

**Environmental Permit**  
Pollution Prevention and Control Act 1999  
Environmental Permitting (England and  
Wales) Regulations 2016



**Albury Lodge Limited**  
**Unit 1 & 2 The Halls**  
**Bush Fair**  
**Harlow**  
**Essex**  
**CM18 6LY**

**Permit Number**

**EPR/3.1/21/V1/AL**

**Contents**

Introductory note  
**Permit**  
Description of process  
**Conditions**  
Emissions and monitoring  
Aggregate delivery and storage  
Loading, unloading and transport  
Roadways and transportation  
Techniques to control fugitive emissions  
Records and training  
Best available techniques  
Table 1; emission limits and monitoring  
Site location  
Site Plan

**Status Log**

<b>Detail</b>	<b>Date</b>	<b>Comment</b>
Application Received	26 <sup>th</sup> May 2021	Duly Made 14 <sup>th</sup> June 2021
Draft Permit	16 November 2021	Sent electronically
EPR/3.1/21/V1/AL	07 December 2021	Simplified Permit issued

## **Introductory Note**

***This introductory note does not form part of your Environmental Permit conditions, however it does provide useful information about the Environmental Permitting Regulations:***

The following Permit is issued under Regulation 13(1) of the Environmental Permitting (England and Wales) Regulations 2016 (S.I 2010 No.675), (“the EPR”) to operate a scheduled installation carrying out an activity, or activities covered by the description in Schedule 1, Part 2, Section 3.1, Part B(a) of The Environmental Permitting to the extent authorised by the Permit.

Conditions within this Permit detail Best Available Techniques (BAT), for the management and operation of the installation, to prevent, or where that is not practicable, to reduce emissions.

In determining BAT, the Operator should pay particular attention to relevant sections of the LAPPC Cement Process Guidance note (3/01(12)) and any other relevant guidance. Techniques include both the technology used and the way in which the installation is designed, built, maintained, operated and decommissioned.

Note that the Permit requires the submission of certain information to the Regulator and in addition, the Regulator has the power to seek further information at any time under Regulation 60 of the EPR Regulations provided that the request is reasonable.

### **Public Registers**

Information relating to Permits, including the application, is available on public registers in accordance with the EPR. Certain information may be withheld from the public registers where it is commercially confidential, or if it is in the interest of national security to do so.

### **Variations to the Permit**

The Regulator may vary the Permit in the future, by serving a variation notice on the Operator. Should the Operator want any of the conditions of the Permit to be changed, a formal application must be submitted to the Regulator (the relevant forms are available from the Regulator). The Status Log that forms part of this introductory note will include summary details of this Permit, variations issued up to that point in time and state whether a consolidated version of the Permit has been issued.

### **Transfer of the Permit or part of the Permit**

Before the Permit can be wholly or partially transferred to another Operator, an application to transfer the Permit has to be made jointly by the existing and proposed Operators. A transfer will not be approved if the Regulator is not satisfied that the proposed Permit holder will be the person having control over the operation of the installation, or will not comply with the conditions of the transferred Permit. In addition, if the Permit authorises the Operator to carry out a specified waste management activity, the transfer will not be approved if the Regulator does not consider the proposed Permit holder to be a ‘fit and proper person’ as required by the EPR.

### **Talking to us**

Please quote the permit number if you contact the Regulator about this permit. To give a notification under condition 5.1, the Operator should telephone **01279 446111** or any other number notified in writing by the Regulator for that purpose.

# Environmental Permit



**Permit Number: *EPR/3.1/21/V1/AL***

**Harlow Council** ("the Regulator") in exercise of its powers under Regulation 13(1) of the Environmental Permitting (England and Wales) Regulations 2016 (S.I 2016 No. 1154), hereby authorises **Albury Lodge Limited** ("the Operator") to operate an installation at:

***Unit 1 & 2 The Halls  
Bush Fair  
Harlow  
Essex  
CM18 6LY***

To the extent authorised by and subject to the conditions of this Permit.

