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SCOTT BROS. LIMITED

BESPOKE ENVIRONMENTAL PERMIT

NON-TECHNICAL SUMMARY

JUNE 2023

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BESPOKE ENVIRONMENTAL PERMIT

NON-TECHNICAL SUMMARY

MAY 2023

PREPARED BY:

Molly Foster Waste and Resources
Consultant



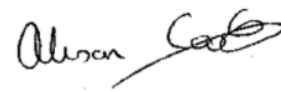
REVIEWED BY:

Peter Cottrell Principal Environmental
Scientist



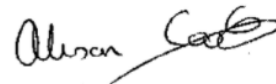
APPROVED BY:

Alison Cook Associate Director



UPDATED JUNE 2023

Alison Cook Technical Director



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DRAWINGS	TITLE	SCALE
BM12258-001	Site Location Drawing	1:20,000
BM12258-002	Site Layout and Permit Boundary Drawing	1:500

1 INTRODUCTION

1.1 Overview

- 1.1.1 Wardell Armstrong LLP has been commissioned by Scott Bros. Limited to prepare a Permit Application for a new bespoke environmental permit for the operation of a soil and aggregates recycling and washing facility and associated infrastructure.
- 1.1.2 The Proposed Development is to accommodate a soil and aggregates wash plant, along with storage areas, a welfare cabin and car parking for contractors which will be secured within existing 2.4m high, gated palisade fencing along the perimeter.
- 1.1.3 The outline to the Permit Application and associated documents is provided in Section 2 of this Non-Technical Summary.
- 1.1.4 Both the site setting and detail of the sites immediately bordering the permitted site are described in Section 3 of this Non-Technical Summary.
- 1.1.5 The proposed Activities to be carried out on the site are discussed in Section 4 of this Non-Technical Summary.
- 1.1.6 The site will be operated under an Environmental Management System in accordance with Environment Agency Guidance, further details of this are provided in Section 5 of this Non-Technical Summary.

2 BESPOKE ENVIRONMENTAL PERMIT APPLICATION

2.1 Supporting documents

2.1.1 This Application comprises the following documents:

- Application Forms;
 - Part A
 - Part B2
 - Part B4
 - Part F1
- Non-Technical Summary;
- Site Condition Report;
- Operating Techniques;

- Habitats, Amenity and Accident Risk Assessment;
- Dust and Emissions Management Plan; and
- Associate Drawings showing site layout and location.

2.1.2 These documents will demonstrate that the operations at the site will not pose a significant risk to the environment or impact on the amenity to residential properties nearby. The site will be operated in accordance with an Environmental Management System and with comprehensive site management procedures and protocols, these will ensure that any risks will be managed.

3 SITE SETTING

3.1.1 The site is located on the land east of John Boyle Road, Grangetown, Middlesbrough, TS6 6TY. The site access is from John Boyle Road and provides the site with direct vehicular access to the A66 at the existing Whitworth Road junction. The National Grid Reference for the site is NZ 54198 21250.

3.1.2 The site location and permitted site boundary are shown on drawings, referenced BM12258-001 and BM12258-002 respectively.

3.1.3 The site currently comprises a concrete apron, on which the plant and soils/aggregate storage will be located with other concrete areas around the site.. Surrounding areas are predominantly mixed density scrub and grassland with scattered trees.

3.1.4 The site welfare cabin and car parking are located to the north-western corner of the wash plant, next to the border with John Boyle Road.

3.1.5 The soil wash plant and other processing plant will be located to the east side of the site.

3.1.6 Processed materials will be stored and stockpiled to ensure minimal effect from wind whipping and therefore any dust arising is minimised. All waste treatment will be located on impermeable surface with a sealed drainage system. Any waste that is not demonstrably inert will be stored close to the treatment plant, in the area of the sealed drainage system. Product and inert waste may be stored elsewhere on site. The materials stored in these areas will be restricted because the land to the north and west of the permitted area have older concrete pads which have not been proven to have sealed drainage.

