

Apply for deployment of mobile plant for land and/or groundwater remediation or treatment using a mobile plant (MPP2)

About your permit

Permit under which this deployment is taking place

Please specify the type of permit and the permit number (EPR number) that you will operate under. If you have more than one permit, you will need to specify which set of conditions to use to make our determination. Note: you can only select one permit type.

SR2008 No27 Mobile plant for the treatment of soils and contaminated material, substances or products.

Permit number:
EPR/AB3107SF

Name and address of permit holder (operator)

Name Ian Burton
Address John F Hunt Regeneration Ltd.
Europa Park, London Rd.
Grays, Essex.
Postcode RM20 4DB

Who can we talk to regarding this deployment application?

Name of contact Ian Burton
Organisation John F Hunt Regeneration Ltd.
Address Europa Park, London Rd
Grays
Essex
Postcode RM20 4DB
Phone number 07929071562
Email ian.burton@johnfhunt.co.uk

Deployment details

Have we been consulted on your Conceptual Site Model/Risk Assessment/Remediation Strategy?

Yes

If yes, please provide your reference number and the name of the officer who was consulted

The Client has submitted these documents through Planning, to Flintshire County Council under Planning Reference: FUL/000129/26

Ruth Pritchard (NRW Development Planning Officer) specifically references, the following document in her letter to Flintshire Council on 24 March 2026 (with letter reference CAS-301931-C1G9)

Interim remedial options appraisal, remediation strategy and verification plan for deeside, shotton TE1920-TE-00-xx-RP-GE-008-v04 09 December 2025 FINAL Prepared by Tier Environmental Ltd.

Owen Clee (Waste Permitting Officer 2) has previously reviewed the following document as part of permit deployment application PAN-031960: TE1920-TE-00-XX-RP-GE-008-V05 Interim ROARS - Hotspot and Unexpected Contamination

Have there been any changes to your proposal since its consultation?

Please note: if your proposal has changed, this may require further assessment and may extend the determination time.

No

If you have not received any planning or pre-application advice, would you like this application to be assessed without having remediation targets pre-agreed by us?

Please note it is your responsibility to ensure remediation has been completed to a satisfactory state.

N/A

Have you had any other pre-application advice from us?

Yes

If yes, please provide a reference number

Advice has been received following the return of permit deployment applications PAN-031959, PAN-031960, PAN-032953 and conversation with Huw Davies 23/06/2026.

About the site

Site name and address

Site name	Land at Shotton Steel Works
Address	Zone 4 Deeside Industrial Park
	Weighbridge Road
	Deeside
Postcode	CH5 2NH
12 digit grid reference	SJ 31228 70408

Is your site located within the boundary of another Environmental Permit?

No

Please provide a site plan and ensure the site plan includes all items in the following question.

- File: Drawings.pdf - [Download](#)
- File: Letter to Owen Clee 18062026.pdf - [Download](#)

Please tick to confirm your site plan contains the following:

Operating boundary

Security and access arrangements

Areas of waste soils and contaminated material, substances or products for remediation by the mobile plant

Location/siting of principal plant and equipment

Process, treatment, storage, and quarantine areas

Drainage systems

Location of boundary monitoring points and pollution control units

Potential receptors (i.e. housing, watercourses etc.)

Protected sites (if applicable i.e. SAC, SPA, Ramsar or SSSI within 1km)

Waste types and quantities

Specify the waste types, quantities, contaminants, and European Waste Catalogue (EWC) code for each waste to be treated on site. Also, provide the treatment technologies to be used for each waste.

	What material are you treating?	Quantity (m ³)	Contaminants to be treated	Six digit EWC code	What treatment technology will you be using?
1	Concrete	20,000	n/a	17 01 01	Screening/particle size reduction to facilitate remediation
2	Brick	10,000	n/a	17 01 02	Screening/particle size reduction to facilitate remediation
3	Soils and stones	130,000	contains elevated metals	17 05 03*	Screening/particle size reduction to facilitate remediation
4	-	-	-	-	-
5	-	-	-	-	-

Specified activities to be carried out on site

Please supply details of how the specified technology is suitable for treatment

See drawings and narrative. JFHR have been instructed (see letter 16/06/2026 - Owen Clee to Ian Burton) that the deployment of a SR2008no27 permit is suitable to undertake the proposed operation as a 'whole activity'.
The 'whole activity' includes for the made ground (deemed hazardous) to be subject to 'treatment plant' (screening/particle size reduction) to facilitate remediation. The remedial action is to make a geotechnically suitable material from the made ground that is already chemically suitable for use. The whole activity also includes for the treatment plant to process brick and concrete arisings to generate a suitable geotechnical material.
The made ground does not need any chemical treatment and so the only activity to be required upon it is to make it geotechnically suitable for use.

