Intended for
Premier Tyres
Date
February 2026
Project Number
(PT-2026/001)

Premier Tyres

Technical Summary

THE PERMITTING COMPANY

Premier Tyres
Technical Summary

Project No.	PT-2026/001
Issue No.	1
Date	February 2026
Author	Ricky O'Brien
Checked	Stephen Griffiths

Version Control Log

Revision	Date	Made by	Checked by	Description
01	10/02/26	RO	SG	Initial creation

The Permitting Company Limited
Office S3B,
Witney Business & Innovation Centre,
Oxfordshire,
OX29 7DX

Technical Summary

Premier Tyres operates a tyre recycling yard at B1 & B2 Atlantic Works, Oakley Road, Southampton, SO16 4LL. The legal operator will be Alan Skinner, Trading as Premier Tyres (hereinafter referred to as *Premier Tyres*). The site currently makes use of a registered waste exemption, but due to the reforms the operator will require an Environmental Permit to continue its operations. The Environmental Permit will be applied for by an individual and not a Limited Company. The individual is named on 'Part A About You' application form. The individual has no relevant convictions. The site accepts End-of-Life Tyres from various locations, but mainly from tyre replacement businesses. The operator has its own fleet of lorries which is operated under a restricted O-License. Once the End-of-Life Tyres are brought back to the facility, the tyres are offloaded and immediately bailed pending export. The operator also grades, but this is not always carried out. The operator does not advertise as an 'open tip', and only accepts waste into the site that has been collected by their fleet. The Technically Competent Manager will be Alison Skinner. The appropriate qualification has been registered for. The qualification will be completed within the grace periods set by the Environment Agency. The Application Site is centred on OS Grid reference SU 39087 13854.

The application seeks a bespoke environmental permit to store (R13) and treat (R4) & (R3) waste end-of-life tyres. Treatment includes sorting, grading, and baling for the preparation of re-use, recycling, and downstream recovery operations.

The yard is in an established industrial/commercial area with industrial neighbours either side of the site. The site is located in a mixed-use area. The closest residential receptors lie within Regents Park, approximately 45m East from the site. The main access to the site is via Oakley Road. The site maintains the following distances from certain types of sensitive areas and sites:

- 200 metres of a European site, Ramsar, Site of Special Scientific Interest or Marine Conservation Zone
- 50 metres of any well, spring or borehole used for the supply of water for human consumption, including private water supplies
- groundwater source protection zone 1

The site does however fall within 50m (specifically 10m) of the following

- BAP – Broadleaf woodland of priority habitat which is under a biodiversity action plan which falls under protected habitats and ancient woodland

The bespoke application has been structured around the standard rules permit SR2021 No 13: storage and mechanical treatment of end-of-life tyres for recovery, but with an annual tonnage requirements of 21,000 tonnes. The treatment techniques and waste types/codes require for the bespoke application are the same as SR2021.

The closest residential receptors lie within Regents Park which is approximately 25m to the east with further properties 90m to the south of Oakly Road and 105m south west of Cumbrian Way.

Waste Operations

The operation proposes an annual tonnage of 21,000 tonnes under the following activity codes:

- R3 – recycling and reclaiming organic substances which are not used as solvents
- R4 – recycling and reclaiming metals and metal compounds
- 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)

There shall be a limit to the above activities proposed:

2.1.2 The activities are limited as follows:

(a) no more than 21,000 tonnes of waste shall be accepted each year

(b) no more than 100 tonnes of waste shall be stored at any one time

(c) no waste shall be kept at the site for longer than 3 months

(d) waste treatment is limited to:

