



Breedon Environmental Permit Application

Supporting Information Document

PREPARED FOR

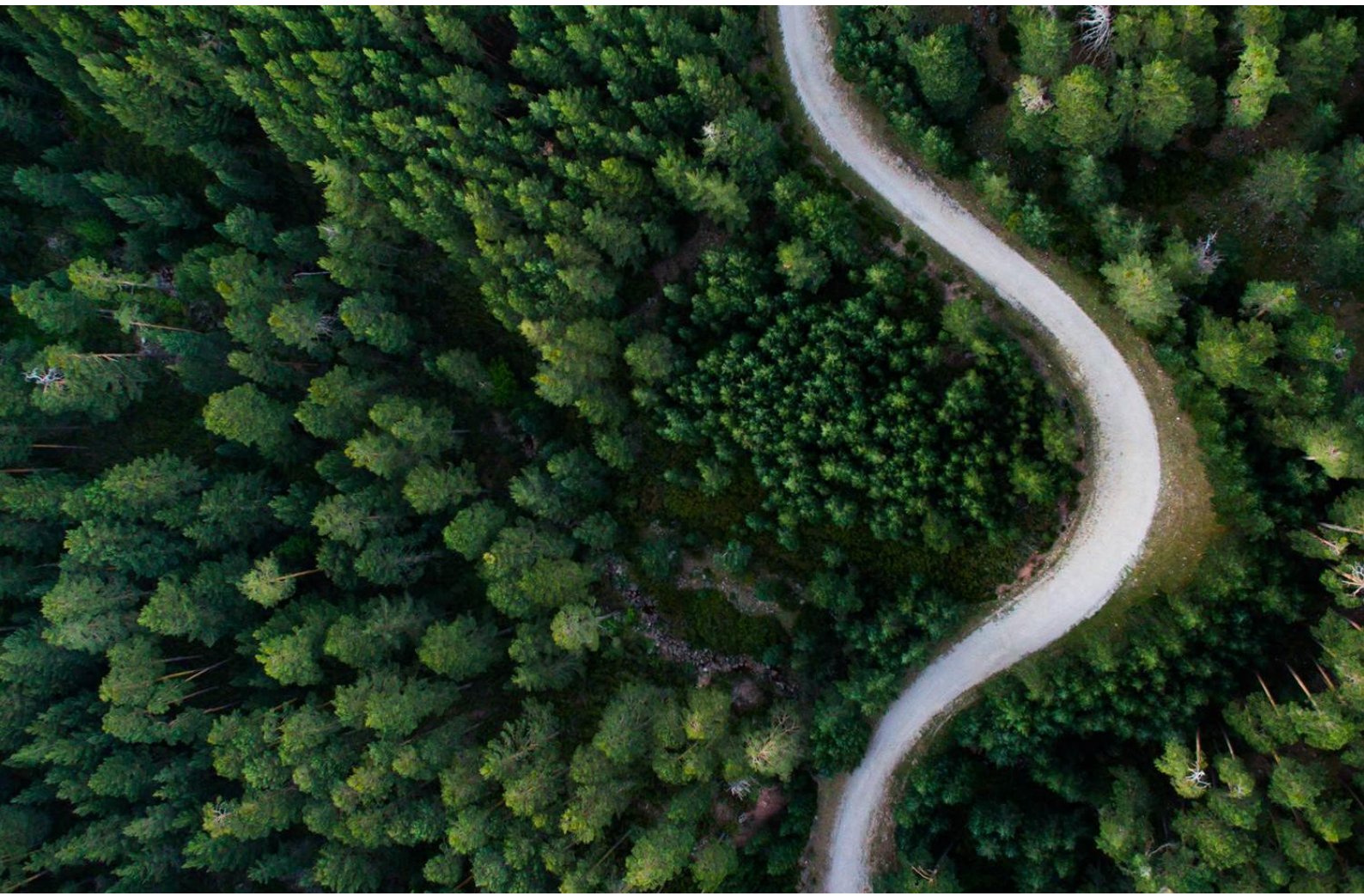


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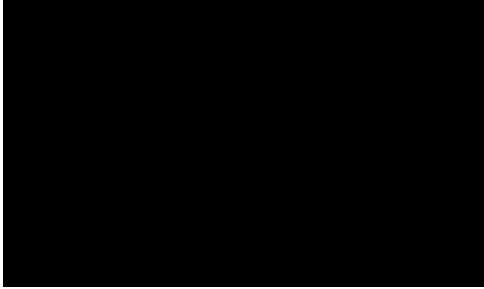
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Breedon Environmental Permit Application

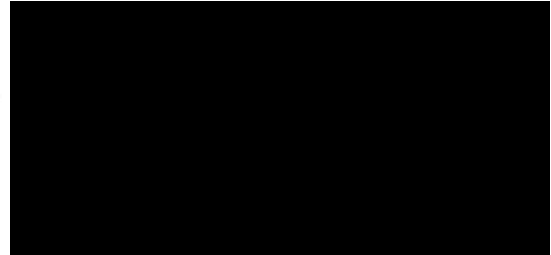
Supporting Information Document

0821991



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ACRONYMS AND ABBREVIATIONS

Acronym	Description
EASR	Environmental Authorisations (Scotland) Regulations
EMS	Environmental Management System
ERM	Environmental Resources Management
EV	Electrical Vehicle
EWC	European Waste Code
HP	Hazardous Property
LEV	Local Exhaust Ventilation
PRV	Pressure Relief Valve
SDS	Safety Data Sheets
t	Tonnes

Acronym	Description
TEt	Thorough Examination and Testing
VSD	Variable Speed Drives

NON-TECHNICAL SUMMARY

Breedon Cement Limited (Breedon) is proposing to develop and operate a new cement storage and distribution depot at Mossend Railhead in Bellshill, Glasgow. The facility will receive bulk cement by rail, store it in large silos, and load it into road tankers for onward distribution. The depot will include three cement storage silos, rail unloading infrastructure, tanker loading facilities, site drainage, an office and associated parking.

The proposed activity requires an environmental permit issued by the Scottish Environmental Protection Agency (SEPA) as the bulk storage, loading and unloading of cement is a listed activity in the Environmental Authorisations (Scotland) Regulations 2018 (EASR) regulations. The application has been prepared to support Breedon's permit submission and explains how the site will be operated and managed to minimise environmental impacts.

The site is located within an established industrial railhead area and is surrounded mainly by other industrial uses. The nearest residential properties are separated from the site by surrounding land and infrastructure. The site is not located within an environmentally designated area, although nearby environmental receptors and flood risk have been considered in the assessment.

The main environmental consideration for the site is the potential for dust associated with handling and storing cement. Dust control measures will be built into the design and operation of the depot, including enclosed transfer systems, filtration units on the silos, automatic shut-off systems, inspection routines and regular housekeeping. Breedon will also carry out daily visual checks to confirm that no visible airborne emissions leave the site boundary.

The site will not include fuel storage, power generation, trade effluent discharge or washing operations. Water use will be limited and surface water drainage will be managed through the site drainage system. Foul water from welfare facilities will discharge to the existing foul drainage network.

The site will be operated under an Environmental Management System, including procedures for maintenance, staff training, incident reporting, spill response, waste management and environmental controls. Waste generation is expected to be limited and will mainly arise from maintenance activities and general site waste. Waste will be segregated, stored appropriately and removed by licensed contractors.

Energy use will primarily relate to the operation of electrical equipment used for unloading, conveying, storing and loading cement. The site will incorporate efficiency measures such as automated controls, efficient motors, planned maintenance, LED lighting and electric vehicle charging points.

An environmental risk assessment has been completed for the proposed operations. The assessment concludes that with the proposed management controls in place, the overall environmental risks associated with the site are low.

1. INTRODUCTION

The permit application and supporting information presented in this document for the Mossend cement storage depot, Glasgow (the site) has been prepared by Environmental Resources Management Limited (ERM) on behalf of Breedon Cement Limited (Breedon) (the applicant). ERM has prepared this supporting information document using information provided directly by Breedon and publicly available information.

1.1 BACKGROUND

Breedon is proposing to develop a new cement depot at Mossend Railhead in Bellshill, Glasgow. The depot will consist of three new bulk cement silos, with a total of 7,500 tonnes (t) (2,500t each), rail sidings for cement delivery, an access road for cement collection by road tanker, site drainage with an associated discharge to surface water and onsite office and parking. The annual cement throughput will be approximately 225,000 t, supplied by three trains per week (1,440 t/train).

The site activities will not include power generation, fuel storage, the production and discharge of trade effluent or washing operations.

Planning consent (ref 25/00847/FUL) for the site has been approved by North Lanarkshire Council on 13 November 2025.

1.2 LISTED ACTIVITIES

The primary activity undertaken at the site will be storing, loading or unloading cement in bulk prior to further transportation in bulk. This activity is found in Schedule 26, Part 3, Paragraph 23 of the Environmental Authorisations (Scotland) Regulations 2018¹ (EASR) and will therefore require a permit for operation.

A pre-application advice letter was issued to Scottish Environment Protection Agency (SEPA) on the 10th July 2026 detailing the intended permitting approach.

SEPA confirmed via email on the 13th July 2026 (reference: *SEPA – Pre-Application Advice Letter*) that the permit documents, permitted activity and application charge are accurate for the proposed project.

1.3 DETAILS OF THE COMPANY

The details of the directors and secretaries for Breedon Cement Limited as listed on Companies House at the time of the application are provided below:

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

¹ [The Environmental Authorisations \(Scotland\) Regulations 2018](#)

- [REDACTED]

Breedon Cement Limited registration number is 08284549 and was incorporated on 7 November 2012. The registered address as listed on Companies House is Pinnacle House, Breedon Quarry, Breedon On The Hill, Derby, England, DE73 8AP.