Provide details how residual materials/waste which cannot be treated by the specified technology are to be handled at the site

A Hot-Spot strategy is to be implemented as detailed in the Hot-Spot Remediation Strategy document. Hydrocarbon impacted materials shall be sent to quarantine for segregation, testing, characterisation for off-site treatment or disposal. Waste removals will be accompanied by Hazardous waste Consignment Notes / Waste Transfers Notes, carried by registered Waste Carrier to a suitably Permitted facility. The Hot-Spot strategy shall include targeting of any known Hot-Spots, and a 'watching brief', during excavation of soils and breakout.
The quarantine area for Hot-Spot / Unsuitable materials shall be an impermeable engineered containment bund with drainage blocked to prevent any potential for ingress of any wastewater run-off/leachate. As required, the engineered containment area will also be graded to fall with a shallow bund surrounding the plant, with a sump at the lowest end to collect intercepted run-off and any leachate (design indicative, regular water removal may be carried out instead of a sump installed). This should be considered to be 'the drainage system'. The materials sent to the quarantine area shall be sheeted if required. IBC's may be used to containerise the sump water. IBC storage of contaminated water shall have, as a minimum 110% banded capacity.
Arisings may require breaking up prior to entering the crusher / screener process. This shall be undertaken in the processing area.
Materials not suitable for crushing and screening may be subject to manual segregation at the point of excavation and / or manual segregation prior to loading of the crusher/screener plant. These non-hazardous arisings (which do not meet the definition of Hot-Spot contaminated materials shall be suitably stockpiled for characterisation and off-site disposal).
Ferrous metal entering the crushing screening process shall be removed by a magnet belt. Metal shall be stockpiled and placed in skips for characterisation and off-site.

Specify the maximum capacities of quarantine facilities to be used for the storage of contaminated materials destined for re-testing, re-processing or off-site disposal.

(Indicate the locations of such quarantine facilities on the site plan)

Locations are shown in the attached plans.

Maximum quarantine areas for Hot-Spot impacted spoils shall be made available (lined/banded/sumped) for the amount encountered but initially only capacity for 1000cu shall be made in the first instance.

Activities involving the import of waste

Will your activity involve the import of wastes?

No

Does the site form part of a Cluster project?

No

Please supply details of the procedures to be adopted at the site to ensure that only those materials that are treatable with the specified technology will be accepted.

No waste is to be imported.
Hot-Spots are to be managed in accordance with the requirements of the Hot-Spot Remediation Strategy. That operation is a segregation activity and is not subject to Environmental Permitting. A watching brief shall be implemented at all times during excavation and breakout works. An experienced Geotechnical Engineer shall oversee operations and all staff shall be trained via site induction and tool-box talks. Only concrete, brick and made ground that doesn't meet the description of a Hot-Spot shall be sent to the processing area.

Duration of this deployment

How long do you need this deployment for?

12 months or less

Management supervision

Technically competent manager

This is the person who will be responsible for compliance with the permit for this deployment. See the guidance notes for further details.

Title	Dr
First name	Ian
Last name	Burton
Telephone - mobile	07929071562
Telephone - office	01375 366700
Email address	ian.burton@johnfhunt.co.uk

Nominated competent person

Provide details of the NCP who will be the main contact for the deployment and who will report to the TCM. See the guidance notes for further details.

Title	Dr
First name	Ian
Last name	Burton
Telephone - mobile	07929071562
Telephone - office	01375 366700
Email address	ian.burton@johnfhunt.co.uk

Provide information on the site supervision plan for your technically competent manager. Specify what treatment methods can be operated unsupervised, and provide a justification why this should be the case.

(See 'How to comply with your environmental permit' guidance document for more information)

Site supervision and WAMITAB / TCM cover shall satisfy the requirements of the Environmental Permitting Regs. No operations are to be left unsupervised. The WAMITAB Manager shall have sufficient site presence during crusher / screener and site establishment and ensure support for the Geotechnical Engineer and site staff in compliance with the Hot-Spot Remediation Strategy and crushing screening activities.

Alternatively, upload a copy of this below

- File: WAMITAB.pdf - [Download](#)

Conceptual site model and risk assessment

Alternatively, upload a copy of this below

- File: Conceptual Site Model Risk Assessment June.pdf - [Download](#)

Pollution control

Please provide details of any site specific measures needed to control/minimise emissions, and prevent pollution of the environment and/or harm to human health resulting from your treatment activities (the potential risks should have been identified in your risk assessment).

