



MALDON DISTRICT
COUNCIL

Environmental Permit

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

Installation address:	Riverside Building Supplies Limited Riverside House Hall Road Heybridge Maldon Essex CM9 4NF
Operator:	Riverside Building Supplies Limited 3 Warners Mill Silks Way Braintree Essex CM7 3GB
Permit reference:	MLD/EPR/B/004

Status log

Detail	Date	Comment
Application	13 th August 2010	Duly made
Draft Permit	7 th 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 6.6 B(a)(ii) 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 (PG6/2(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/B/004

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 **Riverside Building Supplies Limited** (“the Operator”).

Of/ whose Registered Office is:

Riverside Building Supplies Limited
3 Warners Mill
Silks Way
Braintree
Essex
CM7 3GB

Company registration number: **04145156**

to operate an installation at:

Riverside Building Supplies Limited
Riverside House
Hall Road
Heybridge
Maldon
Essex
CM9 4NF

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

Signed

Dated this day

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:

- The manufacture of timber and wood based products, Section 6.6B(a) of chapter 6 to part 2 of schedule 1 'Timber activities'.

and the following associated activities:

- Timber coating using coatings containing less than 5 tonnes of VOC in any 12-month period, and;
- Treatment of waste wood (T6), and;
- De-watering water based paint wash waters using flocculants (T18), and;
- Storing less than 10 tonnes of wood waste in a secure place and burning in an appliance with a capacity of less than 50kg/hr (U4).

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 **Riverside Building supplies Limited** operates a timber activity, including the manufacture of door linings, decking, cladding and skirting in softwood, MDF and hardwood, using a variety of woodworking machines prior to painting and, assembly (as required) and dispatch. Woodworking activities undertaken include: sawing, moulding, planing, painting and waste wood shredding. Wood shavings and wood dust produced from the sawing, moulding and planing activities are extracted from the workshop using a pneumatic extraction system, incorporating air-handling plant with an exhaust flow rate of $300\text{m}^3/\text{min}$ and bag filtration units for the filtration of exhaust air. Wood shavings and wood dust collected by the extraction and filtration system are stored prior to removal from site in a covered articulated lorry trailer. Waste or surplus wood off cuts are shredded in a chipping machine, and the resulting wood chippings fed through ducting with an integral 4kW fan. Collected chippings fall into a hopper via a rotary airlock and exhausted air is vented via three large diameter needlefelt filter socks. A cross cut saw in the paint shop also extracts directly into this extraction system. Collected chippings are compressed into small briquettes for use as fuel in a hand fed Talbott T500 wood burning appliance. The heat produced from the burner provides workspace heating, and assists the drying of primed timber from the paint line. The waste combustion gasses vent to atmosphere via a dedicated chimney, which terminates 1m above the highest point of the workshop roof. The paint shop applies a water based primer, and waste waters are de-watered using flocculants prior to disposal in the foul sewer.

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/B/004/01 in schedule 1, and described in the Permit application. The layout of the installation is detailed in site plan MLD/EPR/B/004/02 in schedule 2. The installation comprises:

Table 1.2.2	
Building / Area / Activity	Components / notes
Sawmill	Wood working equipment, including: <ul style="list-style-type: none"> ▪ moulders ▪ over/under planer ▪ panel saws ▪ chipper/shredder

Table 1.2.2 (continued)	
Building / Area / Activity	Components / notes
Front yard * Key arrestment plant	Pneumatic extraction system, comprising: <ul style="list-style-type: none"> ▪ Ferrell Engineering multi breather rotary discharge filter unit with an exhaust flow rate of <math><300\text{m}^3/\text{min}</math>* ▪ Articulated lorry wood shavings and wood dust collection and storage
Paint shop & prep area * Key arrestment plant	Semi-automatic paint line and de-watering plant Pneumatic extraction system, comprising: <ul style="list-style-type: none"> ▪ Waste wood chipper ▪ Airplants chip transfer system and filter unit with an exhaust flow rate of <math><300\text{m}^3/\text{min}</math>* ▪ Votecs briquette plant Talbot T500 hand fired heater <ul style="list-style-type: none"> ▪ Stainless steel flue terminating 1m above building height Wood working equipment, including: <ul style="list-style-type: none"> ▪ cross cut saw

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	Ferrell Engineering multi breather rotary discharge filter unit	External, in front yard
B	Airplants chip transfer system and filter unit	Internal, in prep area
C	Talbot T500 hand fired heater	5m above ground level

1.2.4 Emission point 'C' specified in table 1.2.3 shall meet the following minimum requirements:

- a). No discharge stack shall be less than 3m above ground level or area to which there is general access, and;
- b). No discharge stack shall be less than the calculated uncorrected stack height, and;
- c). No discharge stack shall be less than 3m above any opening windows or ventilation air inlets, or less than the height of any building within 5 times the calculated uncorrected stack height.

1.2.5 Any amendment to the height of emission point 'C' specified in table 1.2.3 shall be calculated in accordance with the stack height calculation procedure detailed in HMIP Technical Guidance Note D1.

