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MINING AND MINERAL PROCESSING  
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WASTE RESOURCE MANAGEMENT



**STOREFIELD GROUP LIMITED**

**PHOENIX PARKWAY**

**NON-TECHNICAL SUMMARY**

**JANUARY 2024**

**DATE ISSUED:** JANUARY 2024  
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**VERSION:** V0.1  
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**STOREFIELD GROUP LIMITED**

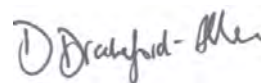
**PHOENIX PARKWAY**

**NON-TECHNICAL SUMMARY**

**JANUARY 2024**

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**APPROVED BY:**

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| DRAWINGS    | TITLE                     | SCALE               |
|-------------|---------------------------|---------------------|
| GM10604-014 | Application Site Location | As shown on drawing |

## **1 INTRODUCTION**

- 1.1.1 The Storefield Group Ltd (Storefield) has commissioned Wardell Armstrong LLP to prepare an environmental permit application for their proposed development in Corby, North Northamptonshire. The application is for a bespoke 'deposit for recovery' permit, to construct a suitable development platform at the site.
- 1.1.2 The site was formally a liquid waste treatment facility, for which the permit has been surrendered. Additionally, the site is also partially located on a landfill site which is currently in formal closure. Prior to this, the site was quarried to remove material for use in the Corby Integrated Iron and Steel works.
- 1.1.3 The Site has been identified as a strategic site for employment development within local planning policy. To make the site suitable for use as an industrial and commercial development, Storefield propose to raise and level to create a suitable load-bearing development platform.
- 1.1.4 It is proposed that the development platform will be constructed of approximately 686,000m<sup>3</sup> of suitable waste materials. The scheme has been designed to require the minimum volume of suitable waste materials, which will be recovered through the permanent deposit of these materials.
- 1.1.5 The Non-Technical Summary has been prepared to provide an overview of the operations applied for, the environmental permit application and how the site will operate with appropriate measures in place to protect the environment.
- 1.1.6 The site will be operated in accordance with all relevant legislation and Environment Agency guidance.
- 1.1.7 Section 2 describes the site and site setting.
- 1.1.8 Section 3 lists the documents that have been provided in support of the application.
- 1.1.9 Site operations are outlined in Section 4.
- 1.1.10 The site has been designed to provide comprehensive environmental protection. Further information on the environmental risks and mitigation measures are provided in Section 5.

## **2 THE SITE**

- 2.1.1 The site is situated north of Willowbrook Industrial Estate, near to Corby Town, North Northamptonshire. The site is centred at SP 90128 90860 and the nearest postcode is NN17 5BE. The site location and proposed permit boundary is provided in drawing GM10604-014.
- 2.1.2 The site is approximately 20.5 ha in size, and currently comprises of scrubland, incorporating a closed former landfill (Corby Tubeworks), which is in formal closure. Additionally, there is an area of land which was formerly permitted as a liquid waste treatment facility. The Waste Management Licence originally issued for the landfill did not require the landfill to be capped nor specify a final restoration profile.
- 2.1.3 The site is bound to the south by the river Willow Brook North, with Willowbrook East Industrial Estate adjacent to the southern boundary of the site. An area of scrubland with a commercial development sits between the area and the Phoenix Parkway Road. Earlstrees Industrial Estate sits approximately 370m west of the permit boundary.
- 2.1.4 The site is situated in a predominantly commercial and industrial area. Earlstree Industrial Estate is located approximately 370m west from the site boundary. Willowbrook East Industrial Estate is located approximately 650m to the south, and Weldon North Industrial Estate to the 900m south east.
- 2.1.5 The nearest residential properties are located approximately 750m southwest of the site boundary on Pen Green Lane.
- 2.1.6 There are no European Sites including Ramsar Sites, Special Areas of Conservation (SACs), Special Protection Areas (SPAs), or Sites of Special Scientific Interest (SSSIs) within 2km of the site. The nearest SSSI is Cowthick Quarry SSSI, located approximately 3km to the southeast.
- 2.1.7 Protected deciduous woodland is located adjacent to the site, and Brookfield Plantation (Local Wildlife Site) located approximately 350m to the north. Available data indicates that Great Crested Newts have been surveyed to the west of the site. A Habitats Risk Assessment has been prepared to identify protected habitats and species and assess the potential risk from the activities and the mitigation measures that will be put into place.

