

Operator	PEZ Concrete Limited
Installation Address	The Garage Wellington Road Horsehay Telford TF4 3QG
Permit Reference	4701/221124
Grid Reference	SJ668063
Registered Office	PEZ Concrete Ltd Raybow Wrens Nest Lane Ketley Telford TF1 5HL

PEZ 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) and (b) 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: 22 November 2024

Name: Clair Travis
Environmental Health Officer

Authorised by the Borough of Telford and Wrekin to sign in that behalf

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

Status Log

Provenance	Relevant Dates
Date Permit First Issued	22/11/2024
Date of Variations	
Date of Latest Variation	

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

There is a SSSI located approximately 650m west of the installation – Lydebrook Dingle. This has been formally assessed in August 2024. The potential dust impact from the site has been assessed as 'not significant'.

The installation produces pre-mixed concrete using an on-site batching plant and loads volumetric mixers for batching off-site.

The site has 5 silos:

- Silo 1- horizontal silo - cement
- Silo 2 – horizontal silo – powdered binder
- Silo 3 – horizontal silo - cement
- Silo 4 – vertical silo – powdered binder
- Silo 5 – horizontal silo - not operational.

Aggregates and sand are delivered to the site by HGV and stored in banded stockpiles. The sand and aggregate are mixed and loaded from the stockpiles into the concrete batching plant hoppers using an excavator.

The material is then transported to barrel/drum mixers via an open conveyor and feeder hopper. The excavator is also used to directly fill the volumetric mixers.

The cement is stored in horizontal silos, which have a filtration system and pressure relief valves. Each are fitted with overfill and over pressure alarms. Each have a pinch valve for auto-shut off. When delivering cement, the displaced air will be vented to the arrestment plant. Cement and powdered material are transferred via enclosed pipework until the exit drop point. There is currently a sock to minimise drop height into the vehicle.

The batching plant is fitted with a conveyor for sand and aggregate, belt scrapers and a bucket elevator. There is not a wheel wash, but drivers clean down with a jet wash to prevent drag off from the site.



During dry weather, wet sweeping of the site is undertaken to minimise suspension of dust and trackout of dusty material onto the local road network. A jet wash is also readily available to clean dry spillages. The delivery trucks and volumetric mixers are securely covered to prevent the escape of material during transport.

The site has an environmental management and policy procedure.

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 were harm or nuisance may be caused	Recorded operator observations	At least daily when plant is operational
	Silo inlets and outlets (for silos new since 1st July 2004)	Designed to emit less than 10mg/m ³	Recorded operator observations	At the time of delivery
	Silo inlets and outlets (for silos new before 1 st July 2004)	No visible emissions	Recorded operator observations	At the time of delivery

7. Corrective action shall be taken immediately if any monitoring result exceeds a limit in Table 1, or if there is a malfunction or breakdown of any equipment which might increase emissions.
8. All plant and equipment capable of causing, or preventing, emissions and all monitoring devices shall be maintained in accordance with the manufacturer's instructions. Records shall be kept of such maintenance.

Silos

9. Bulk cement shall only be stored within the bulk cement silos detailed in the process description of this permit.
10. Dust emissions from loading or unloading road tankers shall be minimised by venting to the silo filtration system 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. Deliveries must stop where overfilling or over-pressurisation is identified.

Other materials delivery and storage

13. Dusty materials (including dusty wastes) shall only be stored in the designated storage bays as detailed on the plan in appendix 1 and shall be subject to suppression and management techniques to minimise dust emissions.

Belt conveying

14. All dusty materials, including wastes, shall be conveyed using enclosed conveyors. All transfer points shall be enclosed.

Loading, unloading and transport

15. No potentially dusty materials (including wastes) or finished products shall arrive on or leave the site other than by use of covered or enclosed vehicles.

