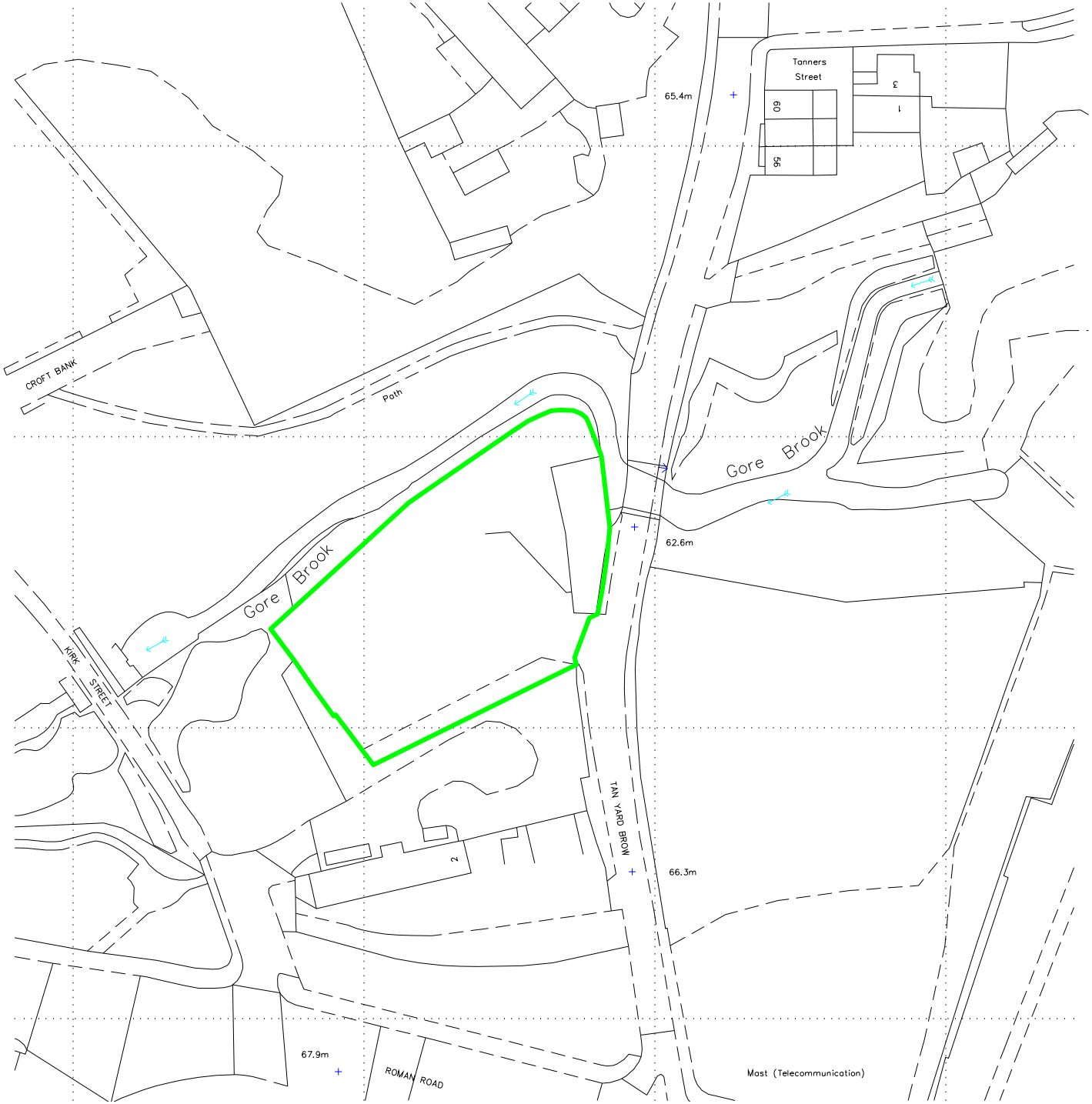
Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
								Training in all aspects of the site and waste operations at the site with regard to the individual responsibilities of the site staff will help to prevent incidents occurring which may have an adverse impact on the environment and/or the employees and their co-workers. Appropriate signage throughout the site and vehicle movements on site restricted to 5mph. All staff have radio's and use horns / alarms on equipment to alert them of their presence. The operator has trained staff who control vehicle movements throughout the site.
Leachate	Poor housekeeping Staff negligence leading to acceptance of unauthorised waste giving rise to leachate Overflowing trade waste bins Water through ground from mobile dust suppression and rainwater	Ground	Surface and ground water features including areas of sensitive ground, specifically: • Discharge to sewer • Gore Brook	E, F	Mi to S	3	Low	All maintenance/housekeeping are listed on daily record/inspection forms. The inspection form will be completed by a person who is familiar with the requirements of the EMS and EP for the site. All details of defects, problems and repairs carried out will be recorded on the form on the day that each event occurs. Detailed comments may also be recorded in a site diary. All repairs will be carried out as soon as practically possible. All employees are given induction training and subsequent regular training to identify those waste types which are permitted for acceptance at the site under the site's EP and those wastes which are not. This will include specific training to identify those common wastes which may be found following deposit and are not permitted at the site and will also include more obscure wastes and how to handle these wastes safely. All employees are advised that they should refer any unrecognisable or unknown wastes to senior management, who should, in turn, follow procedures outlined in the EMS and/or contact the EA to agree a suitable method for removal Regular (minimum daily) checks of site surface infrastructure (as above). Fuel and liquid storage on site are stored with 110% containment in accordance with CIRIA C736 'Containment systems for the prevention of pollution' but any spillages identified will be dealt with in accordance with the spillage procedures. Dedicated mobile quarantine skip for intercepted leachable wastes found during initial inspections ensuring isolation and quick removal off site. The skip may be positioned in various positions of the site depending how operations permit. Any wastes which are liable to give rise to contamination will be removed from site or placed into the quarantine skip/area.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
								Waste stored in free standing stockpiles are non-hazardous and are considered to not produce leachate.