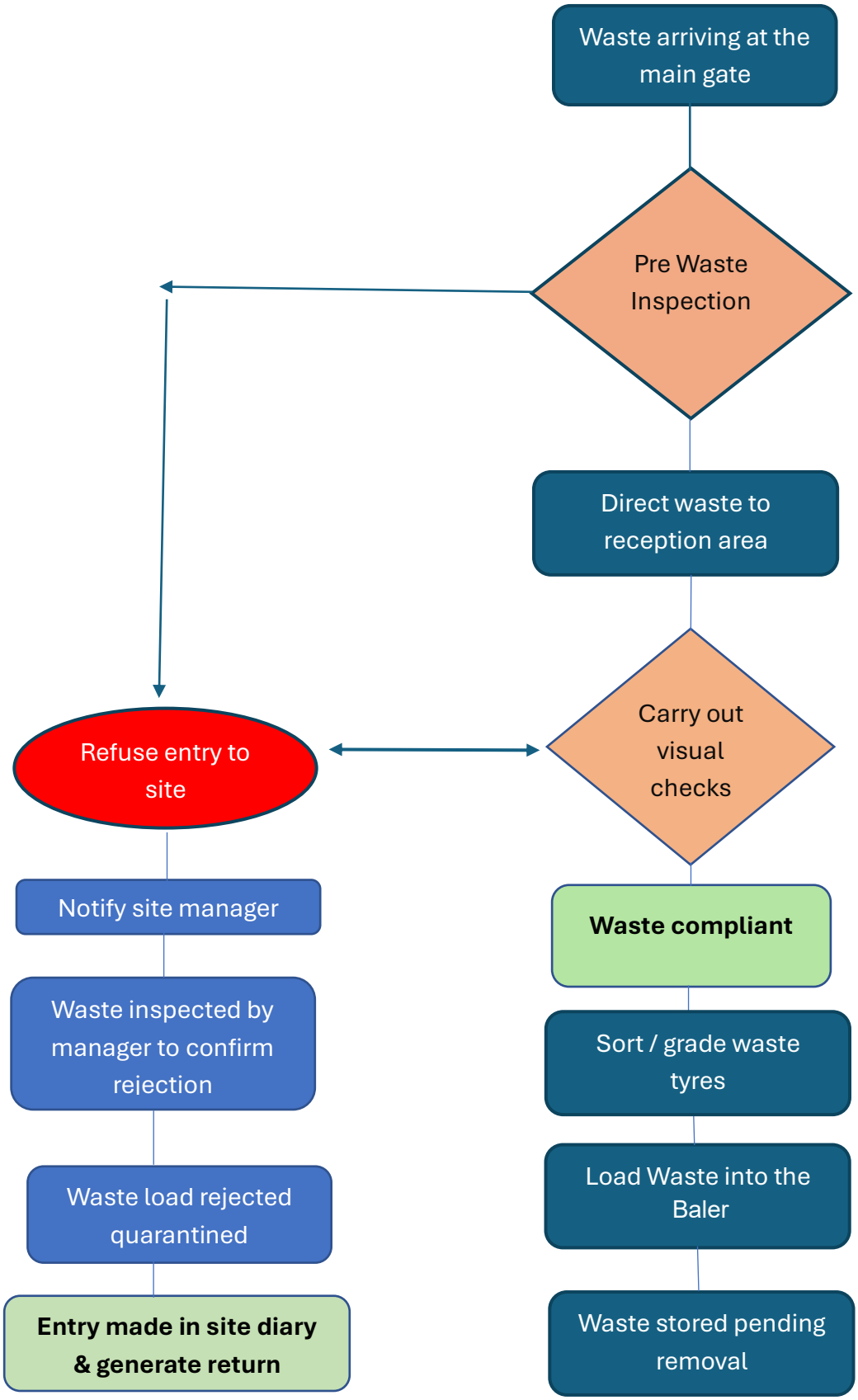
- manual sorting and separation
- baling

The EWC codes that will be accepted onto site are seen below.

EWC	DESCRIPTION
16 01	End-of-life vehicles from different means of transport (including off-road machinery) and wastes from dismantling of end-of life vehicles and vehicle maintenance (except 13,14,16 06 and 16 08)
16 01 03	End-of-life tyres

The Operator intends to carry out waste activities involving the receipt and transfer of End-of-Life Tyres. The waste will be collected from a number of producer sites and delivered to the Application site in appropriate vehicles by suitably registered waste carriers. The operator has its own fleet of lorries which is operated under a restricted O-License. Once received on the Application Site the waste will be stored pending treatment (baling) for onward disposal/recovery off-site at other suitably permitted facilities. The activities will take place under cover and on impermeable surfaces

Process Flow Chat



Incoming End-of-life Tyres are delivered and unloaded into the designated treatment in situ of the baler. Waste tyres are offloaded by hand and immediately placed into the baler. This is standard practice for Premier Tyres to avoid double handling. Waste is therefore not stored pending treatment, it is only stored once baled. The waste is then transported to the other part of the building via forklift trucks. Once there are enough bales for a full load, the site will make arrangements for its collection.