Signed

Dated 7<sup>th</sup> December 2021

---

**Norah F Nolan**  
**Environmental Health Manager**  
**The Authorised Officer for this purpose**  
Harlow Council, Environmental Health Services, Civic Centre, The Water Gardens, Harlow,  
Essex CM20 1WG. Tel. 01279 446111 Fax. 01279 446767

**Albury Lodge Limited, Unit 1 & 2 The Halls, Bush Fair, Harlow, CM18 6LY** is hereby authorised to operate a blending, packing and batching installation as defined in Schedule 1, Part 2, Chapter 3, Section 3.1 Part B (a) and (b) of The Environmental Permitting (England and Wales) Regulations 2010.

**Address of Installation;** Albury Lodge Limited, Unit 1 & 2 The Halls, Bush Fair, Harlow, CM18 6LY, as marked in red (for identification purposes only) on the attached map, Appendix 1, forming part of the permit.

### **Description of the Process.**

Albury Lodge Limited manufacture bespoke precast concrete products for the domestic and commercial sectors. Concrete window cills, decorative blocks, classic string courses, modern concrete plinths, porticos, pier caps, architectural finishes ect using 'semi-dry' and 'wet-cast' production methods.

Bulk sand, cement and limestone are delivered loose into four 3x side bays, various aggregates are in jumbo bags and premixed powdered cement is delivered in paper bags.

Aggregates are mixed in a portable cement mixer for wet-cast products and transferred to a wet room in the building and poured into mouldings. Semi-dry aggregates are mixed in an enclosed pan mixer room vented through a filtration system and transferred into the dry room where it is compressed into wooden moulds. It takes a minimum of 24 hours to properly cure and strengthen before being removed from the moulds for final cleaning and preparation. Materials are accurately batched, moulds are reused and it is little if any waste.

Once the product is strong enough to be handled it is banded or shrunk-wrapped into packs and taken to dedicated storage areas.

### **Conditions**

#### **Emissions and monitoring**

1. No visible particulate matter shall be emitted beyond the installation boundary.
2. The emission requirements and methods and frequency of monitoring set out in Table 1 shall be complied with. All observations shall be recorded and made available to the regulator on request.

Any monitoring display shall be visible to operating staff at all times. Corrective action shall be taken immediately if any periodic monitoring result exceeds a limit in Table 1, or if there is a malfunction or breakdown of any equipment which might increase emissions. Monitoring shall be undertaken or repeated as soon as possible thereafter and a brief record shall be kept of the main actions taken.

3. 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 and made available on request.

### **Aggregates delivery and storage**

4. Dusty materials including dusty wastes shall only be stored in 3 sided bays and shall be subject to suppression and management techniques to minimise dust emissions. Bays shall not be grossly overloaded. Dust suppression shall include water suppression.
5. Other fine aggregates under 3mm, shall be stored in closed wholesale bags.
6. Dusty materials including dusty wastes shall be sealed within polythene bags and placed in a skip for disposal. No dusty wastes shall be placed and stored in open containers.

### **Loading, unloading and transport**

7. No potentially dusty materials (including wastes) or finished products shall arrive on or leave the site other than in closed containers or closed retail or wholesale bags.

### **Roadways and transportation**

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

### **Techniques to control fugitive emissions**

10. The fabric of process buildings shall be maintained as dust tight as reasonably practicable. Whenever practicable, doors shall be kept closed when not in use.

### **Records and training**

11. Written or computer records of all tests and monitoring shall be kept by the operator for at least 18 months. They and a copy of all manufacturer's instructions referred to in this permit shall be made available for examination by the Council. Records shall be kept of operator inspections, including those for visible and odorous emissions.
12. 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 be made available on request of the regulator.