Hydrocarbons including release of gases/fumes/ vapours/ volatiles	Spills from fuel tanks Drips when refuelling During delivery Leakage from stored drums Fixed and mobile plant malfunction Mixing of waste/ chemicals Spillage of chemicals Overturned vehicle plant/plant failure Reaction between stored wastes	Ground - direct contact, ingestion Inhalation (of volatiles)	See dust receptors	A, B, D, E, F	Mi to S	3	Low	Fuel and liquid storage on site is stored with 110% containment in accordance with CIRIA C736 'Containment systems for the prevention of pollution' but any spillages identified will be dealt with in accordance with the spillage procedures. Where plant is operated, spill kits will be available to ensure that fuel spillages are cleared. Spill kits kept close to source(s) of hazards as shown on Drawing No. TAN-3473-03. If any oil and vehicle maintenance chemicals are kept on site, they will be stored securely. In the event of a spillage a spill containment kit (absorbent pads, booms or granules) will be used to prevent further spillage and the contaminated absorbents placed in a skip for disposal to a suitably permitted facility. Any wastes which would be classified as having the potential to cause polluting runoff will be stored on an impermeable surface with sealed drainage. All site surfaces will be inspected daily for the presence of spillages when the site is in operation. Debris will be swept as required and placed in a skip for further processing on site and sent to a suitably permitted site. All wastes liable to give rise to contamination will be removed from the site within an agreed timescale with the EA. Dedicated mobile quarantine skip for intercepted if wastes found during initial inspections ensuring isolation and quick removal off site. The skip may be positioned in various positions of the site depending how operations permit.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
								Very little potential for hydrocarbons to be released from site given the wastes accepted and stored. No gas is stored at the site.
Flooding	Heavy Rainfall	Floodwaters	Local Human Population Protected habitats including Danes Moss	Waste being washed off site contaminating buildings / gardens / natural habitats	Medium	Low	Negligible	Given the site is located within flood zone 2 and 3 areas there has been a Climate Change Risk Assessment document produced to accompany the bespoke EP application. The site is considered sealed with sunken concrete panel fencing surrounding the perimeter with surface water either evaporating or infiltrating through areas of hardstanding. It is considered there is a negligeable chance of the site experiencing flooding due to rainfall. The site surface comprises a mixture of tarmac and hardstanding with all waste stored at the site being non-hazardous. It is therefore considered that in the event of a flood waste entering the surface water is unlikely to cause contamination.

