

Section 9





SITE CONDITION REPORT

Remondis Ltd
West Line Industrial Estate
Birtley
Chester Le Street
County Durham
DH2 1AU

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DOCUMENT REFERENCES

Envirocheck Report
ERA_REM

1.0 Introduction

Remondis Limited (REM) has instructed Olive Compliance Limited (OCL) to prepare an application for a Bespoke Environmental Permit Variation Application for their site at West Line Industrial Estate, Birtley, Chester Le Street, County Durham, DH2 1AU.

The variation application seeks to make the below change only to the site's operations:

- To include the waste activity of washing of wastes through the installation of a wash plant

Waste operations at the site are currently authorised by a Tier 3 environmental permit (A11 : Household, Commercial & Industrial Waste T Station).

This SCR has been prepared in accordance with the Environment Agency's H5 Guidance Note on SCR¹. The objective of the SCR is to record and describe the condition of the land at the site at the time of the permit application. The SCR will provide a point of reference and baseline environmental data so that when the permit is surrendered it can be demonstrated that there has been no deterioration in the condition of the land as a result of the proposed operations and ensure that the condition of the land is in a 'satisfactory state' on surrender of the permit.

Sections 1 to 3 of the EA's SCR template have been completed in the preparation of this document, which comprises the following:

- site details;
- condition of the land at permit issue;
 - geology;
 - hydrogeology;
 - hydrology;
- pollution history;
- evidence of historic contamination; and
- permitted activities.

Section 4 to 7 of the SCR template will be maintained post the permit variation.

Sections 8 to 10 will be completed and submitted only in support of the application to surrender the permit.

¹ EA Guidance; Site Condition Report – guidance and templates, Version 3, May 2013.

2.0 Site Condition Report (H5) Template

1.0 SITE DETAILS	
Name of the applicant	Remondis Ltd
Activity address	West Line Industrial Estate Birtley Chester Le Street County Durham DH2 1AU
National grid reference	NZ2673254963
Document reference and dates for Site Condition Report at permit application and surrender	N/A
Document references for site plans (including location and boundaries)	See drawings contained in Fire Prevention Plan (FPP_REM) and Working Plan (EMS002).

2.0 CONDITION OF THE LAND AT PERMIT ISSUE

Environmental setting including:

- geology
- hydrogeology
- surface waters

The original permit originally issued as a Waste Management Licence dated 31st August 2005 to Mr. Stewart Storey.

Geology

According to the relevant British Geological Survey map, the underlying geology of the site is detailed below.

Superficial deposits - Glaciolacustrine Deposits, Devensian - Clay and silt. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.

Bedrock - Pennine Middle Coal Measures Formation - Mudstone, siltstone and sandstone. Sedimentary bedrock formed between 318 and 309.5 million years ago during the Carboniferous period.

Hydrogeology

According to the relevant bedrock aquifer designation map, the site is located on a Secondary A aquifer.

Secondary Bedrock Aquifer - Low Vulnerability

There is no graded surface water sensitivity within the vicinity of site.

Groundwater Vulnerability

Secondary Bedrock Aquifer - Low Vulnerability

Source Protection Zone

The site is not located within a Source Protection Zone (SPZ).

Hydrology

There is an unnamed tributary which runs within 125m southeast of the site.

There are fifteen discharge consents within 1km of the site.

Flooding

The site is classed as having an extremely low risk of flooding from rivers, the sea or reservoirs.