### **3 PERMIT APPLICATION**

3.1.1 The permit application is for a bespoke deposit for recovery permit. The application is comprised of the following documentation:

- Application forms;
  - o Part A (About You)
  - o Part B2 (General Bespoke Permit)
  - o Part B4 (New Bespoke Waste Operation Permit)
  - o Part F1 (Charges and Declarations)
- This Non-Technical Summary;
- Waste Recovery Plan;
- Operating Techniques;
- Environmental Management System Summary;
- Amenity and Accident Risk Assessment;
- Habitats Risk Assessment;
- Dust and Emissions Management Plan;
- Environmental Setting and Site Design (ESSD);
- Ground Investigation Report and Ground Stability Report (prepared by Soiltechnics);
- Hydrogeological Risk Assessment (prepared by Firth Consultants);
- Drawings.

3.1.2 The documents demonstrate that the site will be operated in accordance with the relevant legislation and Environment Agency guidance.

## 4 SITE OPERATIONS

- 4.1.1 Storefield Group Ltd propose to accept clean inert wastes and Incinerator Bottom Ash (IBA) for deposit for recovery at their site at Phoenix Parkway, in order to level and engineer the site into a suitable development platform. The final landform will provide a stable uniform platform in accordance with planning conditions.
- 4.1.2 The deposit of waste for recovery will be undertaken in two phases, the first to the south of the site, and the second to the north. A cut and fill operation is required, where 9,226m<sup>3</sup> is to be cut, and 695,448m<sup>3</sup> fill. Topographical survey data and calculations have been used to assess the required volume of material to achieve the final level, which is 686,221m<sup>3</sup>. Only the minimum volume of waste will be deposited to achieve the final required levels.
- 4.1.3 Operations at the site will meet the requirements of the Environment Agency's guidance 'Waste Recovery Plans and Deposit for Recovery Permits'<sup>1</sup>. An Operating Techniques Report has been provided in support of this application which details how the site will be managed.
- 4.1.4 All incoming materials will be subject to stringent pre-acceptance and acceptance checks. These checks are designed to ensure that only permitted waste types are accepted for deposit, with any non-conforming materials diverted back to the site of origin or to a suitably permitted facility.
- 4.1.5 Site activities will be undertaken in accordance with an Environmental Management System (EMS) developed to align with the Environment Agency's Guidance on Management Systems for Permitted Sites<sup>2</sup>.
- 4.1.6 A Technically Competent Manager (TCM) with appropriate WAMITAB qualifications and experience will oversee the site operations. TCM attendance will be a minimum of 20% of site operation time each week, in line with the minimum attendance requirement in accordance with the Environment Agency's guidance on 'legal Operator and Competence Requirements'<sup>3</sup>.

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<sup>1</sup> <https://www.gov.uk/government/publications/deposit-for-recovery-operators-environmental-permits/waste-recovery-plans-and-deposit-for-recovery-permits>

<sup>2</sup> <https://www.gov.uk/guidance/develop-a-management-system-environmental-permits>

<sup>3</sup> <https://www.gov.uk/guidance/legal-operator-and-competence-requirements-environmental-permits#how-much-time-your-technically-competent-manager-must-be-on-site>

