



**AN APPLICATION TO VARY ENVIRONMENTAL  
PERMIT NUMBER EPR/GB3408KW FOR THE INERT  
AND EXCAVATION WASTE TRANSFER STATION  
OPERATED BY DB CARGO (UK) LIMITED AT  
CRICKLEWOOD RAILWAY YARD, LONDON TO  
INCREASE THE QUANTITY OF WASTE PERMITTED TO  
BE ACCEPTED AT THE SITE AND ADD A WASTE TYPE**

**ENVIRONMENTAL RISK ASSESSMENT FOR  
NUISANCE AND AMENITY (ERA)**

Report reference: DBC/CR/AW/5720/01/ERA  
June 2025

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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. Introduction

- 1.1** MJCA is commissioned by DB Cargo (UK) Limited (DB Cargo) to prepare an application to vary Environmental Permit number EPR/GB3408KW (the permit) for the inert and excavation waste transfer station operated by DB Cargo at Cricklewood Railway Yard, Edgware Road, Cricklewood, London, NW2 6ND (the site). The site is centred approximately at National Grid Reference (NGR) TQ 23428 86461. The permit currently comprises a Standard Rules Permit (SRP) SR2009 No5 – inert and excavation waste transfer station. Under the SRP the site is authorised to accept, store and transfer up to 250,000 tonnes per year of inert and excavation waste. Waste is received by road and transferred from the site by rail. The environmental risks associated with the current activities at the site are addressed by the Environment Agency generic risk assessment for Standard Rules SR2009 No5<sup>1</sup>. It is understood that there have been no complaints in respect of dust, particulate matter, mud on the road, noise or odour emissions in respect of the waste activities at the site since the permit was first issued in February 2019.
- 1.2** Following the completion of the Environment Agency (EA) Consultation Number 25 on SRPs, SR2009No5 was withdrawn by the EA on 18 December 2024 and consolidated into SRP SR2022No3 construction, demolition and excavation waste transfer station. The EA provided letters to operators to explain the changes and published on 12 February 2025 a Regulatory Position Statement (RPS) ‘Extension to comply with new standard rules permits: RPS 331’ which states that if permit holders do not comply with the new Standard Rules, they must apply for a bespoke permit by 27 June 2025.
- 1.3** In order to determine whether the site complies with the new SR2022No3, a nature and heritage screening report was requested from the EA. The screening report presented at Appendix A shows that the site does not meet the Standard Rules due to the presence of a Local Wildlife site (LWS) (Duddington Hill Loop between Cricklewood and Harlesden LWS) within 50m of the site. For this reason, DB Cargo are applying to vary the current SRP to a bespoke Environmental Permit.

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<sup>1</sup> Available at <https://www.gov.uk/government/publications/sr2009-no5-inert-and-excavation-waste-transfer-station-below-250kte> Last updated 3 April 2019. Last accessed 7 December 2022.

- 1.4** As it is necessary to vary the permit to a bespoke permit, DB Cargo are also using this variation application as an opportunity to align the annual waste tonnage specified in the permit with the tonnage already authorised under the planning permission for the site and to add a waste type which has been added by the EA to SR2022No3 to align the list of wastes with the list specified in SR2022No3. The proposed changes to the permit the subject of this variation application are:
- i. To increase the total quantity of waste authorised to be accepted at the site from 250,000 tonnes per year to 510,000 tonnes per year.
  - ii. To add List of Waste (LoW) code 17 09 04 mixed construction and demolition wastes (mixtures of soil, bricks, stones and concrete only).
- 1.5** There are no proposals to include activities at the site additional to those already consented for the site. There are no proposals to undertake mechanical treatment of waste at the site. The activities undertaken at the site will remain consistent with those specified in Table 2.1 of the current permit. Consistent with the current waste operation, waste will continue to be received at the site by road and will be transferred from the site by rail. The full list of wastes, including LoW code 17 09 04, is presented in Table 1 to the Application Report.
- 1.6** This document comprises a nuisance and amenity environmental risk assessment (ERA) prepared generally in accordance with Environment Agency guidance entitled 'Risk assessments for your environmental permit' published on GOV.UK<sup>2</sup>. A risk screening matrix is provided in Table ERA 1 and the assessment is presented in Table ERA 2.
- 1.7** The layout of the site including the area in which the inert and excavation waste transfer operations are already authorised to be carried out is shown on Figure DEMP 2 provided with the Dust and Emissions Management Plan (DEMP)<sup>3</sup> for the site. Waste is only stored in Plot 2 at the site.
- 1.8** A wind rose for London City Airport for the period 2010 to 2014 and a wind rose for Heathrow Airport for the period 2019 to 2023 are presented on Figure 1. London City

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<sup>2</sup> <https://www.gov.uk/guidance/risk-assessments-for-your-environmental-permit> Published 1 February 2016 Last updated 3 January 2025. Last accessed 21 June 2025.

<sup>3</sup> Dust and Emissions Management Plan. Report reference DBC/CR/AW/5720/01/DEMP

Airport is located approximately 19km to the south east of the site. Heathrow Airport is located approximately 17km south west of the site. Based on the wind roses the prevailing wind direction is from the west southwest or south southwest and therefore areas to the east northeast or north northeast of the site are down prevailing wind of the site.

- 1.9** The ERA considers potential receptors and pathways for impacts based on the understanding of the environment surrounding the site. The assessment of the risks associated with the site are based on the generic risk assessment for Standard Rules SR2009 No5 taking into consideration the proposed changes.
- 1.10** The selection of potential receptors has been informed by information presented on the Defra MAGIC website, Google Earth and the Environment Agency Nature and Heritage Conservation Screening Report provided during the basic pre-application advice (Appendix A). The risk assessment takes into consideration receptors within 500m of the site with the exception of statutorily designated nature conservation sites for which a distance of up to 2km has been specified.
- 1.11** As shown on Figure ERA 1 the site is located at a rail sidings adjacent to residential areas. The site is located to the north east of Edgware Road/A5 and to the north west of Cricklewood Train Station. The residential properties within 1km of the site are shown on Figure ERA 1 and summarised in Table ERA 3.
- 1.12** The residential properties closest to the site are located on Dorchester Court approximately 20m to the south of the site at the closest point. A housing estate centred on Mount Road including a primary school and a children's nursery Our Lady of Grace Catholic Infant School are located to the west of Edgware Road/A5 approximately 110m to the west of the site at the closest point. A housing estate centred on Temple Road is located approximately 160m south west of the site at the closest point. Living Spring Montessori Nursery is located approximately 450m south west of the site. Claremont Primary School is located approximately 240m north of the site.
- 1.13** Based on information on the Defra MAGIC website there are no Ramsar Sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) or National Nature Reserves (NNRs) located within 2km of the site. Brent Reservoir, classified as a Site of Special Scientific Interest (SSSI), is located approximately 1km north

west of the site. There are two Local Nature Reserves (LNR) located within 2km of the site. Brent Reservoir / Welsh Harp LNR is located approximately 1km north west of the site and Westbere Copse LNR is located approximately 1.1km south east of the site.