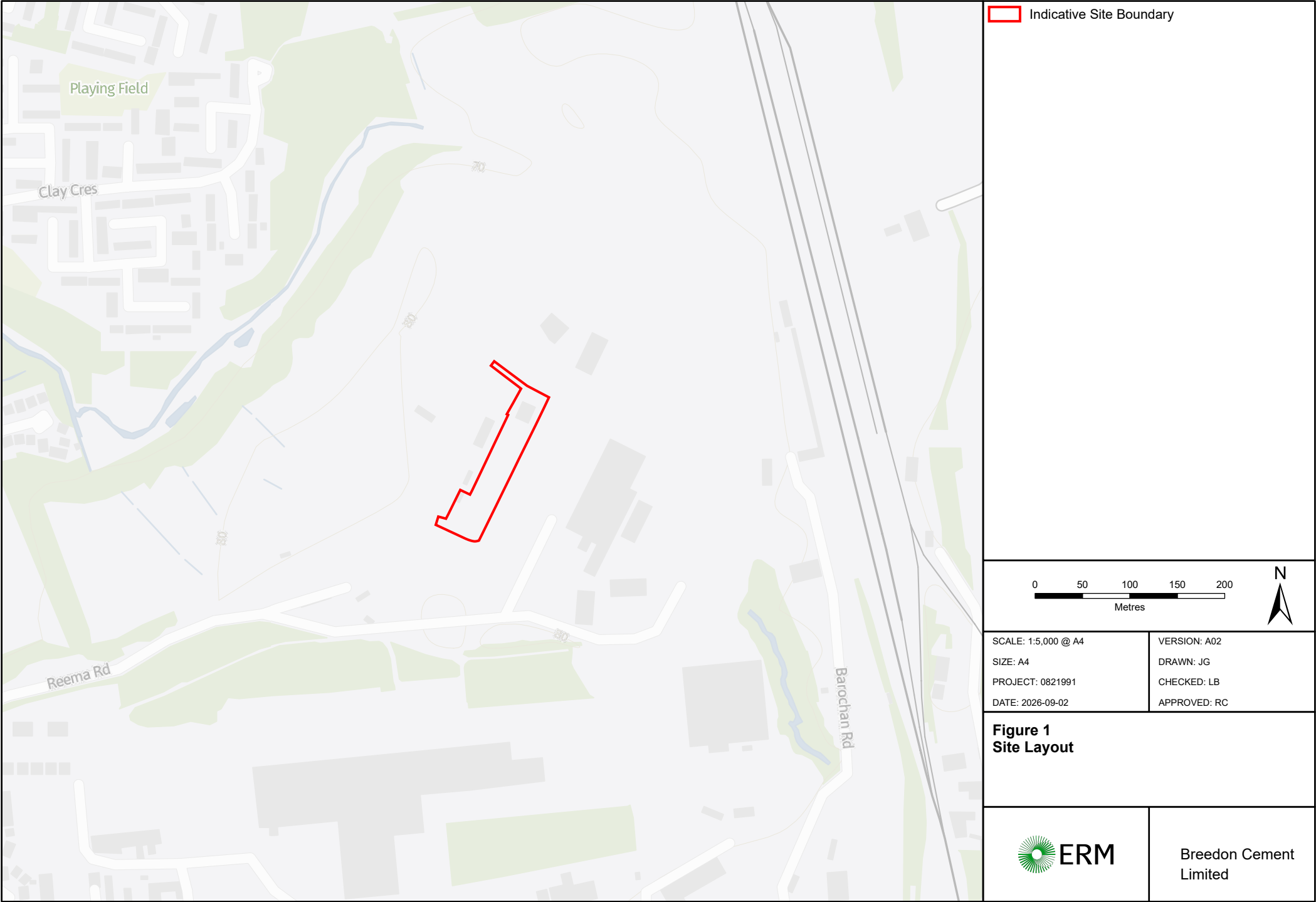
2. SITE DESCRIPTION

2.1 SITE LOCATION

The site is located at Mossend Rail Head, Reema Road, Bellshill, ML4 1RR. The National Grid Reference for the approximate centre of the site is NS 74389 61002.

The site location and boundary are shown in **Figure 1** and the site infrastructure plan is shown in **Figure 2**.

