

NON-TECHNICAL SUMMARY

St Michaels Close, Aylesford, Kent, ME20 7XE

Elliot Environmental Drainage Limited

Version:	1.6	Date:	02/04/26		
Doc. Ref:	2499-002-L	Author(s):	DY	Checked:	
Client No:	2499	Job No:	002		



Oaktree Environmental Ltd

Waste, Planning & Environmental Consultants



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Document History:

Version	Issue date	Author	Checked	Description
1.0	24/07/2024	IA	EED	Internal draft
1.1	06/08/2024	IA/DY	EED	Submitted to EA
1.2	18/09/2024	DY	DY	Table 2.1 updated
1.3	02/10/2024	DY	DY	Sections 2.1, 2.5 and 4 updated in response to EA request
1.4	24/10/2025	DY	DY/EED	Updated in response to Schedule 5 Notice
1.5	06/11/2025	DY	DY/EED	Submitted to EA
1.6	02/04/26	TB	DY/EED	Process description added and fee table revised in response to Schedule 5 Notice

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Drawing No. 2499-002-03 – Permit Layout Plan

Drawing No. 2499-002-04 – Receptor Plan

Drawing No. 2499-002-06 – Process Flow

1 Introduction

- 1.1 This Non-Technical Summary (NTS) accompanies a new bespoke installation permit application being submitted on behalf of Elliot Environmental Drainage Limited (the operator).
- 1.2 The site is situated at St Michaels Close, Aylesford, Kent, ME20 7XE.
- 1.3 The site will be operated as on facility as shown on Drawing No. 2499-002-03. The site will be permitted to accept hazardous and non-hazardous waste for physico-chemical treatment and will also include a facility for the repackaging and storage of hazardous and non-hazardous wastes. The waste to be accepted at the site will predominantly comprise the following:
- Liquid wastes and sludges, including, but not limited to, interceptor wastes and jetting sludges;
 - Gulley and road sweepings; and,
 - Non-hazardous and hazardous wastes for to be repackaged prior to removal off site.
- 1.4 Please refer to Drawing No. 2499-002-03 for a detailed layout of the operations.

2 Application proposals

2.1 Proposed Activities

2.1.1 The operator is applying for the following activities under Schedule 1 Part 2 of The Environmental Permitting (England and Wales) Regulations 2016:

- Section 5.3 Part A(1)(a)(ii) Hazardous waste installation – Physico-chemical treatment
- Section 5.4 Part A(1)(a)(ii) – Non-hazardous waste installation – Physico-chemical treatment
- Section 5.3 (a) (i) – hazardous waste installation – biological treatment
- Section 5.4 (b)(i) – non-hazardous waste installation – biological Treatment
- Section 5.3 Part A(1)(a)(iv) Hazardous waste installation – Repackaging
- Section 5.6 Part A(1)(a)(i) – Temporary storage of hazardous waste

2.1.2 In addition, the following waste activity is proposed:

- Storage and treatment of non-hazardous waste for recovery.

2.1.3 The maximum waste throughput of the site will initially be 40,000 tonnes/annum, increasing to 90,000 tonnes of hazardous and non-hazardous wastes, once the operation is fully expanded during Phase 2.

2.1.4 All application drawings are shown in Appendix I of this document.

2.2 Description of Proposed Operations

2.2.1 The development will proceed in two phases. Phase 1, which is anticipated to include the first two years of operation, will include a waste throughput of up to 40,000 tonnes/annum of non-hazardous and hazardous wastes comprising liquid wastes, sludges and solid wastes. Thereafter during Phase 2, the waste throughput will increase to a maximum capacity of 90,000 tonnes/annum.

Waste Treatment Activities

2.2.2 Up to 39,000 tonnes/annum will be received on site for physico-chemical treatment during Phase 1, increasing to 89,000 tonnes/annum during Phase 2. Liquid wastes, sludges and grits received on site for treatment will be subject to both screening and physico-chemical treatment as well as biological treatment for recovery of solids and organic compounds, with the resulting water discharged to sewer. Such wastes will typically be delivered to site in tankers.

Waste Repackaging

2.2.3 A much smaller quantity of wastes will be received on site for repackaging, including up to 1,000 tonnes/annum. This will include dry non-hazardous and hazardous wastes and hazardous and non-hazardous liquid wastes in containers which will be repackaged and sent on for further recovery or disposal. This may include materials such as hazardous and non-hazardous liquids within IBCs, empty paint cans and bleach bottles containing residues of wastes and other solid hazardous and non-hazardous wastes.

2.2.4 Reference should be made to Appendix I for a process flow diagram which illustrates the processes to be undertaken on-site. This includes:

- A description of all tanks and assets that will be used for storage and/or treatment;
- All waste and raw material input points;
- All waste output points (with specification of whether they are disposal and/or recovery outputs); and,
- All emission points for waste gases and wastewater/effluent (both air and water);

2.3 **Non-hazardous and Hazardous Waste Storage**

2.3.1 The above activities will create the requirement for temporary storage of non-hazardous and hazardous waste. Hazardous wastes will be stored in either enclosed vessels/containers or covered areas, any hazardous wastes stored in bays will be covered and benefit from sealed drainage.