- 1.14** Based on the information available on the Defra MAGIC website there are no World Heritage Sites or Scheduled Monuments located within 500m of the site. There is one Grade II listed building located within 500m of the site comprising "Milestone sited outside numbers 3 and 4 Gratton Terrace" which is located approximately 230m south of the site.
- 1.15** The Environment Agency Nature and Heritage Conservation Screening Report identifies Duddington Hill Loop between Cricklewood and Harlesden LWS located to the south west of the site adjacent to the site entrance and Clitterhouse Playing Fields LWS approximately 400m north east of the site.
- 1.16** The site is not located in a groundwater Source Protection Zone (SPZ).
- 1.17** The London Borough of Barnet (LBB) has declared an air quality management area (AQMA) for Particulate Matter (PM<sub>10</sub>) which encompasses the entire borough including the whole site.
- 1.18** A Dust and Particulate Matter Emissions Management Plan (DEMP)<sup>4</sup> has been prepared to support the application to vary the permit. The DEMP provides further details of the receptors in the vicinity of the site.
- 1.19** A Noise Impact Assessment (NIA) has been prepared to support the application to vary the permit. The NIA is provided at Appendix F of the application report. It in the NIA it is stated that

*"An assessment of potential noise impact associated with the permit application has been made following the guidance presented within BS 4142 and the specific supplementary guidance provided by the Environment Agency."*

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<sup>4</sup> Report reference DBC/CR/AW/5720/01/DEMP

*Following an initial estimate of noise impact, along with consideration of the context and any potential effects of uncertainty, activities associated with the permit variation application are likely to have a low impact. It is therefore considered that there will be no significant or unacceptable adverse impacts at existing noise-sensitive premises in the vicinity of the site."*

- 1.20** Based on the conclusions of the NIA, it is considered unnecessary to provide a Noise Management Plan with the application to vary the permit.

## 2. Conclusion

- 2.1 The ERA presented in Table ERA 2 that has been completed to support the application to vary the permit demonstrates that the operation of the facility with the implemented controls has a low or very low risk of adverse impact on amenity or the surrounding environment including sites of heritage or nature conservation interest.

## TABLES

Table ERA 1 - Risk screening matrix (inert and excavation waste transfer station)

| RISK TYPE                                          | ODOUR                      |                | NOISE AND VIBRATION |                            | FUGITIVE EMISSIONS |                            |                |               |                |                            |                           |                  |                   |
|----------------------------------------------------|----------------------------|----------------|---------------------|----------------------------|--------------------|----------------------------|----------------|---------------|----------------|----------------------------|---------------------------|------------------|-------------------|
|                                                    |                            |                |                     |                            | PARTICULATE MATTER |                            |                |               | LITTER         |                            | BIRDS, VERMIN AND INSECTS |                  | MUD ON THE ROAD   |
| GENERIC HAZARDS<br>GENERIC RECEPTORS <sup>1</sup>  | Waste storage and handling | Waste delivery | Waste delivery      | Waste storage and handling | Waste delivery     | Waste storage and handling | Site surfacing | Access routes | Waste delivery | Waste storage and handling | Waste delivery            | Waste deposition | Vehicle Movements |
| DOMESTIC DWELLING                                  |                            |                | X                   | X                          | X                  | X                          | X              | X             |                |                            |                           |                  |                   |
| SCHOOLS AND COLLEGES                               |                            |                | X                   | X                          | X                  | X                          | X              | X             |                |                            |                           |                  |                   |
| HOSPITALS                                          |                            |                |                     |                            |                    |                            |                |               |                |                            |                           |                  |                   |
| OFFICES / COMMERCIAL PREMISES                      |                            |                | X                   | X                          | X                  | X                          | X              | X             |                |                            |                           |                  |                   |
| INDUSTRIAL PREMISES                                |                            |                | X                   | X                          | X                  | X                          | X              | X             |                |                            |                           |                  |                   |
| PUBLIC FOOTPATH OR BRIDLEWAY                       |                            |                | X                   | X                          | X                  | X                          | X              | X             |                |                            |                           |                  |                   |
| HIGHWAYS OR ROADS                                  |                            |                |                     |                            | X                  | X                          | X              | X             |                |                            |                           |                  | X                 |
| PARKS AND PUBLIC OPEN SPACES                       |                            |                | X                   | X                          | X                  | X                          | X              | X             |                |                            |                           |                  |                   |
| FARMLAND WITH LIVESTOCK                            |                            |                |                     |                            |                    |                            |                |               |                |                            |                           |                  |                   |
| FARMLAND ARABLE                                    |                            |                |                     |                            |                    |                            |                |               |                |                            |                           |                  |                   |
| PRIORITY HABITAT                                   |                            |                |                     |                            |                    |                            |                |               |                |                            |                           |                  |                   |
| NATURE SITE OF LOCAL IMPORTANCE<br>(e.g. LNR, CWS) |                            |                | X                   | X                          | X                  | X                          | X              | X             |                |                            |                           |                  |                   |

Table ERA 1 - Risk screening matrix (inert and excavation waste transfer station)

| RISK TYPE                                             | ODOUR                      |                | NOISE AND VIBRATION |                            | FUGITIVE EMISSIONS |                            |                   |               |                |                            |                           |                  |                   |
|-------------------------------------------------------|----------------------------|----------------|---------------------|----------------------------|--------------------|----------------------------|-------------------|---------------|----------------|----------------------------|---------------------------|------------------|-------------------|
|                                                       |                            |                |                     |                            | PARTICULATE MATTER |                            |                   |               | LITTER         |                            | BIRDS, VERMIN AND INSECTS |                  | MUD ON THE ROAD   |
| GENERIC HAZARDS<br><br>GENERIC RECEPTORS <sup>1</sup> | Waste storage and handling | Waste delivery | Waste delivery      | Waste storage and handling | Waste delivery     | Waste storage and handling | Restored surfaces | Access routes | Waste delivery | Waste storage and handling | Waste delivery            | Waste deposition | Vehicle Movements |
| SITE OF SPECIAL SCIENTIFIC INTEREST (within 2km)      |                            |                | X                   | X                          | X                  | X                          | X                 | X             |                |                            |                           |                  |                   |
| SPECIAL AREA OF CONSERVATION (within 2km)             |                            |                |                     |                            |                    |                            |                   |               |                |                            |                           |                  |                   |
| SPECIAL PROTECTION AREA (within 2km)                  |                            |                |                     |                            |                    |                            |                   |               |                |                            |                           |                  |                   |
| LISTED BUILDINGS (within 500m)                        |                            |                | X                   | X                          | X                  | X                          | X                 | X             |                |                            |                           |                  |                   |
| SCHEDULED MONUMENT (within 500m)                      |                            |                |                     |                            |                    |                            |                   |               |                |                            |                           |                  |                   |
| AIRPORT                                               |                            |                |                     |                            |                    |                            |                   |               |                |                            |                           |                  |                   |
| RAILWAY                                               |                            |                |                     |                            | X                  | X                          | X                 | X             |                |                            |                           |                  |                   |
| SURFACE WATER                                         |                            |                |                     |                            | X                  | X                          | X                 | X             |                |                            |                           |                  |                   |

X = generic receptor type present and generic hazard considered as part of this assessment. These receptors are listed in Table 1 of the DEMP.

<sup>1</sup> All generic receptors within 500m have been identified unless an alternative distance has been identified.

