



Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

IEX Technologies Ltd
Wilton Centre
Pod 5
Innovation Accelerator
Redcar
TS10 4RF

Permit number

EPR/WE3647AC

Wilton Centre

Permit number EPR/WE3647AC

Introductory note

This introductory note does not form a part of the permit

The main features of the permit are as follows.

This bespoke permit authorises the physico-chemical treatment and associated storage of aqueous and organic waste, both hazardous and non-hazardous, for the purpose of recovering precious metals. There will be no more than 250 tonnes per year of waste accepted at the site.

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

Status log of the permit		
Description	Date	Comments
Application EPR/WE3647AC/A001	Duly made 19/04/2024	Application for bespoke chemical waste treatment permit
Additional information received	13/09/2024	Revised Environmental Risk Assessment and Point Source Emissions document received.
Permit determined EPR/WE3647AC	05/11/2024	Permit issued to IEX Technologies Ltd.

End of introductory note

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/WE3647AC

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2016

IEX Technologies Ltd (“the operator”),

whose registered office is

**2 Leman Street
London
E1W 9US**

company registration number 11040026

to operate waste operations at

**Wilton Centre
Pod 5
Innovation Accelerator
Redcar
TS10 4RF**

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

Name	Date
	05/11/2024

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 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.

- 2.3.2 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.
- 2.3.3 Waste shall only be accepted if:
- (a) it is of a type and quantity listed in schedule 2 tables S2.1 or S2.2; and
 - (b) it conforms to the description in the documentation supplied by the producer and holder.

2.4 Technical requirements

Hazardous waste storage and treatment

- 2.4.1 Hazardous waste shall not be mixed, either with a different category of hazardous waste or with other waste, substances or materials, unless it is authorised by schedule 1 table S1.1 and appropriate measures are taken.

3 Emissions and monitoring

3.1 Emissions to water, air or land

- 3.1.1 There shall be no point source emissions to water, air or land except from the sources and emission points listed in schedule 3 tables S3.1.
- 3.1.2 The limits given in schedule 3 shall not be exceeded.

3.2 Emissions of substances not controlled by emission limits

- 3.2.1 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.
- 3.2.2 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.
- 3.2.3 All liquids in containers, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.

3.3 Odour

- 3.3.1 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.

3.3.2 The operator shall:

- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to 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.

3.4 Noise and vibration

3.4.1 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.

3.4.2 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.

3.5 Fire Prevention

3.5.1 The operator shall take all appropriate measures to prevent fires on site and minimise the risk of pollution from them including, but not limited to, those specified in any approved fire prevention plan.

3.5.2 The operator shall:

- (a) if notified by the Environment Agency that the activities are giving rise to a risk of fire, submit to the Environment Agency for approval within the period specified, a fire prevention plan which prevents fires and minimises the risk of pollution from fires;
- (b) implement the fire prevention plan, from the date of approval, 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.

- 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.

4.3 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.
- In any other case:
- (a) the death of any of the named operators (where the operator consists of more than one named individual);
 - (b) any change in the operator's name(s) or address(es); and
 - (c) any steps taken with a view to the operator, or any one of them, going into bankruptcy, entering into a composition or arrangement with creditors, or, in the case of them being in a partnership, dissolving the partnership.
- 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		
Activity Reference	Description of activities for waste operations	Limits of activities
AR1	Storage and physico-chemical treatment of non-hazardous aqueous and organic wastes by distillation and concentration for recovery only. R4: Recycling/reclamation of metals and metal compounds. R13: Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where the waste is produced).	Treatment shall take place in a building on an impermeable surface with sealed drainage. All wastes shall be treated, and all liquid wastes, treatment chemicals and residues shall be stored within an impermeably surfaced and bunded area which is resistant to the materials being stored and used. Buildings, covered areas, or containers shall meet the following requirements: • Buildings, covered areas, or containers shall be designed, constructed and maintained to prevent ingress of rain and surface water. • Rain and uncontaminated surface water shall be kept separate from contaminated water and other liquids. • Containers containing waste shall be stored on an impermeable surface with sealed drainage system. Subject to other requirements of this permit wastes shall not be stored for longer than 6 months prior to recovery. Waste types as specified in Table S2.1.
AR2	Storage and physico-chemical treatment of hazardous aqueous and organic wastes by distillation and concentration for recovery only. R4: Recycling/reclamation of metals and metal compounds. R13: Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where the waste is produced).	The maximum quantity of hazardous waste that can be stored at the site shall not exceed 50 tonnes at any one time. No more than 10 tonnes per day of hazardous waste shall be physico-chemically treated for recovery in aggregate. Treatment shall take place in a building on an impermeable surface with sealed drainage.