2.4 **Recovery and Disposal Codes**

2.4.1 The following recovery and disposal codes are relevant to the operation:

- R3: Recycling/reclamation of organic substances which are not used as solvents
- R4: Recycling/reclamation of metals and metal compounds
- R5: Recycling/reclamation of other inorganic materials
- R13: Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where the waste is produced)
- D9: Physico-chemical treatment not specified elsewhere in Annex IIA which results in final compounds or mixtures which are discarded by means of any of the operations numbered D1 to D8 and D10 to D12
- D13: Blending or mixing prior to submission to any of the operations numbered D1 to D12
- D14: Repackaging prior to submission to any of the operations numbered D1 to 13
- D15: Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced)

2.5 **Tonnages and Storage Capacities**

2.5.1 The proposed annual throughout and storage capacity for wastes is outlined in the table overleaf.

Table 2.1 – Waste Throughout and Storage Capacity

Activity	Recovery and Disposal Codes	Total Storage Capacity at any one time	Annual Throughput
Schedule 1 Part 2 Section 5.3 Part A(1)(a)(ii) Hazardous waste installation – Physico-chemical treatment	D9, R3, R5, D13, R13, D15	2,000 tonnes	Phase 1 - 40,000 tonnes per annum Phase 2 – 90,000 tonnes per annum
Schedule 1 Part 2 Section 5.4 Part A(1)(a)(ii) Non-Hazardous waste installation – Physico-chemical treatment	D9, D13, D15		
Schedule 1 Part 2 Section 5.3 Part A(1)(a)(iv) Hazardous waste installation – Repackaging	R4, D14, D15, R13		
Schedule 1 Part 2 Section 5.6 Part A(1)(a)(i) – Temporary storage of hazardous wastes	R13, D15		
Waste activity – Storage and physical treatment of non-hazardous waste	R3,R5		
Section 5.3 (a) (i) – hazardous waste installation – biological treatment - Disposal	D9, D13, D15		
Section 5.3 (a) (i) – hazardous waste installation – biological treatment – Recovery	R3, R5, R13		
Schedule 1 Part 2 Section 5.4 (b) (i) – non-hazardous waste installation – biological treatment - Disposal	D9, D13, D15		
Section 5.3 (a) (i) – non- hazardous waste installation – biological treatment – Recovery	R3, R5, R13		

2.6 **Waste EWC Codes**

- 2.6.1 The following European Waste Catalogue (EWC) Codes proposed for the facility are detailed on Document 2499-002-O.

3 Process Flow Description

- 3.1 The majority of wastes received on site, up to 89,000 tonnes/annum, will include liquids and sludges which will be subject to physico-chemical and biological treatment.
- 3.2 Vehicles arriving at the site will report to offices for waste acceptance checks to ensure that incoming wastes match the pre-acceptance information for acceptance into the site, any unauthorised wastes will result in the load being rejected. The accepted loads will be directed to the relevant reception area either within Building 2 for the wet waste treatment process or Building 3 if subject to the repackaging activity.
- 3.3 The wastes subject to the wet waste treatment, i.e. sludges, grits, and liquid waste will be unloaded into the reception pit using a combination of pumping, tipping or ejection in a controlled manner. There will be two outlets from the treatment plant, i.e. hazardous and non-hazardous, which are blown through to the relevant external tank.
- 3.4 The load will be tipped and/or washed out into the CDE Hydro max which will contain solid mater such as grits/rags/organics etc.
- 3.5 Once the waste is processed through the Hydro tip it will be screened and dewatered through the CDE G:Max which will further separate liquids, sands/grits and organic matter, a rake screen will also be utilised to remove heavy solids as well as a grit screen which is used to further separate solids from liquids. It is worth noting that the reception pit will only ever contain either hazardous or non-hazardous material at any one time to prevent cross contamination of loads. Between reception of the different

- types of loads, the pit will be emptied and cleared prior to the acceptance of a different waste stream.
- 3.6 Some solids will be conveyed from the G-MAX and be transported to the solid storage area, the waste solids will be transferred to Building 1 within one of the 3no. Solids Bay for temporary storage prior to off-site removal for either disposal or recovery
- 3.7 A split valve will be manually operated to alternate the G-MAX water output between hazardous and non-hazardous reception tanks which are to be located externally, adjacent to the main processing building (Building 1). There be assigned tanks from hazardous waste reception and non-hazardous reception, the liquid will be transferred from one of the tanks into a 5-way manifold which directs the liquid into one of the 5no. holding tanks. Each tank has capacity of approximately 90,000 – 100,000litres and will temporarily store the liquid prior to it being processed further through wet waste treatment plant.
- 3.8 There will be a phased process approach within building 2. When a tank is full the outlet manifold will be opened to allow a relevant tank to be processed ensuring that only one tank will be processed at a time.
- 3.9 Once the waste has accumulated within the external tanks it will be discharged into building 1 via enclosed HDPE pipework and pass through a flush point prior to being pumped into the clarification tanks and neutralisation process unit, at this stage acid and alkaline dosing chemicals will be introduced into the process, a probe will also be used to measure the pH value.
- 3.10 Water will be pumped through the flocculation unit equipped with sensing process linked to a control module and liquids will be treated as required, at this stage polymers will be introduced to separate out liquids and solids.
- 3.11 Resultant material will then flow through the DAF unit where further treatment will be undertaken to separate waste oils and/or grease from the load. A chute off the end of the DAF unit and discharge solids will be changed via a manually switchable flap in the

