




Operator	Elite Precast Concrete Ltd
Installation Address	Kingsland Estate Halesfield 9 Telford TF7 4QW
Permit Reference	120/290922
Grid Reference	SJ716046
Registered Office	Elite Precast Concrete Ltd C/O Laf Holdings The Mill Morton Oswestry Shropshire SY10 8BH
Registered Number	06441384

Elite Precast Concrete Ltd is hereby permitted by Telford & Wrekin Council to carry out the activity of soring, loading or unloading of cement or cement clinker in bulk prior to further transportation in bulk, as defined under Schedule 1, Part 2, Section 3.1, Part B(a) of The Environmental Permitting (England and Wales) Regulations 2016 ("The Regulations") and other activities as listed and described below, within the installation boundary marked in red on the attached plan in appendix 1 and in accordance with the conditions within this permit.

Signed: 

Date: 29 September 2022

Name: Clair Travis
Environmental Health Consultant
Authorised by the Borough of Telford and Wrekin to sign in that behalf

Provenance	Relevant Dates
Date Permit First Issued	11 November 2013
Date of Latest Variation	29 September 2022
Change of head office address from: Unit L, Halesfield 9, Telford, TF7 4QW	8 January 2024

Introductory Note – This Introductory note does not form part of the permit.

Determination of application

Particular conditions have been inserted as representing the authority's judgement of what constitutes BAT, having regard to the statutory guidance issued by the Secretary of State and to all site specific considerations.

Description of the Installation

Cementitious materials are delivered to the site by road tankers. These materials are transferred through a closed system of heavy duty hoses and pipes into the 3 storage silos using compressed air as a carrier medium. Silos are vented to allow air to escape through filters intended to prevent the emission of fine dust.

The following silos are on site:

- Silo 1 – 40 tonne capacity – OPC
- Silo 2 – 40 tonne capacity – OPC
- Silo 3 – 40 tonne capacity – OPC

Compressed air used in the unloading of cementitious powders is provided by a road tanker mounted compressor at a pressure controlled by the tanker driver. Aggregates and sand are delivered by covered lorry and stored in bays until required. Conveyors then transfer a specified quantity of material onwards to weigh hopper via a volumetric mixing system and powdered materials are transferred by a fully enclosed system.

There are three volumetric mixing systems with integrated sealed cement hoppers. The mixing systems produce wet concrete for the manufacture of interlocking concrete blocks. Mixed concrete is deposited into pre-formed moulds, vibrated and trowelled into shape. Curing takes place at atmospheric temperature.

End of Introductory Note

Permit Conditions

General

1. The best available techniques shall be used to prevent, or where that is not practicable, reduce the emissions from the installation in relation to any aspect of the activity which is not specifically regulated by any condition of this permit.
2. An appropriate person (and deputy) shall be appointed as the primary point of contact with the regulator. The regulator shall be informed in writing of the appointed person (and deputy). In the event of a different person being appointed, the regulator shall be informed without delay.
3. A copy of this permit shall be kept at the installation. All relevant staff shall be made aware of its content and shall be told where it is kept.
4. If the operator proposes to make a change in the operation of the installation, they must, at least 14 days before making the change, notify the regulator on the appropriate form. The notification must contain a description of the proposed change in operation. A 'change in operation' means a change in the nature or functioning, or an extension, of the installation, which may have consequences for the environment.

Emissions

5. No visible particulate matter shall be emitted beyond the installation boundary as detailed in appendix 1.
6. The emission requirements and methods and frequency of monitoring set out in Table 1 below shall be complied with.

Table 1 Emission requirements				
Substance	source	Emission limits/requirements	Type of monitoring	Monitoring frequency
Particulate matter	Whole process	No visible airborne emission to cross the site boundary where harm or nuisance may be caused	Recorded operator observations	At least daily when plant is operational
	Silo 1, 2, and 3 inlets and outlets	No visible emissions	Recorded operator observations	At the time of delivery

7. All plant and equipment capable of causing, or preventing, emissions and all monitoring devices shall be calibrated and maintained in accordance with the manufacturer's instructions. Records shall be kept of such maintenance.
8. The fabric of the installation buildings shall be maintained to minimise visible dust emissions.

Silos

9. Bulk cement shall only be stored within the 3 bulk cement silos shown on the plan in Appendix 2.
10. Dust emissions from loading or unloading road tankers shall be minimised by venting to the arrestment plant and by connecting transfer lines first to the delivery inlet point and then to the tanker discharge point, and by ensuring delivery is at a rate which does not pressurise the silo.
11. Silos and bulk containers of dusty materials shall not be overfilled and there shall be an overfilling alarm. The alarm shall be tested weekly and the results recorded.
12. Automatic shut off systems to prevent overfilling and over-pressurisation shall be fitted no later than 3 months from the date of issue of this permit.
13. Deliveries must automatically stop where overfilling or over-pressurisation is identified.

