



Deep Moor Waste Transfer Station

Site Condition Report

Coastal UK Group Limited

Prepared by:

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Basis of Report

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1.0 Introduction

SLR Consulting Limited (SLR) has been instructed by Coastal UK Group Limited (Coastal) to prepare an application to vary the existing waste management licence (EAWML 100304) for Deep Moor Waste Transfer Station (hereafter referred to as 'the site') to include the operation of two Advetec aerobic digestion units for the treatment of mixed municipal waste and other non-hazardous wastes (including mixtures of materials) from the pre-pick processing of mechanically treated wastes, and the extension of the permit boundary.

The SCR has been prepared in accordance with the Environment Agency's (EA) H5 Guidance Note on SCR¹. The objective of the SCR is to record and describe the condition of the land at the site prior to operation. The SCR provides a point of reference and baseline environmental data so that when the EP is surrendered it can be demonstrated that there has been no deterioration in the condition of the land as a result of the operations, and ensure that the condition of the land is in a 'satisfactory state' on surrender of the EP.

Sections 1 to 3 of the EA's SCR template, comprise the following:

- Site details;
- Condition of the land at permit issue:
 - Geology;
 - Hydrogeology;
 - Hydrology;
- Pollution History;
- Evidence of historic contamination; and
- Permitted activities.

Sections 4 to 7 of the SCR template will be maintained during the life of the permit and Sections 8 to 10 will be completed and submitted in support of the application to surrender the EP.

1.1 Permit Variation Application

Sections 1 to 3 of the SCR template have been completed as part of this EP variation application in relation to the entire proposed permit boundary.

Should the variation application be approved, Sections 4 to 7 of the SCR template will be maintained during the life of the permit.

Sections 8 to 10 will be completed and submitted in support if an application to surrender the EP was ever proposed.

¹ Environment Agency – H5 Site Condition Report – guidance and templates, Version 3.0, April 2013



2.0 SITE CONDITION REPORT H5 TEMPLATE

1.0 SITE DETAILS	
Name of the applicant	Coastal UK Group Ltd.
Activity address	Deep Moor Waste Transfer Station, Higher Bullen, St. Giles in the Wood, Torrington, Devon EX38 7JA
National grid reference	SS 5276520904
Document reference and dates for Site Condition Report at permit application and surrender	N/A
Document references for site plans (including location and boundaries)	Drawing 001 Site Location Drawing 002 Site Layout and Permit Boundary

Note:

In Part A of the application form you must give us details of the site's location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.
- Locations of receptors, sources of emissions/releases, and monitoring points.
- Site drainage.
- Site surfacing.

If this information is not shown on the site plan required by Part A of the application form then you should submit the additional plan or plans with this site condition report.



2.0 CONDITION OF THE LAND AT PERMIT ISSUE	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>2.1.1.1 Geology</p> <p>A review of the British Geological Survey (BGS)² mapping reveals that most of the site is underlain by a sedimentary bedrock of mudstone and siltstone from the Bude Formation. There are two strips of Bude formation- sandstone located horizontally across the site, one located within the middle of the site and one located to the south of the site.</p> <p>Superficial drift is recorded as unproductive. It should be noted that the site is situated on top of the now restored Deep Moor Landfill which is not reflected within the BGS records.</p> <p>2.1.1.2 Hydrogeology</p> <p>The bedrock underlying the site is identified as a Secondary A aquifer on the Multi-Agency Geographical Information for the Countryside (MAGIC) map³. These are defined as 'strategically important rock units that have high permeability and water storage capacity'.</p> <p>Superficial drift is recorded as unproductive.</p> <p>2.1.1.3 Groundwater Vulnerability</p> <p>MAGIC map shows that the site lies in an area of medium groundwater vulnerability.</p> <p>2.1.1.4 Source Protection Zones</p> <p>The site is not located within a groundwater Source Protection Zone.</p> <p>2.1.1.5 Hydrology</p> <p>The Flood Map for Planning⁴ identifies the site as lying within a Flood Zone 1, defined as locations that have a low probability of flooding from rivers and the sea.</p> <p>The closest surface water feature is a stream located approximately 100m southwest of the site. There are two ponds located further away to the northwest of the site and Common Lake located 1.38km from the site at the closest point.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> • pollution incidents that may have affected land • historical land-uses and associated contaminants 	<p>2.1.1.6 Pollution Incidents</p> <p>Review of a Groundsure report (Appendix A) produced for the site reveals there are seven registered pollution incidents within 500m of the site. Details of the pollution incidents are as follows:</p> <ul style="list-style-type: none"> • A pollution incident involving landfill odour occurred on site on the 16/09/2002 and had a category 3 (minor) impact to air and no impact to water and land.