FIGURE 1 SITE LOCATION PLAN



PROJECTION: British National Grid

FIGURE 2 SITE INFRASTRUCTURE PLAN

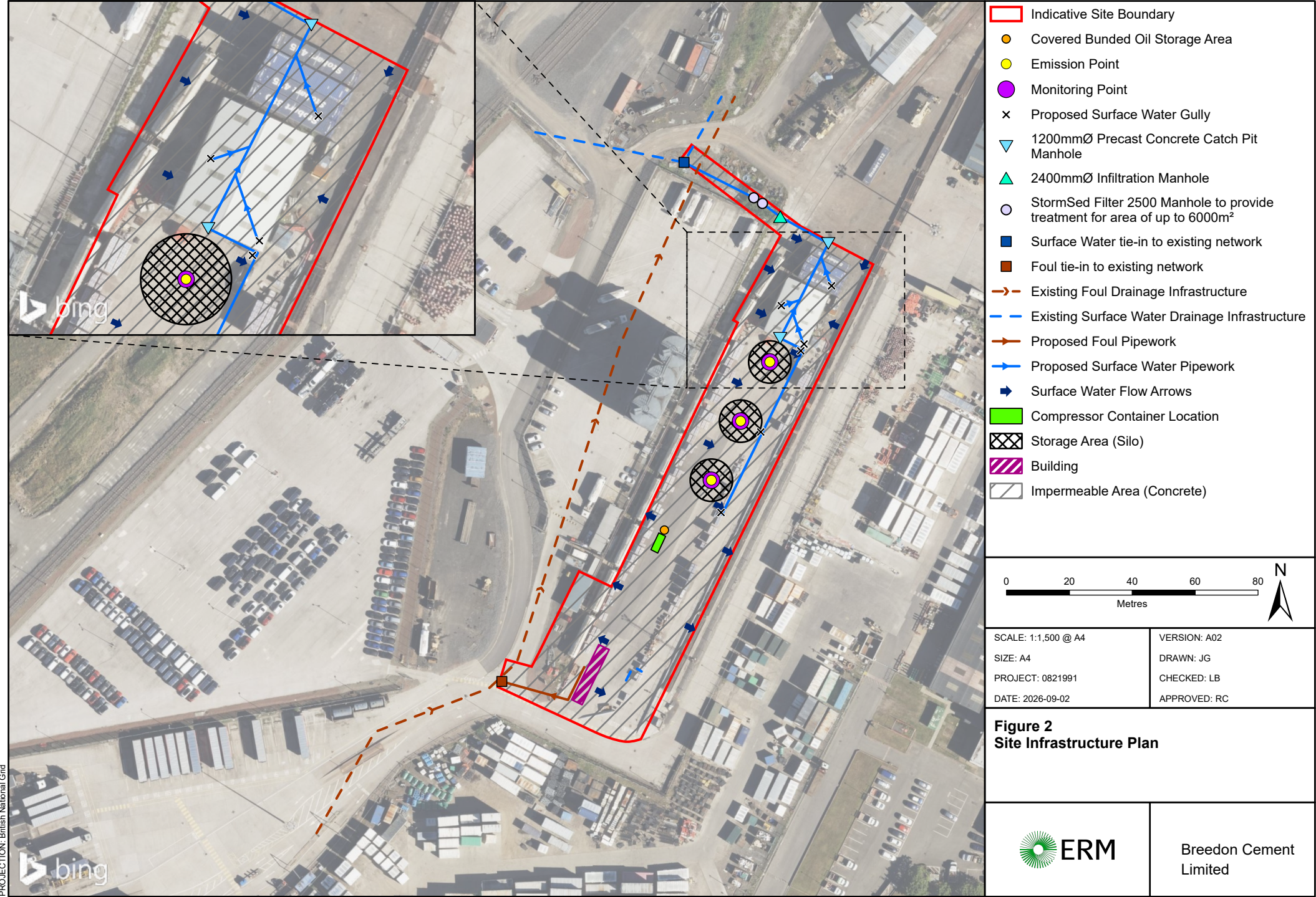


FIGURE 3 PROTECTED SITES

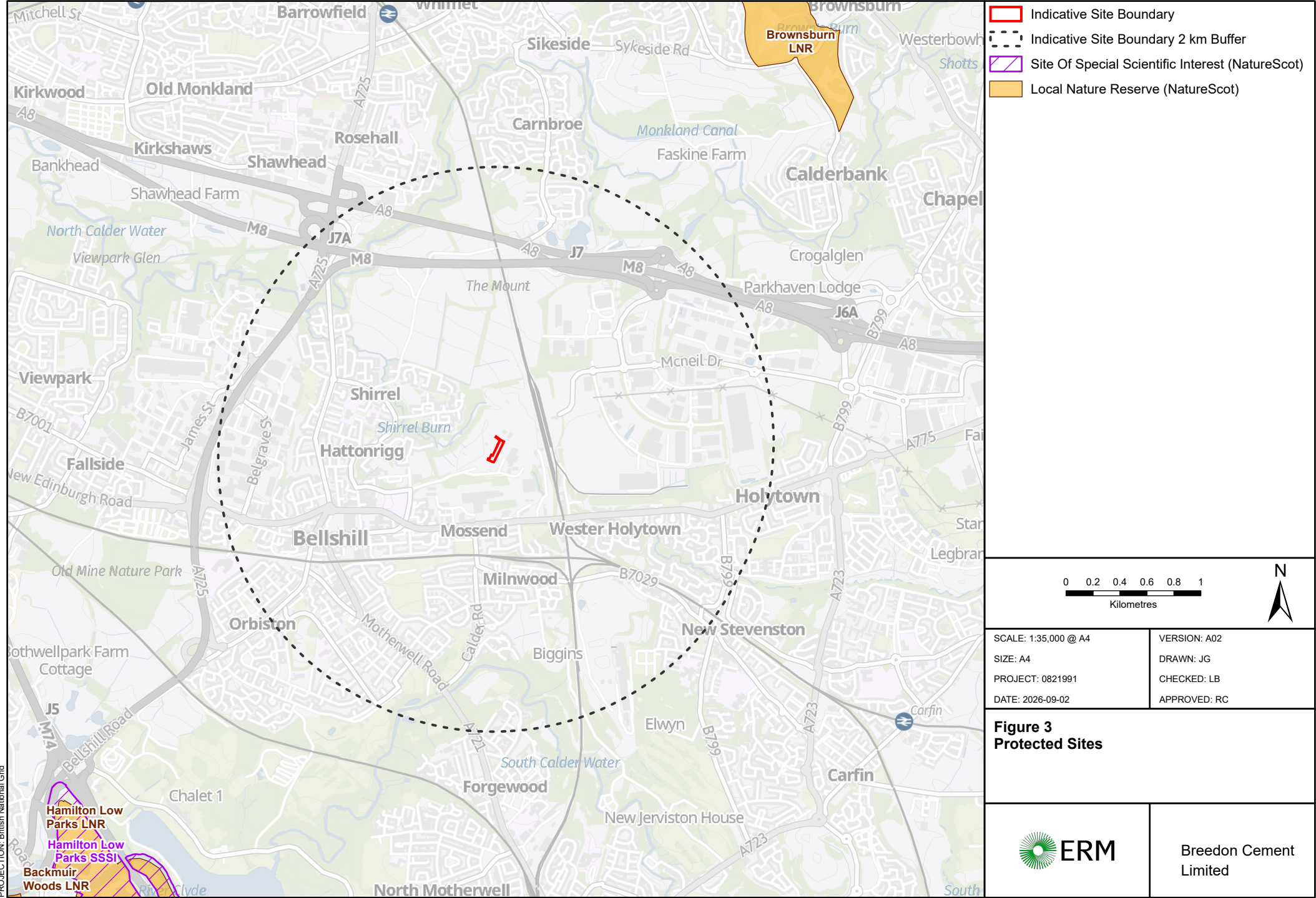


FIGURE 4 LAND USE

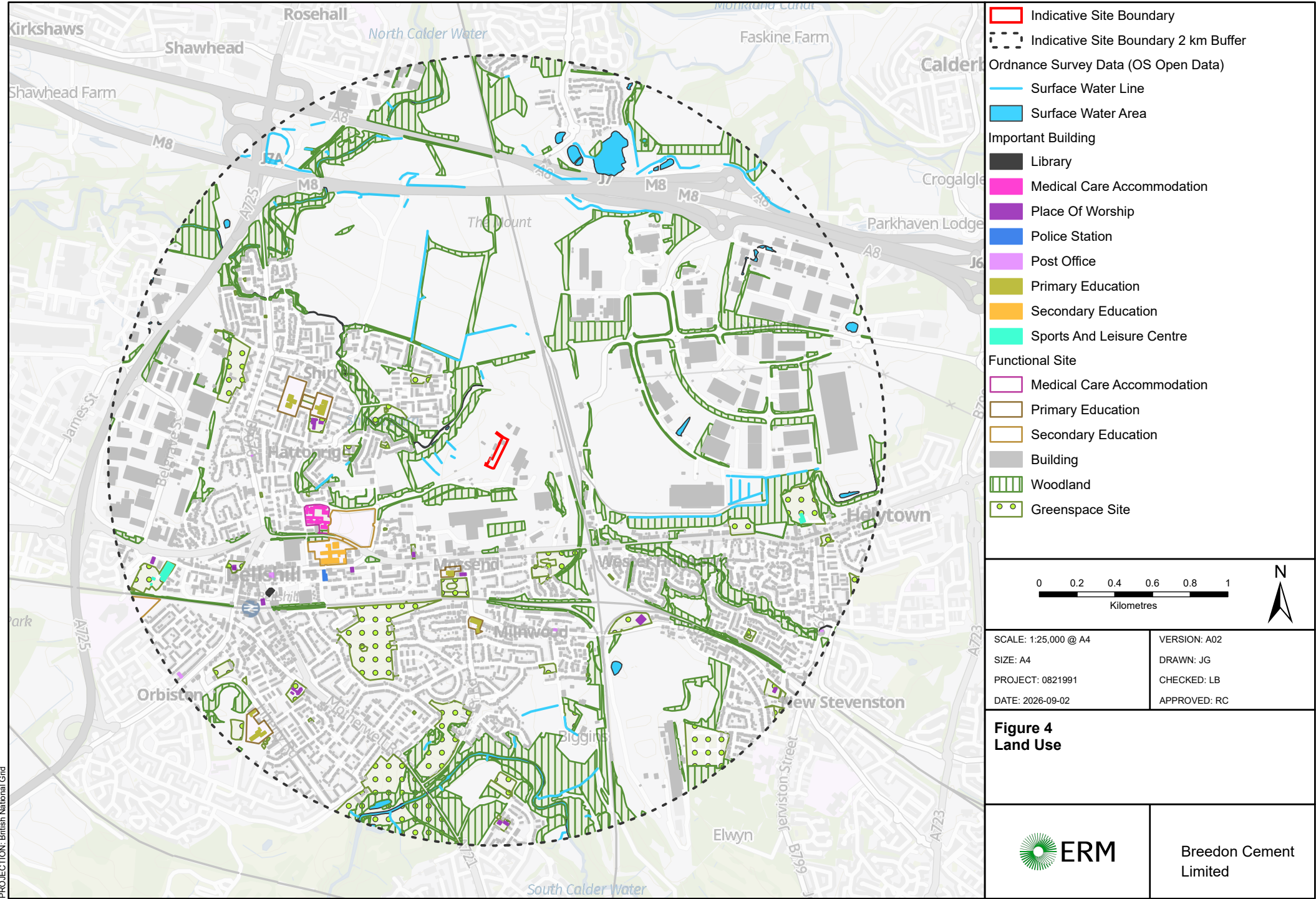
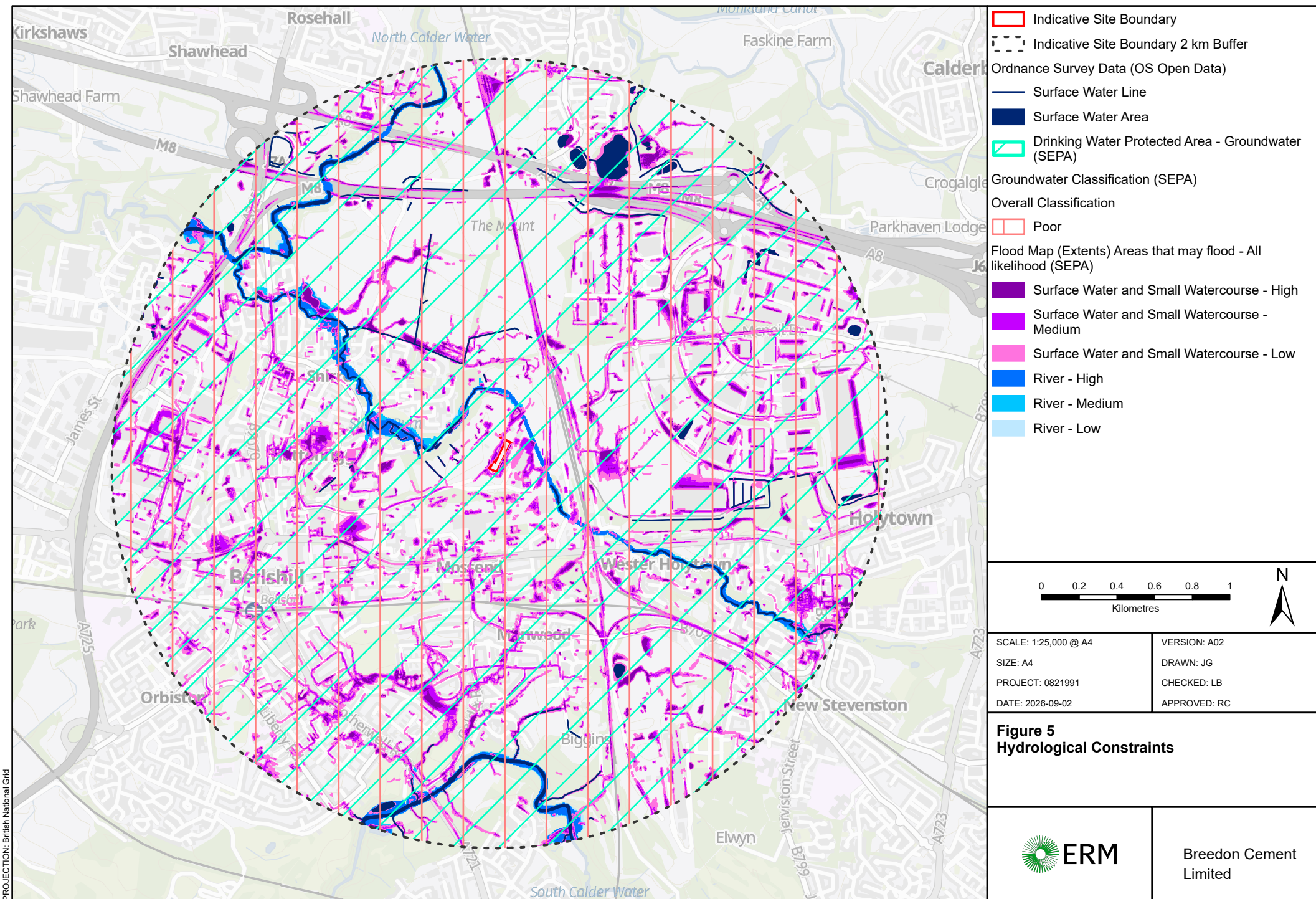


FIGURE 5 HYDROLOGICAL CONSTRAINTS



2.2 SITE CONTEXT

The Mossend Rail Head Cement Depot is located in the town of Bellshill located in North Lanarkshire, Glasgow, Scotland. The site is predominately on low-lying, flat industrial land. The entire site is covered in concrete hardstanding. There is an ancillary office building and car parking spaces to the south of the site and there will be three bulk storage silos each with a capacity of 2,500 t located to the south-east of the site. The site sits within the wider railhead industrial land use, accessed by Reema Road to the south and existing road infrastructure within the railhead site. The site is broadly rectangular in shape and predominantly comprises land that has previously been used for storage, associated with the existing railhead.

