



MALDON DISTRICT  
COUNCIL

# Environmental Permit

Pollution Prevention and Control Act 1999  
Environmental Permitting (England and Wales) Regulations 2010

<b>Installation address:</b>	Pro-Mix (UK) Limited Hall Farm St Lawrence Hill St Lawrence Southminster Essex CM0 7LN
<b>Operator:</b>	Pro-Mix (UK) Limited Hall Farm St Lawrence Hill St Lawrence Southminster Essex CM0 7LN
<b>Permit reference:</b>	MLD/EPR/MP/006

#### Status log

Detail	Date	Comment
Application	10 <sup>th</sup> September 2010	Duly made
Draft Permit	6 <sup>th</sup> November 2010	

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## Introductory Note

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

The following Permit is issued under Regulation 13 of the Environmental Permitting (England and Wales) Regulations 2010 (S.I 2010 No.675), ("the EPR") to operate a scheduled installation carrying out an activity, or activities covered by the description in section 3.1 B(a & b) of Part 2 to Schedule 1 of the EPR, 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 Process Guidance note (PG3/1(04)), 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 **01621 875817** or any other number notified in writing by the Regulator for that purpose.

## Environmental Permit



**Permit Reference Number:** MLD/EPR/MP/006

**Maldon District Council** (“the Regulator”) in exercise of its powers under Regulation 13 of the Environmental Permitting (England and Wales) Regulations 2010 (SI 2010 No 675), hereby authorises **Pro-Mix (UK) Limited** (“the Operator”).

Of/ whose Registered Office is:

***Pro-Mix (UK) Limited***  
***Hall Farm***  
***St Lawrence Hill***  
***St Lawrence***  
***Southminster***  
***Essex***  
***CM0 7LN***

Company registration number: **05969662**

to operate an installation at:

***Pro-Mix (UK) Limited***  
***Hall Farm***  
***St Lawrence Hill***  
***St Lawrence***  
***Southminster***  
***Essex***  
***CM0 7LN***

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

Signed

Dated this day

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**Shirley Hall**  
**Senior Environmental Health Officer**  
**The Authorised Officer for this purpose**

Environment Services, Maldon District Council, Princes Road, Maldon, Essex CM9 5DL.  
Tel. 01621 875817 Fax. 01621 875899

# Conditions

## 1. General conditions

### 1.1 Permitted activities

1.1.1 The Operator is permitted to carry out the following activities as described in the permit application and in accordance with the conditions contained in this permit:

- Storing, loading and unloading cement in bulk prior to further transportation in bulk Section 3.1B(a), and;
- Using cement in bulk other than at a construction site, Section 3.1B(b)

This Permit shall be subject to replacement, variation or amendment as may be considered appropriate by Maldon District Council, at any time, according to the provisions of Regulation 20 of the EPR.

### 1.2 Installation

1.2.1 **Pro-Mix (UK) Limited** operates a volumetric concrete activity, using a low-level storage silo that is designed to be mobile in a semi-permanent installation.

Cement is delivered to the silo by road tanker. The delivery process involves the cement being blown in to the silo by compressed air generated by a compressor fixed to the cement tanker. Air displaced from the silo during the filling process is vented through a filtration system, which collects any cement dust in the air and returns it back to the silo. The filter is periodically and automatically self-cleaned during the filling process using 'reverse air jets'. The cement silo is also equipped with a pressure relief valve, to relieve the silo of excess air during the filling procedure in the event of a problem with the silo filter or if the cement is blown into the silo at a pressure exceeding the capacity of the filtration system. During the filling process, a high-level warning alarm notifies the delivery driver when the silo is nearing capacity. The alarm is linked to an automatic cut-off device that prevents the further filling of the silo if the alarm is ignored. Cement is transferred into volumetric mixer trucks by screw auger for mixing in the desired quantity at the customer's location.

1.2.2 The activities authorised by this Permit shall not extend beyond the installation boundary, that being the land shown as edged in red on the site plan MLD/EPR/MP/006/01 in schedule 1, and described in the Permit application. The layout of the installation is detailed in site plan MLD/EPR/MP/006/02 in schedule 2. The installation comprises:

Table 1.2.2	
Building / Area / Activity	Components / notes
Bulk cement storage	1 No. 60 tonne Mek-Tek portable cement silo, fitted with a reverse jet air filter*, high-level / overflow warning alarm / protection system and pressure relief devices.
* Key arrestment plant	

1.2.3 Emissions to air from the specified sources in table 1.2.3 shall only arise from the emission points specified in that table.