- chute to either discharge oil to the oil tank or grease fat to another tank, the oils and greases will be discharged into 2 separate 1,000litre IBCs for temporary storage prior to off-site removal, these loads may be transferred to building 3 for temporary storage.
- 3.12 The waste sludge will be pumped into the relevant sludge tank i.e. Non-hazardous tank 1 & 2 or Hazardous tank 1 & 2. At this stage in the process, micro-organisms will be added to start the aerobic process (biological treatment).
- 3.13 The sludges will be directed though the flocculation unit where polymers are reintroduced. The resultant material will be run through the centrifuge and discharged into a solids storage pile which will be transferred to one of the Solids Bays prior to offsite removal for recovery or disposal.
- 3.14 The remaining liquids (non-sludge) will be pumped onward to the final water storage tank prior to being processed though the drum screen, sand filters and carbon to further separate solids and liquids. Further pH balancing can be conducted here via an in-line pH meter and automatic dosing, as well as CO₂/ozone treatment. At the drum screen phased material can be recirculated back into the clarification settlement tank for further processing.
- 3.15 The final phase water will flow through to Final Water Tank 3, if any solids are remaining within the liquid, it will be directed back through the sand filter and carbon filters. Once the liquid has been sufficiently treated, the treated water will either be recirculated back into the G-MAX plant or transferred to Final Water Tank 2, at this stage the water will be sampled to ensure its suitability for discharge to foul sewer via the Sewer Emission Point (S1).
- 3.16 Buildings 1 & 2 will include a Local Exhaust Ventilation (LEV) system, which will extract air, via a series of activated carbon filters for emissions control, with air exhausted via an external elevated flue for dilution and dispersion of residual emissions.
- 3.17 A much smaller quantity of wastes will not be subject to treatment and will simply be repackaged/transferred and sent on for further recovery or disposal, these operations

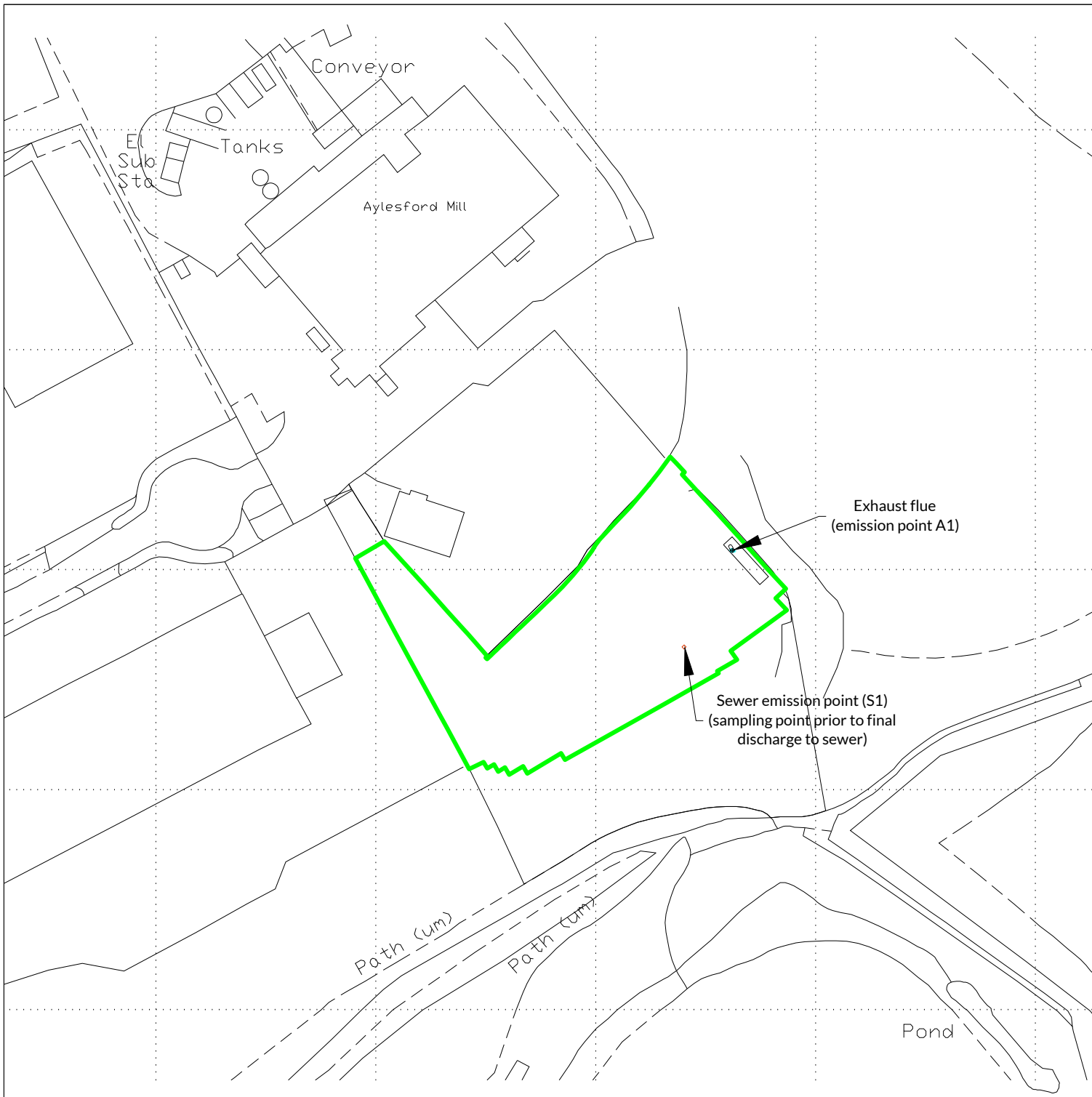
will be undertaken within Building 3. This will include either dry non-hazardous and hazardous wastes, non-hazardous and hazardous liquid wastes in containers, drums, IBCs or empty containers such as paint tins and bleach bottles which may contain residues of hazardous wastes which will be stored within a bunded storage area prior to being exported off site for further recovery or disposal at a suitably licenced facility.

