Natural Resource Planning
40a Chapeltown, Pudsey, Leeds, UK
LS28 8BL

Environmental Issues
Waste Management
Mineral Extraction
Sustainability

NON-TECHNICAL SUMMARY

SITE DETAILS:
WSS – South Elmsall
Quarry Works
Field Lane
South Elmsall
Pontefract
WF9 2DG

APPLICANT DETAILS:
Wetherby Skip Services Ltd
Head Office
Champagne Whin
Spring Lane
Walton, Wetherby
LS23 7DN

Permit Reference:
Not yet issued

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Ai PERMIT Non-Tech Summary

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1. Introduction

1.1 This document is the Non-Technical Summary (NTS) that accompanies the application for a Bespoke Waste Recovery Permit at Quarry Works, Field Lane, South Elmsall, Pontefract WF9 2DG.

1.2 Planning permission (agreed by Wakefield Council on 12th September 2019) has been granted for up to 145,000 tonnes of recovered inert waste to be processed and employed as a base platform for future built development. A subsequent s106 was agreed (17th July 2020) to establish the management of vehicle routing and community liaison.

1.3 An Environmental Impact Assessment Screening Opinion had firstly been submitted and the opinion concluded that the relevant threshold criteria had not been exceeded.

1.4 A Waste Recovery Plan was then submitted to the Environment Agency for an assessment of Recovery vs. Disposal. Additional supporting information was required to fully demonstrate the recovery operation. The principle of recovery was accepted by the Environment Agency on 25th January 2022. A copy of the letter confirming acceptance is submitted in support of this application and all correspondence at the time applied the reference – EPR/JB3103XW/A001).

1.5 Full consideration should also be given to the complex steps and phased processes, including land acquisition options and significant financial investment, that the applicant has taken up to this point. The applicant has invested significant time and cost to advance to this stage of a major development.

1.6 This report summarises the key aspects of the Bespoke Permit Application and signposts to the main supporting documents as part of the formal submission. The proposals should be read in conjunction with the other supporting documents included within the application pack.

1.7 Although this application for a Bespoke Permit is required by the guidelines and threshold, the applicant would emphasise that other than the proposed

volume of material the development comprises mostly the dynamics of a Standard Rules application.

1.8 The application has been prepared by Natural Resource Planning on behalf of the applicant, Wetherby Skip Services Ltd.

2. Application Criteria

2.1 This bespoke waste recovery permit application has been prepared under the Environmental Permitting (England and Wales) Regulations 2016 (as amended) for a Waste Operation. The application seeks to permit the use of Quarry Works within the established site boundary, for a deposit for recovery operation (R10). Some storage of waste prior to deposit will also be undertaken (R13).

2.2 Using the codes given in Annex II of the Waste Framework Directive (2008/98/EC) the following waste operations will be undertaken on the site:

- R10: Land treatment resulting in benefit to agriculture or ecological improvement - Use of waste in a deposit for recovery operation (construction, reclamation, restoration or improvement of land); and
- R13: Storage of wastes pending any of the operations numbered R5 and R10.

2.3 The proposed recovery operation consists of the progressive restoration of the site by the importation of permitted inert materials suitable for future built development and wider economic growth. It is proposed to work the application site in three broad phases.

i) Central and East Boundary
ii) North and West Boundaries
iii) Overall Site Levelling and South Boundary

2.4 The phasing is partially dictated by the shape and depth of the former quarry site, a need to protect existing ecological assets and a continued sensitivity to adjacent properties/ neighbours.

2.5 During the waste recovery and infill phases, where possible recovered material will not exceed 3-metres in height and slope gradients will not be permitted to exceed 1:3. This is in accordance with industry best practice and to minimise the risk of instability. Adherence to this principle will therefore avoid the need for a strategic stability risk assessment to be undertaken. The approach is consistent with conclusions of various environment studies, mainly the recommendations of the Geotechnical and Hydrology Assessments.