## **5 ENVIRONMENTAL RISK AND MITIGATION**

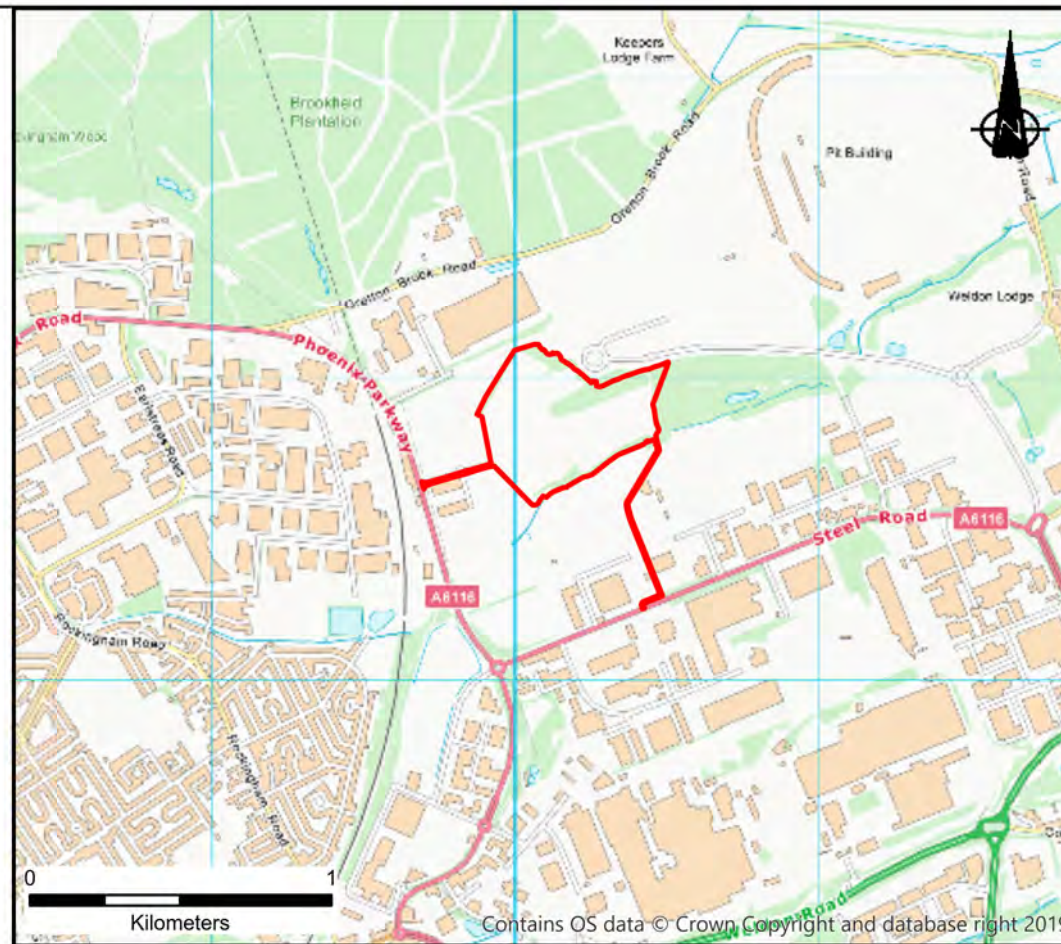
- 5.1.1 All risks associated with the deposit of waste will be managed through stringent site procedures. The proposed site operations have been subject to scrutiny to ensure that all risks from the activities have been identified, and these are set out in the Amenity and Accident Risk Assessment.
- 5.1.2 Ground investigations have been undertaken by Soiltechnics at the site in 2020, to determine the thickness of the backfill material in situ, and to confirm the sequence of previously deposited materials.
- 5.1.3 A Ground Stability Report has also been prepared by Soiltechnics, which forms part of the permit application, demonstrating that the proposed engineering will be structurally and physically stable through assessing the viability of a surcharging approach.
- 5.1.4 The application is also supported by a Hydrogeological Risk Assessment which assesses the risk of the proposed activities to groundwater. Regular environmental monitoring of groundwater will be undertaken to ensure that the operations are fully compliant with the conditions of the permit.
- 5.1.5 Pro-active operational measures will be implemented to ensure that there is no pollution from fugitive emissions from the site activities beyond the site boundary. Regular checks will be made around the site boundary, and should fugitive emissions be detected, the source will be identified, and appropriate remedial action taken.
- 5.1.6 The site roads will be swept as necessary to prevent mud or debris from being tracked out of the site.
- 5.1.7 The materials to be accepted for deposit are not inherently odorous, and therefore odour is unlikely to present as an issue. Additionally, it is unlikely that litter will be generated from the permitted wastes.
- 5.1.8 Operations will be restricted to daytime hours. All plant and equipment that is used onsite will be maintained in accordance with the manufacturers' recommendations to ensure that it operates correctly without producing excessive noise.
- 5.1.9 Site staff will be suitably trained according to their role. Contractors working at the site will be inducted by a senior member of staff. Site plant will only be operated by authorised staff.

5.1.10 The site will be operated in accordance with an Environmental Management System, which ensures that all necessary procedures are in place to enable the continued identification, assessment and effective management of environmental impacts of the site operations.

## **DRAWINGS**



Neighbourhood extract from Ordnance Survey map SCALE 1:50,000



Town extract from Ordnance Survey map SCALE 1:25,000



Detail extract from Ordnance Survey map SCALE 1:10,000

#### KEY

Site Boundary

#### Notes:

Contains Ordnance Survey data.  
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|                                |             |            |          |      |             |
|--------------------------------|-------------|------------|----------|------|-------------|
| REVISION                       | DETAILS     | DATE       | DRAWN    | CHKD | APPD        |
| CLIENT                         |             |            |          |      |             |
| Storefield Group Limited       |             |            |          |      |             |
| PROJECT                        |             |            |          |      |             |
| Land off Phoenix Parkway Corby |             |            |          |      |             |
| DRAWING TITLE                  |             |            |          |      |             |
| Application Site Location      |             |            |          |      |             |
| DRG No.                        | GM10604-014 |            | REV      | A    |             |
| DRG SIZE                       | A3          | SCALE      | AS SHOWN |      | DATE        |
|                                |             |            |          |      | 24/09/2019  |
| DRAWN BY                       | CT          | CHECKED BY | AJM      |      | APPROVED BY |
|                                |             |            |          |      | AJM         |



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