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HELLENS LAND LIMITED

NEWBOTTLE STREET, HOUGHTON-LE-SPRING

NON-TECHNICAL SUMMARY

MARCH 2023

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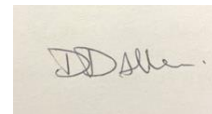
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NON-TECHNICAL SUMMARY

MARCH 2023

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1 INTRODUCTION

- 1.1.1 Hellens Group have instructed Wardell Armstrong to assist in the application for a new bespoke waste environmental permit for the permanent deposit of waste as a recovery operation. The proposal is to develop land for a commercial development at land at Newbottle Street, Houghton-le-Spring.
- 1.1.2 The site will operate under an Environmental Management System, in accordance with the Environment Agency guidance.
- 1.1.3 A summary of the documents that comprise the permit application are detailed in section 2.
- 1.1.4 The site location and setting is described in section 3.
- 1.1.5 A non-technical summary of the work is provided in section 4.
- 1.1.6 Details regarding environmental risk and how this is mitigated is detailed in section 5.

2 DESCRIPTION OF SITE AND ACTIVITIES

- 2.1.1 Part of the site has formerly been used as a landfill for inert waste and for the deposit of colliery spoil. As a result of the historic use of the land, the made ground on site is classed as waste, and therefore an environmental permit is required to enable the excavation, treatment and re-deposit of the waste. Treatment of waste will comprise of physical treatment including sorting, screening and crushing to treat the waste prior to deposit.
- 2.1.2 Further detail of the site and activities are set out in the approved Waste Recovery Plan and the Remediation Strategy.

3 BESPOKE WASTE PERMIT APPLICATION

- 3.1.1 This Non-Technical Summary has been written to give a summary overview of the application, a brief description of the proposal, site location and setting, and environmental risk.
- 3.1.2 A Waste Recovery Plan (WRP) has been prepared and approved as a 'recovery' operation in February 2023. The recovery advice note is included in the permit application for completeness.

- 3.1.3 A Remediation Strategy has been prepared and is included in the application. The Remediation Strategy has been prepared by Shadbolt Group, Version 3 October 2022 and sets out the strategy for the works.
- 3.1.4 A Foundation Works Risk Assessment, Version 3 dated October 2022 has been prepared by Shadbolt Group which also forms part of the bespoke permit application.
- 3.1.5 Statutory application forms Parts A, B2, B4 and F1 have been completed and submitted as part of this application.
- 3.1.6 An Environmental Risk Assessment has been prepared to demonstrate how the scheme can be achieved whilst minimising impact on the environment. A Ground Investigation Interpretive Report and Groundwater Risk Assessment (Issue V3, September 2022) has been prepared by Shadbolt Environmental and is appended to the Environmental Risk Assessment as Appendix 1.
- 3.1.7 A bespoke environmental permit is required as the site is located within 50m of a priority habitat (deciduous woodland) and therefore cannot meet the standard rules location criteria.
- 3.1.8 A Dust Management Plan (DMP) has been prepared to demonstrate that the movement and treatment of the material will not cause a dust nuisance for sensitive receptors.
- 3.1.9 A Habitats Risk Assessment (HRA) has been prepared as there are statutory designations within 2km of the site location and a priority habitat within 50m of the site.
- 3.1.10 All site drawings and plans have been referenced in the appropriate documentation. The proposed permit boundary is shown in drawing NT16098-002-P0.

4 SITE LOCATION AND SITE SETTING

- 4.1.1 The proposed development comprises a commercial development at Newbottle Street, Houghton-le-Spring. The site is located to the south of Newbottle Street (A182), northeast of Houghton-le-Spring town centre, in Tyne and Wear. The National Grid Reference (NGR) for this site is NZ 33812 50382.
- 4.1.2 The surrounding areas of the site mostly comprise of mixed commercial and residential developments. To the east of the site there is a quarry, Houghton Hill and

open fields. Vehicular access to the site is accessible via Newbottle Street behind a fuel station.

4.1.3 The site is an irregular, elongated plot orientated roughly northwest to southeast, covering an area of approximately 3.35 hectares.

4.1.4 The site lies on an historical landfill site, formally known as Houghton Colliery, and it is understood that the historic landfill site was associated with the reclamation of the former colliery and the landfilling of inert waste. The site was operated by the City of Sunderland, and the waste disposal licence was surrendered on 7th April 1999.

4.1.5 As a result of the former use of land, the made ground is classified as waste, and therefore a permit is required for the cut and fill operation and some treatment as required (screening, crushing) to allow the suitable reuse of materials on site (permanent deposit of material).

5 ENVIRONMENTAL RISK

5.1.1 All appropriate measures for environmental protection have been defined and are detailed within an Environmental Risk Assessment and Dust Management Plan and are included as part of the application.

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