The site is classed as having a low risk of flooding from surface water

	<p>based on its location. `</p> <p>Air Quality</p> <p>The site is not in an air quality management zone.</p> <p>Current Site Condition</p> <p>The current permitted area surfacing is made up of hardstanding or concrete surfacing with existing site drainage leading to an interceptor.</p> <p>CCTV is installed around the site.</p> <p>The site has a site-specific EA approved FPP in place to cover the permitted area (2019).</p> <p>Please see supporting drawings within the FPP (FPP_REM) for the site layout and site surfacing and drainage information.</p>
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<p>Pollution history including:</p> <ul style="list-style-type: none"> • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	<p>Historical Land-uses pre permit issue are unknown and the condition of the land at the time of permit issue.</p> <p>Information on historical land use has been gathered from the Durham Council planning application.</p> <p>The below land uses may have contributed to any existing contamination at the site however, as shown in the planning history detailed below, infrastructure including concrete surfacing has been installed to prevent and to remove potential pathways for contaminants to migrate to the land and soils beneath the site.</p> <p>Planning History 2008 – 2018</p> <p>Application for certificate of lawfulness of proposed use in connection with the operation of a materials recycling facility.</p> <p>Tolshot Westline Industrial Estate Chester-le-Street DH2 1AU</p> <p>Ref. No: 2/01/00219/CLD Received: Wed 27 Jun 2001 Validated: Wed 27 Jun 2001 Status: Decided</p> <p>Proposed use of land as a waste transfer station and recycling centre</p> <p>Unit 1 Justproof 36 Westline Industrial Estate Chester-le-Street Durham DH2 1AU</p> <p>Ref. No: 2/08/00238/CMDEV Received: Thu 05 Jun 2008 Validated: Thu 05 Jun 2008 Status: Decided</p> <p>Erection of a new material recycling building; single bay extension to picking station shed; relocation of office and weigh bridge; relocation of site access and hard standing for vehicle parking and circulation.</p> <p>JBT Waste Services Westline Industrial Estate Chester-le-Street DH2 1AU</p> <p>Ref. No: DM/15/02522/WAS Received: Thu 13 Aug 2015 Validated: Fri 14 Aug 2015 Status: Decided</p> <p>Discharge of condition 8 relating to drainage</p> <p>JBT Waste Services Westline Industrial Estate Chester-le-Street County Durham DH2 1AU</p> <p>Ref. No: DRC/16/00152 Received: Mon 09 May 2016 Validated: Mon 09 May 2016 Status: Decided</p>
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		<p>Extension to existing Material Recycling Facility for processing of inert waste</p> <p>JBT Waste Services Westline Industrial Estate Chester-le-Street DH2 1AU</p> <p>Ref. No: DM/17/02114/WAS Received: Mon 26 Jun 2017 Validated: Wed 28 Jun 2017 Status: Decided</p> <p>Resubmission DM/15/02522/WAS for a new material recycling building, site access and weighbridge.</p> <p>JBT Waste Services Westline Industrial Estate Chester-le-Street DH2 1AU</p> <p>Ref. No: DM/18/00340/WAS Received: Thu 01 Feb 2018 Validated: Mon 05 Feb 2018 Status: Decided</p> <p>Pollution History</p> <p>On site: There are no recorded pollution incidents within the site boundary that may have affected the land beneath the site.</p> <p>Off site: Within 1km of any of the site there have been no recorded pollution incidents that could affect the land beneath the site.</p> <p>Historical site mapping is shown in the Landmark Report dating from 1861 to 2021.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)		<p>No record or evidence of historic contamination available.</p> <p>No visual or identifiable contamination recorded.</p>
Baseline soil and groundwater reference data		<p>Baseline soil and groundwater reference data not available, given the above assumption that, based on the land use for the last >20 years, any below ground contamination within the boundary of the site would likely (if found) be attributable to the operations on site however pollution control measures such as impermeable surfacing and sealed drainage systems installed over the lifetime of the permit, for the storage of non-hazardous wastes will have protected the land from any pollution.</p>
Supporting information	<p>Environmental Risk Assessment (ERA_REM)</p> <p>Landmark Report (LAND_REM)</p>	

3.0 PERMITTED ACTIVITIES

Permitted activities

The Environmental Permit (EPR/EP3495LQ) was originally issued as a Waste Management Licence dated 31st August 2005 to Mr. Stewart Storey before being transferred in full to JBT Waste Services Ltd on the 16th October 2009 and subsequently to Remondis Ltd in December 2017 as shown below.