2.6 The applicant has also committed - through the grant of planning consent – to commission an annual survey, by a suitably qualified professional, and formally submit a report to demonstrate progression towards completion of the infill scheme. This mechanism will equally inform on the suitability of recovered material and overall stability of the site.

2.7 In the consented timeframe of 4 years the final restoration levels will be achieved from the importation of inert waste materials for infill. The amended landform will restore the site to a pre-mineral working level.

2.8 The concave profile will integrate to the quarry edges and provide an improved drainage profile.

2.9 The finished elevation level will present a platform from which to consider future built development that is consistent with adjacent land uses and promotes the economy of the sub-region.

3. Site Location

3.1 The Site is located on land north of Field Lane, South Elmsall, WF9 2DG.

3.2 The Site is centred on National Grid Reference (NGR) 447994, 411625.

3.3 The 1.35ha Site is shown in drawings Site Layout (ref: Bi PERMIT Site Layout) and Site Location (ref: Bii PERMIT Site Location).

Quarry Works

3.4 The land use comprises a former quarry, with areas of hardstanding, some derelict buildings and shrub vegetation.

3.5 The Site is bounded by residential properties to the north and west, the public highway of Field Lane to the south, woodland pockets to the east and a car works to the north-east. Extensive industrial buildings are located nearby to the east.

3.6 The Site is currently accessed from Field Lane to the south.

Existing Land Uses

3.7 The development site is currently derelict. The former quarry working has not been restored. A number of temporary business uses have occupied the site over the past 2-3 decades.

Environmental Setting

3.8 To the west adjacent to the former quarry site is a residential housing estate comprising semi-detached 3-bed properties. The rear elevations to the properties at East Avenue overlook the application site. The rear gardens to the East Avenue properties are adjacent to the former quarry void separated by a common boundary fence and some mature trees with shrubland. To the east of the site is a mixed- use commercial and residential at Cherry Lea Bungalow, and adjacent private properties. Further to the west is the Dale Lane Industrial Estate which is a large Enterprise Zone for warehousing and industrial uses.

3.9 The land to the south is open countryside, formerly South Elmsall Quarries, which is now backfilled and restored to open arable fields grassland. This land is presently identified in the Strategic Site Allocations for Housing as part of Wakefield Council's development of the Local Development Framework. Hacking Lane is situated further to the south and includes the active ash quarry site.

3.10 To the north of the site are a pair of detached residential properties and their associated open land, and allotments.

3.11 The Site Setting is presented in an indicative drawing (ref: Bvii - PERMIT Site Setting).

4. Present Consents

4.1 The site presently holds no permit for any exempted, standard rules or bespoke waste management activities.

4.2 The principle of a waste recovery operation was approved by the Environment Agency on 25th January 2022. A copy of the waste recovery plan and approval is presented with this application (ref: Ci,ii,iii - PERMIT Waste Recovery).

4.3 A planning application for inert waste recovery and infill was granted consent on 12th September 2019 and a s106 agreed on 17th July 2020 (ref: Civ - PERMIT Planning Consent).

5. Proposed Operation

5.1 The proposals are for the operation of a waste recovery facility to receive inert construction and demolition wastes, potentially screen and crush waste using a mobile crushing plant and infill the quarry void with recovered materials. As such the operations are finite and would be a temporary activity for approximately 4 years and 1 month.

Volume of Infill

5.2 The maximum import and infill would be 145,000 tonnes. The site working would see the processing of approximately 35,000 per year and the site would be progressively worked in three phases.

5.3 The proposal will involve the importation of inert recovered waste materials such as building materials, clays, soils, and soil-making materials to backfill the quarry void and provide an engineered development platform for redevelopment of the site.

5.4 Additionally, waste material may also be recovered at a permitted satellite site and then transported for infill as part of the site solution. The proportion of on-site/ off-site recovery has yet to be determined. At any time, the economic market and waste availability will likely direct the precise solution.