Table 1.2.3		
Emission point reference	Source	Location of emission point
A	Reverse air jet silo filter unit	External, on top of silo

### 1.3 Operational changes

1.3.1 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.

## 2. Operating conditions

### 2.1 Best available techniques

2.1.1 The Installation shall, subject to the conditions of this Permit, be operated using the techniques, and in the manner described in the documentation submitted in the Permit application, or as otherwise agreed in writing by the Regulator in accordance with the conditions of this Permit.

2.1.2 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 activity which is not specifically regulated by any condition of this permit.

### 2.2 Emissions and emissions monitoring

#### 2.2.1 Emission limits

2.2.1.1 The limits for emissions to air for the parameters set out in table 2.2.1.1 shall not be exceeded.

<b>Table 2.2.1.1</b>				
<b>Emission point reference</b>	<b>Parameter</b>	<b>Limit mg/m<sup>3</sup></b>	<b>Monitoring method</b>	<b>Monitoring frequency</b>
Whole installation	Particulate matter	No visible emissions across site boundary	Visual observations	At least daily
Silo inlets and outlets, including silo filtration plant.	Particulate matter	No visible emissions	Visual observations Observations by Operator and/or tanker driver, also start and finish times recorded	Every delivery, particular attention to be paid during the first and last five minutes of the delivery
All silo filtration plant	Particulate matter	10 mg/m <sup>3</sup>	Design standard guarantee	On Installation of the equipment And On change of specification of filter media to which any guarantee relates

#### 2.2.2 General monitoring requirements

2.2.2.1 The visual assessments required by table 2.2.1.1 shall be undertaken during daylight wherever practicable, whilst the batching plant is in operation. The time, location and result of these assessments shall be recorded in the logbook kept in accordance with condition 2.4.1.1.

2.2.2.2 In the case of any abnormal emissions, malfunction or breakdown leading to abnormal emissions, the operator shall:

- (a) Investigate and undertake remedial action immediately;
- (b) Adjust or stop the process or activity to minimise those emissions; and
- (c) Promptly record the events and corrective actions taken in the logbook kept in accordance with condition 2.4.1.1.
- (d) Notify the Regulator in accordance with condition 2.4.1.1.

## **2.3 Controlling and limiting emissions**

### **2.3.1 Controlling and limiting particulate emissions**

- 2.3.1.1 Bulk cement and any other cementitious materials shall be stored in suitable silos
- 2.3.1.2 Silos used for the storage of bulk cement and all other cementitious materials shall be equipped with high level alarms to warn when the silo is nearing capacity. On activation, warning alarms must be clearly audible at the loading point. The correct operation of the alarms shall be checked on a weekly basis. A record of the test shall be made in the logbook kept in accordance with condition 2.4.1.1.
- 2.3.1.3 Silos used for the storage of bulk cement and all other cementitious materials shall be fitted with suitable pressure relief devices and vented to suitable arrestment plant. Arrestment plant and protection equipment fitted to silos shall be of sufficient size and state of repair and cleanliness to avoid pressurisation during delivery.
- 2.3.1.4 All silos shall be fitted with automatic systems to cut off the delivery to prevent overfilling. The correct operation of these automatic systems shall be checked on a weekly basis. A record of the test shall be made in the logbook kept in accordance with condition 2.4.1.1.
- 2.3.1.5 Where maintenance or testing of silo overflow detection and protection systems reveals a fault, corrective action shall be taken promptly, and must be undertaken before another delivery occurs. A record of the corrective action taken shall be made in the logbook kept in accordance with condition 2.4.1.1.
- 2.3.1.6 Silo pressure relief devices shall be visually inspected for correct seating and operation at least once per week, or before a delivery takes place (whichever is the longer interval). A record of the pressure relief device inspection shall be made in the logbook kept in accordance with condition 2.4.1.1.
- 2.3.1.7 Silo filtration equipment shall be visually inspected for correct operation at least once every month. If problems with the airflow, or significant blinding of the filter are detected, corrective action shall be taken promptly, and must be undertaken before another delivery occurs. The silo filter must be inspected more frequently if significant corrosion, blinding or other filter defects are regularly experienced. A record of the filter inspection shall be made in the logbook kept in accordance with condition 2.4.1.1.
- 2.3.1.8 All silo filtration plant must meet the requirements of condition 2.2.1.1 and table 2.2.1.1.
- 2.3.1.9 Bulk cement tanker transfer lines must be securely connected to the silo delivery inlet point first, and then the tanker discharge point before the delivery commences. Materials shall be delivered at a controlled rate, and the rate adjusted to prevent pressurisation of the silo.
- 2.3.1.10 Visual assessments of emissions from the tanker transfer lines and silo arrestment plant shall be undertaken periodically during all bulk deliveries and shall be recorded in the logbook kept in accordance with condition 2.4.1.1.
- 2.3.1.11 During a delivery of cement and cementitious materials, and in the event of:
- (a) Any visible emission from delivery lines, pressure relief devices or filtration equipment, and/or
  - (b) The activation of silo high level warning alarms,
- The delivery shall cease and the tanker driver instructed on the correct procedure to be followed. No further delivery shall tank place until suitable and sufficient corrective action has taken place to prevent further visible emissions. Such action may include, but no be limited to:
- (c) The repair or replacement of defective equipment.
  - (d) The cleaning and re-seating of pressure relief devices.
- A record of the incident, including the extent of any dusty emissions and actions taken must be recorded in the logbook kept in accordance with condition 2.4.1.1.