- 3.1.7 The wash plant, welfare cabin and car parking for contractors will be secured within an existing 2.4m high palisade fence around the perimeter of the site.
- 3.1.8 The setting of the site is predominantly of an industrial nature, on former Iron and Steel works land, which now falls under jurisdiction of the Tees Valley Combined Authority.
- 3.1.9 The site is bordered to the:
- North by an old iron works site, the railway line and a landfill to the northeast;
 - East by rural land and TATA steel buildings;
 - South by industrial areas and the South Tees Freight Park; and
 - West by further industrial buildings.

4 PROPOSED ACTIVITIES

- 4.1.1 Scott Bros. Limited are investing in a soil and aggregates recycling and washing plant. The proposed installation of a soil and aggregates recycling and washing plant will increase the range and volumes of materials being recycled into secondary aggregates including sharp sand, pipe bedding, Type 1 and Type 6F stones, all of which are produced under WRAP protocol and sold to local house builders and developers. It will reduce the volumes of low-grade residual soils and aggregates that are currently used in restoration projects.
- 4.1.2 All waste treatment and storage of waste that is not proven inert will take place on an impermeable concrete surface that drains to a sealed sump. There is also a connection to foul sewer in this area.
- 4.1.3 The site will not process or receive any odorous wastes or hazardous wastes and will not receive any wastes which would require the development of a Fire Prevention Plan in relation to the Activities undertaken.
- 4.1.4 The activities at the site will involve the physico-chemical treatment of soils (soil washing and separation) and storage of wastes, pending treatment. Permitted activities include:
- R5 – Recycling/reclamation of other inorganic materials;
 - R12 – Exchange of Wastes for submission to any of the operations R1 to R11; and

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

4.1.5 The process is fully enclosed with water passing through filter press before being recirculated for use in the plant.