Other materials delivery and storage

14. Dusty materials (including dusty wastes) shall only be stored within the designated storage bays as detailed on the plan in appendix 2 and shall be subject to suppression and management techniques to minimise dust emissions.

Belt conveying

15. All dusty materials, including wastes, shall be conveyed using enclosed conveyors. All transfer points shall be inside the building exiting into the mixing unit.

Loading, unloading and transport

16. No potentially dusty materials (including wastes) or finished products shall arrive on or leave the site other than by use of cement tanker or sheeted vehicles for all other products.

Roadways and transportation

17. All areas where there is regular movement of vehicles shall have a consolidated surface capable of being cleaned, and these surfaces shall be kept clean and in good repair.

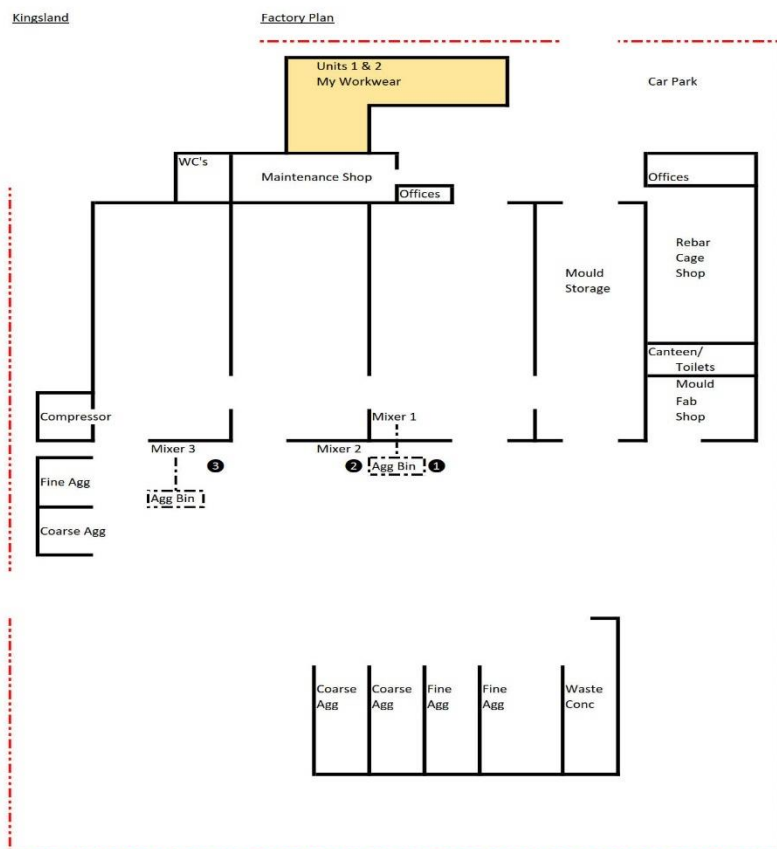
18. Vehicles shall not track material from the site onto the highway.

Records and Training

19. Written or computer records of all tests and monitoring shall be kept by the operator for at least 24 months. They and a copy of all manufacturers' instructions referred to in this permit shall be made available for inspection by the Council.
20. Records shall be kept of operator inspections, including those for visible emissions as required by Table 1 of this permit. They shall be kept for a period of 24 months and made available for inspection by the Council.
21. Staff at all levels shall receive the necessary training and instruction to enable them to comply with the conditions of this permit. Records shall be kept of relevant training undertaken and made available for inspection by the Council.
22. All records required to demonstrate compliance with any conditions of this Permit shall be kept in an organised manner. The records shall be kept electronically or in paper form. Records:
- a. Must be legible and any amendment entered into a record shall be made in such a way as to leave the original clear and legible.
 - b. Records shall be kept on-site for a minimum of 12 months. Records kept off-site, must be made available within 7 days of any request by the regulator.
23. All documentation required to be submitted to the regulator to demonstrate compliance with relevant conditions, shall be submitted in an electronic format. Submissions shall be sent to: environmentalprotectionteam@telford.gov.uk

The map shows a proposed development site outlined in red, located in the area of Halesfield 9 and Halesfield 10. The site is labeled 'Subway' and is adjacent to 'Halesfield' and 'Halesfield 9'. The map includes a street grid and a legend for 'Halesfield 9' and 'Halesfield 10'.

Appendix 2. – Site map



C:\Users\Colin\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\2EPB80BK\Kingsland Factory Plan

End of Permit conditions

This section does not form part of the permit, but contains guidance relevant to it.

Inspections

Regular inspections will be made by officers of Telford & Wrekin Council (without prior notice), in order to check and ensure full compliance with this permit. Inspection will be carried out in accordance with a risk assessment, and/or following from any complaints or applications.

BAT (Best Available Techniques)

Article 2(11) of the IPPC Directive defines “best available techniques” as follows:
“the most effective and advanced stage in the development of activities and their methods of operation which indicates the practical suitability of particular techniques for providing in principle the basis for emission limit values designed to prevent, and where that is not practicable, generally to reduce emissions and the impact on the environment as a whole”.