**Table ERA 2 - Assessment of nuisance and amenity risks for the inert and excavation waste transfer station at Cricklewood Railway Yard**

| Sources of the risk                                             |                                                   |                                              | Assessing the risk                |             |                                                                          | Managing the risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                            |
|-----------------------------------------------------------------|---------------------------------------------------|----------------------------------------------|-----------------------------------|-------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Hazard                                                          | Receptor<br>(Table ERA3)                          | Pathway                                      | Probability<br>of exposure        | Consequence | Magnitude of<br>risk?                                                    | Risk management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | What is the<br>residual<br>risk?           |
| What has the<br>potential to<br>cause harm?                     | What is at risk?<br>What do I wish<br>to protect? | How can the<br>hazard reach<br>the receptor? | How likely is<br>this<br>contact? | Consequence | What is the<br>risk? The<br>balance of<br>probability and<br>consequence | What measures will you take to<br>reduce the risk? If it occurs – who<br>is responsible for what?                                                                                                                                                                                                                                                                                                                                                                                                    | What is the<br>risk that still<br>remains? |
| <b>Odour</b>                                                    |                                                   |                                              |                                   |             |                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                            |
| There are no<br>potential<br>sources of<br>odour at the<br>site | Local human<br>population                         | Air transport<br>then<br>inhalation          | Negligible                        | Negligible  | Negligible                                                               | The currently permitted waste types and LoW code 17 09 04 have low odour potential. Waste acceptance procedures (WAP) are and will continue to be implemented at the site which minimise the risk of unsuitable and contaminated wastes being accepted which may be malodorous. In the unlikely event that wastes are received at the site that are malodorous, the wastes will be rejected. It is understood that there have been no odour complaints at the site since waste operations commenced. | Negligible                                 |

**Table ERA 2 - Assessment of nuisance and amenity risks for the inert and excavation waste transfer station at Cricklewood Railway Yard**

| Sources of the risk                                |                                                   |                                                                       | Assessing the risk                |               |                                                                          | Managing the risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                            |
|----------------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------|---------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Hazard                                             | Receptor<br>(Table ERA3)                          | Pathway                                                               | Probability<br>of exposure        | Consequence   | Magnitude of<br>risk?                                                    | Risk management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | What is the<br>residual<br>risk?           |
| What has the<br>potential to<br>cause harm?        | What is at risk?<br>What do I wish<br>to protect? | How can the<br>hazard reach<br>the receptor?                          | How likely is<br>this<br>contact? | Consequence   | What is the<br>risk? The<br>balance of<br>probability and<br>consequence | What measures will you take to<br>reduce the risk? If it occurs – who<br>is responsible for what?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | What is the<br>risk that still<br>remains? |
| <b>Noise and Vibration</b>                         |                                                   |                                                                       |                                   |               |                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                            |
| Noise and<br>Vibration from<br>plant<br>operations | Local human<br>population /<br>priority habitats  | Noise<br>through the<br>air and<br>vibration<br>through the<br>ground | Medium to<br>low                  | Medium to low | Medium                                                                   | The activities undertaken at the site are and will be limited to the storage and transfer of inert and excavation waste. No physical treatment activities such as crushing or screening are or will be undertaken at the site. All plant and equipment that have the potential to generate noise and/or vibration are and will be regularly maintained and fitted where appropriate with silencing equipment. Vehicle operators are and will be instructed to avoid unnecessary horn usage, revving of engines and idling of machines and are trained to minimise waste drop heights where possible. The site comprises an impermeable concrete surface and vehicle routes through the site are | Low                                        |

**Table ERA 2 - Assessment of nuisance and amenity risks for the inert and excavation waste transfer station at Cricklewood Railway Yard**

| Sources of the risk                         |                                                   |                                              | Assessing the risk                |             |                                                                          | Managing the risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |
|---------------------------------------------|---------------------------------------------------|----------------------------------------------|-----------------------------------|-------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Hazard                                      | Receptor<br>(Table ERA3)                          | Pathway                                      | Probability<br>of exposure        | Consequence | Magnitude of<br>risk?                                                    | Risk management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | What is the<br>residual<br>risk?           |
| What has the<br>potential to<br>cause harm? | What is at risk?<br>What do I wish<br>to protect? | How can the<br>hazard reach<br>the receptor? | How likely is<br>this<br>contact? | Consequence | What is the<br>risk? The<br>balance of<br>probability and<br>consequence | What measures will you take to<br>reduce the risk? If it occurs – who<br>is responsible for what?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | What is the<br>risk that still<br>remains? |
|                                             |                                                   |                                              |                                   |             |                                                                          | <p>regularly inspected and maintained to reduce the potential for the surface to become uneven. It is understood that there have been no noise complaints at the site since waste operations commenced.</p> <p>A noise impact assessment (NIA) has been undertaken. A copy of the NIA prepared by Vibrock is included with the application to vary the permit. It is concluded in the NIA that the activities associated with the permit variation application are likely to have a low impact and that there will be no significant or unacceptable adverse impacts at existing noise-sensitive premises in the vicinity of the site.</p> |                                            |

**Table ERA 2 - Assessment of nuisance and amenity risks for the inert and excavation waste transfer station at Cricklewood Railway Yard**

| Sources of the risk                                                                                                           |                                                                                                                                  |                                                     | Assessing the risk                |               |                                                                          | Managing the risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                            |
|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------|---------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Hazard                                                                                                                        | Receptor<br>(Table ERA3)                                                                                                         | Pathway                                             | Probability<br>of exposure        | Consequence   | Magnitude of<br>risk?                                                    | Risk management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | What is the<br>residual<br>risk?           |
| What has the<br>potential to<br>cause harm?                                                                                   | What is at risk?<br>What do I wish<br>to protect?                                                                                | How can the<br>hazard reach<br>the receptor?        | How likely is<br>this<br>contact? | Consequence   | What is the<br>risk? The<br>balance of<br>probability and<br>consequence | What measures will you take to<br>reduce the risk? If it occurs – who<br>is responsible for what?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | What is the<br>risk that still<br>remains? |
| <b>Fugitive Emissions</b>                                                                                                     |                                                                                                                                  |                                                     |                                   |               |                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            |
| Releases of<br>particulate<br>matter from<br>access routes,<br>waste<br>delivery,<br>waste storage<br>and waste<br>deposition | Local human<br>population /<br>properties /<br>public footpath<br>/ public<br>highways /<br>priority habitats<br>/ surface water | Air transport<br>then<br>inhalation /<br>deposition | Low                               | Medium to low | Medium to low                                                            | A Dust and Particulate Matter<br>Emissions Management Plan<br>(DEMP) is implemented at the site.<br>The DEMP describes the<br>operations at the site which may<br>have the potential to have an<br>impact on air quality as a result of<br>emissions of particulate matter,<br>describes the operational controls<br>which are and will be implemented<br>to minimise emissions and<br>describes the monitoring which is<br>carried out to confirm the<br>effectiveness of the management<br>controls. It is understood that there<br>have been no complaints in<br>respect of dust or particulate<br>matter emissions since waste<br>operations commenced at the site. | Low                                        |