Table S1.1 activities		
Activity Reference	Description of activities for waste operations	Limits of activities
		All wastes shall be treated, and all liquid wastes, treatment chemicals and residues shall be stored within an impermeably surfaced and banded area which is resistant to the materials being stored and used. Buildings, covered areas, or containers shall meet the following requirements: • Buildings, covered areas, or containers shall be designed, constructed and maintained to prevent ingress of rain and surface water. • Rain and uncontaminated surface water shall be kept separate from contaminated water and other liquids. • Containers containing waste shall be stored on an impermeable surface with sealed drainage system. Hazardous waste shall not be blended or mixed with non-hazardous waste or non-waste. Subject to other requirements of this permit wastes shall not be stored for longer than 6 months prior to recovery. Waste types as specified in Table S2.2.
AR3	Storage and physico-chemical treatment of non-hazardous aqueous and organic wastes by adsorption using ion exchange/scavenger material for recovery only. R8: Recovery of components from catalysts. R13: Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where the waste is produced).	Treatment shall take place in a building on an impermeable surface with sealed drainage All wastes shall be treated, and all liquid wastes, treatment chemicals and residues shall be stored within an impermeably surfaced and banded area which is resistant to the materials being stored and used. Buildings, covered areas, or containers shall meet the following requirements: • Buildings, covered areas, or containers shall be designed, constructed and maintained to prevent ingress of rain and surface water. • Rain and uncontaminated surface water shall be kept separate from

Table S1.1 activities		
Activity Reference	Description of activities for waste operations	Limits of activities
		contaminated water and other liquids. Containers containing waste shall be stored on an impermeable surface with sealed drainage system. Subject to other requirements of this permit wastes shall not be stored for longer than 6 months prior to recovery. Waste types as specified in Table S2.1.
AR4	Storage and physico-chemical treatment of hazardous aqueous and organic wastes by adsorption using ion exchange/scavenger material for recovery only. R8: Recovery of components from catalysts. R13: Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where the waste is produced).	The maximum quantity of hazardous waste that can be stored at the site shall not exceed 50 tonnes at any one time. No more than 10 tonnes per day of hazardous waste shall be physico-chemically treated for recovery in aggregate. Treatment shall take place in a building on an impermeable surface with sealed drainage All wastes shall be treated, and all liquid wastes, treatment chemicals and residues shall be stored within an impermeably surfaced and bunded area which is resistant to the materials being stored and used. Buildings, covered areas, or containers shall meet the following requirements: - Buildings, covered areas, or containers shall be designed, constructed and maintained to prevent ingress of rain and surface water. - Rain and uncontaminated surface water shall be kept separate from contaminated water and other liquids. - Containers containing waste shall be stored on an impermeable surface with sealed drainage system.

Table S1.1 activities		
Activity Reference	Description of activities for waste operations	Limits of activities
		Subject to other requirements of this permit wastes shall not be stored for longer than 6 months prior to recovery. Hazardous waste shall not be blended or mixed with non-hazardous waste or non-waste. Waste types as specified in Table S2.2.

Table S1.2 Operating techniques		
Description	Parts	Date Received
Chemical Waste: appropriate measures for permitted facilities Version published 18 th November 2020	All relevant parts of the appropriate measures shall apply.	N/A
Environmental Risk Assessment: Revision 1 13/09/2024	The activities shall be operated in accordance with Section 5.1 (H1 Assessment) of the Environmental Risk Assessment	13/09/2024