- 2.3.1.12 Deliveries to silos from road vehicles shall only be made using tankers with an on-board (truck mounted) relief valve and filtration system. Venting air from the tanker at the end of the delivery shall not take place through the silo. Tanker drivers must be informed of the correct procedure to be followed.
- 2.3.1.13 The transfer of cement and cementitious material from the silo to volumetric mixer trucks shall be by enclosed screw feeder and gravity means only. A transfer sock shall be used to connect the silo outlet with the volumetric mixer truck loading point. The transfer sock shall be long enough to fully enter the volumetric mixer truck loading point and shall be maintained in good condition.
- 2.3.1.14 The loading of volumetric mixer trucks shall be carried out so as to minimise the generation of airborne dust. Techniques used to control dust emissions may include but are not limited to:
- (a) A plate or cover over the volumetric mixer truck loading point through which the transfer sock can pass.
- 2.3.1.15 The transfer sock shall be free from residual cement dust after volumetric mixer truck loading to minimise dust release during tanker deliveries. Where dust release from the transfer system cannot be prevented at the start of a cement delivery, the transfer system must be isolated from the silo during a cement delivery.
- 2.3.1.16 Aggregates stored in the open that may generate airborne dust emissions, e.g. crushed rock, sand or other aggregates shall be delivered, stored and handled so as to prevent or minimise dust emissions. Techniques used to control dust emissions may include but are not limited to:
- (a) Screened or enclosed storage bays.
  - (b) Damping down.
  - (c) Minimised drop heights.
  - (d) Minimised drop heights.
- 2.3.1.17 Roadways in normal use and any other area where there is regular movement of vehicles shall be hard surfaced where appropriate and kept clean in order to prevent and minimise dust emissions.
- 2.3.1.18 All spillages and deposits that may give rise to dust emissions shall be cleaned up promptly, normally by wet handling techniques or as detailed below:
- (a) Major spillages shall be dealt with using, for example, a vacuum cleaning system. It shall not be necessary for a vacuum cleaning system to be available on site at all times, provided that such equipment can be obtained in the event of a major spillage on the same day that it occurs, and measures to minimise emissions, such as damping down are taken immediately.
  - (b) Particular attention shall be paid to preventing and cleaning up deposits of dust on external support structures and roofs in order to minimise wind entrainment of deposited dust.
  - (c) Dry sweeping of dusty spillages or deposits is not permitted.
- 2.3.2 Controlling and limiting fugitive emissions
- 2.3.2.1 The Operator shall use BAT so as to prevent, or where that is not practicable, to reduce fugitive emissions of substances, including particulates and odour, to air from the Permitted installation, and in particular from:
- Storage areas (including waste storage areas) and buildings (including roof vents)
  - Pipes, valves and other transfer systems
  - Open surfaces
- 2.3.3.2 All spillages shall be cleared as soon as possible: solids by vacuum cleaning, wet methods or other techniques. A high standard of housekeeping shall be maintained.

