

Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2010

Oakland Golf and Leisure Limited

Airlinks Golf Club
Southhall Lane
Hounslow
London
TW5 9PE

Permit number
EPR/NB3539AY

Airlinks Golf Club

Permit Number EPR/NB3539AY

Introductory note

This introductory note does not form a part of the permit

The main features of the permit are as follows.

This environmental permit is for use of waste in construction as a recovery activity to undertake landscaping, remodelling and installation of a surface water harvesting system at Airlinks Golf Club. The landscaping and remodelling will include mounding, raising and bunding to profile the ground of the tees, greens, pathways, bunkers and the addition of netting.

This environmental permit allows the operator to store and subsequently use waste in the construction of the Airlinks Golf Club. This environmental permit is for the recovery of waste only and does not apply to any activities involving disposal. Permitted wastes do not include hazardous wastes. The total quantity of waste that can be stored and subsequently used at the site under this permit shall not exceed 871,076 tonnes. The permit does not permit the burning of any wastes, either in the open, inside buildings or in any form of incinerator.

Groundwater and sub surface gas emissions from the site will be monitored and control levels set as part of this permit to ensure ongoing protection of the environment and human health.

The status log of the permit sets out the permitting history, including any changes to the permit reference number.

Status Log of the permit

Detail	Date	Comments
Application EPR/NB3539AY/A001	Duly made 05/08/2013	Application for a deposit for recovery activity permit.
Additional information received	Schedule 5 Notice 02/10/2013	Response to a request for additional information on gas monitoring, groundwater monitoring and waste acceptance limits.
Additional information received	Schedule 5 Notice 16/10/2013	Response to a request for further details on waste acceptance.
Additional information received	24/10/2013	Confirmation of topsoil tonnages to be accepted on site and identity of perimeter boreholes.

Status Log of the permit

Detail	Date	Comments
Permit determined	08/11/2013	Permit issued to Oakland Golf and Leisure Ltd.

End of Introductory Note

Permit

The Environmental Permitting (England and Wales) Regulations 2010

Permit number
EPR/NB3539AY

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2010

Oakland Golf and Leisure Limited (“the operator”),
whose registered office is

37 Warren Street
London
W1T 6AD

company registration number **07006297**
to operate waste operations at

Airlinks Golf Club
Southall Lane
Hounslow
London
TW5 9PE

to the extent authorised by and subject to the conditions of this permit.

Name	Date
Tracey E Pollard	08/11/2013

Authorised on behalf of the Environment Agency

Conditions

1 Management

1.1 General management

1.1.1 The operator shall manage and operate the activities:

- (a) in accordance with a written management system that identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances, closure and those drawn to the attention of the operator as a result of complaints; and
- (b) using sufficient competent persons and resources.

1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.

1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of it kept at or near the place where those duties are carried out.

1.1.4 The operator shall comply with the requirements of an approved competence scheme.

1.2 Avoidance, recovery and disposal of wastes produced by the activities

1.2.1 The operator shall take appropriate measures to ensure that:

- (a) the waste hierarchy referred to in Article 4 of the Waste Framework Directive is applied to the generation of waste by the activities; and
- (b) any waste generated by the activities is treated in accordance with the waste hierarchy referred to in Article 4 of the Waste Framework Directive; and
- (c) where disposal is necessary, this is undertaken in a manner which minimises its impact on the environment.

1.2.2 The operator shall review and record at least every four years whether changes to those measures should be made and take any further appropriate measures identified by a review.

2 Operations

2.1 Permitted activities

2.1.1 The operator is only authorised to carry out the activities specified in schedule 1 table S1.1 (the "activities").

2.2 The site

2.2.1 The activities shall not extend beyond the site, being the land shown edged in green on the site plan at schedule 7 to this permit.

2.3 Operating techniques

2.3.1 (a) The activities shall, subject to the conditions of this permit, be operated using the

techniques and in the manner described in the documentation specified in schedule 1, table S1.2, unless otherwise agreed in writing by the Environment Agency.

- (b) If notified by the Environment Agency that the activities are giving rise to pollution, the operator shall submit to the Environment Agency for approval within the period specified, a revision of any plan or other documentation ("plan") specified in schedule 1, table S1.2 or otherwise required under this permit which identifies and minimises the risks of pollution relevant to that plan, and shall implement the approved revised plan in place of the original from the date of approval, unless otherwise agreed in writing by the Environment Agency.