4 Environmental Risks and Controls

- 4.1 The application has fully considered environmental risks and proposed appropriate controls.
- 4.2 The site will be operated in accordance with a comprehensive Environmental Management System, ensuring that appropriate procedures and measures will be in place to ensure control of potential emissions to air, land and water.
- 4.3 The main waste processing building will be operated under negative pressure, with air abated by a series of carbon filters for control of organic compounds and associated odour, prior to dilution and dispersion via an elevated flue. Emissions modelling has been undertaken as part of the application which has demonstrated that residual emissions from the flue will not generate significant impacts.
- 4.4 Residual effluent remaining after treatment will be discharged to sewer in accordance with a discharge consent.
- 4.5 A quantitative noise assessment has been undertaken as part of the application,
- 4.6 Management plans with appropriate controls have been submitted for noise and odour. A Fire Prevention Plan has also been submitted with the application, ensuring that risks from fire due to storage of combustible wastes is adequately controlled.
- 4.7 There will be no discharges to land or water from the process.

Appendix I

Application Drawings



NOTES
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REVISION HISTORY

Rev:	Date:	Init:	Description:
-	19.06.24	RS	Initial drawing
A	24.10.25	JH	Emission points added

N

Scale Bar (1:1,250)

TITLE:
 PERMIT BOUNDARY PLAN

CLIENT:
 Elliott Environmental Drainage Ltd

PROJECT/SITE:
 St Michael's Close, Aylesford, Kent

SCALE @ A4: 1:1,250	CLIENT NO: 2499	JOB NO: 002
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DRAWING NO: 2499-002-02	REV: A	STATUS: Issued
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DATE: 24.10.25	DRAWN: JH/RS	CHECKED: RS
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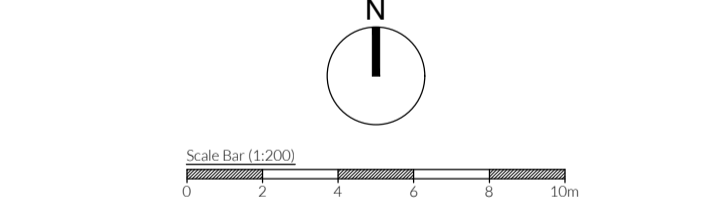


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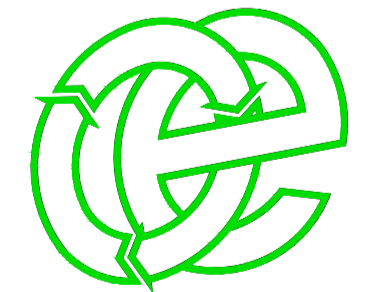
Rev:	Date:	Init:	Description:
-	08.11.23	RS/IA	Initial drawing
A	07.03.24	JH	Amendment
B	08.03.24	JH	Parking added
C	11.06.24	JH	Working amendment
D	19.06.24	RS	Application submission
E	26.06.24	RS	Quarantine area added
F	01.10.24	IA	Emission point added
G	24.10.25	RS	Schedule 5 response update
H	05.11.25	RS	Crash barriers added
J	06.11.25	RS	Minor amendment
K	10.03.26	JH	Amendment
L	10.03.26	JH	Amendment
M	12.03.26	JH	Amendment