The Conceptual Site Model table includes for pollution control, as does the monitoring plan. Exceedances of monitoring targets shall instigate the implementation of further mitigation (greater damping down / covering materials etc.) It shall be remembered that all materials (bricks / concrete / made ground) are suitable for use, chemically. Processing shall enable the materials to be suitable, geotechnically. These materials do not pose a risk environmentally to soils and groundwater; and for this reason it is not proposed to have impermeable bunding for the temporary storage and crushing / screening operation.

Pollution control shall focus on the Hot-Spot Remediation Strategy and the quarantining of materials previously identified or identified during the watching brief.

Alternatively, upload a copy of this below

- File: Monitoring Plan and Forms.pdf - [Download](#)

Emission monitoring plans

Provide a site specific monitoring plan for any emissions that may be generated by the proposed treatment activities. Monitoring plans must include information on all of the following (when applicable to your process)

Please tick any of the below which are applicable to your process:

Groundwater

Surface water

Air emissions

Noise

Vibrations

Odour

Volatile Organic Compounds

Specify the indicator parameters you propose to use for each of the emissions being monitored and provide a justification on why they are the most appropriate parameters to detect impact and prevent pollution. Depending upon your technology the plan should include both point source and wider (fugitive) emissions monitoring.

(Further information is available in the guidance)

See attached Monitoring Plan

Alternatively, upload a copy of this below

- File: Monitoring Plan and Forms.pdf - [Download](#)

Record Keeping - Commissioning, operating and maintenance

Provide details of commissioning, operating and maintenance including documentation and record-keeping to ensure that emissions from the process do not cause pollution of the environment and harm to human health.

Prior to commencement of operations the WAMITAB / TCM shall inspect the site to ensure set up confirms to the drawings provided, that all specified monitoring equipment is on site and calibrated and service as required. The WAMITAB / TCM shall ensure site staff are fully versed in the requirements for monitoring and compliance, and in particular the Environmental Engineer charged with monitoring, recording and reporting.

Supported, as a minimum of weekly visits, by the WAMITAB / TCM, the Environmental Engineer shall ensure ongoing compliance of operations and ensuring that pollution control measures remain as required. Pollution control measures not as required will be reported to the Site Manager and corrective action immediately applied, and this may include the cessation of relevant works.

All recording will be made on forms that meet the requirements of JFHR Environmental management System.

Alternatively, upload a copy of this below

- File: Monitoring Plan and Forms.pdf - [Download](#)

Payment

How do you want to pay for your application fee?

Electronic transfer (eg. BACS)

Supporting documents

Please ensure that you include the following relevant documents with your deployment application: Site plan showing all required features Conceptual Site Model and Risk Assessment Pollution Control Monitoring Plans Record Keeping details

- File: TE1920-TE-00-XX-RP-GE-008-V05 Interim ROARS - Hotspot and Unexpected Contam.pdf - [Download](#)

Please provide your payment reference

Payment reference EPDEPJFHUN0004

Amount paid 2160

Declaration

Are you signing the form on behalf of a relevant person?

If you are not a relevant person, but want to sign the application on their behalf, you must include confirmation that you can do this.

Yes

Please upload written confirmation here

- File: Email Authorisation - John F Hunt Regeneration - Ian Burton - Outlook.pdf - [Download](#)

Does your deployment application relate to a standard facility permit?

If your deployment application is being made in relation to a standard facility permit (SRP), you also need to confirm that you are able to meet all relevant criteria of the standard rule set/sets under which you are applying.

I confirm that my activity/activities will fully meet the rules of the permit I have applied under

If you knowingly or recklessly make a statement which is false or misleading to help you get an environmental permit (for yourself or another person), you are committing an offence under the Environmental Permitting (England and Wales) Regulations 2016.

I declare that the information in this application is true to the best of my knowledge and belief. I understand that this application may be refused or approval withdrawn if I give false or incomplete information.

I understand that if I knowingly or recklessly make a false or misleading statement: I may be prosecuted; and if convicted, I may have to pay a fine and/or go to prison. By signing below, you are confirming that you understand and agree with the declaration above.

Title	Dr
First name	Ian
Last name	Burton
On behalf of (if relevant)	Dr Sam Hall (Managing Director)
Today's date (DD/MM/YYYY)	23/06/2026

Add another signature?

No