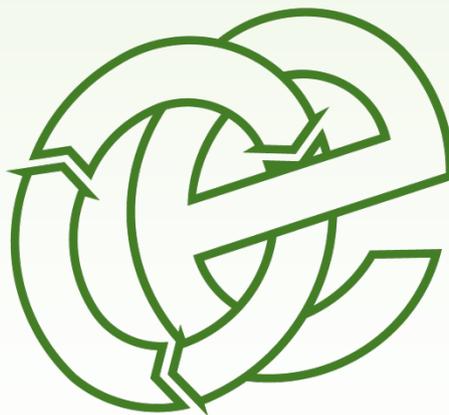


# NON-TECHNICAL SUMMARY

Unit 2 Tan Yard Brow, Gorton Manchester, M18 8UJ

**Cosmor Groundworks Limited**

<b>Version:</b>	1.0	<b>Date:</b>	10 October 2025		
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## Oaktree Environmental Ltd

Waste, Planning & Environmental Consultants



Oaktree Environmental Ltd, Lime House, 2 Road Two, Winsford, Cheshire, CW7 3QZ  
Tel: 01606 558833 | E-Mail: [sales@oaktree-environmental.co.uk](mailto:sales@oaktree-environmental.co.uk) | Web: [www.oaktree-environmental.co.uk](http://www.oaktree-environmental.co.uk)  
REGISTERED IN THE UK | COMPANY NO. 4850754

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**Appendix I - Pre-application Advice**

# **1 Introduction**

## **1.1 Note**

- 1.1.1 Oaktree Environmental Ltd have been instructed to prepare this Non-Technical Summary (NTS) on behalf of Cosmor Groundworks Limited (the operator) to support a new bespoke Environmental Permit (EP) application to allow for the treatment of waste to produce soil, soil substitutes and aggregate at Unit 2 Tan Yard Brow, Gorton Manchester, M18 8UJ (the site).
- 1.1.2 The operator is applying for the bespoke EP due to non-compliance with the standard rules set (SR2022No.01) due to the locality of the site adjacent to Gore Brook which surrounds the perimeter to the north and west.
- 1.1.3 The operator intends to process waste in the form of screening using plant to separate soils from stone, concrete and hardcore.

## **2 Application proposals**

### **2.1 Proposals**

2.1.1 The permit boundary for the site is clearly shown in Drawing No. TAN-3473-02- Permit Boundary Plan. All operations will be carried inside the sites boundary.

2.1.2 The permit will authorise the acceptance, storage and treatment of inert and excavation waste. Waste treatment processes which will be carried out on site include the following:

- a) Manual sorting and separation (with loading shovel/360° excavator or by hand).
- b) Screening (by using appropriate mechanical screening plant and equipment).

2.1.3 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 below:

**Table 1 - Permitted Operations**

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

### **3 Application processes**

#### **3.1 Schedule 1 - Operations**

- 3.1.1 The operator accepts waste from construction, demolition and excavation sources predominantly for mechanical processing including screening. The operator will typically accept tarmac and sub soil.
- 3.1.2 Screening of waste will be undertaken inside the building on an impermeable surface. Other than waste being processed, all waste will be stored in secure storage bays, sealed containers or free-standing stockpiles.
- 3.1.3 All waste will be stored either on a hardstanding or impermeable surface. The surface water will either evaporate or infiltrate through areas of hardstanding. The processing and storage of wastes or products within bays will be done on a concrete pad.
- 3.1.4 Please refer to the Environmental Risk Assessment (Doc Ref. TAN-3473-D) for site specific controls implemented at the site to ensure that there is no risk to the environment i.e. protected species, habitats, designated sites, wildlife sites, ground water etc.
- 3.1.5 Further details of the processes undertaken on site can be found in the Environmental Management System (Doc Ref. TAN-3473-A).

## 4 Treatment Activities

4.1.1 A list of the EWC codes that are accepted at the site and processed through screening has been provided in table below.

**Table 4.1 -List of accepted wastes**

<b>Waste Code</b>	<b>Description</b>
17 03 02	Bituminous mixtures other than those mentioned in 17 03 01
17 05 04	Soil and stones other than those mentioned in 17 05 03
17 05 06	Dredging spoil other than those mentioned in 17 05 05
17 09 04	Mixed construction and demolition wastes (mixtures of soil, bricks, stones and concrete only)

## 5 Documentation and fees

### 5.1 Application type

5.1.1 The following table sets out the fees required for the application.

**Table 5.1 – Base Application Fee Table**

<b>EPR Charging Scheme Ref</b>	<b>EPR Charging Scheme Ref &amp; Description</b>	<b>Type of application (Ref)</b>	<b>Fee</b>
1.16.12	Physical treatment of non-hazardous waste	Substantial Variation	£7,930
		<b>TOTAL</b>	<b>£7,930</b>

## 5.2 Documentation

5.2.1 The following table sets out the documentation Cosmor Groundworks Limited will be submitting with this application which is consistent with the pre-application advice provided by the Environment Agency.

**Table 5.2 – Additional Application Fees Table - Charges for plans and assessments**

General	Consideration	Document & Ref	Fee
Waste Recovery Plan	N/A	N/A	N/A
Habitats Assessment	Required due to increased fire risk	N/A	N/A
Fire Prevention Plan	Required due to increased fire risk	N/A	N/A
Dust/Emissions Management Plan	Required due to site operations and location	TAN-3473-F	£1,241
Odour Management Plan	Required due to site operations	N/A	N/A
Noise Impact Assessment	Required due to site operations and location	Third Party submission	N/A
Noise & Vibration Management Plan	Required due to site operations and location	Third Party submission	£1,246
Pests Management Plan	N/A – no historic issues of pests and no increased storage of wastes with pest potential	N/A	N/A
		<b>TOTAL</b>	<b>£2,487</b>

## 5.3 Baseline fees

5.3.1 Based on the above table, the total fee payable to the Environment Agency on submission will be **£10,417**

## 5.4 Document references

5.4.1 The table overleaf summarises which parts of the application forms request the above documentation which would normally be completed in Application Form Part F1; Section 6.

**Table 5.3 – Application Form Reference Table**

<b>Application Form</b>	<b>Question Ref</b>	<b>Document Ref</b>
B2	1a	EPR/AP3222LS/P001
B2	3d	TAN-3473-A
B2	5a	TAN-3473-01/04
B2	5b	TAN-3473-E
B2	5c	TAN-3473-C
B2	6	TAN-3473-D
B4	1	TAN-3473-C
B4	3a	TAN-3473-01/04
B4	3b	TAN-3473-D
B4	4a	TAN-3473-A

# **APPENDIX I**

## **PRE-APPLICATION ADVICE**