- KEY:**
- Permit boundary
 - Chemicals and raw materials storage area
 - Out-of-hours plant storage area
 - Extent of concrete surfacing within the permit boundary
 - Unsurfaced areas (freely-draining to ground)
 - Bund wall around external containment area
 - Perimeter bunding around main facility (including access ramp)
 - Fire wall
 - Bunding around the thresholds of Building 1
 - Vehicle crash barrier (Armo, or similar)
 - Full retention oil interceptor (fitted with penstock valve)
 - Piped surface drainage (surface, foul, building)
 - Linear slot drains (aco or similar) - (surface, building)
 - Manhole (foul, surface, building)
 - Inspection cover (other services)
 - Gully
 - Quarantine area (only used in the event of a fire and kept clear at all other times)
 - 6 metre separation distance around the quarantine area where no other combustible wastes will be stored
 - Penstock valve remotely deployable in the event of an emergency or spill to shut-off yard drainage preventing site discharge to surface water system
 - Bunded fuel tank (1,340 litre or similar)
 - H On-site fire hydrant
 - Numbered boundary odour monitoring points (indicative)
 - Dosing points
 - Venting points
 - Odour control lines
 - Firefighting equipment/extinguishers (indicative locations)
 - Spill kits (indicative locations)

Additional point references	
Item	Description
1	Polymer make-up system
2	Solid sludge hopper
3	Waste oils/grease (BOCs)
4	5-way manifold
5	Flush point



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DRAWING TITLE
PERMIT LAYOUT PLAN

CLIENT
Elliott Environmental Drainage Ltd

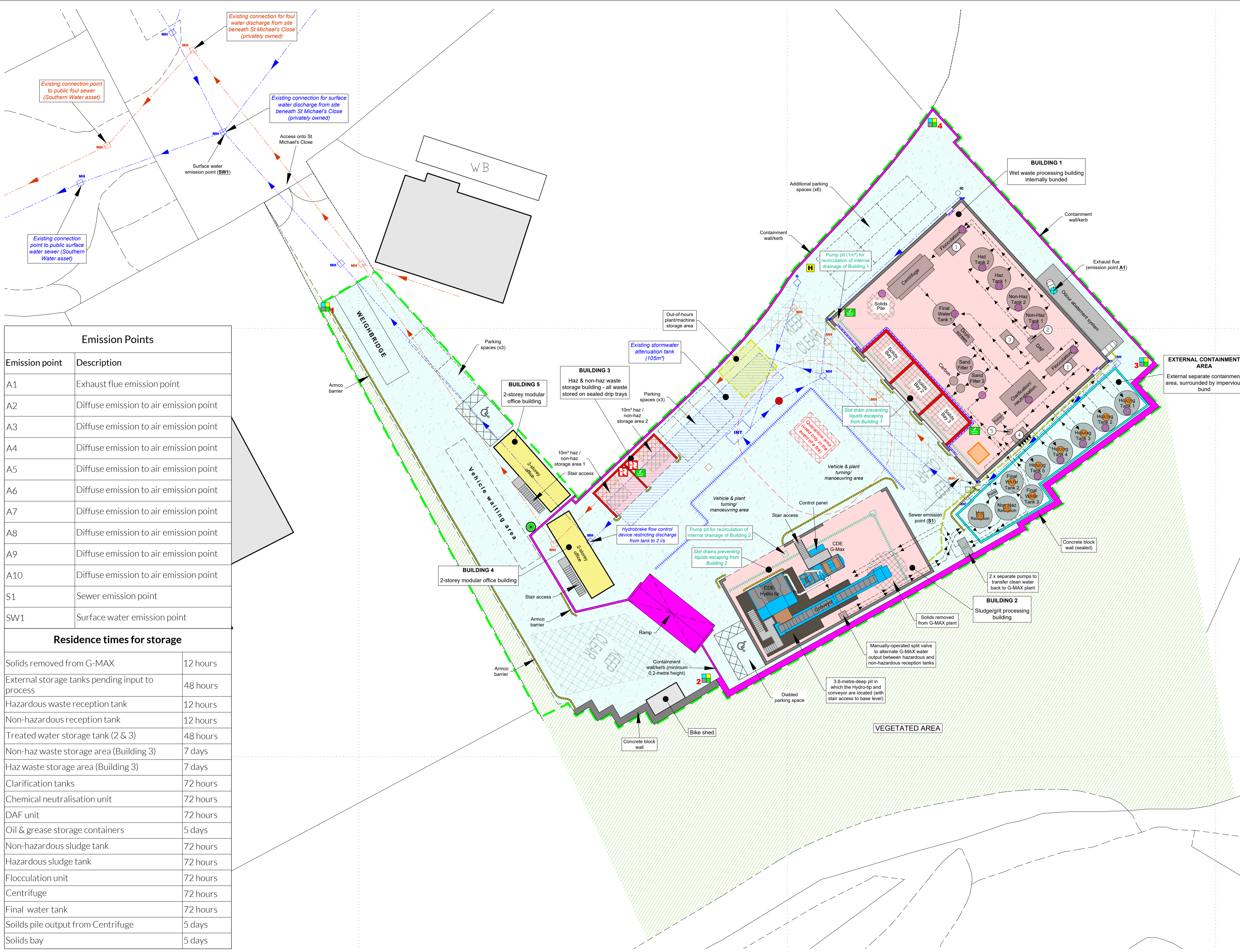
PROJECT/SITE
St Michael's Close, Aylesford, Kent