2.3.2 Waste shall only be accepted if:

- (a) it is of a type and quantity listed in schedule 2 table S2.1 and S2.2
- (b) it conforms to the description in the documentation supplied by the producer and holder.

2.3.3 No waste shall be accepted for disposal at the site.

2.4. Pre-operational conditions

2.4.1. The activities shall not be brought into operation until the measures specified in schedule 1 table S1.3A have been completed.

3 Emissions and monitoring

3.1 Emissions of substances not controlled by emission limits

3.1.1 Emissions of substances not controlled by emission limits (excluding odour) shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.

3.1.2 The operator shall:

- (a) if notified by the Environment Agency that the activities are giving rise to pollution, submit to the Environment Agency for approval within the period specified, an emissions management plan which identifies and minimises the risks of pollution from emissions of substances not controlled by emission limits;
- (b) implement the approved emissions management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

3.2 Odour

3.2.1 Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved odour management plan, to prevent or where that is not practicable to minimise the odour.

3.2.2 The operator shall:

- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to odour, submit to the Environment Agency for approval within the period specified, an odour management plan which identifies and minimises the risks of pollution from odour;
- (b) implement the approved odour management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

3.3 Noise and vibration

- 3.3.1 Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved noise and vibration management plan to prevent or where that is not practicable to minimise the noise and vibration.
- 3.3.2 The operator shall:
 - (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to noise and vibration, submit to the Environment Agency for approval within the period specified, a noise and vibration management plan which identifies and minimises the risks of pollution from noise and vibration;
 - (b) implement the approved noise and vibration management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

3.4 Monitoring

- 3.4.1 The operator shall, unless otherwise agreed in writing by the Environment Agency, undertake the monitoring and any other actions for:
 - (a) Groundwater specified in table S3.1; and
 - (b) Sub-surface gas specified in table S3.2.
- 3.4.2 The operator shall maintain records of all monitoring required by this permit including records of the taking and analysis of samples, instrument measurements (periodic and continual), calibrations, examinations, tests and surveys and any assessment or evaluation made on the basis of such data.
- 3.4.3 Monitoring equipment, techniques, personnel and organisations employed for the emissions monitoring programme and the environmental or other monitoring specified in condition 3.4.1 shall have either MCERTS certification or MCERTS accreditation (as appropriate), where available, unless otherwise agreed in writing by the Environment Agency.
- 3.4.4 Permanent means of access shall be provided to enable sampling/monitoring to be carried out in relation to the emission points specified in schedule 3 tables S3.1 and S3.2 unless otherwise agreed in writing by the Environment Agency.

4 Information

4.1 Records

- 4.1.1 All records required to be made by this permit shall:
 - (a) be legible;
 - (b) be made as soon as reasonably practicable;

- (c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and
- (d) be retained, unless otherwise agreed in writing by the Environment Agency, for at least 6 years from the date when the records were made, or in the case of the following records until permit surrender:
 - (i) off-site environmental effects; and
 - (ii) matters which affect the condition of the land and groundwater;
 - (iii) the results of groundwater monitoring; and
 - (iv) the results of sub-surface gas monitoring.

4.1.2 The operator shall keep on site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by the Environment Agency.

4.2 Reporting

4.2.1 The operator shall send all reports and notifications required by the permit to the Environment Agency using the contact details supplied in writing by the Environment Agency.

4.2.2 Within one month of the end of each quarter, the operator shall submit to the Environment Agency using the form made available for the purpose, the information specified on the form relating to the site and the waste accepted and removed from it during the previous quarter.

4.2.3 Within 28 days of the end of the reporting period the operator shall, unless otherwise agreed in writing by the Environment Agency, submit reports of the monitoring and assessment carried out in accordance with the conditions of this permit, as follows:

- (a) in respect of the parameters and emission points specified in schedule 4 table S4.1;
- (b) for the reporting periods specified in schedule 4 table S4.1 and using the forms specified in schedule 4 table S4.2 ; and
- (c) giving the information from such results and assessments as may be required by the forms specified in those tables.

4.3 Notifications

4.3.1 The Environment Agency shall be notified without delay following the detection of:

- (a) any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution;
- (b) the breach of a limit specified in the permit; or
- (c) any significant adverse environmental effects.