Schedule 2 – Waste types

Table S2.1 Permitted waste types and quantities for physico-chemical treatment of non-hazardous waste	
Maximum quantity	The total quantity of waste accepted at the site for all activities shall be no more than 250 tonnes per year
Waste code	Description
16	Wastes not otherwise specified in the list
16 08	spent catalysts
16 08 01	spent catalysts containing gold, silver, rhenium, rhodium, palladium, iridium or platinum (except 16 08 07)
16 10	aqueous liquid wastes destined for offsite treatment
16 10 02	aqueous liquid wastes other than those mentioned in 16 10 01
16 10 04	aqueous concentrated other than those mentioned in 16 10 03

Table S2.2 Permitted waste types and quantities for physico-chemical treatment of hazardous waste	
Maximum quantity	The total quantity of waste accepted at the site for all activities shall be no more than 250 tonnes per year
Waste code	Description
07	Wastes from organic chemical processes
07 01	wastes from the manufacture, formulation, supply and use (MFSU) of basic organic chemicals
07 01 01*	aqueous washing liquids and mother liquors
07 01 03*	organic halogenated solvents, washing liquids and mother liquors
07 05	wastes from the MFSU of pharmaceuticals
07 05 01*	aqueous washing liquids and mother liquors
07 07	wastes from the MFSU of fine chemicals and chemical products not otherwise specified
07 07 01*	aqueous washing liquids and mother liquors
07 07 03*	organic halogenated solvents, washing liquids and mother liquors
11	Wastes from chemical surface treatment and coating of metals and other materials; non-ferrous hydro-metallurgy
11 01	wastes from chemical surface treatment and coating of metals and other materials (for example galvanic processes, zinc coating processes, pickling processes, etching, phosphating, alkaline degreasing, anodising)
11 01 05*	pickling acids
11 01 06*	acids not otherwise specified
11 01 11*	aqueous rinsing liquids containing hazardous substances
16	Wastes not otherwise specified in the list
16 08	spent catalysts
16 08 06*	spent liquids used as catalysts

Table S2.2 Permitted waste types and quantities for physico-chemical treatment of hazardous waste	
Maximum quantity	The total quantity of waste accepted at the site for all activities shall be no more than 250 tonnes per year
Waste code	Description
16 08 07*	spent catalysts contaminated with hazardous substances
16 10	aqueous liquid wastes destined for offsite treatment
16 10 01*	aqueous liquid wastes containing hazardous substances
16 10 03*	aqueous concentrates containing hazardous substances

Schedule 3 – Emissions and monitoring

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	Source	Parameter	Limit (including unit)	Reference period	Monitoring frequency	Monitoring standard or method
V1 - Innovation Accelerator shared vent including Pod 1 and Pod 4 vent streams. See site plan in Schedule 7.	Vent from adsorption process equipment and Local Exhaust Ventilation System	No parameter set	No limit set	-	-	-
V2 - TS Cleanroom Vent. See site plan in Schedule 7.	Vent from adsorption process equipment and Local Exhaust Ventilation system	No parameter set	No limit set	-	-	-
V3 - Future Process Unit Technology Development Area Lab N. See site plan in Schedule 7.	Combined Vent from adsorption process equipment and Local Exhaust Ventilation system	No parameter set	No limit set	-	-	-

Schedule 4 – Reporting

There is no reporting under this schedule.

Schedule 5 – Notification

These pages outline 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
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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	

(b) Notification requirements for the breach of a limit	
To be notified within 24 hours of detection unless otherwise specified below	
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 submitted 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.

“Annex I” means Annex I to the Waste Framework Directive.

“Annex II” means Annex II to the Waste Framework Directive.

“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.

“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 limit.

“EP Regulations” means The Environmental Permitting (England and Wales) Regulations SI 2016 No.1154 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“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.

“Hazardous waste” has the meaning given in the Hazardous Waste (England and Wales) Regulations 2005.

“List of Wastes” means the list of wastes established by Commission Decision 2000/532/EC replacing Decision 94/3/EC establishing a list of wastes pursuant to Article 1(a) of Council Directive 75/442/EEC on waste and Council Decision 94/904/EC establishing a list of hazardous waste pursuant to Article 1(4) of Council Directive 91/689/EEC on hazardous waste.

“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 II to the Waste Framework Directive.

“Waste code” means the six digit code referable to a type of waste in accordance with the List of Wastes and in relation to hazardous waste, includes the asterisk.

