

## Depot Wet Waste Bay Site Condition Report

### South Molton Depot

*South Molton Highways Depot, Pathfields Industrial Estate, South Molton, EX36 3LH*

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## 1. Depot Wet Waste Bay Site Condition Report Scope

This document has been produced as it is a requirement of the bespoke waste permit application. The objectives of this document are:

- Detail the surrounding landscape around the depot that could impact / be impacted by the operation of the wet waste bays.
- Detail the historic land use of the depot.

### 1.1 Brief Description of Works

The wet waste bays are used to decant water from multiple highway maintenance activities, including gully emptying, cattle grid cleaning and street cleaning (EWC 20 03 03). This new infrastructure is designed to channel the wastewater through a series of treatments before entering an oil interceptor and discharges into the foul sewer. A trade effluent discharge consent is in place authorised by South West Water.

The solid waste (EWC 20 03 03) is taken to a facility licensed to accept the waste code.

### 1.2 Report layout

This report is structured with reference to Environment Agency guidance on SCR. At this time, only the first three sections have been completed to support the permit application.

Additional sections will be completed in future iterations of the report during the life of the permit (5-9) and at the time of permit surrender (10-11).

Table 1 - SCR Sections Completed

Section	Title	Status
2	Site Details	Completed
3	Condition of the Land at Permit Issue	
4	Permitted Activities	
5	Changes to the Activity	To be completed and maintained during the life of the permit
6	Measures Taken to Protect Land	
7	Pollution Incidents that may have an impact on Land, and their Remediation	
8	Soil, Gas and Water Quality Monitoring (where undertaken)	
9	Decommissioning and Removal of Pollution Risk	To be completed at the time of permit surrender
10	Reference Data and Remediation (where relevant)	
11	Statement of Site Condition	

### 1.3 Date sources

This report was prepared using an Envirocheck Analysis report (SKA\_SM Permit-015 SCRa-e). A walkover survey of the site was also carried out on 18 September 2019.

## 2. Site Details

### 2.1 Location

Table 2 – Location details

Name of the applicant	Skanska Construction UK Limited
Activity address	South Molton Highways Depot, Pathfields Industrial Estate, South Molton, Devon, EX36 3LH
National grid reference	SS 71686 26844
Document reference and dates for Site Condition Report at permit application and surrender	SK_SM Permit 014 SCR
Document references for site plans (including location and boundaries)	SK_SM Permit 012 SLM SK_SM Permit 012 SP

## 3. Condition of the land at permit issue

### 3.1 Environmental setting

Table 3 – Environmental setting

<p>Environmental setting including:</p> <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	<p><b>Location and description</b></p> <p>The depot is located to the north of South Molton, Devon and forms part of the Pathfields Industrial Estate. Access to the depot is gained via the main road through the business park, linking the A361 in the East and B3226 in the West. Previously farmland, the business park was initially built in the 1970s and consisted of the highways maintenance depot, rugby field and several commercial/industrial units. There are no education or health points of interest within 500m of the depot (see SKA_SM Permit-015 SCRd for map).</p> <p>The nearest residential property is approximately 300m from the depot.</p> <p>The proposal is to use purpose-built wet waste bays to store and treat (dewater) EWC 20 03 03 from highway maintenance activities (e.g. gully wastes, cattle grid cleaning, street cleansing etc.). The new infrastructure is designed so the decanted water passes through a number of treatments before entering the oil interceptor and discharges into the foul sewer. A trade effluent discharge consent is in place for the depot.</p> <p>The depot consists of a permanent office / welfare area, car park, storage yard for materials / waste / plant, workshop, refuelling area, wash down area and a salt barn. The new wet waste bays will be built in the NW of the depot – see SKA_SM_Permit-012 SLM for depot layout. The bays have a concrete surface and the Site is covered with hardstanding throughout, including a new tarmac surface loading area in front of the wet waste bays. A secure metal perimeter fence surrounds the entire depot.</p> <p><b>Geology:</b></p>
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A review of the British Geological Survey (BGS) 1:50,000 Geological Map for the area indicates that the Crackington Formation bedrock underlies the depot, comprising of mudstones and siltstones. This Sedimentary Bedrock formed approximately 318-328 million years ago in the Carboniferous Period when the local environment was previously dominated by sub-aquatic slopes.