- “techniques” shall include both the technology used and the way in which the installation is designed, built, maintained, operated and decommissioned,
- “available” techniques shall mean those developed on a scale which allows implementation in the relevant industrial sector , under economically and technically viable conditions, taking into consideration the costs and advantages, whether or not the techniques are used or produced inside the Member State in question, as long as they are reasonably accessible to the operator,
- “best” shall mean most effective in achieving a high general level of protection if the environment as a whole.

In determining the best available techniques, special consideration should be given to the items listed in Annex IV of the Directive.

Confidentiality

The permit requires the operator to provide information to the regulator. The regulator will place the information onto the public register in accordance with the Regulations. If the operator considers that any information provided is commercially confidential, it may apply to the council to have such information withheld from the register as provided in the Regulations.

Health and Safety at Work and Other Statutory Requirements

Compliance with this permit does not necessarily infer compliance with any other legislation.

Notification of Changes to the activity or Operator

If the operator proposes to make a change in the operation of the installation, they must, at least 14 days before making the change, notify the regulator on the appropriate form. The notification must contain a description of the proposed change in operation. A 'change in operation' means a change in the nature or functioning, or an extension, of the installation, which may have consequences for the environment.

The operator may be liable to prosecution if they operate otherwise than in accordance with the conditions and plant described in this permit.

Transfer of the permit

Before the permit can be wholly or partially transferred to another person, an application to transfer the permit has to be made jointly by the existing and proposed operators. A transfer will be allowed unless the regulator considers the proposed operator will not be the person who will have control over the operation of the installation, or will not comply with the conditions of the transferred permit.

Surrender of the permit

Where the operator intends to cease the operation of an installation (in whole or in part). In the case of Part B Permits, the operator must notify the Council on the appropriate form in accordance with Regulation 24. For A2 permits, the operator must apply for a surrender, using the appropriate form and in accordance with Regulation 25 and part 1 of Schedule 5.

Risk Rating

Procedures and records shall be examined during inspections and will be referred to during the Department of Food and Rural Affairs (DEFRA) risk rating, carried out to determine the risk category: LOW, MEDIUM or HIGH which will determine the annual subsistence fee and the inspection frequency of the regulator.

Enforcement

The operator will be liable to enforcement action where: -

- a) the operator fails to comply with or contravenes any permit condition;
- b) a change is made to the installation operation without prior notification of the change to the regulator;
- c) intentional false entries are made in any record required to be kept under the conditions of the permit;
- d) false or misleading statement is made.

Any enforcement action is taken in accordance with the regulator's enforcement policy.
<http://www.telford.gov.uk/NR/rdonlyres/240C3F4A-8E36-4C12-8311-E4E57A3DF8CC/26214/MicrosoftWordEnvironmentalHealthandWellbeingEnforc.pdf>

Annual Subsistence Charge

An annual subsistence fee is payable in order to operate your installation. An invoice will be issued annually by the regulator which will include details of how to pay. The charges are based on the DEFRA risk rating. Details of the risk assessment can be found at <http://www.defra.gov.uk/environment/ppc/localauth/fees-risk/risk.htm>.

You are reminded that failure to pay the subsistence fee may result on the Permit being revoked. It is an offence to operate a regulated facility without a permit and upon summary conviction liable to a maximum fine and/or imprisonment.

Appeals

Appeals must be made in accordance with Regulation 31 and sent to the Secretary of State for Environment Food and Rural Affairs. You will normally be expected to pay your own expenses during an appeal. The appeal form can be found at:

http://www.planning-inspectorate.gov.uk/pins/environment/environment/environmental_appeals/environmental_permitting_appeal_form.pdf

Guidance on the appeal procedure can be found at

http://www.planning-inspectorate.gov.uk/pins/environment/environment/environmental_appeals/environmental_permitting_guidance_notes.pdf

There are time limits for making an appeal as follows:

- a) in relation to an appeal against a revocation notice, before the notice takes effect;
- b) in relation to the withdrawal of a duly-made application under paragraph 4(2) of Schedule 5, not later than 15 working days from the date of the notice served under that paragraph;
- c) in relation to a variation notification, a suspension notice, an enforcement notice or a landfill closure notice, not later than 2 months from the date of the notification or notice;
- d) in any other case not later than 6 months from the date of the decision or deemed decision.

Please note:

An appeal will not suspend the effect of the conditions appealed against; the conditions must still be complied with.

In determining an appeal against one or more conditions, the Act allows the Secretary of State in addition to quash any of the other conditions not subject to the appeal and to direct the local authority either to vary any of these other conditions or to add new conditions.

Contact Numbers for the Regulator

The Regulator is the Public Protection Team of Telford & Wrekin Council. They can be contacted on 01925 381 818. You may also contact them by email at any time. environmentalprotectionteam@telford.gov.uk

Correspondence Address

All correspondence to Telford & Wrekin Council relating to this information shall be addressed to: Public Protection, Telford and Wrekin Council, Addenbrooke House, Telford, TF3 4NT