**Table ERA 2 - Assessment of nuisance and amenity risks for the inert and excavation waste transfer station at Cricklewood Railway Yard**

| Sources of the risk                         |                                                   |                                              | Assessing the risk                |               |                                                                          | Managing the risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                            |
|---------------------------------------------|---------------------------------------------------|----------------------------------------------|-----------------------------------|---------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Hazard                                      | Receptor<br>(Table ERA3)                          | Pathway                                      | Probability<br>of exposure        | Consequence   | Magnitude of<br>risk?                                                    | Risk management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | What is the<br>residual<br>risk?           |
| What has the<br>potential to<br>cause harm? | What is at risk?<br>What do I wish<br>to protect? | How can the<br>hazard reach<br>the receptor? | How likely is<br>this<br>contact? | Consequence   | What is the<br>risk? The<br>balance of<br>probability and<br>consequence | What measures will you take to<br>reduce the risk? If it occurs – who<br>is responsible for what?                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | What is the<br>risk that still<br>remains? |
| Litter                                      | Local human<br>population /<br>wildlife           | Air<br>transportation<br>then<br>deposition  | Low                               | Low           | Low                                                                      | The waste types which are and will<br>be accepted at the site have a very<br>low potential to generate litter. It is<br>understood that there have been<br>no complaints in respect of litter<br>since site operations commenced.                                                                                                                                                                                                                                                                                                                                              | Very low                                   |
| Contamination<br>from wastes<br>accepted    | Groundwater                                       | Infiltration                                 | Low                               | Medium to Low | Low                                                                      | The waste types which are<br>currently received at the site<br>comprise inert and excavation<br>wastes which have a low potential<br>for leaching of substances which<br>may contaminate groundwater.<br>WAP are and will be implemented<br>at the site that will minimise the risk<br>of unsuitable and contaminated<br>wastes being accepted. Waste<br>storage at the site is restricted to<br>Plot 2. Plot 2 comprises an<br>impermeable concrete surface. Oil<br>interceptors and suspended solids<br>interceptors are installed on the<br>drains in the wider Cricklewood | Low                                        |

**Table ERA 2 - Assessment of nuisance and amenity risks for the inert and excavation waste transfer station at Cricklewood Railway Yard**

| Sources of the risk                         |                                                   |                                              | Assessing the risk                |               |                                                                          | Managing the risk                                                                                                                                                                                                                                                                                                                                                                                               |                                            |
|---------------------------------------------|---------------------------------------------------|----------------------------------------------|-----------------------------------|---------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Hazard                                      | Receptor<br>(Table ERA3)                          | Pathway                                      | Probability<br>of exposure        | Consequence   | Magnitude of<br>risk?                                                    | Risk management                                                                                                                                                                                                                                                                                                                                                                                                 | What is the<br>residual<br>risk?           |
| What has the<br>potential to<br>cause harm? | What is at risk?<br>What do I wish<br>to protect? | How can the<br>hazard reach<br>the receptor? | How likely is<br>this<br>contact? | Consequence   | What is the<br>risk? The<br>balance of<br>probability and<br>consequence | What measures will you take to<br>reduce the risk? If it occurs – who<br>is responsible for what?                                                                                                                                                                                                                                                                                                               | What is the<br>risk that still<br>remains? |
|                                             |                                                   |                                              |                                   |               |                                                                          | Railway Yard site. As the application to vary the permit does not propose to introduce any new waste types, with the exception of LoW code 17 09 04 which comprises a mix of waste types already accepted at the site (soil, bricks, stones and concrete) the proposals will not increase significantly the risk associated with contamination of groundwater compared with the currently permitted operations. |                                            |
| Contamination<br>from wastes<br>accepted    | Surface water                                     | Run off or<br>infiltration                   | Low                               | Medium to low | Low                                                                      | The waste types which are currently received at the site comprise inert and excavation wastes which have a low potential for leaching of substances which may contaminate surface water. WAP are and will be implemented at the site that will minimise the risk of unsuitable and contaminated                                                                                                                 | Low                                        |

**Table ERA 2 - Assessment of nuisance and amenity risks for the inert and excavation waste transfer station at Cricklewood Railway Yard**

| Sources of the risk                         |                                                   |                                              | Assessing the risk                |             |                                                                          | Managing the risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                            |
|---------------------------------------------|---------------------------------------------------|----------------------------------------------|-----------------------------------|-------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Hazard                                      | Receptor<br>(Table ERA3)                          | Pathway                                      | Probability<br>of exposure        | Consequence | Magnitude of<br>risk?                                                    | Risk management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | What is the<br>residual<br>risk?           |
| What has the<br>potential to<br>cause harm? | What is at risk?<br>What do I wish<br>to protect? | How can the<br>hazard reach<br>the receptor? | How likely is<br>this<br>contact? | Consequence | What is the<br>risk? The<br>balance of<br>probability and<br>consequence | What measures will you take to<br>reduce the risk? If it occurs – who<br>is responsible for what?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | What is the<br>risk that still<br>remains? |
|                                             |                                                   |                                              |                                   |             |                                                                          | wastes being accepted. Waste storage at the site is restricted to Plot 2. Plot 2 comprises an impermeable concrete surface. The main waste type stored at the site typically comprises soil hence rain falling on the site will be absorbed by the waste. Any excess water which has not been absorbed will be captured/used by the mechanical road sweeper which is used to clean the impermeable surface at the site or will drain via an oil interceptor and suspended solids interceptor into the site surface water drainage system. As the application to vary the permit does not propose to introduce any new waste types, with the exception of LoW code 17 09 04, the proposals will not increase significantly the risk |                                            |

**Table ERA 2 - Assessment of nuisance and amenity risks for the inert and excavation waste transfer station at Cricklewood Railway Yard**

| Sources of the risk                                        |                                                   |                                              | Assessing the risk                |             |                                                                          | Managing the risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |
|------------------------------------------------------------|---------------------------------------------------|----------------------------------------------|-----------------------------------|-------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Hazard                                                     | Receptor<br>(Table ERA3)                          | Pathway                                      | Probability<br>of exposure        | Consequence | Magnitude of<br>risk?                                                    | Risk management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | What is the<br>residual<br>risk?           |
| What has the<br>potential to<br>cause harm?                | What is at risk?<br>What do I wish<br>to protect? | How can the<br>hazard reach<br>the receptor? | How likely is<br>this<br>contact? | Consequence | What is the<br>risk? The<br>balance of<br>probability and<br>consequence | What measures will you take to<br>reduce the risk? If it occurs – who<br>is responsible for what?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | What is the<br>risk that still<br>remains? |
|                                                            |                                                   |                                              |                                   |             |                                                                          | associated with contamination of<br>surface water compared with the<br>currently permitted operations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |
| Mud and<br>debris<br>deposited on<br>the public<br>highway | Public highway<br>/ local human<br>population     | Vehicles<br>entering and<br>leaving site     | Low                               | Medium      | Medium to low                                                            | The access road and the permitted<br>site comprises an impermeable<br>concrete surface which provides a<br>readily cleanable surface for the<br>vehicles transporting materials to<br>the site. All site roads and surfaces<br>are inspected on a working daily<br>basis and are maintained in a<br>condition consistent with<br>minimising the risk of the<br>accumulation of mud and debris on<br>the highway. A mobile road<br>sweeper is and will continue to be<br>used at the site. Wheel cleaning<br>facilities in the form of a wheel<br>wash are provided for all HGVs<br>prior to leaving the site. Vehicle<br>routes are shown on Figure DEMP<br>2 in the DEMP. | Low                                        |