Taw River Terrace superficial geology deposits are also indicated consisting of gravel, sand and silt. These superficial deposits formed up to 3 million years ago in the quaternary period when then local environment was previously dominated by rivers.

**Hydrogeology:**

The Environment Agency (EA) classifies the geology beneath the depot as a Secondary A aquifer (bedrock and superficial drift) defined as “permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers”. The aquifer vulnerability is classified as medium-high. The Site is not located in a Drinking Water Protection Area or safeguard zones (surface water or groundwater). Groundwater vulnerability is classed as low (minor aquifer) - (see SKA\_SM Permit-015 SCRb for map).

British Geological Society (BGS) indicates that the soils beneath the depot are described as slowly permeable seasonally wet acid loamy and clayey soils with impeded drainage.

UK Soil Observatory (UKSO) indicates soil chemistry at the depot (also see SKA\_SM Permit-015 SCRe for maps):

- Arsenic – 16 mg/kg
- Cadmium – 0.28 mg/kg
- Chromium – 76.56 mg/kg
- Lead – 74.03 mg/kg
- Nickel – 23.33 mg/kg

**Hydrology:**

The nearest main water feature to the depot is the River Mole, approximately 300m east. This is an EA main river. There is a small un-named watercourse approximately 150m north of the depot, behind the factory immediately north. There are also a series of un-named lakes approximately 410m north of the depot on the other side of the A361. The depot is not in a river flood zone or at risk of surface water flooding (see SKA\_SM Permit-015 SCRd for maps).

The depot is located in a site with potential for groundwater flooding. The Wet Waste Bays are located in the North-West corner of the depot where there is “potential for groundwater flooding of property situated below ground level”. There is low risk of this occurring since the wet waste bays are not below ground level - (see SKA\_SM Permit-015 SCRb for map).

**Discharge consents (within 500m)**

There are 5 water discharge permits within 500m of the depot according to the EA Public Register:

- South Molton Town Council (SW/203765/001)
- Raymond Penfold (SW/200894/001)

	<ul style="list-style-type: none"> <li>• SWM &amp; Waste Recycling Ltd (SW/200894/002)</li> <li>• South West Water (SW/202022/001)</li> <li>• Hanson Aggregates (SW/NRA-SW-0324/001)</li> </ul> <p><b>Abstraction (within 500m)</b> There is 1 water abstraction licence within 500m of the depot. (see SKA_SM Permit-015 SCRd for map).</p> <p>There are a series of boreholes along the A361, mostly &lt;10m deep. The nearest borehole (BGS ref SS72NW59) is approximately 280m NE of the depot (see SKA_SM Permit-015 SCRd for map).</p> <p><b>Environmentally Sensitive Sites:</b> The depot is in a SSSI impact risk zone for the nearby South Exmoor National Park SSSI, approximately 5750m NE. The depot is located within a Biosphere Reserve and Nitrate Vulnerable Zone according DEFRA MagicMap.</p> <p>The nearest potentially sensitive habitats are Deciduous Woodlands approximately 120m SW of the depot. Hacche Wood Ancient Woodland is approximately 950m north of Depot (see SKA_SM Permit-015 SCRb for map).</p> <p>The nearest historic statutory protected site is a Grade 2 listed property approximately 640m SW of the depot according DEFRA MagicMap.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<p><b>Historic land use</b> Below is a review of historical maps dating back to 1888 (see SKA_SM Permit-015 SCRa for 1:10560 and 1:2500 scale maps).</p> <p><b>1888-1889</b> The depot is located on fields with rough pasture 50m to the north and east. Buildings/goods sheds belonging to South Molton station approximately 50m NE of depot site. The GWR Barnstaple line appeared to follow the same route as the A361 to the north of the depot today. An access path running SW/NE to a vicarage (approx. 400m SW) ran through the depot site. River Mole is approximately 300m to the East. Mackland's Quarry approximately 200m SE.</p> <p><b>1904</b> No changes.</p> <p><b>1938</b> No changes.</p> <p><b>1962</b> Fields have replaced majority of surrounding rough pasture. Area of non-coniferous trees planted approximately 50m NW of depot site. South Molton Station expanded.</p> <p><b>1974-1978</b> Council moved into current day location of depot. Two factories built immediately north of the depot site. Rugby ground built to the immediate east of the depot site. Electricity sub-station built approximately 50m SE of depot site. Railway line to the north</p>