## **2.4      Management**

### **2.4.1      Monitoring and maintenance**

2.4.1.1      The Operator shall implement suitable and sufficient management systems in order to provide an effective technique for ensuring that all other pollution prevention and control techniques are delivered reliably and on an integrated basis. This shall include but not be limited to:

- (a). Documented procedures for dealing with abnormal emissions or the failure of key arrestment plant in order to minimise any adverse effects;
- (b). Documented preventative maintenance schedules (including cleaning), covering all plant, extract filters, equipment and ductwork, whose failure could lead to leakages and/or impact on the environment;
- (c). Documented procedures for monitoring emissions.
- (d). Effective recording systems for checks made, including the results of all monitoring, inspections and assessments and collectively referred to as 'the Logbook'. The logbook shall:
  - be kept up to date.
  - be made available for inspection by the Regulator at any time.
  - include the time, date, result and name of person undertaking the assessment, and where necessary, the location of the assessment, weather conditions and wind direction.
- (e). Contingences for the acquisition of replacement parts or consumables (particularly those subject to continual wear) if such spares and consumables are not held on site, so that plant breakdowns can be rectified rapidly
- (f). Records of breakdowns (to be analysed by the Operator in order to eliminate common failures).

### **2.4.2      Training**

2.4.2.1      A suitable, sufficient and documented training system for all relevant staff shall be maintained, including awareness of the Regulatory implications of the Permit, awareness of all operating procedures, awareness of all potential environmental impacts under normal and abnormal circumstances, prevention of accidental emissions and action to be taken when accidental emissions occur, and awareness of the procedures for dealing with a breach of the Permit conditions.

## **3. Records**

3.1           The Operator shall ensure that all records required to be made by this Permit and any other records made by it in relation to the operation of the Permitted Installation shall:-

- Be made available for inspection by the Regulator at any reasonable time;
- Be supplied to the Regulator on demand and without charge;
- Be legible;
- Be made as soon as reasonably practicable;
- Indicate any amendments which have been made and shall include the original record wherever possible; and
- Be retained at the Permitted Installation, or other location agreed by the Regulator in writing, for a minimum period of 2 years from the date when the records were made, unless otherwise agreed in writing.

## 4. Reporting

- 4.1 All reports, and written and or oral notifications required by this Permit, and notifications required by Regulation 16 of the PPC Regulations shall be made or sent to the Regulator using the contact address indicated on page 1 of this Permit.
- 4.2 The Operator shall, unless otherwise agreed in writing, submit reports of the monitoring and assessments carried out in accordance with the conditions of this Permit.
- 4.3 The Operator shall, within 6 months of receipt of written notice from the Regulator, submit to the Regulator a report assessing whether all appropriate preventative measures continue to be taken against pollution, in particular through the application of best available techniques at the Installation. The report shall consider any relevant published technical guidance current at the time of the notice which is either supplied with or referred to in the notice, and shall assess the costs and benefits of applying techniques described in that guidance, or otherwise identified by the Operator, that may provide environmental improvement.

## 5. Notifications

- 5.1 The Operator shall notify the Regulator **without delay** of:-
- Any emission likely to affect the local community;
  - The failure or breakdown of any key abatement plant;
  - The detection of an emission of any substance, that has caused, is causing, or may cause significant pollution and that exceeds twice the emission limit or criterion in this Permit, specified in relation to the substance;
  - The detection of any fugitive emissions that has caused, is causing or may cause significant pollution, unless the quantity emitted is so trivial that it would be incapable of causing significant pollution;
  - The detection of any malfunction, breakdown or failure of plant or techniques which has caused, is causing or may cause significant pollution; and
  - Any accident, which has caused, is causing or may cause significant pollution.
- 5.2 The Operator shall give written notification as soon as practicable (and at least 30 days) prior to any of the following:
- Permanent cessation of the operation of part or all of the Permitted Installation;
  - Cessation of operation of all or part of the Permitted Installation for a period likely to exceed 1 year; and
  - Resumption of the operation of part or all of the Permitted Installation after a temporary cessation of activities as above.
- 5.3 The Operator shall notify the following matters to the Regulator in writing within 14 days of their occurrence:
- Any change in the Operator's trading name, registered name or registered office address;
  - Any change to the particulars of the Operator's ultimate holding company (including details of an ultimate holding company where an Operator has become a subsidiary);
  - Any steps taken by the Operator going into administration, entering into a company voluntary arrangement, being wound up or bankruptcy;
  - Any death of any of the named Operators (where the Operator consists of more than one named individual).