Immediately surrounding the site is established industrial land associated with the Mossend Railhead. Directly adjacent to the site there are existing silos operated by Heidelberg Materials. Beyond the Railhead, industrial uses sit to the south of the site as well as Mossend Village located approximately 500m further south, residential properties to the west (separated from the site by vacant land and the Shirrel Burn), agricultural land and the M6 to the north and the West Coast Main Line to the east.

The site is not subject to any known environmentally sensitive designations. The nearest designated site is Hamilton Low Parks Site of Special Scientific Interest (SSSI) which is located approximately 3.8km south-west of the site.

The site has a medium risk likelihood of flooding of surface water and small watercourses. Medium likelihood means that each year this area has a 0.5% chance of flooding. There is no specific likelihood risk of river or coastal flooding identified for this area.

Refer to **Figure 2** for the site infrastructure, Error! Reference source not found. for Protected Sites, **Figure 4** for Land Use and **Figure 5** for Hydrological Constraints. SEPA Flood Map Version 3.0² (dated 5 February 2025) was the data attribution statement used for **Figure 5**.

² [sepa flood maps data attribution statements.pdf](#)

3. PROCESS DESCRIPTION

The primary activity taking place at the site will be storing, loading or unloading cement in bulk prior to further transportation in bulk. Please refer to **Figure 6** and **Figure 7** which provide a high-level overview of the site operational processes.

The proposed facility is a cement storage and distribution depot designed to receive bulk cement by rail, storage in three bulk cement silos and dispatch via road tankers.

The depot will consist of three bulk cement silos, each 2,500 t, with a total capacity of 7,500 t, rail sidings for cement delivery, an access road for cement collection by road tanker, road tanker loading infrastructure including a weighbridge, site drainage and onsite ancillary office facilities and parking. The annual throughput will be approximately 225,000 t, supplied by three trains per week (1,440 t/train).

The activities at the site will not include power generation, fuel storage, discharge of trade effluent or washing operations. Air emissions will be limited to dust-filtered silo vents only and each vent will be fitted with a filtration unit. **Figure 2** provides an overview of the site layout with associated process locations.

3.1 RECEIPT, STORAGE AND TRANSPORTATION OF CEMENT

Cement is delivered to site by rail using dedicated cement wagons. Each wagon is fitted with bottom discharge outlets and isolation valves, which are connected to the fixed cement unloading system via flexible hoses. There are nine discharge points in total.

A stationary blower supplies compressed air to the rail wagon discharge system to aerate and assist the flow of cement. The same blower provides the pneumatic conveying air required to transfer the cement through the fully enclosed pneumatic conveying system to the top of the relevant storage silo.

Each fixed discharge point is fitted with an automatic shut-off valve and an emergency stop. Activation of the emergency stop closes the automatic shut-off valve on the fixed pipework and stops the blower, thereby stopping the cement unloading and pneumatic conveying process.

Following discharge, the cement is transferred from the rail unloading points to the storage silos using a closed pneumatic conveying system. There are nine pneumatic conveying lines running from the discharge area to the storage silos. Conveying the cement is achieved using compressed air which transports the cement through the pipelines.

There will be three bulk storage silos each with a capacity of 2,500 t. The first phase of works will consist of the installation of two bulk storage silos with the third silo being installed at a later phase. The silos are located to the south-east of the site. Each silo is fitted with dust filtration unit with a filter capacity of 220m² (the dust filtration unit spec is SNE-RJC/220/Wardrobe). Each dust filtration unit will be fitted with a pressure sensor. There will also be level control systems (including silo high level probe, silo pressure sensors and automatic shutoff) to monitor storage volumes and prevent overfilling. The dust filtration unit filters the displaced air as the silo fills, capturing cement dust to prevent environmental release and over-pressurisation.

Cement is then extracted from the silos into the road tankers using controlled discharge systems which includes an aeration blower where air is introduced to promote flow of the

cement and an automated isolation valve to regulate the discharge and direct product flow. The cement then flows into the loading bellows system which are fitted with dust filtration systems to minimise particulate release during tanker filling. Prior to leaving site, the road tankers pass over a weighbridge to confirm load quantities.

3.2 CEMENT PRODUCT

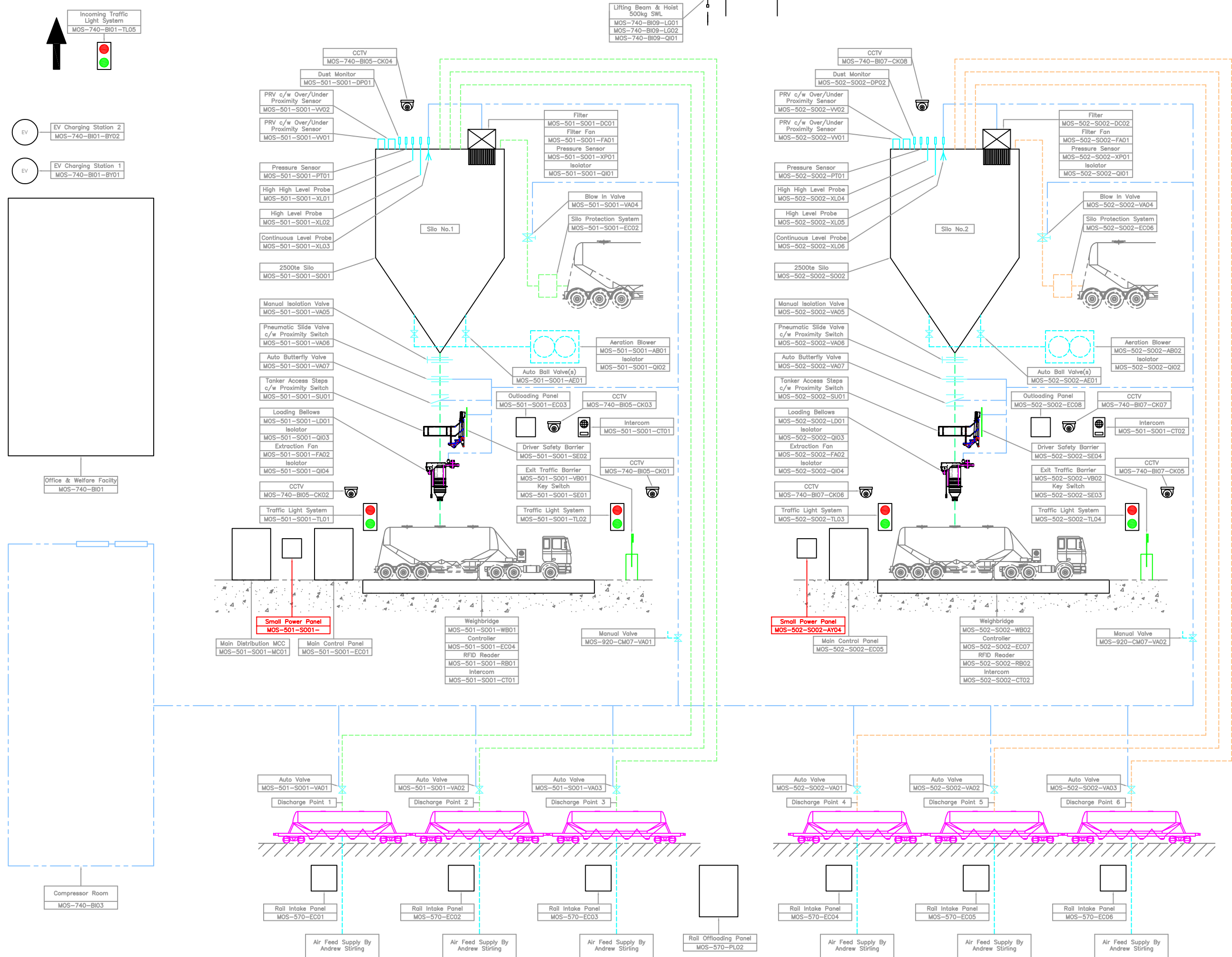
Cements are used in industrial installations to manufacture/formulate hydraulic binders for building and construction work, such as ready-mixed concrete, mortars, renders, grouts, plasters as well as precast concrete.

The bulk cement stored on site will be Portland Cement BS EN 197-1 CEM I 52,5 N and Portland Limestone Cement BS EN 197-1 CEM II/A-L 52,5N. As per the safety data sheets (SDS) for the cement stored on site, the following hazardous statements are identified below in **Table 1**.