The current outlet is via export under article 18 (green list) controls. Premier Tyres are conversant with the requirements to complete an Annex VII document. The storage area consists of a large 4 sided building which is approximately 40m x 24m. This building is partitioned in the middle. Half the building is used to offload/bale, and the other half is used to store the baled waste. The storage part of the building is approximately 20m x 24m. Due to the size of the building and the storage requirements in terms of volume, the operator will not require fire breaks as the waste will be stored in one single stockpile which is 6 meters away from each side of the building. The waste pile is effectively in the middle as seen in Site Layout Plan. Waste tyres will be stored for up to 3 months, but in practice, the tyres will not be stored for anywhere near this length of time.

Premier Tyres can demonstrate that the baled waste is removed from site on a regular basis through the compliant operation currently carried out under a T8 Exemption. The Operator has multiple contracts and outlets to prevent waste being stored on site for an excessive period of time. If a situation evolved where a current outlet stopped trading, the Operator would either transfer their waste to another waste management company (many of whom have a historic working relationship with the Operator). Premier tyres are contracted to an agent who has multiple sites for recovery. Waste diversion and contingency planning will ensure Premier Tyres does not stock excess waste beyond what the permit authorises, or volumetrically as per the table of waste located within the FPP.

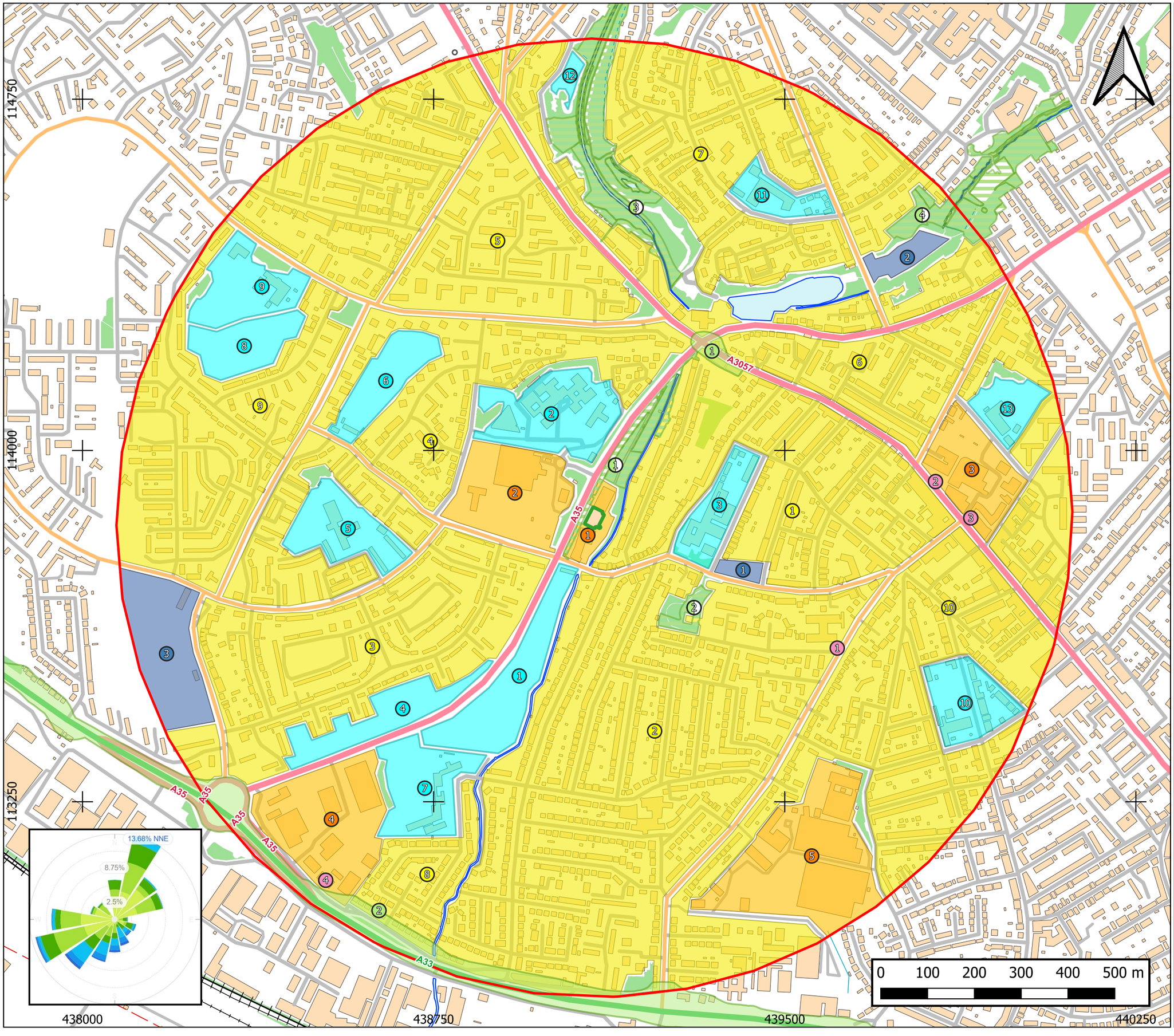
How operations are controlled

All receiving, treatment and storage of waste on site will take place on impermeable surfacing with sealed drainage and within a 4 sided enclosed building. This will reduce all fugitive emissions from the activity to a negligible level.

Opening hours are 7am to 6pm Monday to Friday, and 9am to 1pm on Saturdays

Environmental setting and key receptors >>

TYPE OF RECEPTOR	ID #	DESCRIPTION	DISTANCE FROM BOUNDARY (M)	DIRECTION
		SITE		
HUMANS AND PROPERTY	-	Site Workers	On site	-
	-	Site Visitors	On site	-
		COMMERCIAL		
	1	Remaining Units at Former Atlantic Works off Oakley Road	0 m	N, E, S