**Table ERA 2 - Assessment of nuisance and amenity risks for the inert and excavation waste transfer station at Cricklewood Railway Yard**

| Sources of the risk                         |                                                   |                                                                                                              | Assessing the risk                |               |                                                                          | Managing the risk                                                                                                                                                                                                                                                                                |                                            |
|---------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Hazard                                      | Receptor<br>(Table ERA3)                          | Pathway                                                                                                      | Probability<br>of exposure        | Consequence   | Magnitude of<br>risk?                                                    | Risk management                                                                                                                                                                                                                                                                                  | What is the<br>residual<br>risk?           |
| What has the<br>potential to<br>cause harm? | What is at risk?<br>What do I wish<br>to protect? | How can the<br>hazard reach<br>the receptor?                                                                 | How likely is<br>this<br>contact? | Consequence   | What is the<br>risk? The<br>balance of<br>probability and<br>consequence | What measures will you take to<br>reduce the risk? If it occurs – who<br>is responsible for what?                                                                                                                                                                                                | What is the<br>risk that still<br>remains? |
| Scavenging<br>animals and<br>birds          | Local human<br>population                         | Air and land                                                                                                 | Low                               | Low           | Very Low                                                                 | The waste types that are accepted at the site are not considered attractive to scavenging animals or birds as the wastes do not comprise a source of food. The proposed changes will not increase significantly the risk associated with pests compared with the currently permitted operations. | Very low                                   |
| Pests (e.g.<br>flies)                       | Local human<br>population                         | Air and land                                                                                                 | Low                               | Low           | Very Low                                                                 | As above.                                                                                                                                                                                                                                                                                        | Very low                                   |
| <b>Accidents</b>                            |                                                   |                                                                                                              |                                   |               |                                                                          |                                                                                                                                                                                                                                                                                                  |                                            |
| Spillage of<br>contaminants                 | Water<br>resources                                | Direct run-off<br>from site<br>across<br>ground<br>surface / via<br>surface water<br>drains,<br>ditches etc. | Low                               | Medium to low | Low                                                                      | Company operational, maintenance, inspection and accident management procedures are and will continue to be implemented at the site. Spillage kits are available on site and site personnel are trained in their use.                                                                            | Very low                                   |

**Table ERA 2 - Assessment of nuisance and amenity risks for the inert and excavation waste transfer station at Cricklewood Railway Yard**

| Sources of the risk                              |                                                       |                                                                                                         | Assessing the risk                |               |                                                                          | Managing the risk                                                                                                                                                                                                                                                                                                                                                                                                                       |                                            |
|--------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------|---------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Hazard                                           | Receptor<br>(Table ERA3)                              | Pathway                                                                                                 | Probability<br>of exposure        | Consequence   | Magnitude of<br>risk?                                                    | Risk management                                                                                                                                                                                                                                                                                                                                                                                                                         | What is the<br>residual<br>risk?           |
| What has the<br>potential to<br>cause harm?      | What is at risk?<br>What do I wish<br>to protect?     | How can the<br>hazard reach<br>the receptor?                                                            | How likely is<br>this<br>contact? | Consequence   | What is the<br>risk? The<br>balance of<br>probability and<br>consequence | What measures will you take to<br>reduce the risk? If it occurs – who<br>is responsible for what?                                                                                                                                                                                                                                                                                                                                       | What is the<br>risk that still<br>remains? |
| Accidental<br>release of fuel<br>from fuel store | Water<br>resources                                    | Infiltration<br>through the<br>impermeable<br>surface or<br>runoff<br>through the<br>drainage<br>system | Low                               | Medium to low | Low                                                                      | All fuel at the site is stored and managed in accordance with The Control of Pollution (Oil Storage) (England) Regulations 2001. The application to vary the permit will not increase significantly the risk associated with the accidental release of fuel compared with the currently permitted operations.                                                                                                                           | Low                                        |
| Flooding of<br>site                              | Local human<br>population and<br>local<br>environment | Flood waters                                                                                            | Low                               | Medium to low | Low                                                                      | Based on the Environment Agency digital flood map for planning, the site is located in Flood Zone 1 which is defined in the Technical Guidance to the National Planning Policy Framework as comprising land assessed as having a less than 1 in 1000 annual probability of river flooding (<0.1%). As described above in respect of the emissions of contaminants to groundwater and surface waters, the waste types which are and will | Very low                                   |

**Table ERA 2 - Assessment of nuisance and amenity risks for the inert and excavation waste transfer station at Cricklewood Railway Yard**

| Sources of the risk                                              |                                                   |                                                                                                                                        | Assessing the risk                |             |                                                                          | Managing the risk                                                                                                                                                                                                                                                                                                                                                                                             |                                            |
|------------------------------------------------------------------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Hazard                                                           | Receptor<br>(Table ERA3)                          | Pathway                                                                                                                                | Probability<br>of exposure        | Consequence | Magnitude of<br>risk?                                                    | Risk management                                                                                                                                                                                                                                                                                                                                                                                               | What is the<br>residual<br>risk?           |
| What has the<br>potential to<br>cause harm?                      | What is at risk?<br>What do I wish<br>to protect? | How can the<br>hazard reach<br>the receptor?                                                                                           | How likely is<br>this<br>contact? | Consequence | What is the<br>risk? The<br>balance of<br>probability and<br>consequence | What measures will you take to<br>reduce the risk? If it occurs – who<br>is responsible for what?                                                                                                                                                                                                                                                                                                             | What is the<br>risk that still<br>remains? |
|                                                                  |                                                   |                                                                                                                                        |                                   |             |                                                                          | be received at the site comprise inert and excavation wastes which have a low potential for leaching of substances which may contaminate groundwater or surface water.                                                                                                                                                                                                                                        |                                            |
| Fire causing the release of polluting emissions to air and water | Local human population and local environment      | Air transport of smoke / spillages and contaminated firewater by direct run-off from the site and via surface water drains and ditches | Low                               | Low         | Very low                                                                 | As the waste types which are and will be accepted at the site comprise inert and excavation wastes which are non-flammable and non-combustible, the risk of waste fires occurring is negligible. Measures are and will continue to be in place to store chemicals and oils securely and with suitable infrastructure and operational procedures which will minimise the risk of these being a source of fire. | Negligible                                 |
| All on-site hazards; wastes;                                     | Local human population and / or animals gaining   | Direct physical contact                                                                                                                | Low                               | Medium      | Low to medium                                                            | WAP are and will be implemented at the site to minimise the risk that unsuitable and contaminated wastes are accepted at the site.                                                                                                                                                                                                                                                                            | Low                                        |