Appendix I

Drawings



NOTES

Drawing for indication only. Reproduced with the permission of the controller of H.M.S.O. Crown copyright licence No. 100022432. This drawing is copyright and property of Oaktree Environmental Ltd.

REVISION HISTORY

Rev:	Date:	Init:	Description:
-	14.10.25	JH	Initial drawing

KEY:

Permit boundary

N

Scale Bar (1:1,000)

0 10 20 30 40 50m

TITLE:

PERMIT BOUNDARY PLAN

CLIENT:

Cosmor Groundworks Limited

PROJECT/SITE:

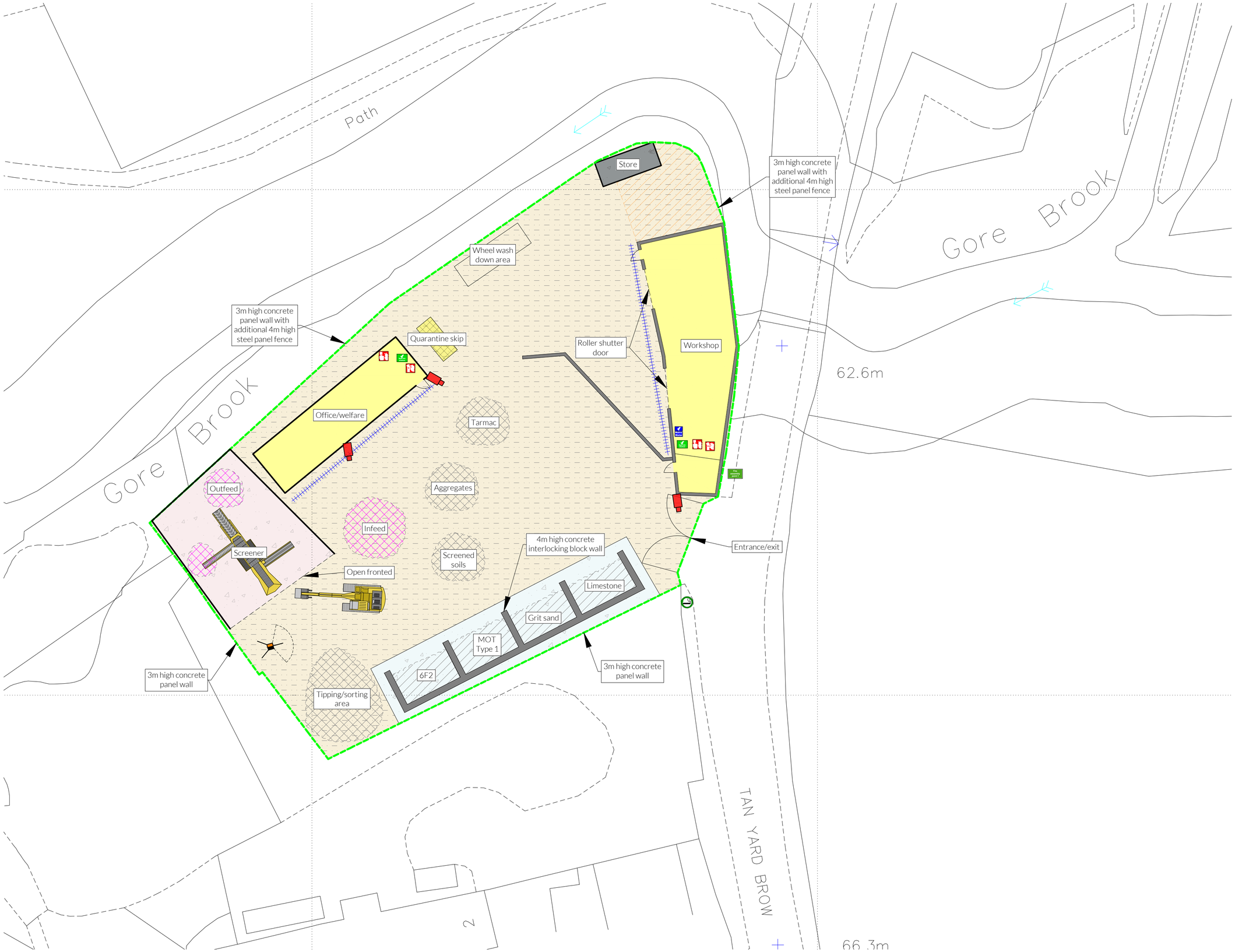
Tan Yard Brow, Gorton, Manchester M18 8UJ

