



Non-Technical Summary

Ubico Limited



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SITE DETAILS

Ubico Limited,
Supergas Industrial Estate,
Downs Road Depot,
Witney,
OX29 0SZ

OPERATOR DETAILS

Ubico Limited,
West Oxfordshire Waste Transfer Station,
Swindon Road,
Cheltenham,
Gloucestershire,
GL51 9JZ

PERMIT REFERENCE

EPR/FB3602KK

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1. INTRODUCTION

This document is the Non-Technical Summary (NTS) that accompanies the application for a permit variation to amalgamate a standard rules permit (EPR/FB3602KK) and an S1 & S2 Exemption into a bespoke permit at Ubico Limited, Supergas Industrial Estate, Downs Road Depot, Witney, OX29 0SZ. The site is located at National Grid Reference SP 32822 10418.

The site currently runs under the listed standard rules and exemptions; SR2022 No7 – Material Waste Facility, S1 Exemption – Storing waste in secure container and S2 Exemption – Storing waste at a secure site.

The site operates as a recycling bulking facility, authorising the manual sorting, separation and subsequent storage of permitted wastes for onward transfer. The site currently handles predominately non-hazardous waste and some hazardous waste. Materials are brought to the facility by kerbside collection vehicles operated by Ubico, as part of municipal contracts.

The site will complete the same operations (the storage and distribution of outgoing waste materials), however owing to the forthcoming 2026 changes to exemptions, a variation to a bespoke permit is required.

The bespoke permit variation seeks to include waste activities covered under the S1 & S2 exemption (S1- storage of waste in secure containers for cooking oil, engine oil, batteries, WEEE, vapes and textiles S2 – Storage of waste in a secure place).

The application has been prepared by Wiser Environment Limited on behalf of the applicant Ubico Ltd.

This NTS summarises the proposed changes to the existing Environmental Permit and should be read in conjunction with the other supporting documents included within the application.

2. APPLICATION

This application is for a variation from a standard rules permit (EPR/FB3602KK) to a bespoke permit and has been prepared under the Environmental Permitting (England and Wales) Regulations 2016 (as amended) for a Waste storage and waste transfer stations - including with or without treatment.

The scope of this application is limited to sorting and subsequent storage and transfer of non-hazardous and hazardous materials. The site will be operated as a recycling bulking facility, authorising the keeping and sorting of controlled waste.

The permit boundary is shown in green in Figure 1 and infrastructure on site includes:

- Weighbridge
- Waste storage areas
- Waste operations areas
- CCTV
- Loading shovel
- Fences and gates

2.1. Site Location

The site is located 150m South from the Residential houses on Burford Road and 200 m South of the B4047.



Figure 1 Aerial image of the site, showing the permit boundary in green

2.2. Environmental Setting

The environmental setting of the site is summarised in Table 1. A more detailed description of the site setting can be found in the Environmental Risk Assessment (ERA) (K452.3~09~003) within Section 05 of the application pack:

Table 1 Summary of Site Setting

RECEPTOR	DESCRIPTION AND LOCATION
Humans and Property	The nearest Residential houses on Burford Road (ID1) are approximately 150 m North of the permit boundary shown on the Site Setting Plan (K452.3~20~003). The main residential area is Witney 1 km in the East-southeast, Little Minster 1.2 km in the North-West, Minster Lovell 1.4 km in the East.
Surface Water	The nearest surface water locations are River Windrush and tributaries 160m N and Balance Pond Wheatfield Drive 500 m SW. The yearly risk of flooding from surface water is low.
Groundwater	There is evidence of a Secondary Class A bedrock aquifer on site.
Designated Sites	There are no designated sites in the site proximity.
Non-Statutory Designated Sites	A series of non-statutory designated environmental sites are located within 2 km of the permit boundary these include Ancient Woodland 930 m NNE. The locations relative to the permit boundary are also shown on the Site Setting Plan (K452.3~20~003).
Geology	Underlying geology onsite is described as Cornbrash Formation made up from limestone sedimentary rock from the Bathonian age.
Flooding	According to the government website the risk of flooding from rivers and the sea (RoFRaS) yearly chance is rated as very low. The yearly risk of flooding from surface water is low.

3. PERMITTED OPERATIONS

3.1. Waste Acceptance

The Management System Summary (MSS) (K452.3~09~002) describes the Waste Acceptance Procedure for the site.

Permitted activities are listed under the following codes:

R13: Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced).

R3: Recycling / reclamation of organic substances which are not used as solvents.

R4: Recycling / reclamation of metals and metal compounds

R5: Recycling / reclamation of other inorganic materials.

The current activities on site are limited to manual sorting and separation, of waste into different components for recovery.

The total quantity of waste accepted at the site annually shall be <75,000 tonnes.

