







Non-Technical Summary

Inert Storage Facility Towens of Weston Ltd

Towens Kleen Kutt Yard
Land off Springway Lane,
Westonzoyland,
TA7 0JS

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Quality Control

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1.0	23/01/23	Original Draft for permit application	Kasia Haywood		Luke Bridges	
2.0	16/06/23	Amendments based on duly making information request	Kasia Haywood		Luke Bridges	

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1. Introduction

This document forms the application for a Bespoke Environmental permit under the Environmental Permitting Regulations 2016. The applicant and operator of the waste facility is Towens of Weston Ltd, and their site is located at Westonzoyland Inert, Land off Springway Lane, Westonzoyland, TA7 0JS. The application is for a permit to allow storage and treatment of waste to produce soil, soil substitutes and aggregate. The permit must be bespoke due to the site location and surroundings.

This non-technical summary outlines the details of the permit application and the proposed activities to be carried out by Towens of Weston Ltd on site.

In addition to this non-technical summary, the following documents have been produced and reviewed to support this bespoke permit application:

- The relevant Environment Agency application forms (Parts A, B1 and F1)
- Supporting drawings (Site Layout and Drainage Plan, Site Location Plan)
- Site Condition Report – a document detailing the current condition of the area of land to be included in the permit boundary
- Environmental Risk Assessment
- Dust Management Plan
- Environmental Management System

2. Application

2.1 Permit Application

Towens of Weston Ltd seek to apply for a Bespoke permit based on the Standard Rules SR2010 No.12 – Treatment of waste to produce soil, soil substitutes and aggregate (permit number: TBC) under the Environmental Permitting Regulations 2016. The proposed new activities are the same as the standard rules permit and include storage of inert material and treatment consisting of screening for recovery and re-use. The site is proposed to be used as a temporary CL:AIRE Hub site and only non-contaminated materials will be stored/treated on the site. The material is planned to be used for flood alleviation projects carried out by the Environment Agency. This is planned to be a temporary site whilst the CL:AIRE project is being completed.

2.2 Permitted Activities

The proposed activities are 1.16.12 – Physical treatment of non-hazardous waste, the activities are based on the SR2010 No.12 – Treatment of waste to produce soil, soil substitutes and aggregate permit but this must be a bespoke permit due to the site location. The site will be used predominantly for soils storage as a CL:AIRE Hub site for inert and non-hazardous soils which meet a certain specification to then be used on flood defence works in the Somerset Levels. Infrequent treatment through sorting, separating, crushing, screening, and blending may take place. The products will then be removed off site for re-use in flood defence projects.

The facility has been designed and will be operated to ensure compliance with all relevant requirements of the Conditions of the SR2010 No.12 permit, Environment Agency and the Environmental Permitting Regulations 2016.

The proposed activities covered by the Environmental Permitting (England and Wales) Regulations 2016 are provided in Table 1 below.

Table 1 – Proposed list of waste activities on site at Westonzoyland Inert

Waste Activities	Limits of Activities
<p>R13: Storage of wastes pending the operations numbered R3 and R5.</p> <p>R3: Recycling/reclamation of organic substances which are not used as solvents.</p> <p>R5: Recycling/reclamation of other inorganic materials.</p>	<p>Treatment of wastes listed in Table 2 consisting only of sorting, separation, screening, crushing and blending of waste for recovery as a soil, soil substitute or aggregate.</p> <p>Secure storage of wastes listed in Table 2 pending treatment.</p> <p>Storage of wastes listed in Table 2 shall not exceed 85,000 tonnes in total at any one time.</p> <p>No more than 75,000 tonnes of waste shall be treated per year.</p> <p>Treatment for recovery shall not exceed 2,500 tonnes per day.</p>

2.3 Accepted Waste Streams

As part of this permit application, Towens of Weston Ltd seek to obtain all codes listed in Table 2 below, most of the codes are included in in the WRAP Quality Protocol. Only non-contaminated naturally occurring inert material will be accepted on site. No liquid, combustible or hazardous wastes will be permitted on site.