4.3.2 Any information provided under condition 4.3.1 shall be confirmed by sending the information listed in schedule 5 to this permit within the time period specified in that schedule.

4.3.3 Where the Environment Agency has requested in writing that it shall be notified when the operator is to undertake monitoring and/or spot sampling, the operator shall inform the Environment Agency when the relevant monitoring and/or spot sampling is to take place. The operator shall provide this information to the Environment Agency at least 14 days before the date the monitoring is to be undertaken.

4.3.4 The Environment Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:

Where the operator is a registered company:

- (a) any change in the operator's trading name, registered name or registered office address; and
- (b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.

Where the operator is a corporate body other than a registered company:

- (a) any change in the operator's name or address; and
- (b) any steps taken with a view to the dissolution of the operator.

4.3.5 Where the operator proposes to make a change in the nature or functioning, or an extension of the activities, which may have consequences for the environment and the change is not otherwise the subject of an application for approval under the Regulations or this permit:

- (a) the Environment Agency shall be notified at least 14 days before making the change; and
- (b) the notification shall contain a description of the proposed change in operation.

4.4 Interpretation

4.4.1 In this permit the expressions listed in schedule 6 shall have the meaning given in that schedule.

4.4.2 In this permit references to reports and notifications mean written reports and notifications, except where reference is made to notification being made "without delay", in which case it may be provided by telephone.

Schedule 1 - Operations

Table S1.1 activities

Description of activities	Limits of activities
R13: Storage of wastes pending any of the operations numbered R3 and R5	Secure storage and use of wastes listed in table S2.1 and S2.2 for the purposes of construction work as detailed in the approved waste recovery plan.
R3: Recycling/reclamation of organic substances which are not used as solvents	The activities shall not be carried out other than in accordance with the approved waste recovery plan.
R5: Recycling or reclamation of other inorganic materials	<p>On completion of the construction work a survey of final waste levels relative to Ordnance Datum shall be submitted to the Environment Agency within one month.</p> <p>Deposit of inert waste listed Table S2.1 will be in accordance with the operators waste acceptance criteria for inert waste detailed in the approved waste recovery plan.</p> <p>Deposit of non-inert waste listed Table S2.2 will be in accordance with the operators waste acceptance criteria for non- inert waste detailed in the approved waste recovery plan and Information Submission for Section 5 Notice document reference 36578/001/10021.</p>

Table S1.2 Operating techniques

Description	Parts	Date Received
Application	Application response to Part B4 of the application form, Table 3a – technical standards.	05/08/2013
Application	<p>Approved waste recovery plan documents as detailed in the approval letter dated 01 August 2013, in response to question 1c of Part B4 of the application form – Deposit for recovery purposes.</p> <p>Section 9 of the waste recovery plan is excluded from the operating techniques. Approved wastes contaminants thresholds have been accepted in accordance to Information submission for Section 5 Notice document reference: 36578/001/10012 and Information submission for Section 5 Notice document reference: 36578/001/10021</p>	05/08/2013
Application	H1 Risk Assessment document Ref: 36578/002/9859	05/08/2013
Application	Soil Management Strategy document Ref: 36578/002/9860 dated August 2013.	05/08/2013
Response to Schedule 5 Notice dated 02/10/2013	<p>Information submission for Section 5 Notice document reference: 36578/001/10012.</p> <p>Maximum recorded values identified in the Operational Maintenance Plan (OMP) reference: BMW2047E/03V2 cannot be represented as trigger levels. Groundwater trigger levels are to be approved in accordance to pre-operational condition No.3 in Schedule 1 Table S1.3A.</p>	07/10/2013

Table S1.2 Operating techniques

Description	Parts	Date Received
Response to Schedule 5 Notice dated 16/10/2013	Information submission for Section 5 Notice document reference: 36578/001/10021	22/10/2013
Additional information	Response email to confirm topsoil tonnages and identity of perimeter boreholes.	24/10/2013

Table S1.3A Pre-operational measures

Reference	Pre-operational measures
PO1	Prior to any waste deposit, the Operator shall submit to the Environment Agency for its agreement in writing, action limits for methane and carbon dioxide in peripheral boreholes BH6, BH8, BH9, BH12, BH18, BHA and BHD.
PO2	Prior to any waste deposit, the Operator shall submit to the Environment Agency for its agreement in writing, action limits for ammoniacal nitrogen and boron to be applied to boreholes BH6, BH8, BH9, BH12, BH18, BHA and BHD.
PO3	The Operator shall submit to the Environment Agency, for its agreement in writing a Groundwater Management Plan which will include proposed groundwater trigger levels.
PO4	Prior to any waste deposit, the Operator shall submit to the Environment Agency, for its agreement in writing, an action plan which will be implemented in the event of an exceedence of any of the action limits proposed under pre-operational condition 1, 2 and 3.