Date	Status / Revision
31/08/2005	Issue of EA Waste Management Licence EAWML64154.
07/11/2008	Waste management licence modified to update the conditions to implement the Waste Electrical and Electronic Equipment (Waste Management Licensing) (England and Wales) 2006 directive.
16/10/2009	Permit Transfer (T0010 - Permit transferred in full from MR Stewart Storey to JBT Waste Services Ltd.
23/03/2010	Permit Variation (V002): To change the facility name from Stewart Storey Transfer Station to Westline Transfer Station.
12/12/2017	Permit Variation (V003): Permit varied to reflect a change in the company name from JBT Waste Services Ltd to Remondis JBT Ltd.
25/02/2019	Permit Variation (V005): Permit varied to increase the site boundary and to add the Fire Prevention condition.
01/07/2022	Permit Variation (V006): Permit varied to increase the site annual tonnage to 149,999 per

Site Condition Report

	<table border="1"> <tr> <td></td><td>annum</td></tr> </table> <p>Remondis Ltd is a long-established business, which has built up a vast wealth of knowledge and experience of the waste management industry, the company have a strong environmental ethos and is constantly striving to improve environmental performance.</p>		annum
	annum		
Non-permitted activities undertaken	N/A		
Document references for: <ul style="list-style-type: none"> Plan showing activity layout; and Environmental risk assessment. 	FPP_REM Environmental Risk Assessment Reference ERA_REM		

To be completed post variation 2024

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	No
Have there been any changes to the permitted activities?	<p>The proposed variation application seeks to make the below change only to the site's operations:</p> <ul style="list-style-type: none"> To include the waste activity of washing of wastes through the installation of a wash plant <p>The current permitted area surfacing will be completely made up of concrete surfacing with additional site drainage leading to an interceptor. This is to fully contain any wash water arising on site.</p>
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	N/A

Site Condition Report

Checklist of supporting information	<ul style="list-style-type: none"> • Plan showing any changes to the boundary (where relevant) • Description of the changes to the permitted activities (where relevant) • List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)
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5.0 Measures taken to protect land

Checklist of supporting information	<ul style="list-style-type: none"> • Inspection records and summary of findings of inspections for all pollution prevention measures • Records of maintenance, repair and replacement of pollution prevention measures
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6.0 Pollution incidents that may have had an impact on land, and their remediation

Checklist of supporting information	<ul style="list-style-type: none"> • Records of pollution incidents that may have impacted on land • Records of their investigation and remediation
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7.0 Soil gas and water quality monitoring (where undertaken)

Checklist of supporting information	<ul style="list-style-type: none"> • Description of soil gas and/or water monitoring undertaken • Monitoring results (including graphs)
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Wet Screening Plant Process

Raw feed is fed into the Scalper unit, which ensures the efficient delivery of difficult material to the wash plant.

The screen has an aggressive screening process that transmits high amount of energy into the raw feed to help break it down and then reducing the need to pre-screen & crush material

Over-band Magnet recovers ferrous metals from the feedstock and dropped into skip for metal recovery

Agg Max Logwasher, combines feeding, scrubbing & sizing of the clay bound material which is subjected to attrition to breakdown the clay and release sand & aggregate and ensuring a final clean product

Aquacycle, separates the sludge/silt from the dirty water with flocculant and pumps the sludge to storage tanks. Whilst 90% of the water is cleaned & recycled back into the plant in a closed-loop system.

Clean water tanks to feed the plant with clean recycled water in a closed loop-system

Sludge buffer holding tank

Filter Press, the sludge is pumped from the buffer tanks and high-pressure plates squeeze the sludge to extract the remaining water and produce a dry clay product that can be reused in certain applications

6-10, 10-20 & 20-40m
Clean & contaminant
free aggregate
product

Contaminants
removal, for the
effective removal of
organics and other
lightweight
contaminants
ensuring the highest
quality final products

EvoWash sand and
fine material classification
unit that removes the silt by
cyclone separation

0-2 fill sand &
in-spec 0-4
grit sand

+80m
Oversize
material to
campaign
crush