Table 2 – Waste codes and descriptions permitted on site

Waste Code	Description	Processing Activity
01 01 02	wastes from mineral non-metalliferous excavation	Sorting, separation, screening, crushing and blending
01 04 08	Waste gravel and crushed rocks other than those mentioned in 01 04 07	
01 04 09	Waste sand and clays	
17 01 01	Concrete	
17 01 02	Bricks	

17 01 03	Tiles and ceramics
17 01 07	Mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06
17 03 02	Bituminous mixtures other than those mentioned in 17 03 01
17 05 04	Soil and stones other than those mentioned in 17 05 03
17 05 06	Dredging spoil other than those mentioned in 17 05 05
17 05 08	Track ballast other than those mentioned in 17 05 07
17 09 04	Mixed construction and demolition wastes other than those mentioned in 17 09 01, 17 09 02, 17 09 03
19 02 06	Sludges from physico/chemical treatment other than those mentioned in 19 02 05
19 03 05	Stabilised wastes other than those mentioned in 19 03 04
19 03 07	Solidified wastes other than those mentioned in 19 03 06
19 05 03	Off-specification compost
19 12 09	Minerals (for example sand, stones)
19 12 12	Other wastes (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11
19 12 12	Aggregates only
19 13 02	Solid wastes from soil remediation other than those mentioned in 19 13 01
19 13 04	Sludges from soil remediation other than those mentioned in 19 13 03
20 02 02	Soil and stones

2.4 Operating Techniques

2.4.1 All permitted wastes listed in Table 2 and activities will be stored and treated on permeable hardstanding as the site is not within a Source Protection Zone.

2.4.2 Materials will be transported onto site in covered HGVs following the site haul road where they will be un-loaded in the transport and treatment area for inspection and acceptance checks. The material will then be treated if required and transported to the storage and stockpile area to await removal off site once it is required on a flood defence project.

2.4.3 Material will be stockpiled from north to south on site and segregated by waste type if required by the forwarding project requirements. Materials for separate projects will be segregated into separate stockpiles.

2.5 Annual Waste Throughput Tonnages

2.5.1 Towens of Weston Ltd seek to have the annual throughput tonnage limit of 75,000 tonnes to allow for the treatment and storage activities.

2.5.2 There will be a maximum storage capacity of 85,000 tonnes of waste on site at any one time.

3. Site Location

The site is located at Land off Springway Lane, Westonzoyland, TA7 0JS (Figure 1). The approximate national grid reference for the site is ST 36554 33904. The site is predominantly surrounded by industrial units with the nearest residential building sitting ~550 m north-west of the centre of the site. There is also a caravan park located ~160m away from the centre of the site.

Figure 1 – Site Location Plan for Kleen Kutt Yard



4. Site Management

4.1 General Management

A Technically Competent Manager is on site for at least one full day per week and a site supervisor, who will be responsible for daily operations will continue to be on site during working hours.

The Environmental Risk Assessment submitted as part of this application will be used to identify any risks and opportunities at the site, arising from this permit and operations. Additional control measures will be implemented to prevent or reduce risks.

Operational procedures will be implemented that consider the location of waste processing and storage areas.

All employees will receive environmental training that incorporates the site activities and waste streams accepted onsite.

4.2 Environmental Risk Assessment

As identified in the Environmental Risk Assessment carried out as part of the permit application, specific management plans, covering dust and emissions have been created and these will be implemented as part of the Environmental Management System (EMS). These management plans account for the waste types, and quantities of waste to be treated and stored on site.

A Noise Management Plan has not been deemed necessary as there is a low risk of negative noise impacts and any crushing/screening activities will be undertaken under the Towens Part B permits when conducted on a campaign basis. Processing activities will only be completed on a campaign basis on occasion. The Part B permits will manage any noise impacts effectively during the temporary use of the site therefore a site-specific noise management plan is not required.

No combustible waste is permitted on site so no fire prevention plan is required.

Putrescible waste is not permitted on site and any offensively odorous waste will be refused entry so an Odour Management Plan is not required as the risk of odour is low. Only material to be used in flood defence projects managed by the EA is intended to be stored on site which is not odorous.

5. Environmental Setting

5.1 Potential Receptors

The site is predominantly surrounded by industrial and commercial infrastructure, including Chard H J & Sons, Kleen Kutt, Regency Grp, Burnham Coal Supplies and Slabs R Us. The nearest residential property is located off the A372, 550 m to the north-west of the site.

There are no hospitals, care homes or schools within 1 km of the site.