Schedule 2 - List of permitted wastes

Table S2.1 Inert Waste types

Maximum Quantities

The total quantity of waste accepted at the site shall not exceed 756,688 tonnes.

Exclusions

Wastes having any of the following characteristics shall not be accepted:

- Consisting solely or mainly of dusts, powders or loose fibres
- Hazardous wastes
- Wastes in liquid form

Waste Code	Description
17	CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)
17 01	concrete, bricks, tiles and ceramics
17 01 01	concrete
17 01 02	bricks
17 01 03	tiles and ceramics
17 01 07	mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06
17 05	soil (including excavated soil from contaminated sites) stones and dredging spoil
17 05 04	soil and stones including chalk other than those mentioned 17 05 03
20	MUNICIPAL WASTES (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES) INCLUDING SEPARATELY COLLECTED FRACTIONS
20 02	garden and park wastes (including cemetery waste)
20 02 02	soil and stones

Table S2.2Non - Inert Waste types**Maximum Quantities**

The total quantity of waste accepted at the site shall be less than 114,388 tonnes.

Exclusions

Wastes having any of the following characteristics shall not be accepted:

- Consisting solely or mainly of dusts, powders or loose fibres
- Hazardous wastes
- Wastes in liquid form

Waste Code Description

01	WASTES RESULTING FROM EXPLORATION, MINING, QUARRYING AND PHYSICAL AND CHEMICAL TREATMENT OF MINERALS
01 01	waste from mineral excavation
01 01 02	waste from non-metalliferous excavation
01 04	wastes from physical and chemical processing of non-metalliferous minerals
01 04 08	waste gravel and crushed rocks other than those mentioned in 01 04 07
01 04 09	waste sand and clays
10	WASTES FROM THERMAL PROCESSES
10 12	waste from manufacture of ceramic goods, bricks, tiles and construction products
10 12 08	waste ceramics, bricks, tiles and construction products (after thermal processing)
19	WASTES FROM WASTE MANAGEMENT FACILITIES, OFF SITE WASTE WATER TREATMENT PLANTS AND PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION/INDUSTRIAL WASTE
19 13	wastes from soil and groundwater
19 13 02	solid wastes from soil remediation other than those mentioned in 19 13 01

Schedule 3 – Emissions and monitoring

Table S3.1 Trigger levels for emissions into groundwater and monitoring requirements

Monitoring point reference	Parameter	Limit (including unit)	Reference Period	Monitoring frequency	Monitoring standard or method
BH6, BH8, BH9, BH12, BH18, BHA and BHD.	Ammoniacal nitrogen Boron	No limit ¹	Spot Sample	Quarterly	TGN02: Monitoring landfill leachate, groundwater and surface water.

Note 1: Groundwater monitoring action limits and trigger levels as agreed by PO2, PO3 and PO4.

Table S3.2 Subsurface gas in external monitoring boreholes – limits and monitoring requirements

Monitoring point Ref. /description	Parameter	Limit (including units)	Monitoring frequency	Monitoring standard or method
BH6, BH8, BH9, BH12, BH18, BHA and BHD.	Methane Carbon Dioxide	No limit ¹ No limit ¹	Monthly	TGN03: Guidance on the management of landfill gas.

Note 1: Sub-surface gas action limits as agreed in PO1 and PO4.

Schedule 4 - Reporting

Parameters, for which reports shall be made, in accordance with conditions of this permit, are listed below.