	<p>now dismantled. South Molton Station and outbuildings repurposed as industrial/commercial units.</p> <p><b>1991-1999</b> Pathfields Industrial Estate developed further, now consisting of multiple factories. Fields to the SW of depot site been transformed into non-coniferous community woodland. The North Devon Link Road (now called A361) opened following the route of the old railway line.</p> <p><b>2006</b> Pathfields Industrial Estate developed further, expanding west. Factory built to the immediate west of depot site.</p> <p><b>2018</b> Pathfields Industrial Estate developed further. The former Mackland's Quarry (approx. 200m SE) now a recycling centre. Fields approximately 100-200m south of depot site transformed to non-coniferous woodland (extension of community woodlands).</p> <p><b>LA Pollution Prevention and Control</b> There are 2 permitted waste management facilities within 500m of the depot according to the EA Public Register:</p> <ul style="list-style-type: none"> <li>• SWM &amp; Waste Recycling Ltd (BB3508FT/V002) approximately 300m West of the depot.</li> <li>• SWM &amp; Waste Recycling Ltd (JP3291HC/V007) approximately 300m West of the depot.</li> </ul> <p><b>Mineral site</b> Mackland's Quarry approximately 200m SE of the site was a opencast mine until it was infilled (see SKA_SM Permit-015 SCRa for historic map).</p> <p>Minerals at site include sandstone and superficial sand/gravel due to the underlying geology according to BGS.</p> <p>No current mineral mining operation within 500m of the depot. The nearest active mine or quarry is approximately 7600m North of the depot according to the BGS (Barton Wood Sandstone Quarry).</p> <p><b>Evidence of existing contamination</b> No evidence of historic contamination was observed within the Site boundary during Site walkover.</p> <p><b>Evidence of damage to pollution prevention measures</b> No evidence of historic contamination was observed within the Site boundary during Site walkover.</p> <p><b>Pollution incident</b> The desk study identified the nearest pollution incident as approximately 450m north east of the Site. A Category 2 significant incident involving crude sewage discharge into the Liverton Brook (SX 81905 74500) took place on 12 July 2010.</p>
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Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Due to the historic land use of Greenfield agricultural land, there is low risk of historic contamination (e.g. Persistent Organic Pollutants if certain herbicides used). The site has been a council owned highways depot since construction in the 1970's.  No evidence of historic contamination was observed within the Site boundary during Site walkover.
Baseline soil and groundwater reference data	None obtained as risk assessment determines no reason to believe risk of historic pollution from hazards.
<b>Supporting information</b>	SKA_SM_Permit-012 SLM SKA_SM Permit -012 SP SKA_SM Permit-015 SCRa SKA_SM Permit-015 SCRb SKA_SM Permit-015 SCRC SKA_SM Permit-015 SCRD SKA_SM Permit-015 SCRe EA Public Register - <a href="https://environment.data.gov.uk/public-register/view/index">https://environment.data.gov.uk/public-register/view/index</a> BGS - <a href="https://www.bgs.ac.uk/data/mapViewers/home.html?src=topNav">https://www.bgs.ac.uk/data/mapViewers/home.html?src=topNav</a> DEFRA MagicMap - <a href="https://magic.defra.gov.uk/MagicMap.aspx">https://magic.defra.gov.uk/MagicMap.aspx</a>

#### 4. Permitted activities

Table 4 – Permitted activities

Permitted activities	Operate a physical and chemical waste treatment facility under a bespoke Environmental Permit.
Non-permitted activities undertaken	None
Document references for: <ul style="list-style-type: none"> <li>plan showing activity layout; and</li> <li>environmental risk assessment.</li> </ul>	SKA_SM Permit -012 SP SKA_SM Permit -018 ERA

#### 5. Changes to the activity

To be completed and maintained during the life of the permit.