**Table ERA 2 - Assessment of nuisance and amenity risks for the inert and excavation waste transfer station at Cricklewood Railway Yard**

| Sources of the risk                                                                                     |                                                     |                                              | Assessing the risk                |             |                                                                          | Managing the risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |
|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------|-----------------------------------|-------------|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Hazard                                                                                                  | Receptor<br>(Table ERA3)                            | Pathway                                      | Probability<br>of exposure        | Consequence | Magnitude of<br>risk?                                                    | Risk management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | What is the<br>residual<br>risk?           |
| What has the<br>potential to<br>cause harm?                                                             | What is at risk?<br>What do I wish<br>to protect?   | How can the<br>hazard reach<br>the receptor? | How likely is<br>this<br>contact? | Consequence | What is the<br>risk? The<br>balance of<br>probability and<br>consequence | What measures will you take to<br>reduce the risk? If it occurs – who<br>is responsible for what?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | What is the<br>risk that still<br>remains? |
| machinery<br>and vehicles                                                                               | unauthorised<br>access to the<br>waste<br>operation |                                              |                                   |             |                                                                          | Security measures are and will be<br>implemented at the site to minimise<br>the potential for unauthorised<br>access to the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |
| Waste<br>operations<br>may cause<br>harm to and<br>deterioration<br>of nature<br>conservation<br>sites. | Protected sites<br>- European<br>sites and<br>SSSIs | Air                                          | Low                               | Low         | Very low                                                                 | <p>There are no Special Areas of Conservation (SAC), Special Protection Areas (SPA), or Ramsar Sites located within 2km of the site.</p> <p>There is one SSSI located within 2km of the site. Brent Reservoir is located approximately 1km north west of the site. The proposed changes will not increase significantly the risk to SSSIs within 2km of the site compared with the currently permitted operations. Measures are and will continue to be in place to minimise the risk of unacceptable impacts from the waste operations on the surrounding environment which will</p> | Very low                                   |

**Table ERA 2 - Assessment of nuisance and amenity risks for the inert and excavation waste transfer station at Cricklewood Railway Yard**

| Sources of the risk                                                                                     |                                                                                                                    |                                              | Assessing the risk                |             |                                                                          | Managing the risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                            |
|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------|-------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Hazard                                                                                                  | Receptor<br>(Table ERA3)                                                                                           | Pathway                                      | Probability<br>of exposure        | Consequence | Magnitude of<br>risk?                                                    | Risk management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | What is the<br>residual<br>risk?           |
| What has the<br>potential to<br>cause harm?                                                             | What is at risk?<br>What do I wish<br>to protect?                                                                  | How can the<br>hazard reach<br>the receptor? | How likely is<br>this<br>contact? | Consequence | What is the<br>risk? The<br>balance of<br>probability and<br>consequence | What measures will you take to<br>reduce the risk? If it occurs – who<br>is responsible for what?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | What is the<br>risk that still<br>remains? |
|                                                                                                         |                                                                                                                    |                                              |                                   |             |                                                                          | be protective also of the nature<br>conservation sites (see above).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                            |
| Waste<br>operations<br>may cause<br>harm to and<br>deterioration<br>of nature<br>conservation<br>sites. | Protected<br>habitat –<br>Priority habitat.<br>Local Wildlife<br>Sites (LWS),<br>Local Nature<br>Reserves<br>(LNR) | Air                                          | Low                               | Low         | Very low                                                                 | Clitterhouse Playing Fields LWS is<br>located 400m from the site and<br>Dudding Hill Loop between<br>Cricklewood and Harlesden LWS<br>is located adjacent to the site<br>entrance. There is a Deciduous<br>Woodland Protected Habitat within<br>50m of the site. There are two LNR<br>located within 2km of the site. Brent<br>Reservoir / Welsh Harp LNR is<br>located approximately 1km north<br>west of the site and Westbere<br>Copse LNR is located<br>approximately 1.1km south east of<br>the site. The proposed changes will<br>not increase significantly the risk to<br>protected habitats and LWSs<br>within 500m of the site compared<br>with the currently permitted<br>operations. Measures are in place | Low                                        |

**Table ERA 2 - Assessment of nuisance and amenity risks for the inert and excavation waste transfer station at Cricklewood Railway Yard**