Table S4.1 Reporting of monitoring data

Parameter	Emission or monitoring point/reference	Reporting period	Period begins
Groundwater Parameters as required by condition 3.4.1	As agreed in writing with the Environment Agency.	Quarterly unless otherwise agreed in writing with the Environment Agency	08/11/2013
Subsurface gas Parameters as required by condition 3.4.1	As agreed in writing with the Environment Agency.	Quarterly unless otherwise agreed in writing with the Environment Agency	08/11/2013

Table S4.2 Reporting forms

Media/parameter	Reporting Format	Date of Form
Groundwater	Reporting format to be agreed in writing with the Environment Agency	N/A
Sub-surface gas	Reporting format to be agreed in writing with the Environment Agency	N/A

Schedule 5 - Notification

This page outlines the information that the operator must provide.

Units of measurement used in information supplied under Part A and B requirements shall be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

If any information is considered commercially confidential, it should be separated from non-confidential information, supplied on a separate sheet and accompanied by an application for commercial confidentiality under the provisions of the EP Regulations.

Part A

Permit Number	
Name of operator	
Location of Facility	
Time and date of the detection	

(a) Notification requirements for any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution

To be notified within 24 hours of detection

Date and Time of the event	
Reference or description of the location of the event	
Description of where any release into the environment took place	
Substances(s) potentially released	
Best estimate of the quantity or rate of release of substances	
Measures taken, or intended to be taken, to stop any emission	
Description of the failure or accident.	

(b) Notification requirements for the breach of a limit	
To be notified within 24 hours of detection unless otherwise specified below	
Emission point reference/ source	
Parameter(s)	
Limit	
Measured value and uncertainty	
Date and time of monitoring	
Measures taken, or intended to be taken, to stop the emission	

Time periods for notification following detection of a breach of a limit	
Parameter	Notification period

(c) Notification requirements for the detection of any significant adverse environmental effect	
To be notified within 24 hours of detection	
Description of where the effect on the environment was detected	
Substances(s) detected	
Concentrations of substances detected	
Date of monitoring/sampling	

Part B to be supplied as soon as practicable

Any more accurate information on the matters for notification under Part A.	
Measures taken, or intended to be taken, to prevent a recurrence of the incident	
Measures taken, or intended to be taken, to rectify, limit or prevent any pollution of the environment which has been or may be caused by the emission	
The dates of any unauthorised emissions from the facility in the preceding 24 months.	

Name*	
Post	
Signature	
Date	

* authorised to sign on behalf of the operator

Schedule 6 - Interpretation

“accident” means an accident that may result in pollution.

“application” means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 5 to the EP Regulations.

“authorised officer” means any person authorised by the Environment Agency 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(4) of that Act.

“building” means a construction that has the objective of providing sheltering cover and minimising emissions of noise, particulate matter, odour and litter.

“construction work” means the carrying out of any building, civil engineering or engineering work and includes the building, alteration, conversion, repair, upkeep or other maintenance of a structure and the preparation of a site for an intended structure. It includes drainage works. This does not include land restoration or reclamation.

“emissions to land” includes emissions to groundwater.

“EP Regulations” means The Environmental Permitting (England and Wales) Regulations SI 2010 No.675 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“emissions of substances not controlled by emission limits” means emissions of substances to air, water or land from the activities, either from the emission points specified in schedule 3 or from other localised or diffuse sources, which are not controlled by an emission or background concentration limit..

“groundwater” means all water, which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

“MCERTS” means the Environment Agency’s Monitoring Certification Scheme.

“pollution” means emissions as a result of human activity which may—

- (a) be harmful to human health or the quality of the environment,
- (b) cause offence to a human sense,
- (c) result in damage to material property, or
- (d) impair or interfere with amenities and other legitimate uses of the environment.

“hazardous waste” has the meaning given in the Hazardous Waste (England and Wales) Regulations 2005 No.894, the Hazardous Waste (Wales) Regulations 2005 No. 1806 (W.138), the List of Wastes (England) Regulations 2005 No.895 and the List of Wastes (Wales) Regulations 2005 No. 1820 (W.148).

“quarter” means a calendar year quarter commencing on 1 January, 1 April, 1 July or 1 October.

“R” means a recovery operation provided for in Annex IIB to Directive 2006/12/EC of the European Parliament and of the Council of 5 April 2006 on Waste.