SCALE @ A1 1:200 **CLIENT NO** 2499 **JOB NO** 002

DRAWING NUMBER 2499-002-03 **REV** M **STATUS** Issued

DRAWN BY RS/JH **CHECKED** RS **DATE** 12.03.26

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Emission Points

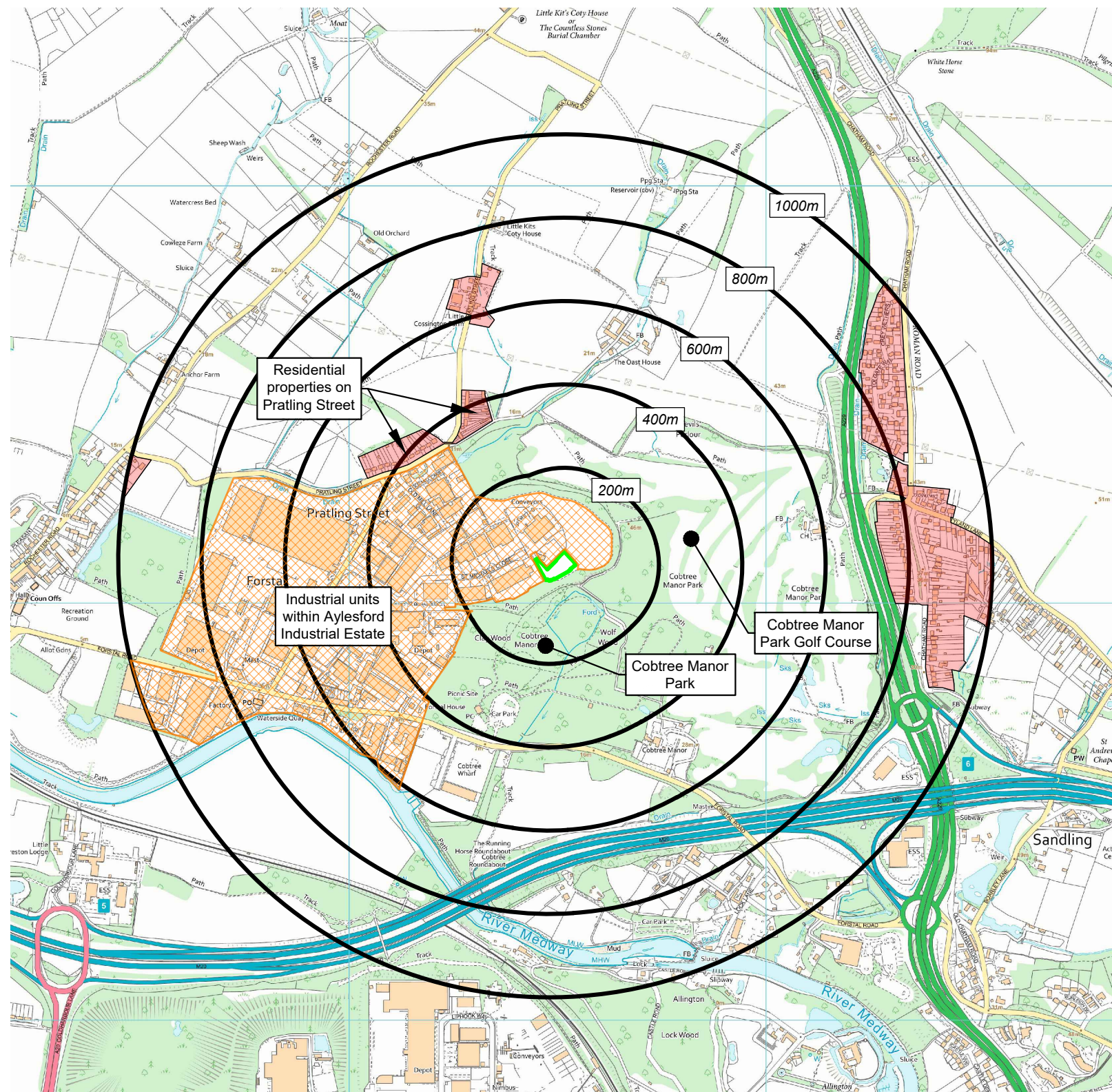
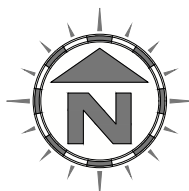
Emission point	Description
A1	Exhaust flue emission point
A2	Diffuse emission to air emission point
A3	Diffuse emission to air emission point
A4	Diffuse emission to air emission point
A5	Diffuse emission to air emission point
A6	Diffuse emission to air emission point
A7	Diffuse emission to air emission point
A8	Diffuse emission to air emission point
A9	Diffuse emission to air emission point
A10	Diffuse emission to air emission point
S1	Sewer emission point
SW1	Surface water emission point