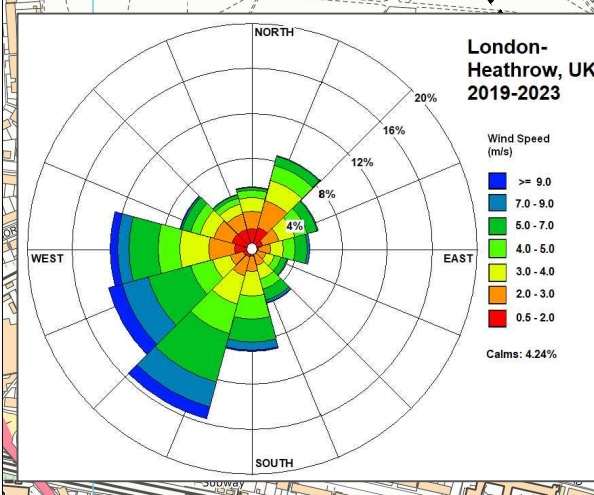
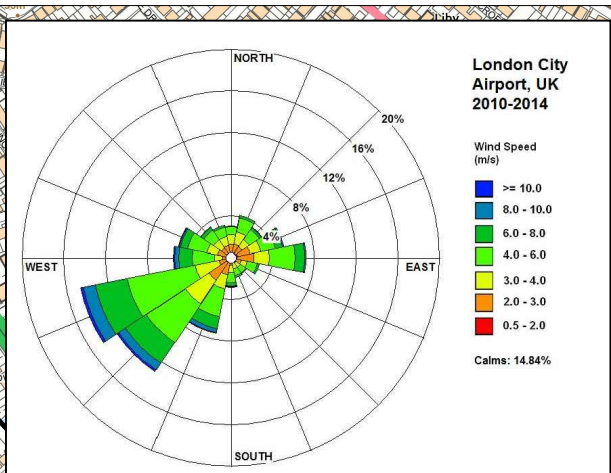
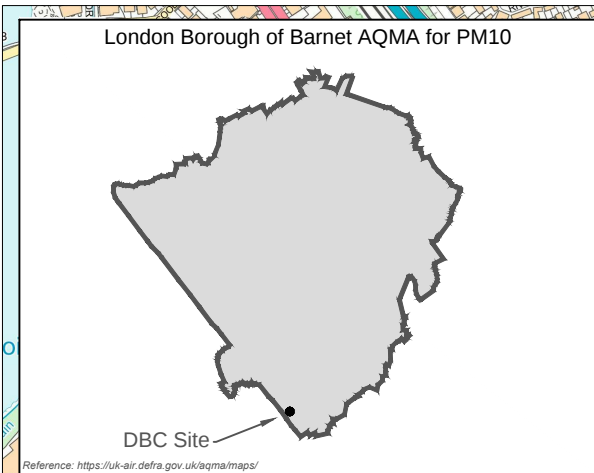
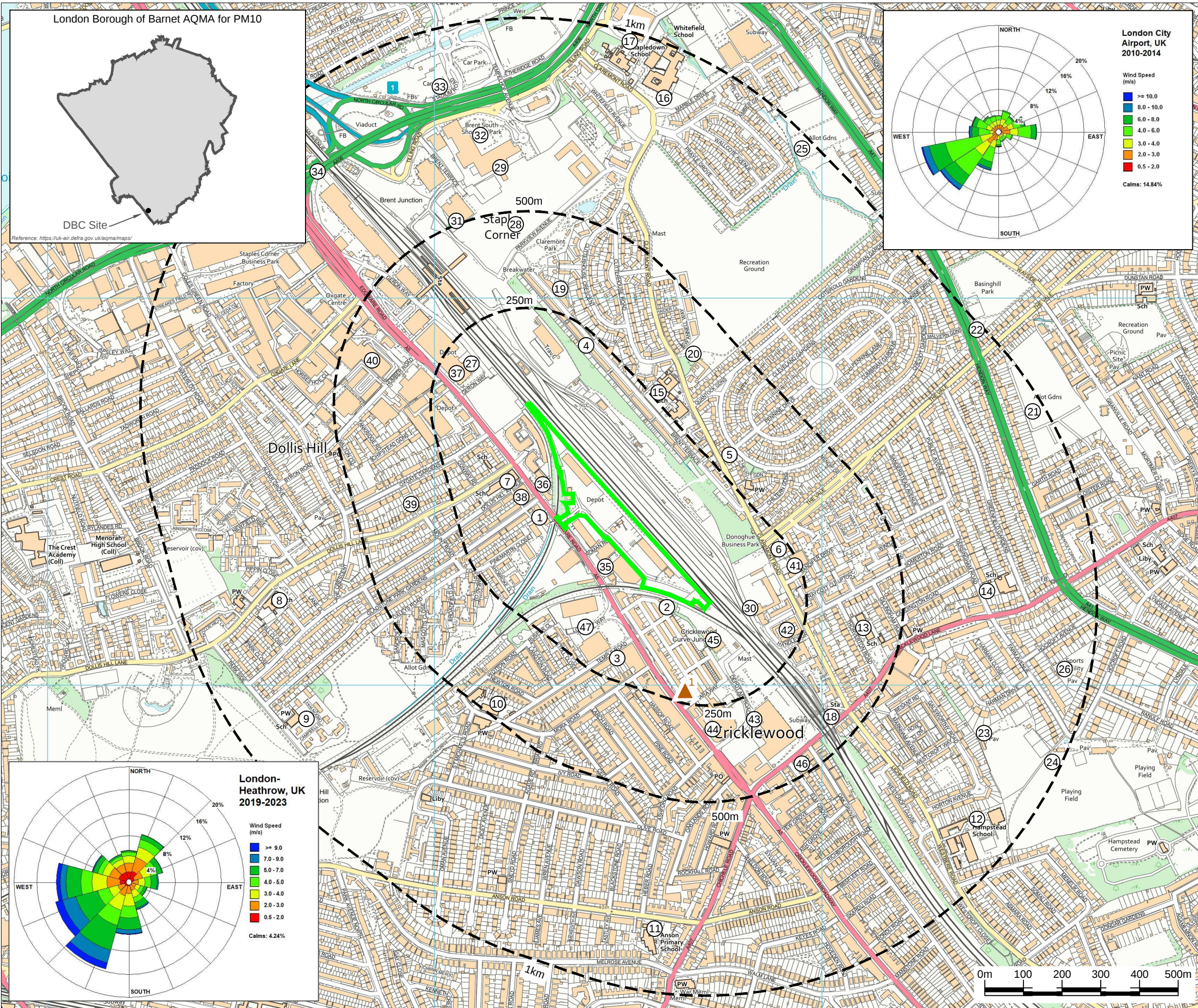
| Sources of the risk                                                                  |                                                                      |                                              | Assessing the risk                |             |                                                                          | Managing the risk                                                                                                                                                                                                                                                                                                                          |                                            |
|--------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------|-----------------------------------|-------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Hazard                                                                               | Receptor<br>(Table ERA3)                                             | Pathway                                      | Probability<br>of exposure        | Consequence | Magnitude of<br>risk?                                                    | Risk management                                                                                                                                                                                                                                                                                                                            | What is the<br>residual<br>risk?           |
| What has the<br>potential to<br>cause harm?                                          | What is at risk?<br>What do I wish<br>to protect?                    | How can the<br>hazard reach<br>the receptor? | How likely is<br>this<br>contact? | Consequence | What is the<br>risk? The<br>balance of<br>probability and<br>consequence | What measures will you take to<br>reduce the risk? If it occurs – who<br>is responsible for what?                                                                                                                                                                                                                                          | What is the<br>risk that still<br>remains? |
|                                                                                      |                                                                      |                                              |                                   |             |                                                                          | to minimise the risk of unacceptable impacts from the waste operations on the surrounding environment which will be protective also of the nature conservation sites (see above).                                                                                                                                                          |                                            |
| Waste operations may cause harm to and deterioration of heritage conservation sites. | Designated heritage sites – Scheduled Monuments and Listed Buildings | Direct physical contact                      | Low                               | Low         | Very low                                                                 | There is one Grade II listed building located within 500m of the site comprising “Milestone sited outside numbers 3 and 4 Gratton Terrace” which is located approximately 230m south of the site. Measures are and will be in place to minimise the risk of unacceptable impacts from the waste operations on the surrounding environment. | Very low                                   |

Table ERA 3

## Summary of the receptors in the vicinity of the site

| Ref | Name or description                                                 | Type of receptor   | Approximate distance from site (m) | Direction from site |
|-----|---------------------------------------------------------------------|--------------------|------------------------------------|---------------------|
| 1   | Residential estate centred around Dollis Hill Lane                  | Domestic Dwellings | <250                               | W                   |
| 2   | Residential properties east of the A5                               | Domestic Dwellings | <250                               | S                   |
| 3   | Residential properties west of the A5 centred on Temple Road        | Domestic Dwellings | <250                               | SW                  |
| 4   | Residential properties centred on Brent Terrace                     | Domestic Dwellings | <250                               | N                   |
| 5   | Residential estate east of Claremont Road                           | Domestic Dwellings | 250-500                            | NE                  |
| 6   | Residential properties east of Claremont Road and south of The Vale | Domestic Dwellings | <250                               | NE                  |
| 7   | Our Lady of Grace Catholic Infant and Nursery School                | School             | <250                               | W                   |
| 8   | Our Lady of Grace RC Junior School                                  | School             | 500-1000                           | W                   |
| 9   | Torah Temimah Primary School                                        | School             | 500-1000                           | SW                  |
| 10  | Living Spring Montessori Nursery                                    | School             | 250-500                            | SW                  |
| 11  | Anson Primary School                                                | School             | 500-1000                           | S                   |
| 12  | Hampstead School                                                    | School             | 500-1000                           | SE                  |
| 13  | St Agnes RC Primary School                                          | School             | 250-500                            | SE                  |
| 14  | Childs Hill Primary School                                          | School             | 500-1000                           | SE                  |
| 15  | Claremont Primary School                                            | School             | <250                               | NE                  |
| 16  | Mapledown School                                                    | School             | 500-1000                           | N                   |
| 17  | Whitefield School                                                   | School             | 500-1000                           | N                   |
| 18  | Cricklewood Railway station                                         | Railway station    | 400m                               | SE                  |
| 19  | Clarefield Park                                                     | Recreational Area  | 250-500                            | N                   |
| 20  | Clitterhouse Playing Fields                                         | Recreational Area  | 250-500                            | NE                  |
| 21  | Garden Allotments east of Hendon Way                                | Recreational Area  | 500-1000                           | E                   |
| 22  | Basinghill Park                                                     | Recreational Area  | 500-1000                           | ENE                 |
| 23  | Brondesbury Cricket, Tennis and Squash Club                         | Recreational Area  | 500-1000                           | SE                  |
| 24  | University College School Sports Ground                             | Recreational Area  | 500-1000                           | SE                  |
| 25  | Garden allotments east of Wallcote Avenue                           | Recreational Area  | 500-1000                           | NE                  |
| 26  | Sports facility located south of Hocroft Avenue                     | Recreational Area  | 500-1000                           | SE                  |
| 27  | Staples Corner Business Park                                        | Commercial         | <250                               | NW                  |
| 28  | Businesses on Claremont Way Industrial Estate                       | Commercial         | 250-500                            | NNW                 |