### **Best available techniques**

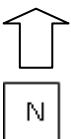
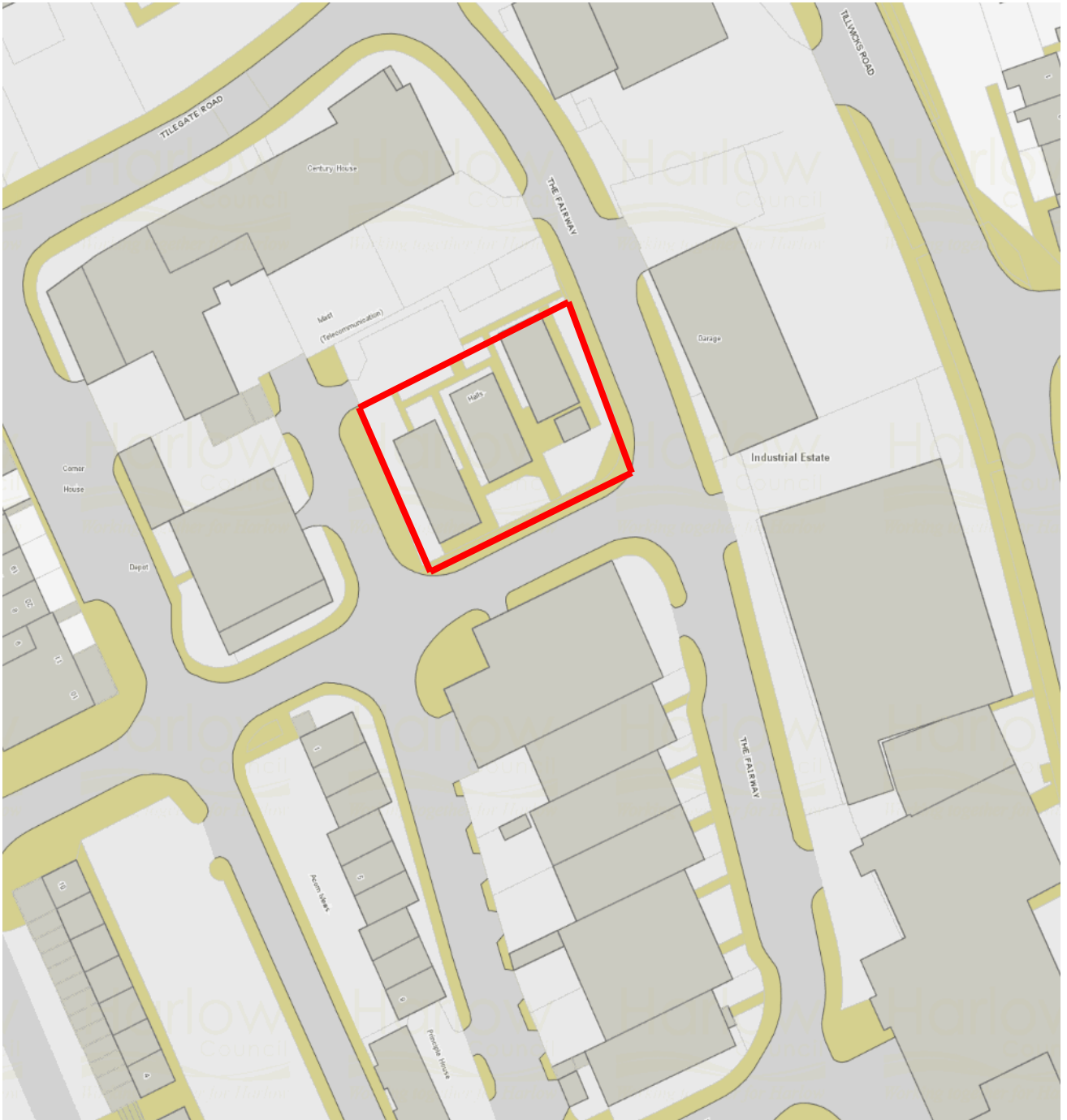
13. The best available techniques shall be used to prevent or, where that is not practicable, reduce emissions from the installation in relation to any aspect of the operation of the installation which is not regulated by any other condition of this permit.
14. If the operator proposes to make a change in operation of the installation, he must, at least 14 days before making the change, notify the regulator in writing. The notification must contain a description of the proposed change in operation. It is not necessary to make such a notification if an application to vary this permit has been made and the application contains a description of the proposed change. In this condition 'change in operation' means a change in the nature or functioning, or an extension, of the installation, which may have consequences for the environment.

**Table 1: Emission limits, monitoring and related provisions**

Row	Substance	Source	Emission Limit Provisions	Type of Monitoring	Monitoring Frequency
1	Particulate matter	Whole process	No visible airborne emission to cross the boundary where harm or nuisance may be caused.	Operator observations	At least daily

Only emissions to atmosphere are required to comply with the emission limits within this table.