TABLE 1 CEMENT CLASSIFICATION

Hazard Class	Hazard category	Hazard statements
Skin irritation	2	H318: Causes serious eye damage
Serious eye damage/eye irritation	1	H315: Causes skin irritation
Skin sensitisation	1B	H317: May cause an allergic skin reaction
Specific target organ toxicity single exposure respiratory tract irritation	3	H335: May cause respiratory irritation

FIGURE 6 OPERATIONAL PROCESS DIAGRAM



DO NOT SCALE
DRG UNITS: mm

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REFERENCE DRAWINGS:
N/A

GENERAL NOTES:
N/A

P7	01-07-24	COLOUR CODING UPDATED TO SUIT BREEDON PREFERENCE. NUMBERING UPDATED.	MB
P6	04-08-24	COMPRESSED AIR SYSTEM UPDATED. SILO INFED VALVES MOVED TO GROUND LEVEL.	AK
P5	28-02-24	SAFETY GATE AND TRAFFIC BARRIERS ADDED. MULTIPLE RAIL DISCHARGE STATIONS ADDED.	AK
P4	18-12-23	SILO FILTER UPDATED.	AK
P3	07-11-23	LOW LEVEL PROBE REMOVED.	AK
P2	04-11-23	UPDATED FOR NEW LAYOUT.	AK
P1	24-06-24	FIRST ISSUE.	AK
REV	DATE	DESCRIPTION	INTL CHKD

FABRICATIONS TO BE MANUFACTURED TO BS EN 1090-1 EXECUTION CLASS 2

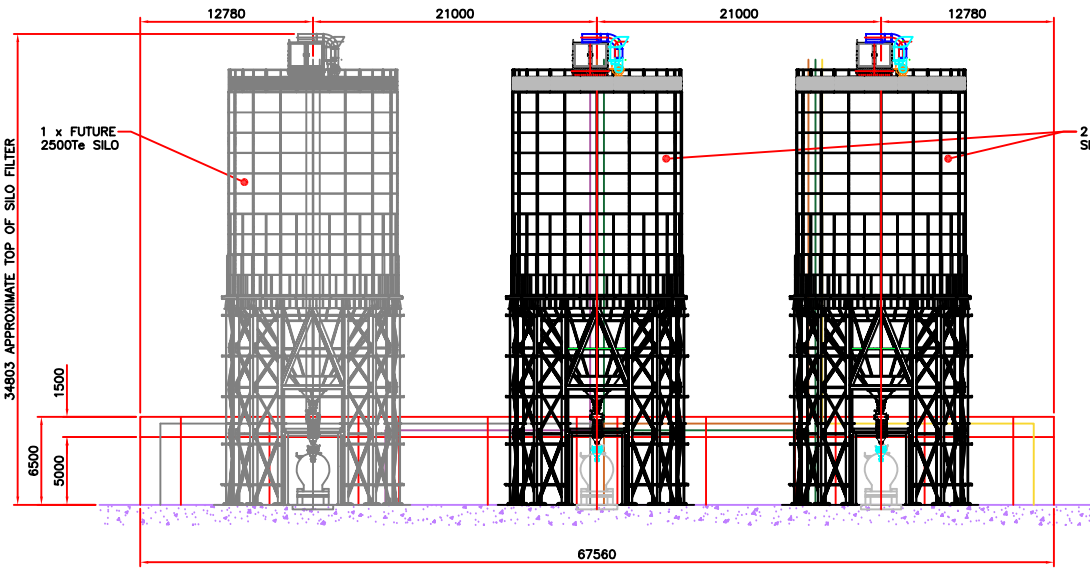
EDS DESIGN SOLUTIONS
Unit 12 Calver Works, Calver,
Hope Valley, Derbyshire, S32 3XH
Tel: 01433 630900 Fax: 01433 630900
General email: info@elwdesign.co.uk

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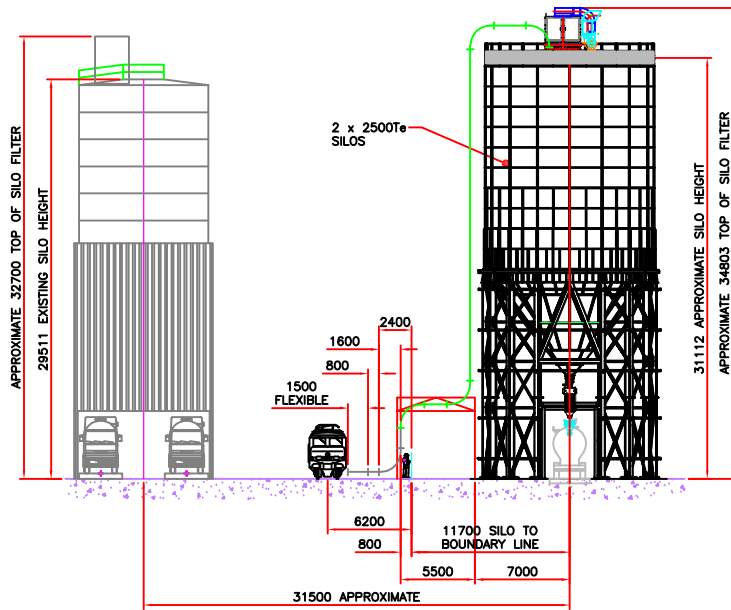
CLIENT / PROJECT TITLE:
BREEDON - MOSSEND

DRAWING TITLE:
P&ID

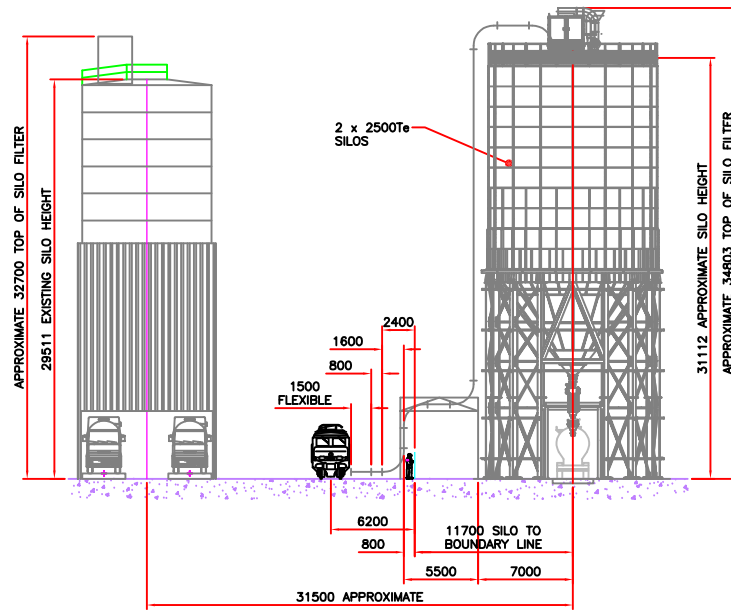
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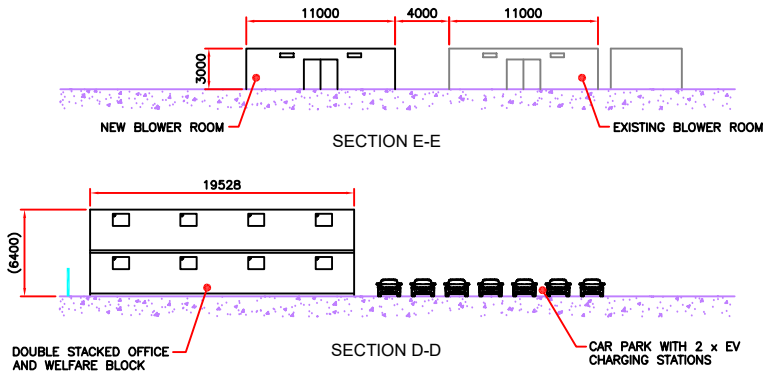
SECTION A-A



SECTION B-B

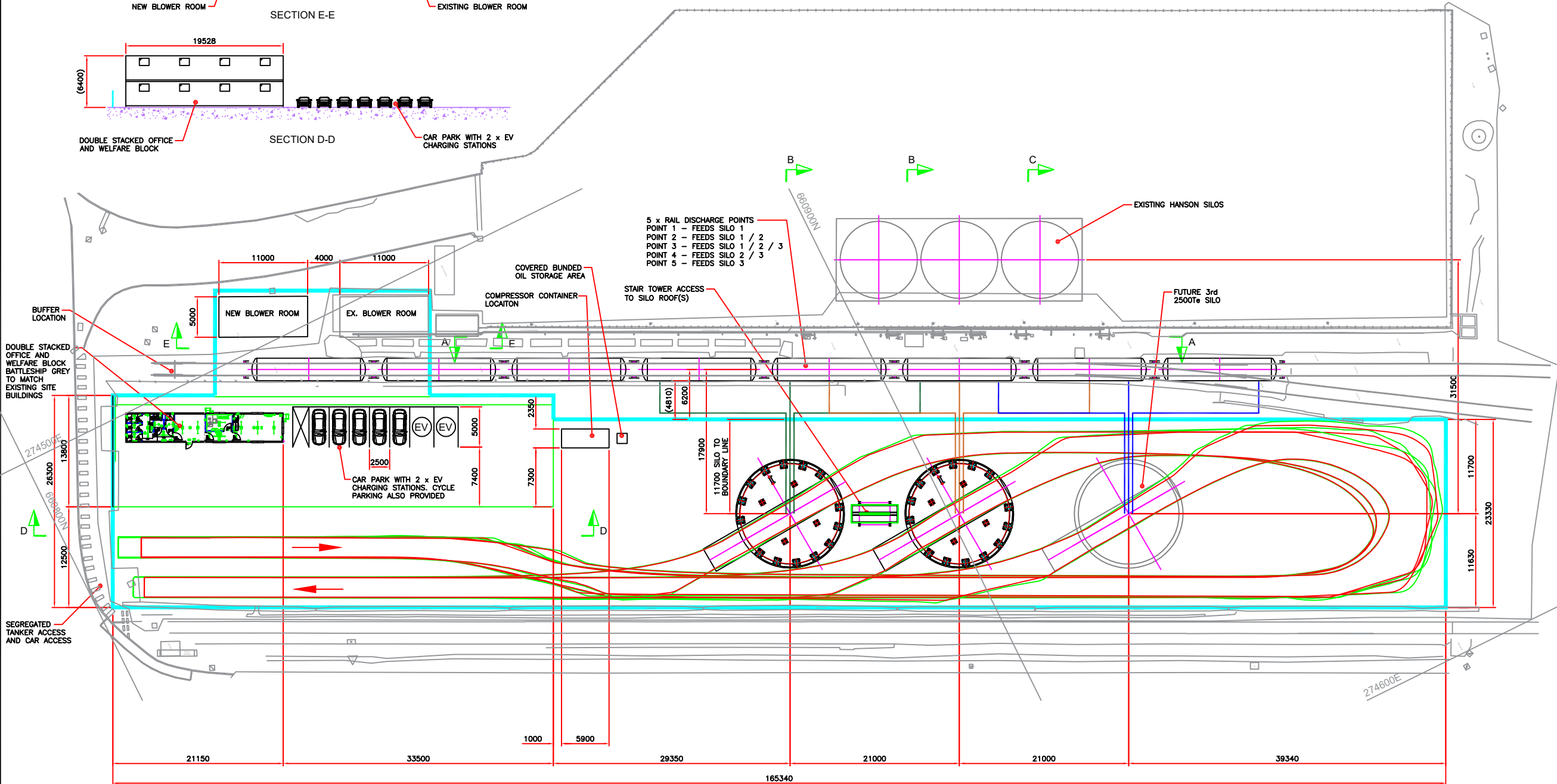


SECTION C-C



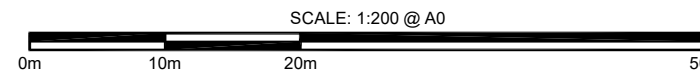
SECTION D-D

SECTION E-E



PLAN VIEW

FIGURE 7 OPERATIONAL PROCESS DIAGRAM



DO NOT SCALE
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FIRST ANGLE
P17