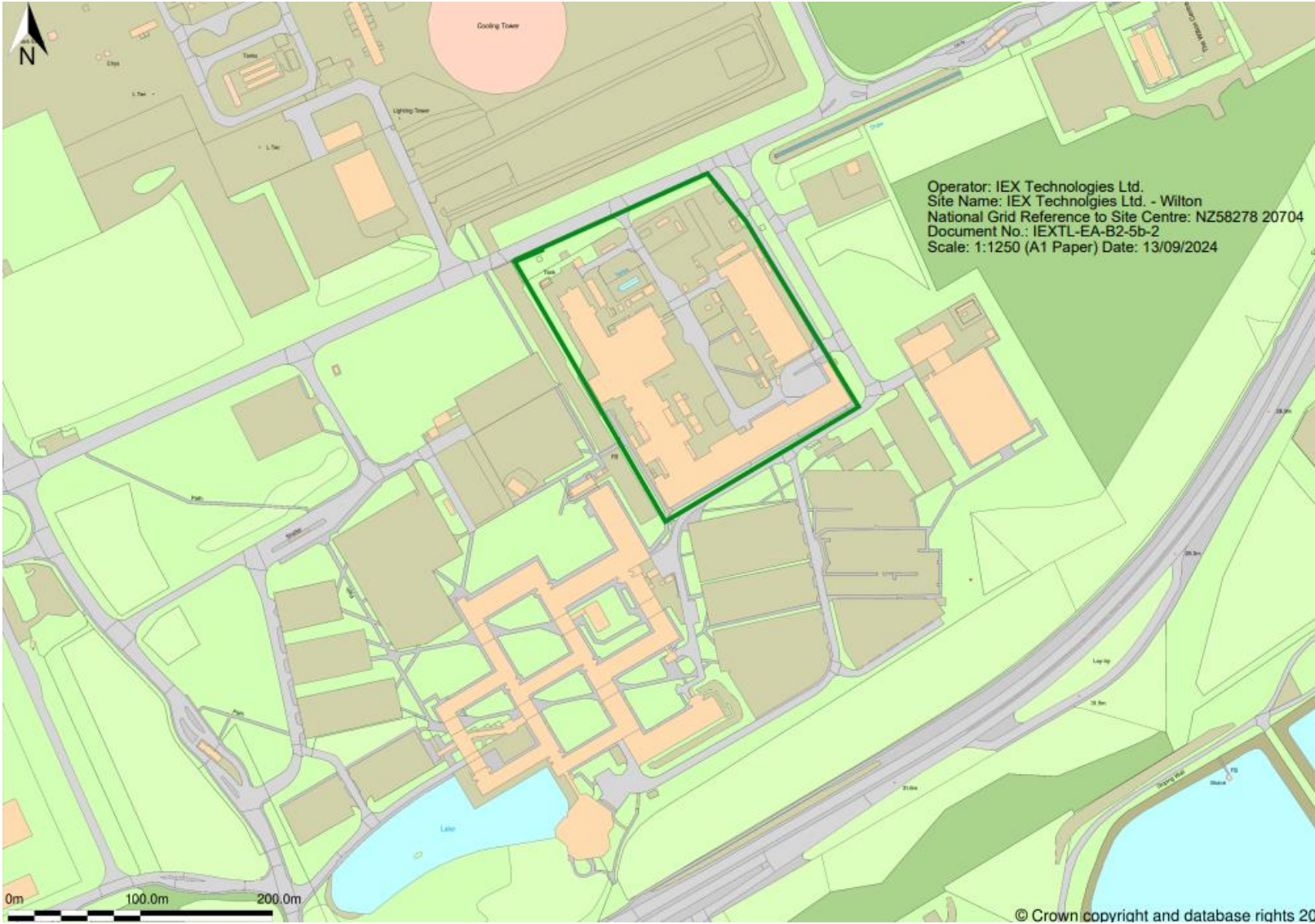
“Waste Framework Directive” or “WFD” means Waste Framework Directive 2008/98/EC of the European Parliament and of the Council on waste, as read in accordance with Schedule 1A to the Environmental Permitting (England and Wales) Regulations 2016.

“year” means calendar year ending 31 December.