The southern edge of the site borders a rhyne which forms part of the Pigditch Rhyne Network. The centre of the site is also ~340m from the border of an SSSI (Site of Special Scientific Interest), designated because of grasses and aquatic invertebrate. Site-specific management plans for dust, noise, odour and environment will be adhered to on site to mitigate risks to the SSSI and

surrounding ecosystems and ecology. Appropriate assessment for noise, dust, odour and ecology have been done to ensure that effective measures are in place on site.

All receptors within 1 km of the site are located on the Sensitive Receptor Plan.

An ecological assessment identified a badger sett at the south western corner of the site. This will be protected by a 30m no work buffer area segregated by an animal proof fence.

5.2 Groundwater

The site is not within a source protection zone.

The site is located in Flood Zone 3 assessed as having a 0.5% (1 in 200) or greater chance of flooding each year. There is a low risk of flooding from rivers or seas, and at very low risk of flooding from surface water.

Towens of Weston are signed up to the EA's flood warning service and have specific actions to take in the event of a flood alert and/or flood warning.

The underlying geology consists of fluvial deposits of alluvium clay, on a bedrock of mudstone and halite stone. The site is over a minor secondary bedrock aquifer.

The ground is composed of Soilscape 8 – Slightly acid loamy texture and clayey soils with impeded drainage.

The site is to be surfaced in permeable hardstanding which will not impact the drainage on site.

5.3 Ecology

All existing planting and vegetation surrounding the site and at the site boundaries will be maintained. An additional 10m planting buffer zone will be implemented along the southern boundary. An ecological enhancement to the site will be incorporated through a 5m wide planting area along the eastern boundary.

6. Application Site Condition Report

An Application Site Condition Report has been prepared for the land proposed as part of this new bespoke environmental permit application.

7. Monitoring

7.1 Air

Visual inspections will be carried out daily during operational hours, especially when carrying out activities that are dust producing. Best practicable means will be applied to minimise dust emissions and to ensure compliance with the Dust Management Plan. The site will not be carrying out high dust producing processing activities.

7.2 Groundwater

No monitoring of groundwater is proposed as fugitive releases to groundwater will be prevented by conducting all operations, including the unloading of waste, sorting and storage of waste streams in areas sealed with an impermeable concrete surface to prevent a pathway for migration of pollutants

to groundwater. The site also has a sustainable drainage system to prevent polluting emissions to groundwater.

7.3 Fire Prevention

No combustible wastes will be stored or accepted on site, so a detailed Fire Prevention Plan is not required. Measures outlined in the Environmental Risk Assessment and Environmental Management System will be applied to mitigate the chance of fire.

7.4 Emissions

There will be no point source emissions to land associated with this new permit.

The potential sources of fugitive emissions to air have been identified and a Dust Management Plan has been prepared to prevent any potential dust emissions from reaching any nearby receptors.

Fugitive emissions to groundwater have been considered and all operational areas and quarantine points are surfaced with permeable hardstanding and only non-hazardous materials are permitted on site. Proposed operational and storage areas will be surfaced with permeable hardstanding prior to any waste storage taking place. Fuel is stored in a fully bunded tank in a contained storage unit, away from waste operational areas.

Surface water run off and sedimentation entering the ditch at the southern boundary of the site will be prevented by the southern 10m planting buffer zone which acts as a protective barrier.

All waste is loaded, unloaded, and stored on permeable hardstanding; surface water run off will naturally drain into ground. Only non-contaminated naturally occurring inert material will be stored on site so there is very low risk of contaminated run off. In the event of a spill, leak or fire, surface water from the site will be collected in booms. The fire/spill water in the tanks will be removed from site to a treatment facility.

Fugitive releases to the groundwater will be prevented by carrying out all operations, including the unloading of waste, sorting and storage of waste streams on impermeable concrete surfacing to prevent a pathway for migration to the ground.

Any potentially polluting spillages at the site will be subject to the procedures detailed in the site EMS.

8. Compliance with Best Available Techniques

Towens of Weston Ltd will work under the Best Available Techniques (BATs) and appropriate measures taken from the EA Guidance on inert and non-hazardous waste: appropriate measures for permitted facilities. BATs will be applied to the proposed activities at the Towens of Weston Ltd site to ensure all potential health and safety and environmental risks posed by these activities are considered and appropriately managed.