1.2.6 Emission point 'C' specified in table 1.2.3 shall not be fitted with any restriction at the final opening such as a plate, cap or cowl, with the exception of a cone which may be used where necessary to increase the efflux velocity of emissions.

1.2.7 Adequate insulation shall be provided to emission point 'C' specified in table 1.2.3 to minimise the cooling of waste gasses and prevent liquid condensation by keeping the temperature of the exhaust gasses above the dew point.

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. Suitable alternative monitoring techniques must be agreed with the Regulator in advance and in writing.

Emission	Parameter	Limit mg/m ³	Monitoring method	Monitoring frequency
Whole process	Particulate matter	No visible emission	Visual observations	On start-up and on at least two more occasions during the working day
Arrestment plant designed with exhaust flow rate <300m ³ /min	Particulate matter	No visible emission	Visual observations	At least daily
Combustion processes	Visible smoke	No visible smoke under normal operation In the case of lighting from cold, emissions of smoke shall not exceed Ringelmann Shade 1 for more than 10 minutes .	Visual observations	On start-up from cold and on at least two more occasions during the working day

2.2.2 Controlling emissions of particulates

2.2.2.1 The Operator shall take all appropriate precautions to minimise particulate emissions during start-up and shut-down.

2.2.2.2 All machines producing wood dust and/or wood particles as part of the permitted activity shall be connected to a suitable extraction system and ducted to suitable fabric filter arrestment plant with exhaust flow rates consistent with the efficient capture of emissions.

2.2.2.3 The transport and handling of wood dust and/or wood particles shall only be carried out using pneumatic or enclosed handling systems.

2.2.2.4 Transfer points shall be enclosed, and where appropriate ducted to suitable arrestment plant.

2.2.2.5 All wood dust and/or wood particles shall be stored in suitable totally enclosed containers.

2.2.2.6 Where wood dust and/or wood particles are stored in articulated lorry storage containers (or similar mobile storage containers), the container must be fitted with side windows to allow the visual assessment of remaining capacity.

- 2.2.2.7 Where articulated lorry storage containers, or similar, are filled directly from arrestment plant, the extraction system shall be turned off before disconnecting the discharge pipe from the full container to another, or fitted with a two-way valve so that the changeover can be achieved without particulate emissions occurring.
- 2.2.2.8 Displaced and transport air from air handling systems and storage containers shall be vented to air through suitable dedicated abatement plant or the main plant filtration system.
- 2.2.2.9 The loading of wood dust and/or wood particles into containers or onto vehicles prior to removal from site shall be conducted in such a manner as to minimise particulate emissions occurring.
- 2.2.3 Controlling emissions from combustion processes
- 2.2.3.1 All reasonable and practicable steps shall be taken to minimise the duration and visibility of emissions during start-up, shut-down and changes of combustion load of the waste wood burning appliance.
- 2.2.3.2 The burning of materials, other than wood waste produced as part of the permitted activity, is not permitted.
- 2.2.4 Controlling fugitive emissions
- 2.2.4.1 The Operator shall use BAT so as to prevent, or where that is not practicable, to reduce fugitive emissions of substances, including particulates, to air from the Permitted Installation, by keeping them clean and free from accumulations, and in particular from:
- (a). Open surfaces and storage areas (including waste storage areas)
 - (b). Buildings (including roof vents).
 - (c). Pipes, valves and other transfer systems.
- 2.2.4.2 The total quantity of water based paint wash waters stored or treated at any one time shall not exceed 30,000 litres.
- 2.2.4.3 Water based paint wash waters shall be stored in a container with secondary containment.
- 2.2.4.4 A high standard of housekeeping shall be maintained.
- 2.3 Monitoring**
- 2.3.1 General monitoring requirements
- 2.3.1.1 A visual assessment of all emissions shall be undertaken as required by table 2.2.1.1 and during daylight wherever possible.
- 2.3.1.2 A visual assessment of the remaining capacity of articulated lorry storage containers, or similar, filled directly from arrestment plant shall be undertaken regularly and at least daily during operations.
- 2.3.1.3 A documented filter monitoring and maintenance programme detailing the timetable for the replacement of filter media shall be submitted to and approved by the Regulator. The maintenance programme shall ensure that:
- (a). All filter media are inspected in accordance with the manufacturers recommendations for defects or blinding.
 - (b). All filter media are to be replaced at least every 4 years or as agreed necessary to ensure no visible emissions from the process. Defective filter media must be replaced immediately. An extended filter media replacement regime may be considered where supported by results of continuous monitoring devices or the manufacturers approved filter maintenance programme.

- 2.3.1.4 The Operator shall make a record of the assessments made under conditions 2.3.1.1 to 2.3.1.3 in the logbook kept in accordance with condition 2.4.1.1, including details of any abnormal emissions, its cause and action taken to rectify the problem. The details of the person undertaking the monitoring and the date and time shall also be recorded, along with the location where that observation was made.
- 2.3.1.5 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 5.1.
 - (e). Re-test to demonstrate compliance as soon as possible.
- 2.3.1.6 The Operator shall notify the Regulator at least 7 days before any periodic or non-continuous monitoring exercise to determine compliance with emission limit values, including a provisional date, pollutant(s) to be tested and the methods to be used. The results from such monitoring shall be forwarded to the Regulator within 8 weeks of completion of the monitoring, and retained in the logbook kept in accordance with condition 2.4.1.1. Particular notes should be made of any factors that might have affected the monitored emission.