When the following terms appear in the waste code list in Schedule 2, table S2.1 for that table they have the meaning given below:

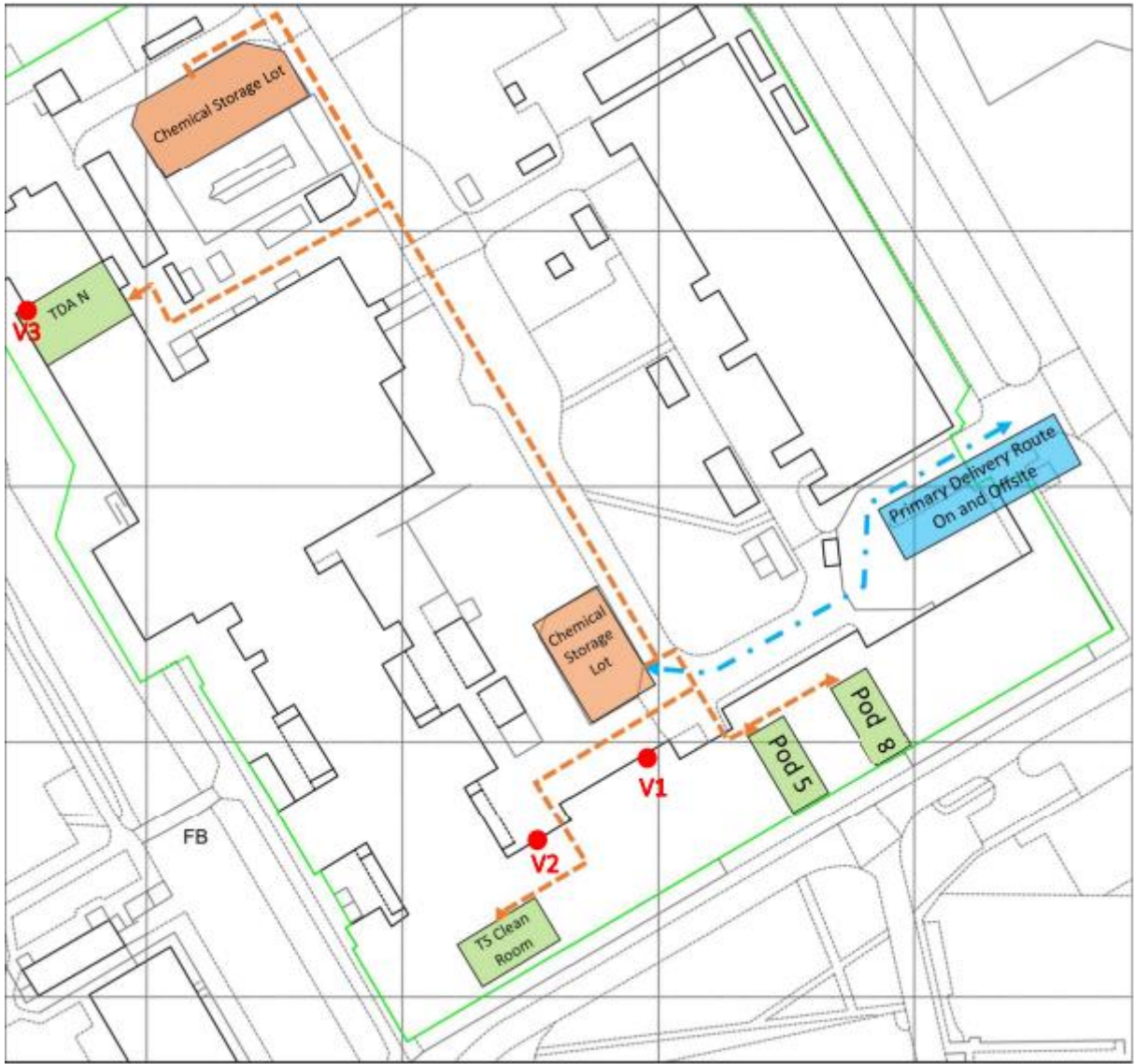
“hazardous substance” means a substance classified as hazardous as a consequence of fulfilling the criteria laid down in parts 2 to 5 of Annex I to Regulation (EC) No 1272/2008.

Schedule 7 – Site plan



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Location of Emission Points V1, V2 and V3



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END OF PERMIT