Table 5 – Changes to the activity

<b>Have there been any changes to the activity boundary?</b>	<b>If yes, provide a plan showing the changes to the activity boundary.</b>
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<b>Have there been any changes to the permitted activities?</b>	If yes, provide a description of the changes to the permitted activities
<b>Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?</b>	If yes, list of them
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Plan showing any changes to the boundary (where relevant)</li> <li>• Description of the changes to the permitted activities (where relevant)</li> <li>• List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)</li> </ul>

## 6. Measures to protect land

To be completed and maintained during the life of the permit

Table 6 – Measures to protect land

Use records that you collected during the life of the permit to summarise whether pollution prevention measures worked. If you can't, you need to collect land and/or groundwater data to assess whether the land has deteriorated.	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Inspection records and summary of findings of inspections for all pollution prevention measures</li> <li>• Records of maintenance, repair and replacement of pollution prevention measures</li> </ul>

## 7. Pollution incidents that may have an impact on land, and their remediation

To be completed and maintained during the life of the permit

Table 7 – Pollution incidents

Summarise any pollution incidents that may have damaged the land. Describe how you investigated and remedied each one. If you can't, you need to collect land and /or groundwater reference data to assess whether the land has deteriorated while you've been there.	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Records of pollution incidents that may have impacted on land</li> <li>• Records of their investigation and remediation</li> </ul>

## 8. Soil, gas and water quality monitoring (where undertaken)

To be completed and maintained during the life of the permit

Table 8 – Environmental monitoring

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Provide details of any soil gas and/or water monitoring you did. Include a summary of the findings. Say whether it shows that the land deteriorated as a result of the permitted activities. If it did, outline how you investigated and remedied this.

<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Description of soil gas and/or water monitoring undertaken</li> <li>• Monitoring results (including graphs)</li> </ul>
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## 9. Decommissioning and removal of pollution risk

To be completed and maintained during the life of the permit

Table 9 - Decommissioning

Describe how the site was decommissioned. Demonstrate that all sources of pollution risk have been removed. Describe whether the decommissioning had any impact on the land. Outline how you investigated and remedied this.

<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Site closure plan</li> <li>• List of potential sources of pollution risk</li> <li>• Investigation and remediation reports (where relevant)</li> </ul>
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## 10. Reference data and remediation (where relevant)

To be completed at the time of permit surrender

Table 10 – Data and remediation

Say whether you had to collect land and/or groundwater data. Or say that you didn't need to because the information from sections 4, 5, 6 and 7 of the Surrender Site Condition Report shows that the land has not deteriorated.

If you did collect land and/or groundwater reference data, summarise what this entailed, and what your data found. Say whether the data shows that the condition of the land has deteriorated, or whether the land at the site is in a "satisfactory state". If it isn't, summarise what you did to remedy this. Confirm that the land is now in a "satisfactory state" at surrender.

<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Land and/or groundwater data collected at application (if collected)</li> <li>• Land and/or groundwater data collected at surrender (where needed)</li> <li>• Assessment of satisfactory state</li> <li>• Remediation and verification reports (where undertaken)</li> </ul>
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## 11. Statement of site condition

To be completed at the time of permit surrender

Table 11 – Final site condition

Using the information from sections 4 to 8, give a statement about the condition of the land at the site. This should confirm that:

- the permitted activities have stopped
- decommissioning is complete, and the pollution risk has been removed
- the land is in a satisfactory condition.

**Figure (i)** - Site photos



Aerial view taken during site walkover on 18 September 2019  
Data source: Google Earth



Photo shows existing tarmac surface and location of cabin and perimeter fence. (Note the container was moved into the COSHH store)