	2	Superstore off Oakley Road (Tescos)	56 m	WNW
	3	Multiple Units off Victor Street	686 m	ENE
	4	Multiple Retail Units off Auckland Road	689 m	SW
	5	Multiple Retail Units off Regents Park Road	711 m	SE
		RESIDENTIAL		
	1	Residents of Regents Park	45 m	E
	2	Residential Properties south of Oakley Road	90 m	S
	3	Residential Properties south of Cumbrian Way	105 m	SW
	4	Residential Properties north of Oakley Road	294 m	WNW
	5	Residential Properties north of Redbridge Hill	401 m	NNW
	6	Residential Properties north of Romsey Road	482 m	NE
	7	Residents of Maybush	523 m	NNE
	8	Residents of Millbrook	612 m	SSW
	9	Residential Properties west of Wimpson Lane	649 m	ENE
	10	Residents of Shirley	653 m	E
		ROADS & RAILWAYS		
	-	A35	20 m	W
	-	Oakley Road	80 m	SSW
	-	A3057	510 m	NE
		PUBLIC USE		
	1	Oakley Road Allotment Gardens	90 m	SSW
	2	Western Community Hospital	136 m	NNW
	3	Regents Park Community College	177 m	E
	4	Southwells Farm Allotment Gardens	397 m	SSW
	5	Mason Moor Primary School	462 m	WSW
	6	Paignton Road Allotment Gardens	489 m	WNW
	7	Tanners Brook Junior School	574 m	SSW
	8	Broowdale Road Allotment Gardens	749 m	WNW
	9	Newland Primary School	765 m	WNW
	10	Foundry Lane Primary School	826 m	ESE
	11	Shirley Warren Primary School	830 m	NNE
	12	Shirley Pond Allotment Gardens	850 m	NNW
	13	Wordsworth Primary School	943 m	ENE
		RECREATIONAL		
	1	Sports Complex off Oakley Road	263 m	ESE
	2	Shirley Pond Park	760 m	NE
	3	Green Park	826 m	WSW
WATER		**SURFACE WATER**		
	-	Tanners Brook	36 m	E
	-	Shirley Pond	523 m	NE
		GROUNDWATER		
	-	Bedrock Geology - Secondary Aquifer	On site	-
	-	Superficial Layer - Secondary Aquifer	On site	-
ENVIRONMENTALLY SENSITIVE		**DESIGNATED SITES**		
	1	AQMA - Southampton Council No.6 at Romsey Road	396 m	NNE
	2	AQMA - Southampton Council No.5 at Redbridge Road	960 m	SSW
		NON-DESIGNATED SITES		
	1	BAP - Deciduous Woodland off Tanners Brook	10 m	W
	2	BAP - Deciduous Woodland off Clifton Road	228 m	SE
	3	BAP - Deciduous Woodland at Shirley Pond park	504 m	NNE
	4	BAP - Deciduous Woodland off Holly Brook	853 m	NE
		HERITAGE SITES		
	1	Grade II Listed Feature - Entrance Gate at Thorners Care Home	566 m	ESE
	2	Grade II Listed Feature - Drinking Fountain at Windsor Castle (Public House)	708 m	ENE
	3	Grade II Listed Building - The Crown (Public House)	773 m	E
	4	Grade II Listed Building - Church of The Holy Trinity	950 m	SSW