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REFERENCE DRAWINGS:
C0000X-XXX

GENERAL NOTES:
1.

P17	08-07-25	COMPRESSOR CONTAINER ADDED	AK
P16	16-03-25	OFFICE AREA INCREASED BY 1m	AK
P15	08-03-25	RAIL DISCHARGE UPDATED TO SUIT AS REQUIREMENTS. SILOS MOVED BY 400mm	AK
P14	23-02-25	SILOS MOVED 3000mm AND SITE BOUNDARY UPDATED	AK
P13	08-01-25	OVERALL SILO HEIGHT DIMENSION INCREASED TO INCORPORATE LARGER FILTER	AK
P12	30-10-25	TURNING CIRCLE DIMENSIONS ADDED	AK
P11	18-09-25	ADDITIONAL DIMENSIONS ADDED	AK
P10	17-09-25	NEW DRIVE THROUGH SILO OPTION	AK
P9	12-09-25	REVISED TO SUIT NORTH LAMARSHIRE COUNCIL COMMENTS	AK
P8	13-08-25	SCALE BAR ADDED	AK
P7	31-07-25	REVISED TO SUIT EMAIL COMMENTS DATED 30.07.25 FROM BREEDON	AK
P6	07-07-25	REVISED TO SUIT POINTS RAISED BY A STIRLING IN EMAIL DATED 22.07.25 FROM BREEDON	ME
P5	07-07-25	OFFICE BLOCK POSITION UPDATED	AK
P4	13-06-25	OPTION 3 / 4 / 5 ADDED	AK
P3	28-04-25	SECTION D-D & E-E ADDED	AK
P2	21-02-25	SCHEME REVISED	AK
P1	24-08-24	FIRST ISSUE	AK

REV	DATE	DESCRIPTION	INTL
CHKD			

FABRICATIONS TO BE MANUFACTURED TO BS EN 1090-1 EXECUTION CLASS 2

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DRAWING STATUS:
PRELIMINARY ONLY

CLIENT / PROJECT TITLE:
BREEDON - MOSSEND

DRAWING TITLE:
SITE LAYOUT

PLANNING DRAWING

DRAWN:	AK	CHKD:
DATE:	24-06-24	DATE:
SCALE:	1:200	

DWG NO: **C24025-002** REV: **P17**

3.3 SITE DRAINAGE

The site drainage system will consist of a separate foul and surface water drainage system. The entire site consists of hardstanding impermeable surface (concrete). Surface water run-off is collected via gullies around the site which is then discharged into the existing surface water drainage network and ultimately discharged to an existing basin to the north of the site. Surface water run-off consisting of uncontaminated rainwater from the roof drainage system will be discharged directly into the groundwater via an existing infiltration ballast area. The ballast area is a sustainable drainage design where open-graded coarse stone allows water to percolate downward and disperse into the ground.

There will be two StormSed Filter manholes on the surface water drainage in the north of the site which will be regularly inspected for blockages, clogging, standing water or structural damage to ensure integrity.

Foul drainage from the ancillary office facilities will discharge into the existing foul network serving the site.

4. EMISSIONS

4.1 EMISSIONS TO AIR

4.1.1 POINT SOURCE EMISSIONS TO AIR

The main point source emission to air from the proposed activities will be particulates from the storage of cement in silos via a vent. Each vent will be fitted with a dust filtration unit.

TABLE 2 POINT SOURCE EMISSIONS TO AIR

Source	Parameter	Abatement Method	Frequency of release	Monitoring
Silo vent (SF1, SF2 & SF3) (fitted with dust filtration unit)	Particulates (Dust)	- Dust filtration unit - Planned maintenance - Silo high level probe - Silo pressure sensors - Automatic shutoff to prevent overfilling - Critical spare stock	No visible airborne emission to leave site boundary	Daily visual inspection

4.1.2 FUGITIVE EMISSIONS TO AIR

The main fugitive emissions to air from the site will be particulates from the rail and road offload during high pressure and fugitive dust generated from road movements.

TABLE 3 FUGITIVE EMISSIONS TO AIR

Source	Parameter	Abatement Method	Frequency of release	Monitoring
Rail and Road Offload – During high pressure discharge	Particulates (Dust)	- Planned preventative maintenance - Automatic shutoff to prevent overfilling - Discharge Standard Operating Procedure (SOP) - Regular equipment inspection - Road sweeper routine	No visible airborne emission to leave site boundary	Daily visual inspection
Road Movements				

Regular housekeeping is employed across the site including the depot supervisor performing daily site inspections to observe dust levels generated by the site activities.

4.2 EMISSIONS TO WATER, SEWER, LAND AND GROUNDWATER

4.2.1 POINT SOURCE EMISSIONS TO WATER AND TO SEWER

The site activities do not generate process water or trade effluent and therefore there will be no point source emissions to water, sewer or land and groundwater from the site.

4.2.2 FUGITIVE EMISSIONS TO WATER, LAND AND GROUNDWATER

Potential fugitive emissions to water from the permitted operation include a failure of the storage silos or associated pipework or a loss of containment from stored liquids such as oils/greases or hydraulic fuels.

An Environmental Management System (EMS) will be in place at site to manage and minimise the risk of fugitive emissions to water (see **Section 6**). Where any substance could pose a risk to the environment through uncontrolled release (e.g. through surface water drains), the substance will be stored within appropriate containment facilities including impermeable concrete surfaces and appropriately designed and sized bunds. Storage areas and storage silos will be designed to meet best practice which includes storing materials in appropriate containers with suitable spill protection and secondary containment.

Daily visual inspections of the condition of the storage tanks and secondary containment will be integrated within the Site EMS. The EMS and associated procedural documents will include procedures for controlling raw material delivery, management of emergencies, prevention of sewer and river pollution, product transportation and spill response procedures. Portable spill kits will be available at various locations at the site and will be regularly inspected and re-stocked if required.

Further details on fugitive emissions and mitigation measures are detailed in **Table 7 Environmental Risk Assessment**.

5. MONITORING

5.1 MONITORING EMISSIONS TO AIR

The main emissions to air will be particulate matter (dust) arising from the loading and unloading of cement activities. Breedon will conduct daily visual monitoring inspections to observe dust levels around the site.

6. ENVIRONMENTAL MANAGEMENT SYSTEM

The site will be managed and operated under an EMS which will be certified to the ISO 14001 standard once the site is operational. A copy of the current ISO 14001 certificate is provided in **Appendix A**.

The site will also be operated under various operating standards and procedures, as listed below:

- Waste management system standard (SS-ENV-003)
- Energy Management standard (SS-ENV-005)
- Environmental Incident Investigation & Reporting System standard (SS-ENV-009)
- Depot Environmental Operating Procedure (SS-ENV-012)

6.1 MAINTENANCE, ACCIDENT PREVENTION AND STAFF TRAINING

As per the environmental operating procedures, the site will also operate under a maintenance programme which considers incident and accident prevention and staff training. The contents of the maintenance programme are as per the following headings:

6.1.1 MAINTENANCE

- All equipment capable of causing, or preventing emissions will be maintained in accordance with the site's preventative maintenance system
- Records of maintenance to all plant & equipment will be retained on site for a minimum of 3 years
- Dust Filtration Units will be inspected at least weekly. Any defects will be recorded and appropriate remedial action taken
- A programme of thorough examination and testing (TExT) will be carried out for all Dust Filtration systems within a 14-month cycle as per COSHH Regs 2002. Any actions identified within TExT reports will be recorded and rectified as soon as possible.

6.1.2 INCIDENTS

As per the environmental operating procedures, a systematic approach for identification, investigation, and timely reporting of environmental incidents to the regulating authority will be utilised in order to minimise the impact of the site on the environment, ensure compliance with regulatory requirements, and continuously improve environmental performance. The contents of the operating procedures include:

- Identify cause and take corrective action
- All incidents will be recorded using incident recording software
- Any incident that constitutes a breach of permit will be notified to the regulating authority no later than 24hrs following the incident
- Any incident that requires notification to the regulating authority requires a documented root cause analysis investigation.

6.1.3 STAFF TRAINING

All site supervisors and operatives should receive appropriate training that covers the key environmental compliance functions associated with their job role as well as the specific aspects, impacts and control measures for the site's operation. Further aspects of such are detailed within the operating procedures:

- All staff to receive internal environmental awareness training
- Depot supervisor to receive waste duty of care training
- All staff to receive spill containment training.