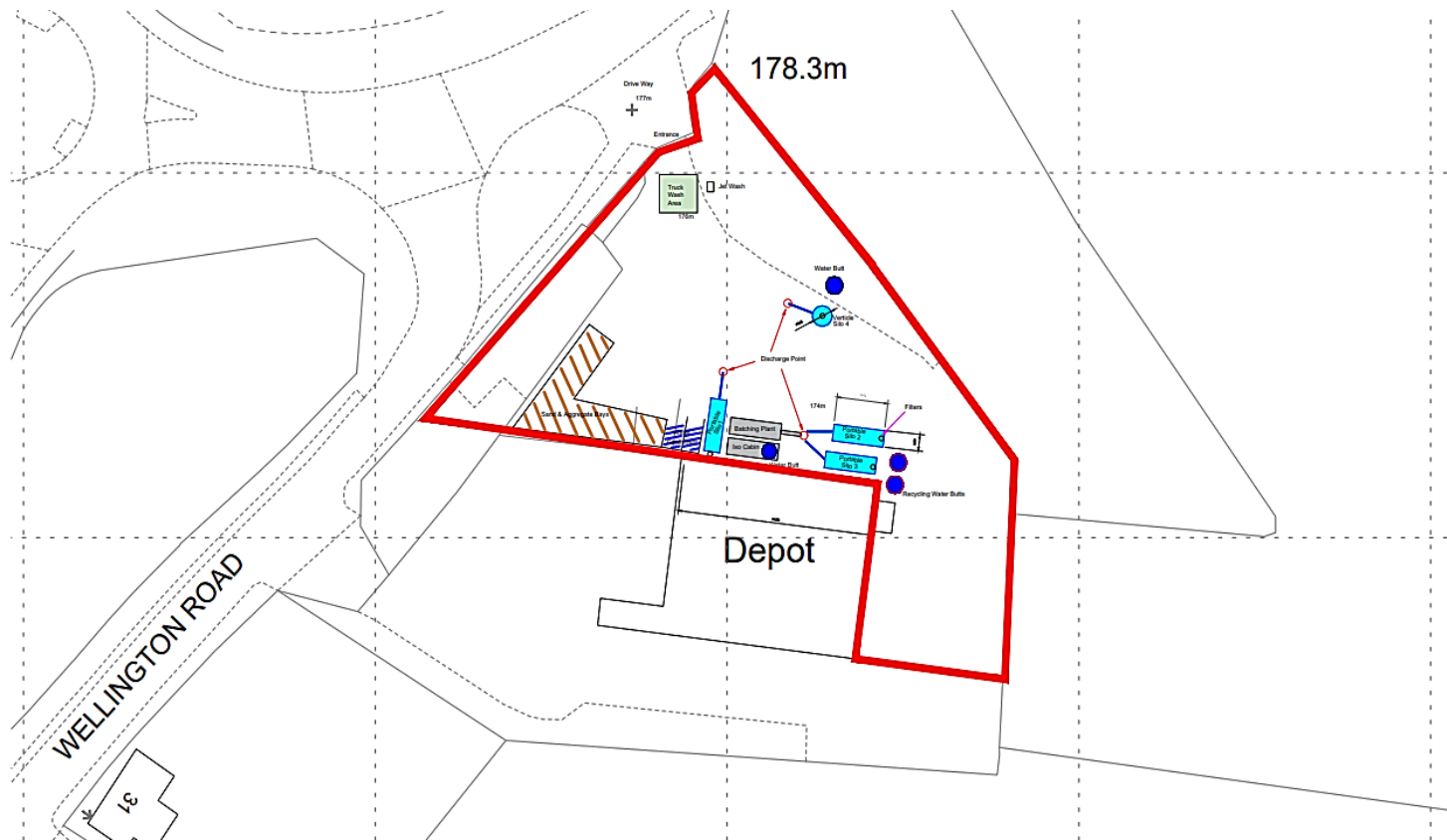
Roadways and transportation

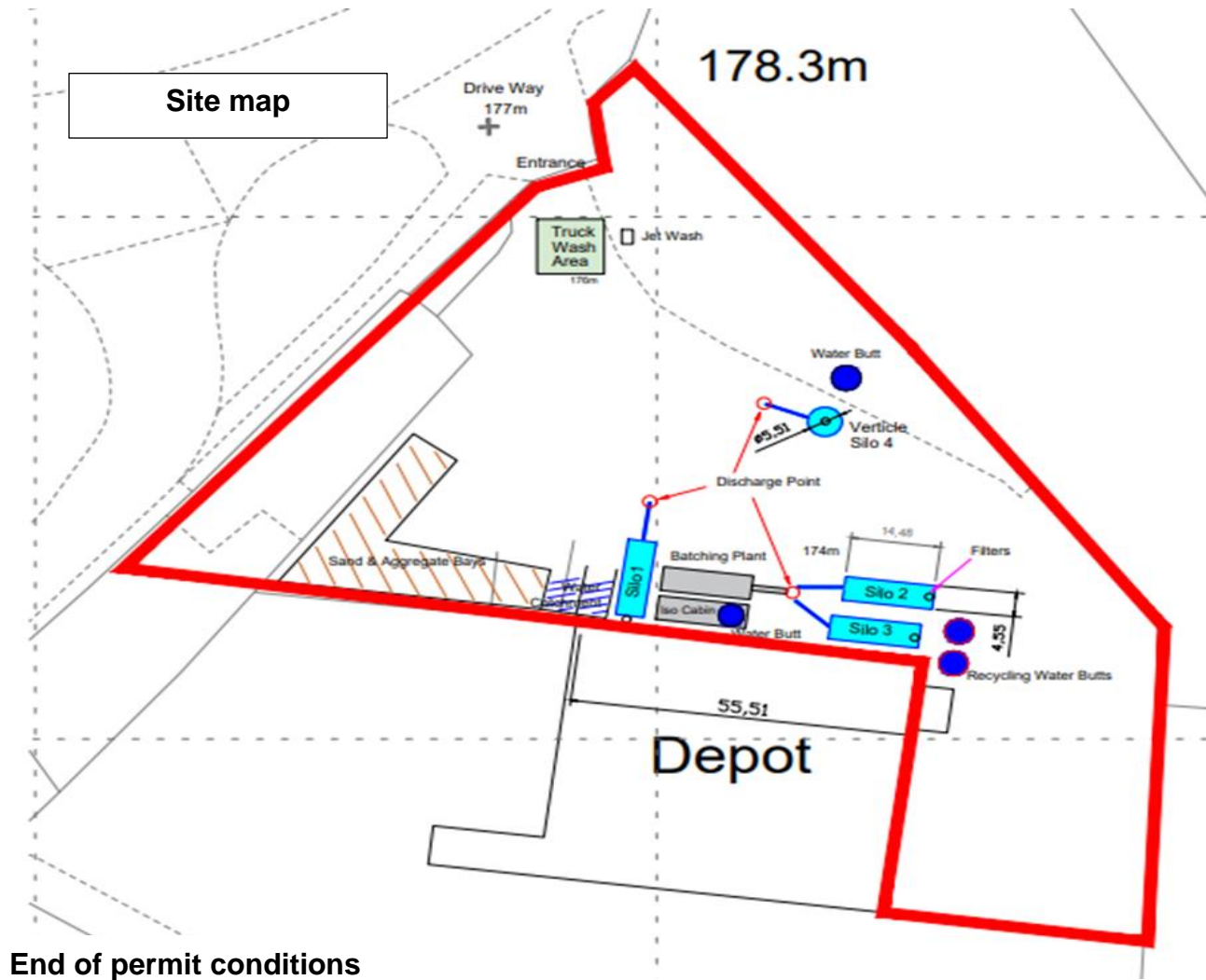
16. All areas where there is regular movement of vehicles shall have a consolidated surface capable of being cleaned, and these surfaces shall be kept clean and in good repair.
17. Vehicles shall not track material from the site onto the highway.

Records and Training

18. 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.
19. 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.
20. 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.
21. 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:
- 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.
 - 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.
22. 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

Appendix 1. Location of Installation plan





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.

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.

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 guidance can be found at:

[Environmental permit - Guidance on the Appeal procedure - GOV.UK](#)

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, Darby House, Lawn Central, Telford, TF3 4NT