SCALE @ A4:	CLIENT NO:	JOB NO:
1:1,000	3473	002

DRAWING NO:	REV:	STATUS:
TAN-3473-02	-	Issued

DATE:	DRAWN:	CHECKED:
14.10.25	JH	RS

Oaktree Environmental
Waste, Planning & Environmental Consultants



NOTES

REVISION HISTORY

Rev:	Date:	Init:	Description:
-	08.01.25	JH	Initial drawing
A	24.07.25	JH	Amendment
B	08.09.25	JH	Amendment
C	17.09.25	JH	Amendment
D	14.10.25	JH	Amendment

KEY:

- Permit boundary
- Impermeable area
- Harstanding / Tarmac area
- Temporary storage area
- Quarantine area
- Office/welfare/workshop
- Waste storage area
- Non-waste aggregate storage area
- Plant storage area
- Waste recycling building
- 600mm thick interlocking concrete lego block wall
- 300mm thick concrete wall
- ACO drain (blocked)
- CCTV
- Firefighting equipment/extinguishers (indicative locations)
- Fire alarms (indicative locations)
- Spill kits (indicative locations)
- Mains Water
- Designated smoking area
- Fire assembly point
- Dust suppression mist cannons

N

Scale Bar (1:250)

0 2 4 6 8 10m

TITLE:
SITE LAYOUT PLAN

CLIENT:
Cosmor Groundworks Limited

PROJECT/SITE:
Tan Yard Brow, Gorton, Manchester M18 8UJ

SCALE @ A2:	CLIENT NO:	JOB NO:
1:250	3473	002

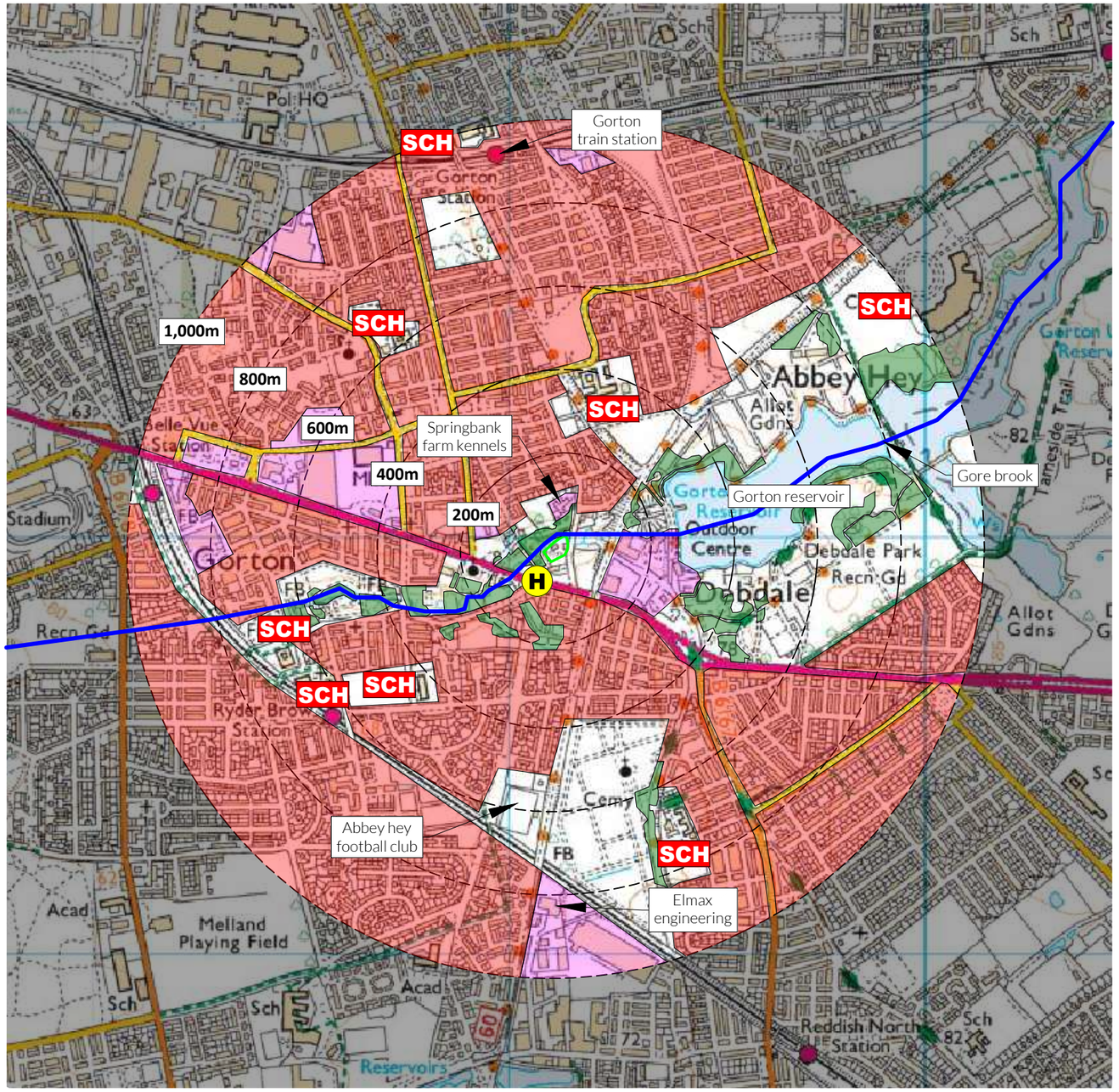