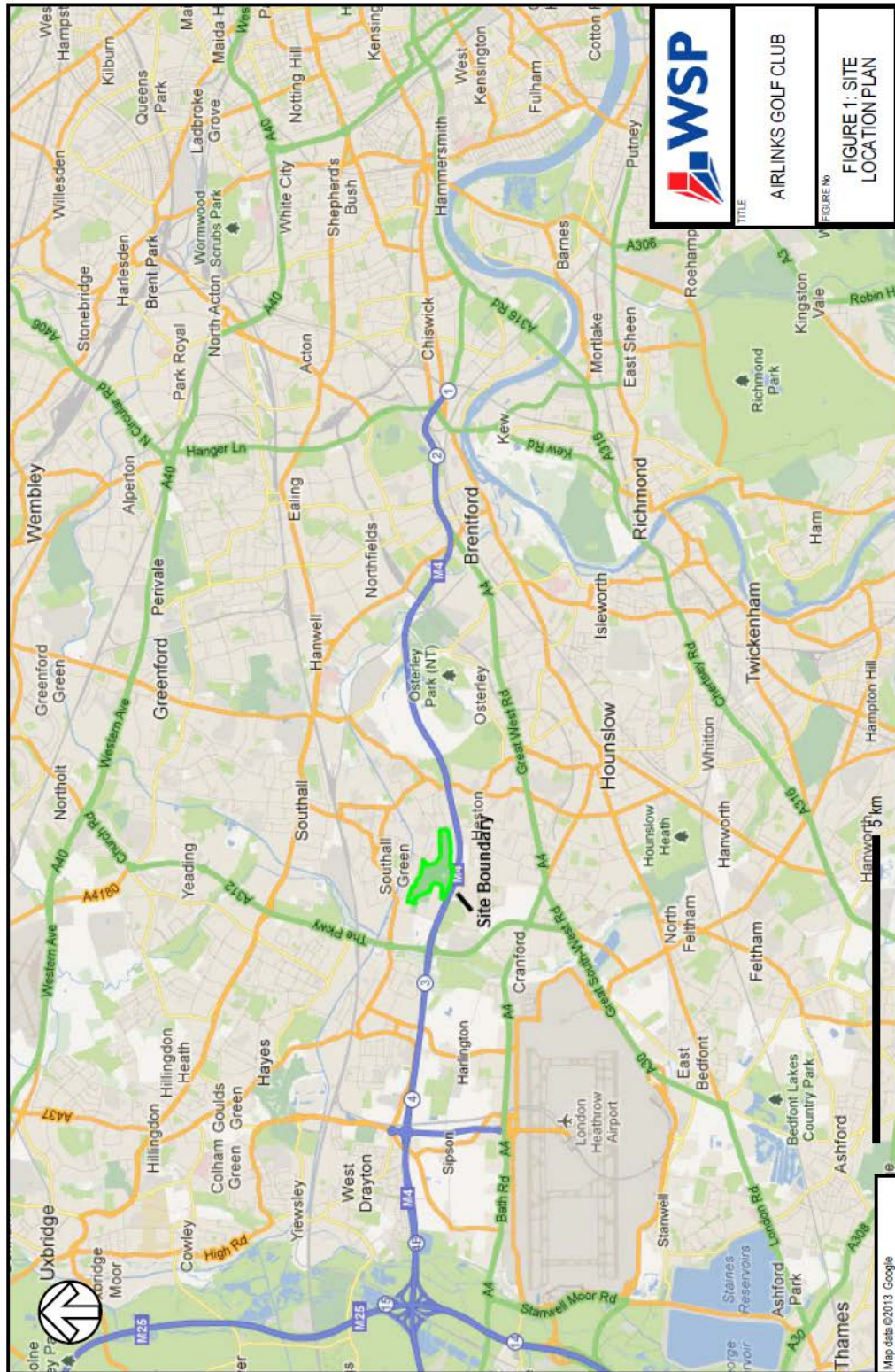
“secure storage” means storage where waste cannot escape and members of the public do not have access to it.

“Waste code” means the six digit code referable to a type of waste in accordance with the List of Wastes (England) Regulations 2005, or List of Wastes (Wales) Regulations 2005, as appropriate, and in relation to hazardous waste, includes the asterisk.

“*Waste Framework Directive*” or “*WFD*” means Waste Framework Directive 2008/98/EC of the European Parliament and of the Council on waste.

“year” means calendar year ending 31 December.

Schedule 7 - Site plan





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END OF PERMIT