Key:

- Permit Boundary
- 1 km Buffer
- Residential Area
- Commercial Area
- Public Use Area
- Recreational Area
- Designated Site Area
- Non-Designated Site Area
- Residential ID
- Commercial ID
- Public Use ID
- Recreational ID
- Designated Site ID
- Non-Designated Site ID
- Heritage Site ID
- Surface Water
- Woodland
- Railway

Drawing Title: Sensitive Receptor Plan 1 km

Ref:

Scale: 1:7,500 (A3)

Date: 2025-07-29

Revison: Draft

Drawn By: TW

Address: Premier Tyres, Unit B (B1 & B2) Atlantic Works, Oakley Road, Southampton,

Changelog:
- N/A

Emissions and how we minimise them

Dust/particulates: The waste types and treatment techniques reduce the inherent risk of dut emissions. The EMS sets proportionate controls (e.g., housekeeping, damping/suppression as needed, speed/height limits, quick turnaround of stock,

Odour, litter, pests, mud: Not expected to be significant for the waste streams applied for. routine housekeeping, impermeable surfaces, 4 sided building and site rules will prevent the escape of these emissions and therefore prevent issues.

Noise: Managed through hours of operation, enclosed 4 sided building, maintained plant and considerate working; receptors are mixed industrial and residential, however, the noise emitted from this activity is negligible as there will be no shredding of waste tyres on site. Baling and sorting is low noise impact.

Water: No point-source discharges to controlled waters are permitted. The entire operation is undertaken within the enclosed 4 sided building. The physical characteristics of the waste types accepted at the site will be solid waste only. Waste tyres take a considerably long time to biodegrade and leach, therefore there is no expected run of from stockpiles.

The main features and measures are set out within the EMS and FPP.

Non-hazardous and inert waste: appropriate measures

Premier Tyres manages end-of-life tyres, which are classified as non-hazardous. While tyres do not typically pose a chemical hazard to land or water, Premier Tyres recognises the storage, handling and treatment of End-of-Life Tyres present fire, physical stability, drainage, pest, and nuisance risks. The company has therefore implemented proportionate and effective control measures to prevent pollution, protect human health, and minimise environmental impact and ensure appropriate measures are implemented inline with non-hazardous and inert waste: appropriate measures for permitted facilities document published by the Environment Agency, last updated 1 August 2023.

Site design, layout and storage controls

Premier Tyres operates a tyre business with impermeable surfaces across all operational areas. This prevents contact between stored waste and underlying soil and prevents effective transmission of pollutants.

Tyre storage areas are:

- Designated for incoming, stored, and outgoing tyres (loose and baled)
- Arranged to allow safe vehicle movement and pedestrian access
- Managed to ensure stack heights and pile dimensions remain compliant with the FPP table of waste.