DRAWING NO:	REV:	STATUS:
TAN-3473-03	D	Issued

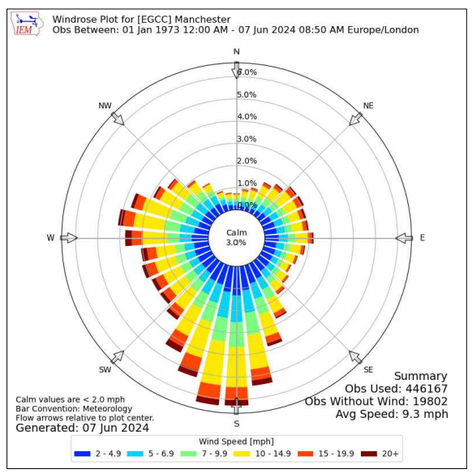
DATE:	DRAWN:	CHECKED:
14.10.25	JH	CP

Oaktree Environmental
Waste, Planning & Environmental Consultants

KEY:

- Permit boundary
- Main River
- Surface water body (river / stream / pond / pool / lake)
- Workplaces (includes agriculture industry, commerce and retail)
- Areas with mix of residential, retail and commercial properties
- Residential blocks
- Class A, B, C roads
- Nearest fire hydrant
- Railway line
- School
- Woodland areas
- Priority habitat inventory (deciduous woodland)





Compass Wind Rose for (EGCC) Manchester
Period 1973-2024
- source: Iowa State University

NOTES

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

REVISION HISTORY

Rev:	Date:	Init:	Description:
-	14.10.25	JH	Initial drawing

N

Scale Bar (1:12,500)
0 100 200 300 400 500m

TITLE:
RECEPTOR PLAN

CLIENT:
Cosmor Groundworks Limited

PROJECT/SITE:
Tan Yard Brow, Gorton, Manchester M18 8UJ

SCALE @ A3:	CLIENT NO:	JOB NO:
1:12,500	3473	002

DRAWING NO:	REV:	STATUS:
TAN-3473-04	-	Issued

DATE:	DRAWN:	CHECKED:
14.10.25	JH	RS

Oaktree Environmental
Waste, Planning & Environmental Consultants