7. RAW MATERIALS AND STORAGE

The raw materials stored on site will be limited however they are identified in **Table 4**, which also provides details of the storage quantity, the annual consumption values and the storage infrastructure.

TABLE 4 RAW MATERIALS

Substance	Maximum amount on site	Annual throughput	Use	Risk	Storage Location	Type of storage and containment measure
Portland Cement (BS EN 197-1 CEM I 52,5 N)	Up to 7500t	225,000t	Customer product	Hazardous Property (HP) 4	Bulk Silos to the south-east of site	- Dust Filtration Unit with pressure sensor - Planned maintenance - Silo continuous, high and high-high level probes - Silo pressure sensors - Automatic shutoff to prevent overfilling - Critical spare stock

Substance	Maximum amount on site	Annual throughput	Use	Risk	Storage Location	Type of storage and containment measure
Portland Limestone Cement (BS EN 197-1 CEM II/A-L 52,5N)	Up to 7500t	225,000t	Customer product	HP 4	Bulk Silo to the south-east of site	- Dust Filtration Unit with pressure sensor - Planned maintenance - Silo continuous, high and high-high level probes - Silo pressure sensors - Automatic shutoff to prevent overfilling - Critical spare stock
Oil / grease	Up to 1t	5t	Lubricating oils and greases for mechanical equipment (blowers, compressors, conveyors)	None	Bunded area located in the centre of the site	Hardstanding concrete floor

8. WASTE MANAGEMENT

The framework of waste management during operations will be included within the sites EMS and material use and consumption will be monitored with a view to optimising production and minimising waste.

8.1 WASTE GENERATION

The main sources of waste at the site will be from maintenance activities at the site and general municipal waste. Waste generation will be kept to a minimum onsite during site activities. Waste arising from the site will be managed in accordance with the principles of the waste hierarchy, with priority given to prevention, reuse, recycling and recovery over disposal. All waste arising on site will be managed on site in line with the objective of achieving the highest possible outcome in the waste hierarchy of control.

Table 5 presents the typical annual waste streams expected for the site.

TABLE 5 WASTE GENERATION

Description	State	Source of waste	Typical Monthly Generation	Storage Location	Hazardous/non-hazardous	Removal/Recovery
20 03 01	Solid	Mixed municipal waste	1t	Onsite skips	Non-hazardous	Third party collection off-site for disposal
15 01 06	Solid	Mixed Packaging	0.05t	Onsite skips	Non-hazardous	Third party collection for off-site disposal
20 01 08	Solid	Biodegradable Kitchen and Canteen Waste	0.05t	Onsite bins	Non-hazardous	Third party collection for off-site disposal
17 01 07	Solid	Mixtures of Concrete, bricks, tiles and ceramics other than 17 01 06	0.5t	Onsite skips	Non-hazardous	Third party collection for off-site disposal
17 09 04	Solid	Mixed Construction and Demolitions Waste other than 17 09 01, 17 09 02, 17 09 03	0.1t	Onsite skips	Non-hazardous	Third party collection for off-site disposal
20 01 40	Solid	Metals	0.5t	Onsite skips	Non-hazardous	Third party collection for off-site disposal
20 03 03	Solid	Road sweepings	0.1t	Not stored onsite	Non-hazardous	Third party collection for off-site disposal
15 01 10	Solid	Packaging containing	0.01t	Bunded waste oil area	Hazardous/Special	Third party collection for off-site disposal

Description	State	Source of waste	Typical Monthly Generation	Storage Location	Hazardous/non-hazardous	Removal/Recovery
		hazardous substances				
15 02 02	Solid	Absorbents, filter materials, wiping cloths	0.01t	Bunded waste oil area	Hazardous/Special	Third party collection for off-site disposal
13 02 05	Liquid	Mineral based Lubricating Oils	0.01t	Bunded waste oil area	Hazardous/Special	Third party collection for off-site disposal
13 02 06	Liquid	Synthetic Lubricating Oils	0.01t	Bunded waste oil area	Hazardous/Special	Third party collection for off-site disposal

8.2 WASTE COLLECTION AND STORAGE

Waste generated on site will be appropriately segregated at the point of generation, where practicable, to minimise cross-contamination and maximise opportunities for recovery and recycling. Clearly defined storage areas and suitable containers will be used for effective segregation of hazardous and non-hazardous waste streams.

All waste will be stored in a manner that prevents the unauthorised or accidental escape of materials from the site boundary. Containers will be fit for purpose, compatible with the waste stored and maintained in good condition. Appropriate labelling and housekeeping measures will be implemented throughout the site.

8.3 WASTE MINIMISATION

The site will implement measures to minimise the generation of waste wherever reasonably practicable. This will include the use long-life consumables (e.g. durable filter media) to reduce replacement frequency.

In addition, consideration will be given to opportunities to return suitable recyclable process materials back into the system, where possible to do so subject to the safety of personnel, the quality of product, or the reliability of plant equipment.

All personnel involved in the management, handling and transfer of waste will be appropriately trained and competent. This will ensure that waste minimisation measures are effectively implemented and maintained in line with best practice and regulatory requirements.

8.4 WASTE DISPOSAL AND RECOVERY

Segregation and proper management of waste oils, filters, and general waste will be undertaken to enable recycling where possible.

Waste will be transferred off site for recovery or disposal using appropriately licensed waste carriers and will only be sent to facilities that hold an appropriate waste management permit and are authorised to accept the relevant European Waste Catalogue (EWC) codes assigned to each waste stream. All transfers will be supported by appropriate written documentation (e.g. Waste Transfer Notes or Special Waste Consignment Notes), ensuring that sufficient information is provided regarding the nature, quantity and classification of the waste.

9. ENERGY AND WATER USE

The site will incorporate ISO 50001 principles using the operating procedure (SS-ENV-005 Energy Management system standard).

9.1 ELECTRICITY

Electricity is the primary energy source at the site, which is used for:

- Rail discharge systems (blowers)
- Instrument Air Compressors
- Conveying systems (air slides)
- Silo operations (aeration systems, level indicators, control systems)
- Dust extraction and filtration units
- Site lighting and welfare facilities
- Electric Vehicle (EV) Chargers

The electricity demand is typically highest during train unloading and material transfer operations.

9.2 WATER

There will be minimal water use on site due to the nature of the activity. Mains water will be used on site for:

- Welfare facilities (toilets, kitchens)
- Occasional washdown/housekeeping
- Consumables / Maintenance Materials

9.3 ENERGY, WATER AND MATERIAL EFFICIENCY

The following energy, water and material efficiency measures will be implemented on site:

- Use of high-efficiency electric motors and fixed plant designed to optimise power consumption during rail discharge and conveying.
- Implementation of automated control systems to ensure equipment (e.g. blowers, conveyors, dust extraction units) only operating when required, reducing idle running.
- Sequencing of plant during unloading to minimise peak demand and avoid unnecessary simultaneous operation of high-load equipment.
- Regular maintenance and condition monitoring to ensure equipment operates efficiently (e.g. clean filters, correctly lubricated components, no air leaks in pneumatic systems).
- Consideration of variable speed drives (VSDs) where applicable to better match energy use with operational demand.
- Energy-efficient LED fittings across operational areas, silos, access routes, and welfare buildings.

- EV charging points will be installed to support low-emission vehicles, reducing fuel use and associated carbon emissions while enabling more energy-efficient site transport.
- Limiting water use to essential activities only (welfare and occasional dust suppression).
- Fully enclosed conveying and storage systems to minimise cement loss and reduce rehandling.
- High-efficiency dust filtration systems to capture and return product to the process where possible.
- Planned maintenance to reduce material waste from equipment failure.

10. ODOUR

There will be no odorous emissions associated with the activities on site. Breedon has not identified any odour sources at the site apart from negligible odour from onsite waste storage.

11. ENVIRONMENTAL RISK ASSESSMENT

An environmental risk assessment has been undertaken for the proposed site activities under this application which is detailed in **Table 7**.

The risk matrix shown in **Table 6** has been used in the risk assessment.

TABLE 6 RISK MATRIX

Risk Matrix		Severity (Consequence)		
		High	Medium	Low
Likelihood (Probability of exposure)	High	High	High	Medium
	Medium	High	Medium	Low
	Low	Medium	Low	Low

The definitions of severity and likelihood are as follows.

Likelihood:

- Low – An incident that is highly unlikely to occur without mitigation.
- Medium – A reasonably likely incident without mitigation.
- High – An incident that is highly likely to occur without mitigation.

Severity:

- Low – An incident that would have negligible impact on receptors.
- Medium – An incident that would have a moderate impact on receptors.
- High – An incident that would have a significant impact on human health or the environment.