Tyres are stacked in a controlled manner to prevent collapse, reduce manual handling risks, and ensure visibility across the site. There are no firebreaks required as waste is stored in one singular located. Stock levels are actively monitored to prevent excessive accumulation and ensure compliance with site capacity limits.

Fire risk management and prevention

Premier Tyres recognises fire as the primary environmental risk associated with tyre storage. The site operates a comprehensive approach to fire prevention, detection, and response.

Key measures include:

- A strict no-smoking policy across the site
- Control of ignition sources, including vehicles and equipment
- Thermal detection cameras with automatic detection and alerting
- Adequate separation distances between the tyre stack and plant (6m)
- Maintenance of clear access routes for emergency services
- Availability of appropriate firefighting equipment
- A Fire Prevention Plan is maintained, setting out:
- Risk assessment findings
- Storage layout and stack limitations
- Emergency response procedures
- Staff responsibilities and training requirements
- Equipment used in a fire event such as flood gates and sandbags.

Staff will be trained in fire awareness, alarm procedures, deployment of flood gates, and site evacuation protocols. The plan will be reviewed periodically to ensure it remains effective and up to date.

Drainage, runoff and water protection

Premier Tyres has implemented measures to prevent contaminated water runoff from leaving the site. The site consists of a 4 sided building which is naturally bunded via the solid walls. The openings have a fall to prevent water from ingressing into the building. The forklifts and balers are electric, so spillages from this equipment is reduced. The balers are located at the furthest point from the building openings which prevents the chance of a spillage leaving the building. The

All waste is stored within the 4 sided building which eliminates water pooling and running of from the waste

Pest, vermin and nuisance control

Premier Tyres understands that poorly managed tyre storage can attract pests or cause nuisance. To prevent this, the company maintains high standards of housekeeping and site cleanliness.

Measures include:

- Regular removal of waste from the site
- Monitoring for signs of pests/vermin
- Implementing pest control measures (where required)
- Only accepting End-of-Life Tyres
-

Environmental monitoring, inspections and maintenance

Premier Tyres carries out routine inspections of the site to identify and address potential risks before they escalate.

Inspections cover:

- Tyre stack condition and stability
- 6m distances between waste stack and sources of ignition or heat.
- Access routes for emergencies
- Drainage and surface condition
- Fugitive emission control
- Housekeeping standards
- Maintaining plant and equipment in line with manufacturer specifications

Staff training, competence and awareness

All staff involved in waste acceptance, handling, baling, and all the significant procedural aspects located within the bespoke management system documents such as the EMS and FPP. The site is also complying with an approved competence scheme (CIWM WAMITAB). A nominated member of staff from Premier Tyres will be completing the relevant qualification within the grace period set out.

Training will refreshed periodically, and staff competence will be monitored to ensure continued compliance with site procedures and legal requirements under the bespoke permit.

Premier Tyres Obligation

Premier Tyres will ensure that all relevant appropriate measures and technical standards are implemented and complied with on site.

Key:

- Permit Boundary
- Building
- Impermeable Surface Area
- Quarantine Area
- Forklift Parking Area
- Roller Shutter Door
- Partitition Wall
- Flood Gate
- 7 m Distance
- Fire Supression System
- Sandbag Storage
- Baler Storage
- Fire Extinguishers
- Automated Fire Suppression

Drawing Title: Site Layout Plan

Ref:

Scale: 1:275 (A3)

Date: 2025-08-27

Revison: Draft

Drawn By: TW

Address: Premier Tyres, Unit B (B1 & B2) Atlantic Works, Oakley Road, Southampton,

Changelog:
- N/A

Key:

Permit Boundary

Drawing Title: Site Layout Plan

Ref:

Scale: 1:275 (A3)