Residence times for storage

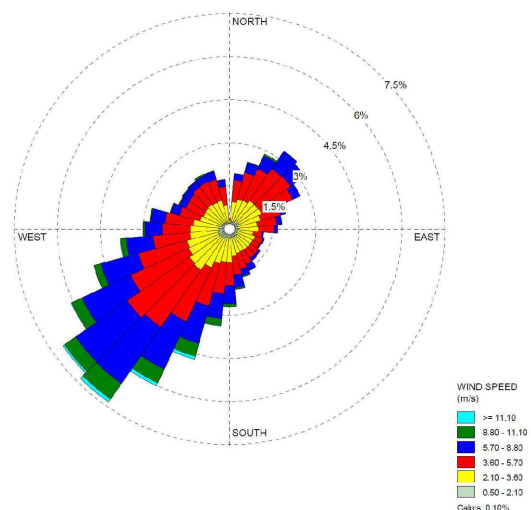
Solids removed from G-MAX	12 hours
External storage tanks pending input to process	48 hours
Hazardous waste reception tank	12 hours
Non-hazardous reception tank	12 hours
Treated water storage tank (2 & 3)	48 hours
Non-haz waste storage area (Building 3)	7 days
Haz waste storage area (Building 3)	7 days
Clarification tanks	72 hours
Chemical neutralisation unit	72 hours
DAF unit	72 hours
Oil & grease storage containers	5 days
Non-hazardous sludge tank	72 hours
Hazardous sludge tank	72 hours
Flocculation unit	72 hours
Centrifuge	72 hours
Final water tank	72 hours
Solids pile output from Centrifuge	5 days
Solids bay	5 days

KEY:

- Permit boundary
- Plymyard Dale (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 roads
- Class B roads
- Class C roads
- H Nearest fire hydrant
- Railway line
- SCH School
- Woodland areas
- Protected sites (Ramsar, SSSI, SPA, SAC)
- Nature reserves



Compass Wind Rose for grid squares pertaining to the site (period 2019 - 2023)



NOTES

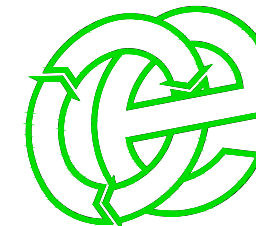
1. Boundaries are shown indicatively.
2. Wind rose data shows the prevailing wind direction to be Southerly.

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REVISION HISTORY

Rev	Date	Init:	Description:
-	09.06.23	RS/IA	Initial Drawing
A	08.11.23	RS/IA	Boundary amendment
B	06.08.24	IA	Boundary amendment

Oaktree Environmental Ltd
Waste, Planning and Environmental Consultants



DRAWING TITLE
RECEPTOR PLAN

CLIENT
Elliot Environmental Drainage Limited

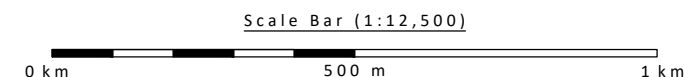
PROJECT/SITE
St Michael's Close, Aylesford, Kent, ME20 7XE