## Appendix 1 – Site Location

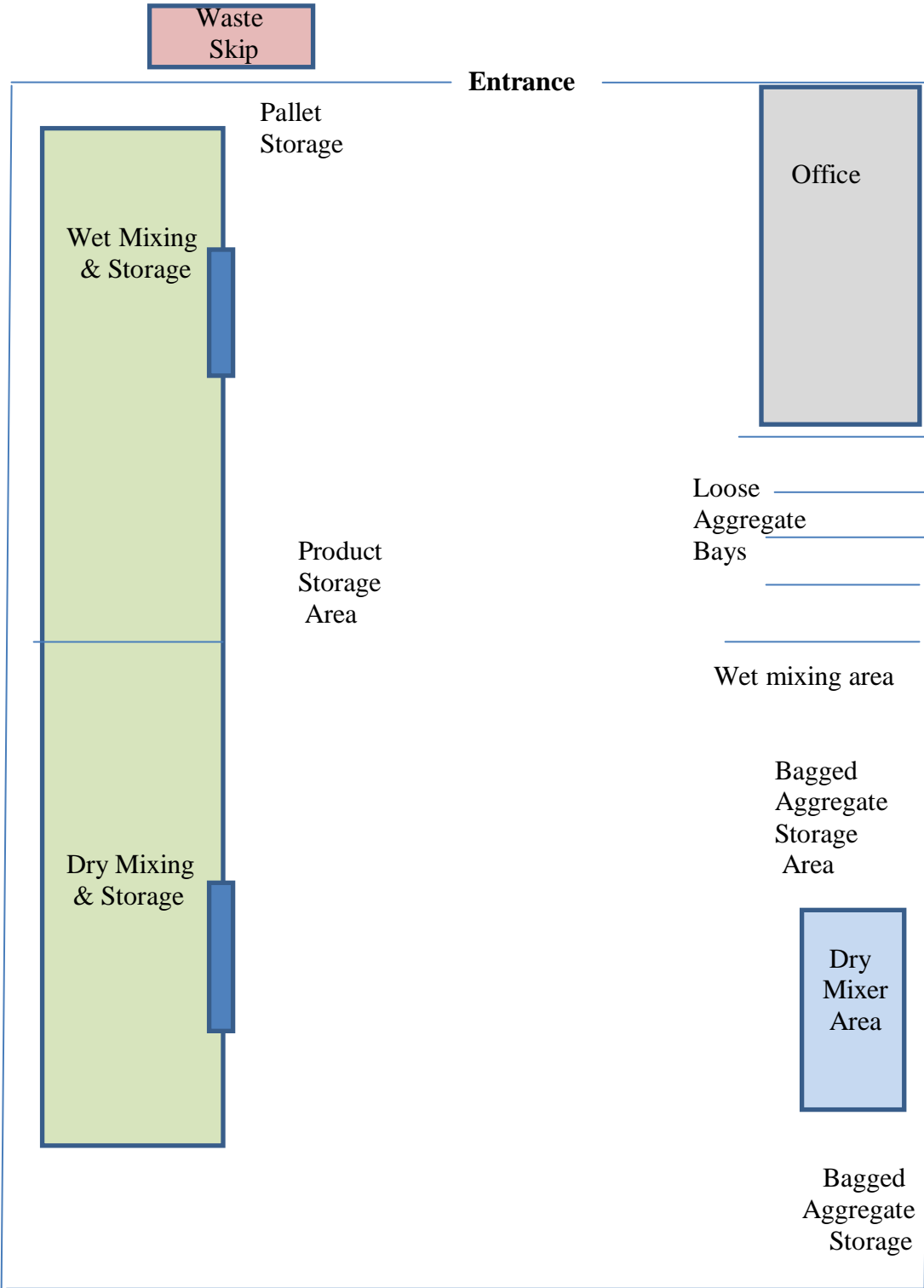


**Albury Lodge Limited**  
**Scale: 1:709@A4**

Not to be copied, reproduced, republished or transmitted in any way without the permission of Harlow Council. The Council will not accept any liability in respect of loss, damage or injury sustained as a result or reliance on the information.