4.1.6 The operational phases of the soil washing facility are shown in figure 1.

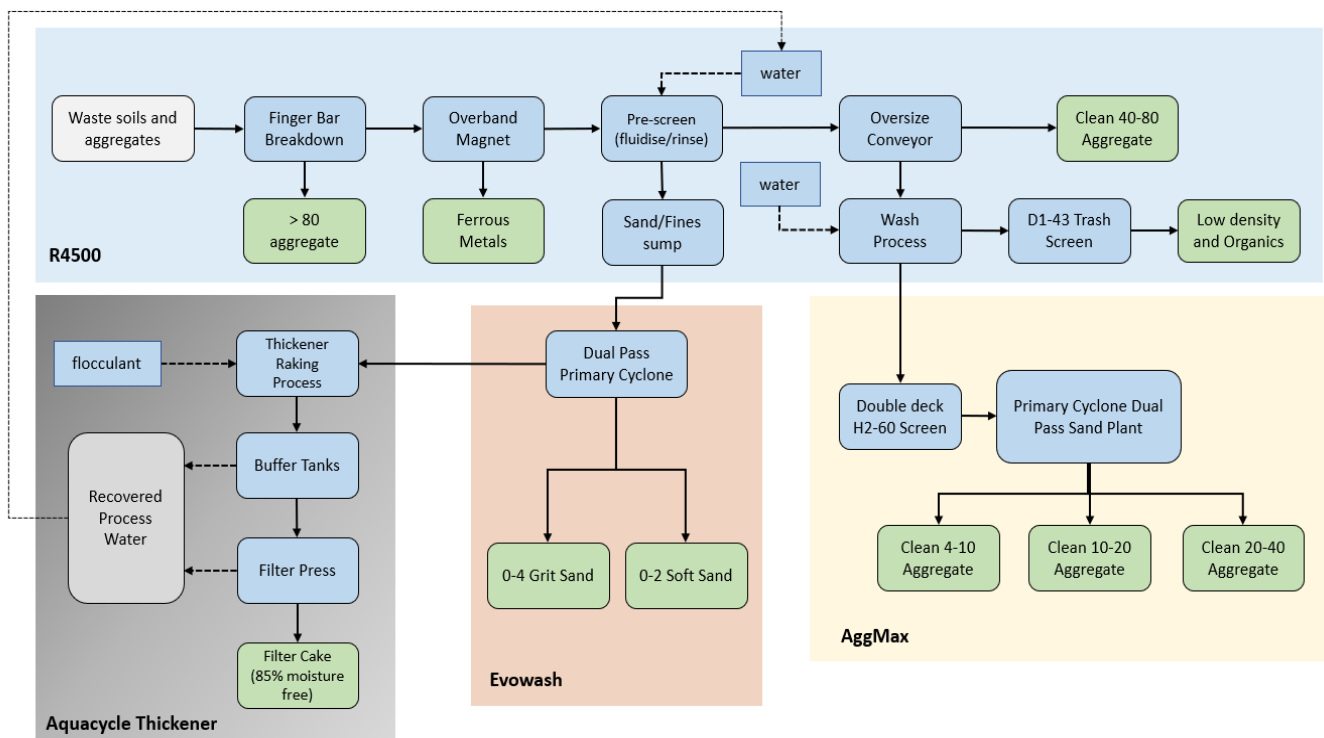


Figure 1: Process Flow Overview

5 ENVIRONMENTAL MANAGEMENT SYSTEMS

5.1.1 The site which is operated by Scott Bros. Limited will operate under an Environmental Management System which contains instructions to work and operational procedures which all site operatives are made aware of and instructed to adhere to.

5.1.2 The Management System will ensure that the Operator maintains complete control over the operations undertaken at the site, the environmental policy, plant and infrastructure maintenance, competency and training, accident prevention, audits, document management and control of site records.

- 5.1.3 The site will be under the control of a Site Manager who holds the appropriate qualifications and experience to undertake this role and ensure the safe and environmentally sound operation of the Site.
- 5.1.4 The TCM will be responsible for ensuring that their attendance at the site complies with the requirements of the Environment Agency.
- 5.1.5 Good housekeeping procedures on site will be employed at all times, to ensure that the environment will be protected during site operations and the site operates as safely and securely as possible. These procedures will include daily site inspections and any preventative or reactive maintenance of site infrastructure and plant where necessary.

DRAWINGS

STOKE-ON-TRENT

Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)1782 276 700

BIRMINGHAM

Two Devon Way
Longbridge Technology Park
Longbridge
Birmingham
B31 2TS
Tel: +44 (0)121 580 0909

BOLTON

41-50 Futura Park
Aspinall Way
Middlebrook
Bolton
BL6 6SU
Tel: +44 (0)1204 227 227

BRISTOL

Temple Studios
Temple Gate
Redcliffe
Bristol
BS1 6QA
Tel: +44 (0)117 203 4477

BURY ST EDMUNDS

Armstrong House
Lamdin Road
Bury St Edmunds
Suffolk
IP32 6NU
Tel: +44 (0)1284 765 210

CARDIFF

Tudor House
16 Cathedral Road
Cardiff
CF11 9LJ
Tel: +44 (0)292 072 9191

CARLISLE

Marconi Road
Burgh Road Industrial Estate
Carlisle
Cumbria
CA2 7NA
Tel: +44 (0)1228 550 575

EDINBURGH

Great Michael House
14 Links Place
Edinburgh
EH6 7EZ
Tel: +44 (0)131 555 3311

GLASGOW

24 St Vincent Place
Glasgow
G1 2EU
Tel: +44 (0)141 428 4499

LEEDS

36 Park Row
Leeds
LS1 5JL
Tel: +44 (0)113 831 5533

LONDON

Third Floor
46 Chancery Lane
London
WC2A 1JE
Tel: +44 (0)207 242 3243

NEWCASTLE UPON TYNE

City Quadrant
11 Waterloo Square
Newcastle upon Tyne
NE1 4DP
Tel: +44 (0)191 232 0943

TRURO

Baldhu House
Wheal Jane Earth Science Park
Baldhu
Truro
TR3 6EH
Tel: +44 (0)187 256 0738

International office:

ALMATY

29/6 Satpaev Avenue
Hyatt Regency Hotel
Office Tower
Almaty
Kazakhstan
050040
Tel: +7(727) 334 1310