TABLE 7 ENVIRONMENTAL RISK ASSESSMENT

Hazard	Operation scenario	Receptor	Pathway	Risk management techniques	Probability of exposure	Consequence	Overall Risk
Emissions to Air (Dust)	Normal operation from: - Rail and road offload - Leaking tank lids/material spillage - Fugitive dust from spilled product or generated from road movement	Nearby residential area	Dispersion through the air	The silos will be fitted with dust containment filters with pressure sensors and pressure release valves (PRVs), to reduce emissions from the silos during filling and offloading. Equipment will be regularly inspected. There will be routine road sweeping to reduce dust generated from road movements.	Low	Medium	Low
Noise and Vibration	Normal operation from blowers, compressors, and vehicle movements.	Closest residential area approximately 500m south-west from the site	Sound propagation through the air and the ground	There will be limited plant and equipment on site that could generate noise. The dust filter's installed on the silos will generate minor noise emissions.	Low	Low	Low

Hazard	Operation scenario	Receptor	Pathway	Risk management techniques	Probability of exposure	Consequence	Overall Risk
				Site operations will be managed in such a way to minimise any potential impact from noise and vibration on neighbours and ensure compliance with site planning consents.			
Emissions to water, land and groundwater (Storage of cement)	Accidental Loss of containment/damage to silos	Land in and around the site and infiltration to groundwater	Potential release to water, land and groundwater in the event of a catastrophic failure of pipework	An EMS will be in place at site to manage and minimise the risk of fugitive emissions to water. Where any substance could pose a risk to the environment through uncontrolled release (e.g. through surface water drains), the substance will be stored within appropriate containment facilities including impermeable concrete surfaces and appropriately designed	Low	Medium	Low

Hazard	Operation scenario	Receptor	Pathway	Risk management techniques	Probability of exposure	Consequence	Overall Risk
				and sized bunds. Storage areas and storage silos will be designed to meet best practice which includes storing materials in appropriate containers with suitable spill protection and secondary containment. Daily visual inspections of the condition of the storage tanks and secondary containment will be integrated within the Site EMS. The EMS and associated procedural documents will include procedures for controlling raw material delivery, management of emergencies, prevention of sewer and river pollution, product			

Hazard	Operation scenario	Receptor	Pathway	Risk management techniques	Probability of exposure	Consequence	Overall Risk
				transportation and spill response procedures.			
Emissions to water, land and groundwater (Bulk storage of fuel)	<i>There will be no storage of fuel onsite therefore no fuel emissions are expected from the proposed site activities</i>						
Emissions to water, land and groundwater (Storage of oils and greases)	Accidental	Land in and around the site and infiltration to groundwater	Direct or overland flow into the drainage system	There will be minor storage of lubricating oils and greases for mechanical equipment (blowers, compressors, conveyors) on site. These will be stored in a dedicated bunded area on hardstanding. There is a spill response plan under the EMS and spill kits will be located at appropriate areas including the storage areas. There will be regular inspections for spill kits	Low	Medium	Low

Hazard	Operation scenario	Receptor	Pathway	Risk management techniques	Probability of exposure	Consequence	Overall Risk
				and will be replenished as and when required.			
Odour	<i>There will be negligible odour from onsite waste storage only. No odour from the proposed site activities.</i>						
Litter / Pests	Normal operation	Neighbouring vegetated land	Windblown , Birds	Housekeeping is given a high priority as company policy. Waste generated on site will be appropriately stored and removed off-site at regular collections to minimise pests. A monthly pest control regime will be in place with competent contractors.	Low	Low	Low
Surface water flooding from weather event	Uncontrolled scenario	The whole site	High rainfall	The site has a medium risk likelihood of flooding of surface water and small watercourses. Medium likelihood means that each year this area has a 0.5% chance of	Low	Low	Low

Hazard	Operation scenario	Receptor	Pathway	Risk management techniques	Probability of exposure	Consequence	Overall Risk
				flooding. There is no specific likelihood risk of river or coastal flooding identified for this area. Flood Risk Assessment: A Level 1 FRA (dated 12.09.25) identifies flood risk as either being no risk or very low risk and therefore a Level 2 FRA is not required.			



APPENDIX A ISO 14001 CERTIFICATE

Certificate of Approval

This is to certify that the Management System of:

Breedon Cement Ltd

Hope Works, Hope Valley, S33 6RP, United Kingdom

has been approved by LRQA to the following standards:

ISO 14001:2015, ISO 9001:2015, ISO 45001:2018

Approval number(s): ISO 14001 – 00005224, ISO 9001 – 00004414, ISO 45001 – 0008466

This certificate is valid only in association with the certificate schedule bearing the same number on which the locations applicable to this approval are listed.

The scope of this approval is applicable to:

The manufacture, blending, storage and distribution of cement and cementitious products including associated quarrying and loading operations.

Regional Director, UKAM

Issued by: LRQA Limited



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Certificate Schedule

Location	Activities
Hope Works, Hope Valley, S33 6RP, United Kingdom	ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 The manufacture, blending, storage and distribution of cement and cementitious products including associated quarrying and loading operations.
Dewsbury Depot, Bretton Street, Savile Town, Dewsbury, WF12 9BJ, United Kingdom	ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 The storage and distribution of cement and associated loading operations.
Theale Depot, Wigmore Lane, Reading, RG7 5HH, United Kingdom	ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 The storage and distribution of cement and associated loading operations.
Fairground Way, Walsall, WS1 4NU, United Kingdom	ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 The storage and distribution of cement and associated loading operations.
Dagenham Depot, Chequers Lane, Dagenham, RM9 6PG, United Kingdom	ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 The storage and distribution of cement and associated loading operations.

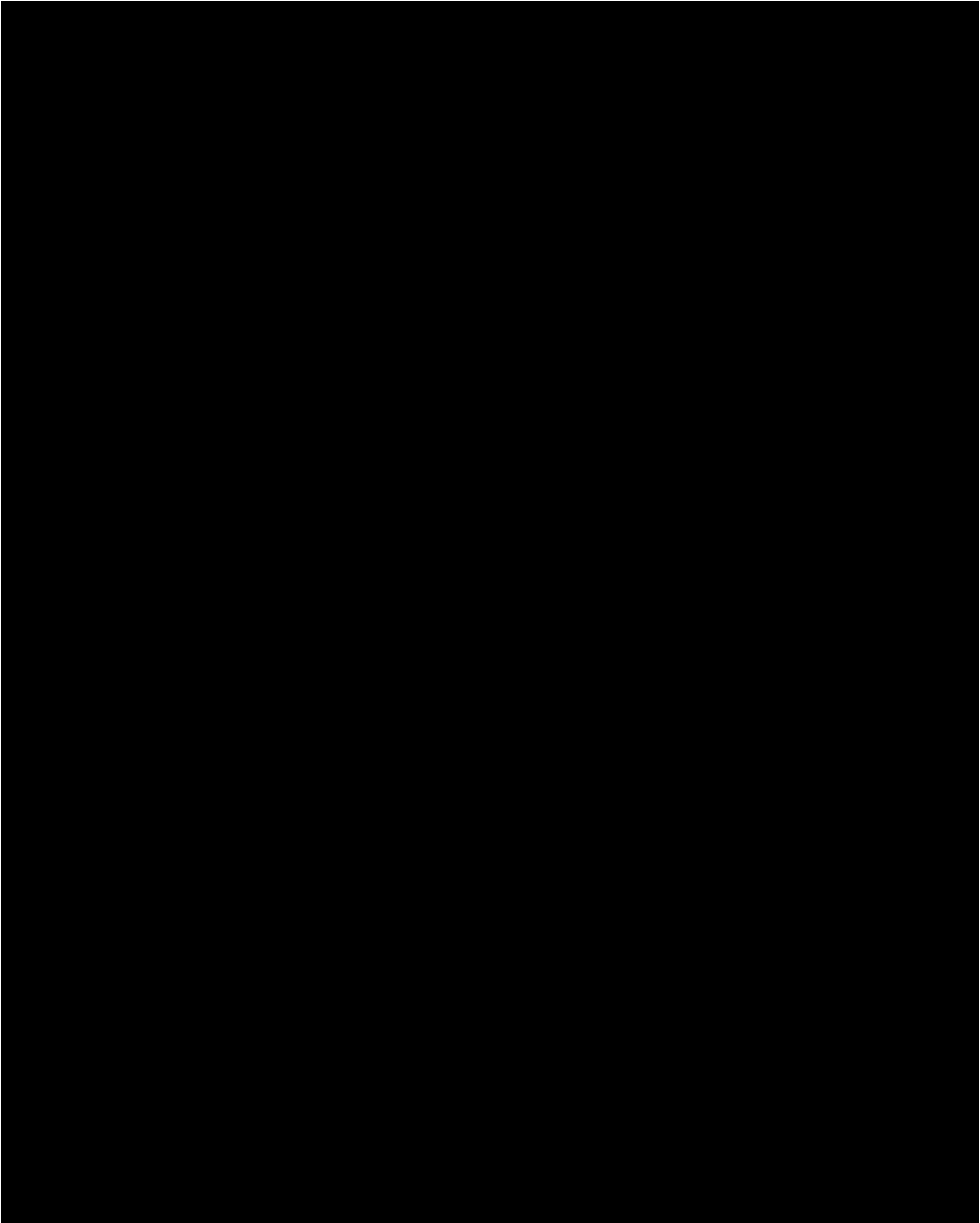


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APPENDIX B

BARCLAYS PROOF OF PAYMENT





APPENDIX C

LETTER OF APPOINTMENT

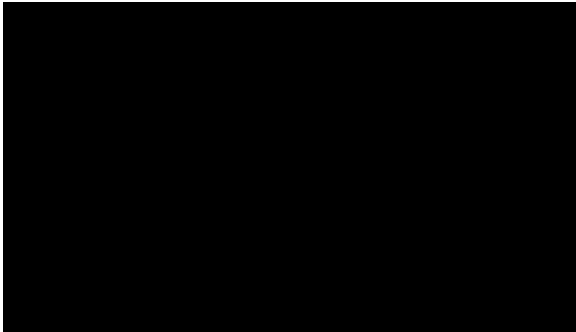
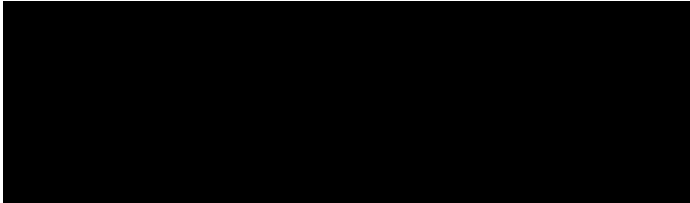
Date: 09/06/2025

Subject: Appointed Persons for Breedon Cement LTD, Hope Cement Works

Dear Sirs

I would like to confirm that the following list of employees are authorised to act on behalf of Breedon Cement Ltd in connection with our cement plant and associated operations at Hope, in all matters relating to the Environmental Permit and Licensing processes. This includes the signing of all documentation, regulatory data submissions, and associated declarations relating to the aforementioned.

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