**Appendix 2: Site Plan**





## Interpretations and Explanatory Notes

*These interpretations and explanatory notes does not form part of your Environmental Permit conditions, however they do provide useful information about the Environmental Permitting Regulations:*

### **In relation to this Permit, the following expressions shall have the following meanings:**

<i>“Activity”</i>	An activity listed in Part 2 of Schedule 1 to the EP Regulations which will form part of an EP installation or be a mobile plant
<i>“The EPR / EP Regulation”</i>	Means the Environmental Permitting (England and Wales) Regulations 2016 S.I. 2016 No.1154 and words and expressions defined in the EPR shall have the same meanings when used in this Permit save to the extent they are explicitly defined in this Permit.
<i>“Change in Operation”</i>	In relation to an installation or mobile plant, a change in its nature or functioning or an extension which may have consequences for the environment.
<i>“Enforcement notice”</i>	A notice served by a local authority to enforce compliance with the permit conditions or require remediation of any harm following a breach of any condition.
<i>“Installation”</i>	A stationary technical unit where one or more activities listed in Part 2 of Schedule 1 to the EP Regulations are carried out and any other location on the same site where any other directly-associated activities are carried out. and any activities that are technically linked. The terms ‘regulated facility’ and ‘installation’ are, in effect, interchangeable for A(2) and B activities.
<i>“Operator”</i>	The person who has control over the operation of the installation/regulated facility (EP Regulation 7).
<i>“Permit”</i>	A permit granted under EP Regulation 13 by a local authority allowing the operation of an installation subject to certain conditions.
<i>“Pollution”</i>	Any emission as a result of human activity which may be harmful to human health or the quality of the environment, cause offence to any human senses, result in damage to material property, or impair or interfere with amenities and other legitimate uses of the environment (EP Regulation 2(1)).
<i>“Revocation notice”</i>	A notice served by the Regulator under EP regulation 22 revoking all or part of a permit.
<i>“Permitted Installation”</i>	Means the activities and the limits to those activities described in this Permit.
<i>“Monitoring”</i>	Includes the taking and analysis of samples, instrumental measurements (periodic and continual), calibrations, examinations, tests and surveys.
<i>“MCERTS”</i>	Means the Environment Agency’s Monitoring Certification Scheme.
<i>“Fugitive Emission”</i>	Means an emission to air or water (including sewer) from the Permitted installation that is not controlled by an emission limit imposed by a condition of this Permit.
<i>“Regulator”</i>	Means any officer of Harlow Council who is authorised under Section 108(1) of the Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in Section 108(1) of that Act.
<i>“Best Available Techniques (BAT)”</i>	<p>Best available techniques means 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 practical, generally to reduce emissions and the impact on the environment as a whole.</p> <p>For those purposes:</p> <p>"Available techniques" means those techniques which have been developed on a scale which allows implementation in the relevant industrial sector, under economically and technically viable conditions, taking into consideration the cost and advantages, whether or not the techniques are used or produced inside the United Kingdom, as long as they are reasonably accessible to the Operator;</p> <p>"Best" means, in relation to techniques, the most effective in achieving a high general level of protection of the environment as a whole;</p> <p>"Techniques" includes both the technology used and the way in which the installation is designed.</p>

Where any condition of this Permit refers to the whole or parts of different documents, in the event of any conflict between the wording of such documents, the document with the most recent publication date shall be taken to be the most appropriate document to be used.

Any person who is aggrieved by the conditions attached to a Permit can appeal to the Secretary of State for Environment, Food & Rural Affairs. Appeals must be received by the Secretary of State no later than 6 months from the date of the decision (the date of the Permit).

Appeals relating to installations in England should be received by the Secretary of State for Environment, Food & Rural Affairs. The address is as follows;

The Planning Inspectorate  
Environment Team, Major and Specialist Casework  
Room 4/04 – Kite Wing  
Temple Quay House  
2 The Square Temple Quay Bristol, BS1 PN

The appeal must be in the form of a written notice or letter stating that the person wishes to appeal and listing the condition(s) which is/are being appealed against. The following five items must be included;

- a) A statement of the ground of appeal;
  - b) A copy of any relevant application;
  - c) A copy of any relevant Permit;
  - d) A copy of any relevant correspondence between the person making the appeal (“the appellant”) and the Council;
  - e) A statement indicating whether the appellant wishes the appeal to be dealt with.
- By a hearing attended by both parties and conducted by an inspector appointed by the Secretary of State; or
- By both parties sending the Secretary of State written statements of their case (and having the opportunity to comment upon one another’s statements).

At the same time, the notice of appeal and documents (a) and (e) must be sent to the Council, and the person making the appeal should inform the appropriate Secretary of State that this has been done.

- 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 to either vary any of these conditions or to add new conditions.