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:</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, 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;

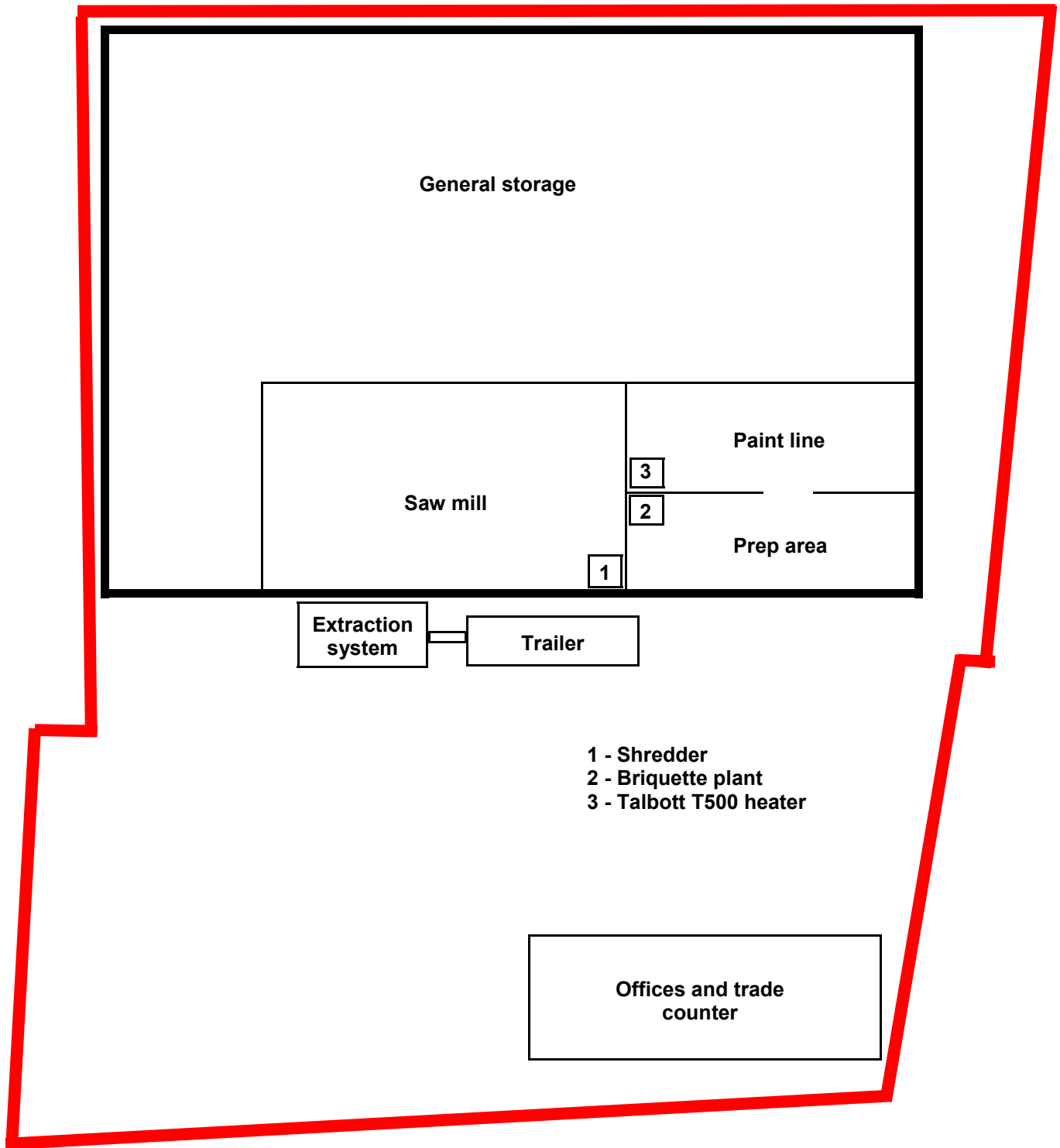
- a) A statement of the ground of appeal;
- b) A copy of any relevant application;
- c) A copy of any relevant Permit;
- d) A copy of any relevant correspondence between the person making the appeal (“the appellant”) and the Council;
- e) A statement indicating whether the appellant wishes the appeal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



 <p>MALDON DISTRICT COUNCIL</p>	Site	Riverside Building Supplies Limited		
	Project	Permit Application		
	Drawing	Schedule 1	No.	MLD/EPR/B/004/01
	Date	7 th November 2010	Scale	Not to scale



Site

Riverside Building Supplies Limited

Project

Permit Application

Drawing

Schedule 2

No.

MLD/EPR/B/004/02

Date

25th October 2010

Scale

Not to scale