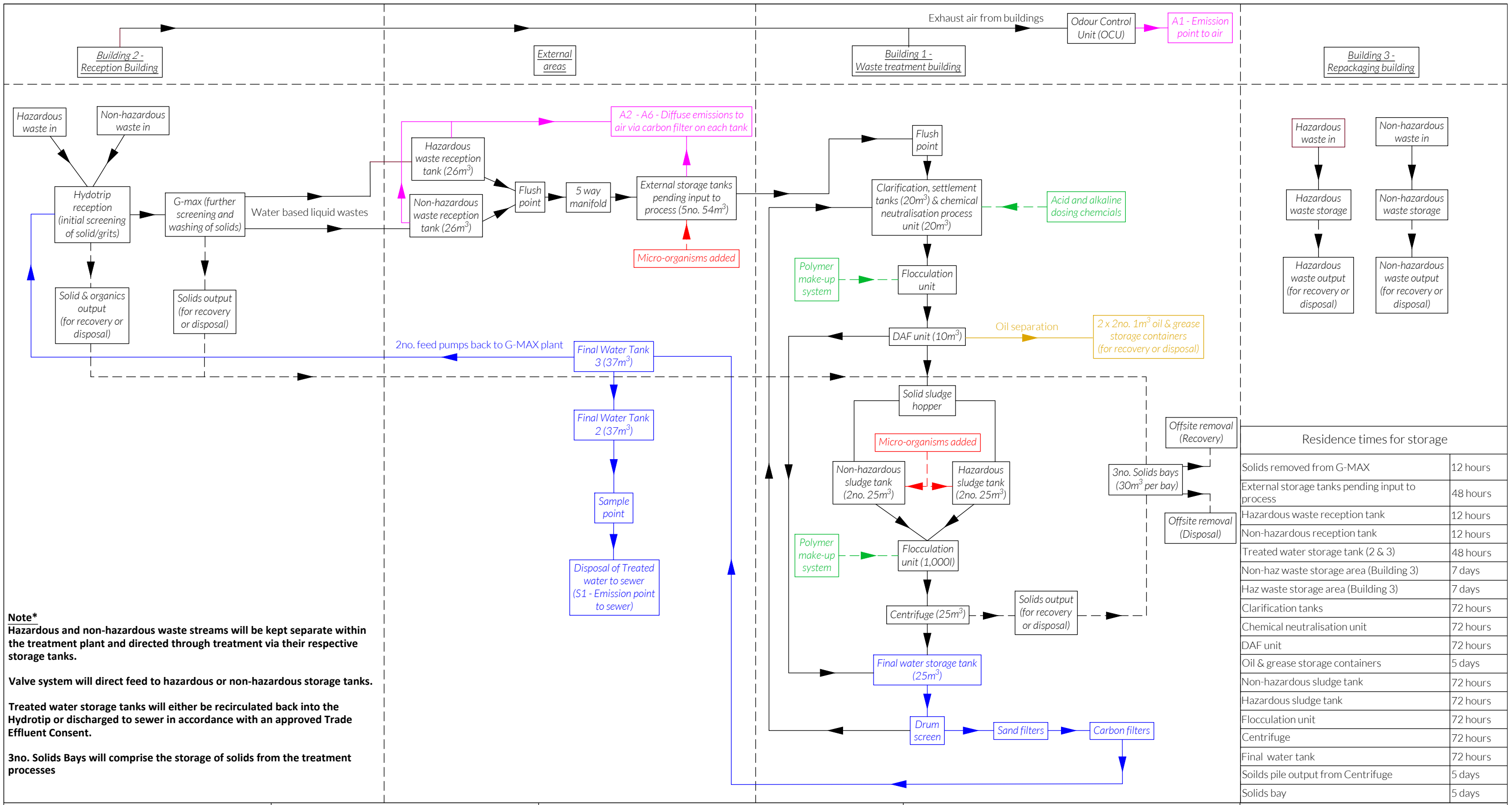
SCALE @ A3 1:12,500 **JOB NO** 002 **CLIENT NO** 2499

DRAWING NUMBER 2499-002-04 **REV** B **STATUS** Issued

DRAWN RS/IA **CHECKED** RS **DATE** 06.08.24

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Note*
 Hazardous and non-hazardous waste streams will be kept separate within the treatment plant and directed through treatment via their respective storage tanks.

Valve system will direct feed to hazardous or non-hazardous storage tanks.

Treated water storage tanks will either be recirculated back into the Hydrotip or discharged to sewer in accordance with an approved Trade Effluent Consent.

3no. Solids Bays will comprise the storage of solids from the treatment processes

Residence times for storage	
Solids removed from G-MAX	12 hours
External storage tanks pending input to process	48 hours
Hazardous waste reception tank	12 hours
Non-hazardous reception tank	12 hours
Treated water storage tank (2 & 3)	48 hours
Non-haz waste storage area (Building 3)	7 days
Haz waste storage area (Building 3)	7 days
Clarification tanks	72 hours
Chemical neutralisation unit	72 hours
DAF unit	72 hours
Oil & grease storage containers	5 days
Non-hazardous sludge tank	72 hours
Hazardous sludge tank	72 hours
Flocculation unit	72 hours
Centrifuge	72 hours
Final water tank	72 hours
Solids pile output from Centrifuge	5 days
Solids bay	5 days

TITLE: PROCESS FLOW

CLIENT: Elliot Environmental Drainage Ltd

Waste, Planning & Environmental Consultants

PROJECT/SITE: St Michael's Close, Aylesford, Kent		
SCALE @ A3: Not to scale	CLIENT NO: 2499	JOB NO: 002
DRAWING NO: 2499-002-06	REV: D	STATUS: Issued
DATE: 24.02.2026	DRAWN: IA	CHECKED: DY
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KEY:

- Process line
- Water treatment flow & emission point to sewer
- Air emission points
- Oil separation treatment flow
- Raw material input
- Biological process

REVISION HISTORY

Rev:	Date:	Init:	Description:
-	29.08.25	IA	Initial drawing
A	23.10.25	IA	Treatment process amendments
B	23.10.25	IA	Process flow amendments
C	24.10.25	IA	Client comments
D	24.02.26	IA	Process flow amendments