5.5 It is highly likely that the ratio of recovery activity will be significantly towards on site, at a projected (on-site) 75: 25 (off-site).

Vehicle Access

5.6 The existing vehicle access from Field Lane will be continued and there is a routing condition with the local planning authority to only approach and exit from the east.

5.7 Imported materials will be directly sourced from the market, mainly new development sites and imported by heavy goods vehicles (HGVs).

5.8 The applicant recognises that there will likely be the proposed recovery operation at the site, plus the infill of materials which have already been sorted

at other permitted waste sites. This model was disclosed and agreed during the approval of the waste recovery plan.

6. Risk Assessment and Management

6.1 An Environmental Risk Assessment (ref: Ei - PERMIT Risk Assessment) is included in the application pack. The risk assessment details the key management measures for public health and the protection of the environment with regards to noise and emissions not controlled by specific limits (such as dust and particulate matter).

6.2 The Environmental Risk Assessment is supported by a number of relevant documents, including a Geotechnical Assessment (ref: Eii - PERMIT Geotechnical), a Hydrological Assessment (ref: Eiii - PERMIT Hydrological) and Noise Assessment (ref: Eiv - PERMIT Noise). These assessments, along with the Risk Assessment, have in combination influenced the proposed managed of both potential emissions and noise.

6.3 The predominant source-pathway-receptor has been identified. The applicant nonetheless acknowledges that there may be other risks requiring continued assessment and monitoring.

6.4 Copies of the waste acceptance procedures (ref: Dii - PERMIT Waste Acceptance), List of Wastes (Diii PERMIT List of Wastes) as well as a copy of technical competence (ref: Di - PERMIT COTC) are provided in this application pack.

6.5 The main source of all noise (and vibration) and emissions (dust) will likely be vehicle movement to and from site, and the consequent deposit and transfer of inert waste/ recovered material by motorised site machinery. Any resultant impact will be dispersed through the air. The identified receptors will be the residential and business properties adjacent to the application site, plus the adjoining public highway.

6.6 Appropriate and effective mitigation measures will be implemented to minimise unacceptable impacts. Key to achieving this will be good site management, wheel-wash facilities to minimise debris and dust impacts on the public highway/ surrounding the site and noise monitoring by trained site staff.

6.7 WSS also operate an in-house environmental management system which controls and monitors all site operations across the company's business operations. Specifically, the management system defines operational and maintenance procedures and details requirements in the event of an accident or incident.

6.8 Combined with the site-specific risk assessment, the EMS has been summarised to demonstrate how and when staff will manage operations on a da-0to-day basis (ref: Fiii - PERMIT Management System Summary).

6.9 Importantly, there have been no reported serious accidents or health and safety issues at any of the applicant's waste operation premises. Further, the applicant is not aware of any serious formal complaints that have been submitted to any regulatory agency, such as the local planning authority or the environmental regulator.

6.10 Lastly, the establishment of a Local Community Liaison Group will be pivotal in maintaining a positive working relationship with residential neighbours and nearby commercial premises.

7. Summary

7.1 The application has been prepared by Natural Resource Planning on behalf of the applicant, Wetherby Skip Services Ltd. This report outlines the key aspects of the Bespoke Permit Application.

7.2 The development mostly comprises the dynamics of a Standard Rules application.

7.3 The Environment Agency have already agreed to the principle of recovery as a suitable management solution at the site.

7.4 Planning permission has been granted for up to 145,000 tonnes of recovered inert waste to be processed and employed as a base platform for future built development.

7.5 Appropriate risk assessments have been undertaken and suitable mitigation measures proposed to manage any residual impact. The application has been prepared using and with reference to other supporting documents and drawings.

7.6 The applicant has invested significant time and cost to the project and is optimistic in securing the necessary permit to work towards a start date.

7.7 The recovery operation and infill of Quarry Works would be a significant boost to the local economy and continue to promote key principles of the waste hierarchy.

7.8 There are no identified or fundamental factors that would appear to prevent a suitable permit from being issued.