| Ref | Name or description                                     | Type of receptor         | Approximate distance from site (m) | Direction from site |
|-----|---------------------------------------------------------|--------------------------|------------------------------------|---------------------|
| 29  | Brent South Shopping Park                               | Commercial               | 500-1000                           | NNW                 |
| 30  | Businesses in Donoghue Business Park                    | Commercial               | <250                               | SE                  |
| 31  | Businesses at Brent Junction                            | Commercial               | 250-500                            | NNW                 |
| 32  | Brent South Shopping Car Park                           | Car Park                 | 500-1000                           | NNW                 |
| 33  | Car Park located north of A406                          | Car Park                 | 500-1000                           | NNW                 |
| 34  | A406 Road                                               | Road                     | 500-1000                           | NW                  |
| 35  | Retail – Lidl and self storage                          | Commercial               | <250                               | S                   |
| 36  | Petrol station                                          | Commercial               | <250                               | W                   |
| 37  | Little Fellows Day Nursery                              | School                   | <250                               | NW                  |
| 38  | Shops & Barbers                                         | Commercial               | <250                               | W                   |
| 39  | Community Centre & Church                               | Community                | 250-500                            | W                   |
| 40  | Wing Yip Superstore                                     | Commercial               | 250-500                            | NW                  |
| 41  | Royal Mail Delivery Office                              | Commercial               | <250                               | E                   |
| 42  | Lansdowne Care Home                                     | Care Home                | <250                               | SEE                 |
| 43  | Retail Estate – B&Q & Poundstretcher                    | Commercial               | 250-500                            | SSE                 |
| 44  | Travelodge Hotel                                        | Hotel                    | 250-500                            | S                   |
| 45  | Jewsons                                                 | Commercial               | <250                               | SE                  |
| 46  | Shops/Cafés                                             | Commercial               | 250-500                            | SE                  |
| 47  | Cricklewood Broadway Retail Park – Matalan & Wickes     | Commercial               | <250                               | SSW                 |
| ▲1  | Milestone sited outside numbers 3 and 4 Gratton Terrace | Grade II Listed building | <250                               | S                   |



### Key / Notes

- Permit boundary
- Offset from permit boundary
- Potential receptor of dust generally within 1km radius of the site
- Listed building within 500m of the site

Note:  
A full list of the receptors identified on the drawing is presented in Table 1 of the DEMP

| Rev | Status | Drn | App | Chk | Date     |
|-----|--------|-----|-----|-----|----------|
|     | Final  | KR  | AW  | GT  | 24/06/25 |

|        |                                                             |
|--------|-------------------------------------------------------------|
| Site   | CRICKLEWOOD                                                 |
| Client | DB Cargo (UK) Limited                                       |
| Title  | Site plan showing the receptors in the vicinity of the site |

|              |                      |
|--------------|----------------------|
| Figure ERA 1 | Scale<br>1:10,000@A3 |
|--------------|----------------------|

Drawing Ref  
DB/CR/06-25/25035

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Technical advisers on environmental issues Fax : 01827 718507

Baddesley Colliery Offices,  
Main Road, Baxtersley, Atherstone  
Warwickshire, CV9 2LE.  
Telephone : 01827 717891

**APPENDICES**

**APPENDIX A**

**ENVIRONMENT AGENCY NATURE AND HERITAGE CONSERVATION SCREENING  
REPORT**

# Nature and Heritage Conservation

## Screening Report: Standard Rules 2022 No 3

|                         |                   |
|-------------------------|-------------------|
| Reference               | EPR/GB3408KW/P001 |
| NGR                     | TQ 23513 86485    |
| Buffer (m)              | 480               |
| Date report produced    | 01/05/2025        |
| Number of maps enclosed | 1                 |

### This nature and heritage conservation report

The nature and heritage conservation sites, protected species and habitats, and other features **identified in the table below indicate you are not eligible for the standard rules permit this screening has been carried out for**. See below for additional information on standard rules 2022 No 4 and 2022 No 5.

The distance criteria for the standard rules permit selected can be found on the relevant [standard rules gov.uk page](#). Distance criteria are detailed in the site section of the permit.

Please note for standard rules [2022 No 4](#) and [2022 No 5](#) condition 2.2.3 has separate criteria for activities involving wastes listed in table 2.3b and carried out outdoors. If you have applied for screening for one of these rules sets, please check if the results below are relevant for the whole site, or just this condition, as both sets of criteria are included in this screening. It is possible to apply for the rules set if you fail criteria in 2.2.3, by not taking wastes from table 2.3b, by using a building, or by limiting the activities to an area of the site outside of screening distance. In these cases, please make it clear how you intend to comply when you apply, or this information will be requested, delaying determination.

In the further information column of the table below, there are links which give more information about the site or feature type and indicate where you are able to self-serve to get the most accurate site boundaries or feature locations.

Most designated site boundaries are available on [Magic map](#). Using Magic map allows you to zoom in and see the site boundary or feature location in detail, Magic map also allows you to measure the distance from these sites and features to your proposed boundary. [Help videos](#) are available on Magic map to guide you through.

Where information is not publicly available, or is only available to those with GIS access, we have provided a map at the end of this report.

## Sites and Features within screening distance

## Further Information

Local Wildlife Sites (LWS) (see map below)

[Appropriate Local Record Centre \(LRC\)](#)

**Dudding Hill Loop between Cricklewood and Harlesden**

[Appropriate Wildlife Trust](#)

**Clitterhouse Playing Fields**

Where protected species are present, a licence may be required from [Natural England](#) to handle the species or undertake the proposed works.

**Note:** where the standard rules permit contains the criteria “*not within 250 metres within the presence of Great Crested Newts where it is linked to the breeding ponds of the newts by good habitat*” this screening does not include an assessment of habitat quality and is purely a distance screen.

The relevant Local Records Centre must be contacted for information on the features within local wildlife sites. A small administration charge may also be incurred for this service.

**The following nature and heritage conservation sites, protected species and habitats, and other features have been checked for, where they are relevant for the standard rules permit requested, but have not been found within screening distance of your site unless included in the list above.**

Special Areas of Conservation (cSAC or SAC), Special Protection Area (pSPA or SPA), Marine Conservation Zone (MCZ), Ramsar, Sites of Special Scientific Interest (SSSI), Air quality Management area (AQMA), National Nature Reserve (NNR), Local Nature Reserve (LNR), Local Wildlife Sites (LWS), Ancient Woodland, Watercourse, Groundwater Source Protection Zone 1/2/3, Flood Risk Zone 2/3, Scheduled Monuments, relevant species and habitats.

**Please note** we have screened this application for features for which we have information. It is however your responsibility to comply with all environmental and planning legislation, this information does not imply that no other checks or permissions will be required.

The nature and heritage screening we have conducted as part of this report is subject to change as it is based on data we hold at the time it is generated. We cannot guarantee there will be no changes to our screening data between the date of this report and the submission of the permit application, which could result in the return of an application or requesting further information.

**As you have not met the criteria for the standard rules permit, you will need to contact us for further advice on the type of permit you should apply for.**

Please submit a request through this link:

<https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form>

# Local Wildlife Sites



- Legend
- Local Wildlife Sites