## 6. Interpretations and Explanatory Notes

6.1 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 S.I. 2010 No.675 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 Maldon District 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: "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, built, maintained, operated and decommissioned. Schedule 2 of the Regulations shall have effect in relation to the determination of best available techniques.</p>

- 6.2 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.
- 6.3 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;

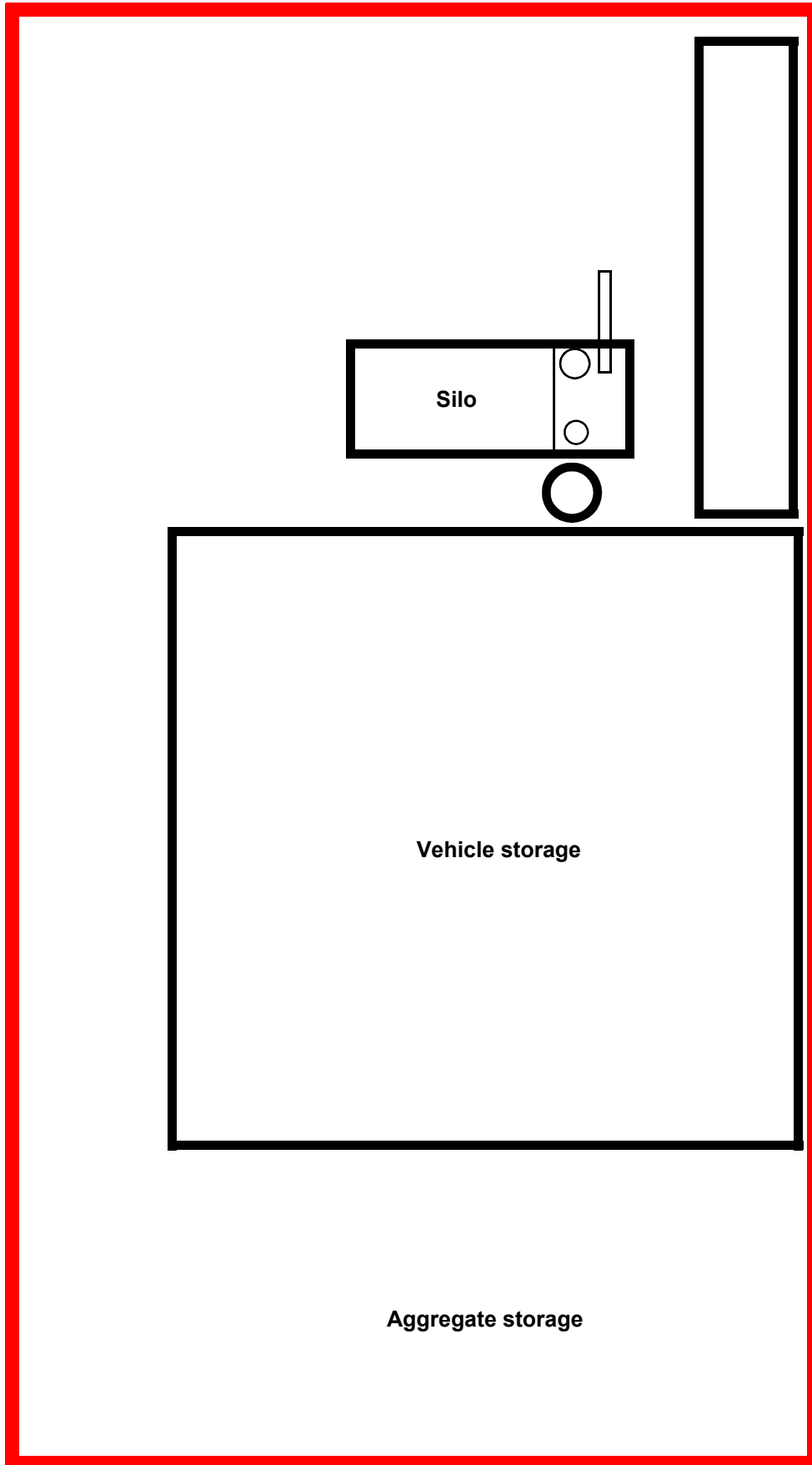
- a) A statement of the ground of appeal;
- b) A copy of any relevant application;
- c) A copy of any relevant Permit;
- d) A copy of any relevant correspondence between the person making the appeal (“the appellant”) and the Council;
- e) A statement indicating whether the appellant wishes the appeal 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.



Site	Pro-Mix (UK) Limited		
Project	Permit Application		
Drawing	Schedule 1	No.	MLD/EPR/MP/006/01
Date	26 <sup>th</sup> October 2010	Scale	Not to scale



Site	Pro-Mix (UK) Limited		
Project	Permit Application		
Drawing	Schedule 2	No.	MLD/EPR/MP/006/02
Date	26 <sup>th</sup> October 2010	Scale	Not to scale