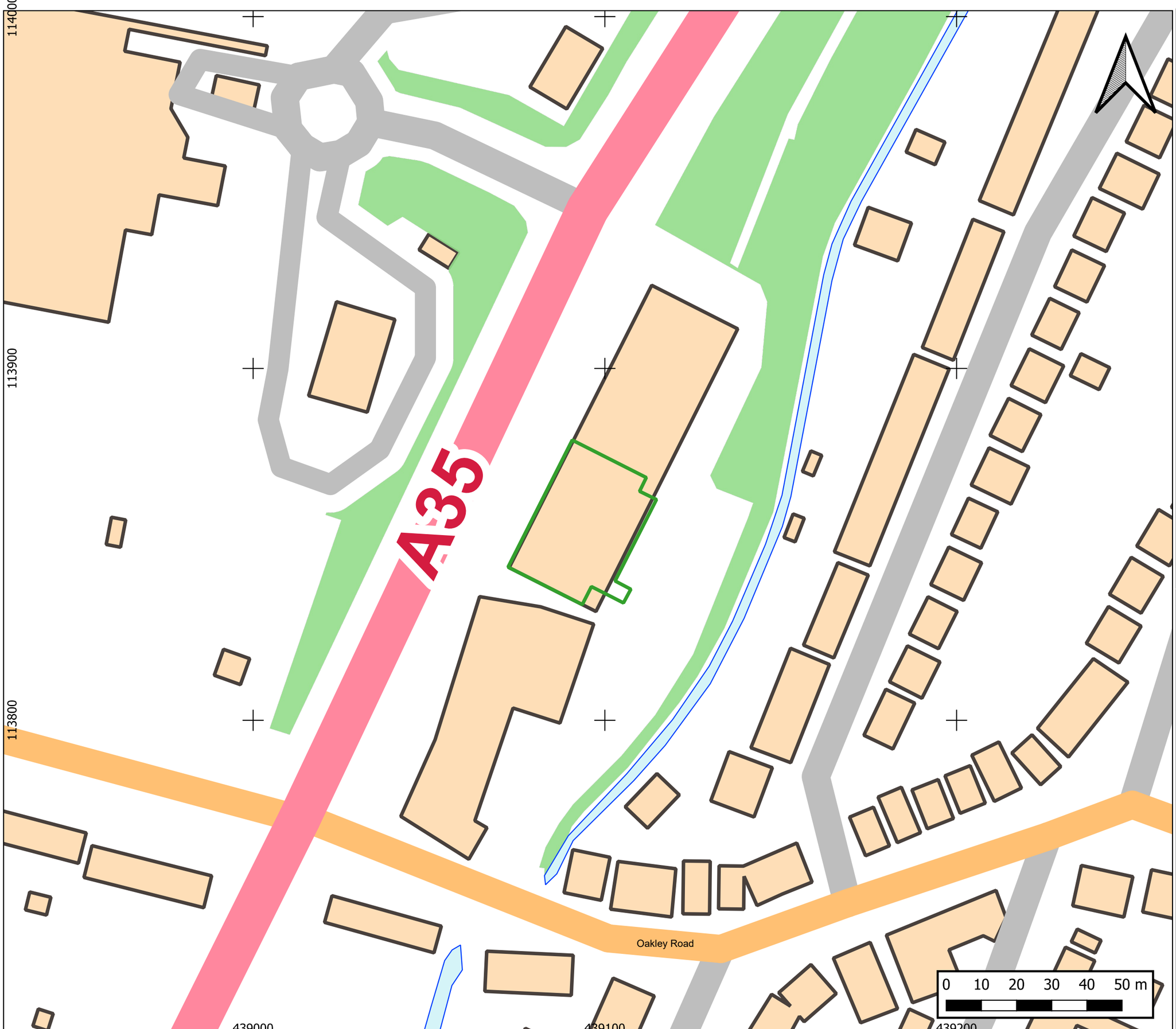
Date: 2025-07-29

Revison: Draft

Drawn By: TW

Address: Premier Tyres, Unit B (B1 & B2) Atlantic Works, Oakley Road, Southampton,

Changelog:
- N/A



Key:

Permit Boundary

Drawing Title: Site Location Plan
Ref:
Scale: 1:1000 (A3)
Date: 2025-09-03
Revison: Draft
Drawn By: TW
Address: Premier Tyres, Unit B (B1 & B2) Atlantic Works, Oakley Road, Southampton,
Changelog: - N/A