The types of wastes and waste codes accepted on site are listed below:

- Glass (EWC 20 01 02) - Stored within a segregated fire-resistant storage bay under a building. Maximum storage onsite is 2 days (48 hours) (Daily rotation).
- Dry Mixed Recycling (EWC 20 03 01) - Stored within a segregated fire-resistant storage bay within a building with daily stock rotations and stored onsite for a maximum of 24 hours.
- Textiles (EWC 20 01 11) - Stored within sealed collection bins for a maximum of 6 months on site.
- Engine Oil (EWC 13 02 08*) - Stored in a bunded tank. Maximum storage time onsite is for 6 months.
- Household Batteries (EWC 20 01 33*) - Stored in 60-70 litre sealed containers for a maximum of 6 months on site.
- Small WEEE (EWC 20 01 35*) - Stored in a 40yrd skip under a building. These materials have a 6-months maximum storage time on site.
- Vapes (EWC 20 01 35*) - Stored in 60-70 litre sealed containers for a maximum of 6 months on site.
- Broken Waste Wheelie Bins (20 01 39) - Stacked and bulked in a fire-resistant bay. A load consists of 70 stacks. Materials are stored on site for a maximum of 3 weeks.

Limits of activities

The current activities at the site are only limited to;

- Manual sorting and separation, of waste into different components for recovery.
- Waste consisting solely of dust, powder and loose fibre shall not be accepted.

3.2. Waste Processing

The site will be operational six days a week, including Bank Holidays where appropriate, as detailed below:

The hours of operation are as follows:

- Weekdays all year 05:30 to 17:00
- Saturdays all year 05:30 to 13:00

Materials will be brought to the facility by kerbside collection vehicles operated by Ubico within the West Oxfordshire geographical area. Materials are tipped into individual storage bays directed by site operatives to be bulked up and hauled out in the same state as arrived. A loading shovel will be permanently based at the site operated by Ubico or an approved contractor and will be used to load materials into bulk haulage vehicles for onward transportation. All loads will be recorded prior to dispatch. Materials are weighed on a site weigh bridge upon entrance and removal from site. Tonnage information shall be returned and collated at the depot office. No waste is stored for longer than 6 months (with regular monitoring), and all waste is stored on an impermeable surface.

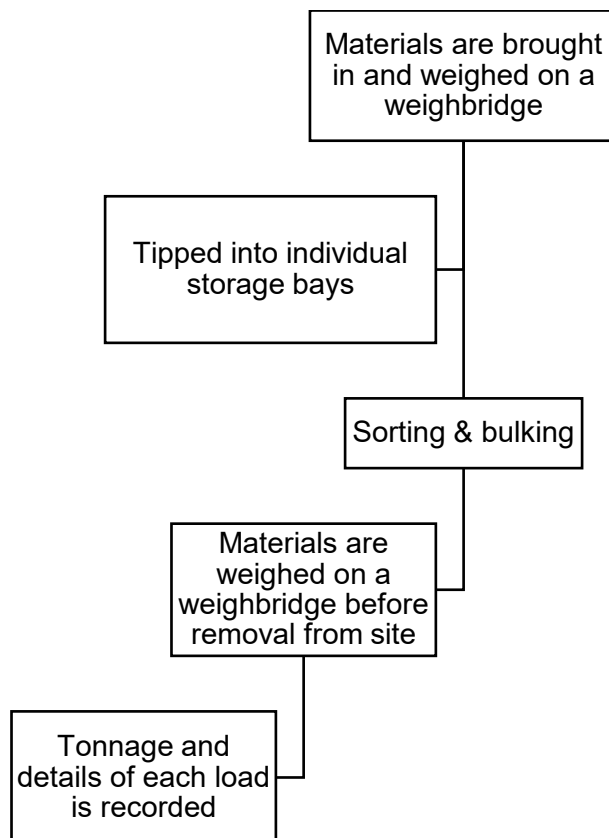


Figure 2 – Flow diagram showing waste acceptance and removal procedures

3.3. Site Management

The operator, Ubico Limited shall manage and operate the activities:

- a) in accordance with a written management system that identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances, closure and those drawn to the attention of the operator because of complaints;
- b) using sufficient competent persons and resources, and
- c) with records demonstrating compliance.

Any person having duties that are or may be affected by the matters set out in the Environmental Permit (EPR/FB3602KK) shall have access to a copy of it.

The operator shall comply with the requirements of an approved competence scheme.

4. RISK ASSESSMENT & MANAGEMENT

An Environmental Risk Assessment (ERA) (K452.3~09~003) is included in Section 05 of the application pack. The ERA details the key management measures for the protection of the environment, with regards to emissions to surface water, groundwater, land, and air (including noise and odour).

The site is operated by Ubico Limited, a Management System Summary (MSS) (K452.3~09~002) has been developed and is included within in Section 04 of the application pack to reflect and control site operations, environmental management, emissions and monitoring. The MSS defines operational and maintenance procedures and details requirements in the event of an accident or incident.



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