² British Geological Survey (BGS), available at www.bgs.ac.uk, accessed in July 2024

³ Multi-Agency Geographical Information for the Countryside Map, available at www.magic.gov.uk, accessed in July 2024

⁴ Flood Map for Planning, available at <https://flood-map-for-planning.service.gov.uk/>, accessed July 2024



<ul style="list-style-type: none"> any visual/olfactory evidence of existing contamination evidence of damage to pollution prevention measures 	<ul style="list-style-type: none"> A pollution incident involving other pollutants occurred 24m east of the site on the 27/04/2002 and had a category 3 (minor) impact on land and no impact on water and air. A pollution incident landfill odour occurred 56m north of the site on the 03/09/2002 and had a category 3 (minor) impact on air and no impact on water and land. A pollution incident involving commercial waste occurred 313m west of the site on 06/04/2002 and had a category 3 (minor) impact on water and land and no impact on air. A pollution incident involving oils and fuels occurred 361m west of the site on 05/09/2002 and had a category 3 (minor) impact on water and land and no impact on air. A pollution incident involving chemical odour occurred 369m west of the site on 01/11/2001 and had a category 3 (minor) impact on water and air and no impact on land. A pollution incident involving landfill leachate occurred 430m west of the site on 25/05/2018 and had a category 2 (significant) impact on water and no impact on land and air. <p>2.1.1.7 Waste Management Activities</p> <p>Deep Moor WTS is located on top of the Deep Moor Landfill which was restored and closed off in 2020.</p> <p>A review of the Groundsure report highlights that the site is situated on a recent landfill. Details are as follows:</p> <ul style="list-style-type: none"> Deep Moor Landfill Site, on site, EPR Ref: EPR/BV6994IV Landfill type: Waste Landfilling; >10 T/D With capacity >25,000T Excluding Inert Waste - 5.2 A(1) a) <p>There was also one historical landfill located within 500m of the site. This also relates to the now restored Deep Moor Landfill, on which the site is situated on top of. Details are as follows:</p> <ul style="list-style-type: none"> Deep Moor Landfill, on site, Waste Type: Inert, Commercial, Household, Special. EPR Ref: EK1/L/DEV050. Operator: Devon Waste Management Limited. <p>There are sixteen licensed waste sites registered within 500m of the site. The closest of which is as follows:</p> <ul style="list-style-type: none"> Deep Moor Civic and Amenity Composting Site, located 125m southeast, EPR Reference: EA/EPR/JB3107CM/, Waste Management License No: 21628. Operated by Coastal UK Group Limited. <p>Details of the additional licensed waste sites are included within the Groundsure Report (Appendix A).</p> <p>There are four historical waste sites registered within 500m of the site. Details are as follows:</p> <ul style="list-style-type: none"> Deep Moor Landfill Site, located on site, planning application reference 1/0592/2017/CPZ, for a Waste Transfer Station (04/07/2017); Deep Moor Landfill Site, located on site, planning application reference 1/0188/2017/CPO, for a Landfill (extension) (date unknown); Deep Moor Waste and Recycling Facility, located on site, planning application reference DCC/4357/2023, for a Waste & Recycling Facility (Extension) (04/07/2023);
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- Deep Moor Landfill Site, located on site, planning application reference 1/1576/2000, for the proposed operation of a green waste shredding area (02/11/2000);

There are two waste exemptions recorded within 500m of the site, details of the exemptions are included below;

- Deep Moor Landfill, 84m south east, WEX295264 - storing waste exemption, storage of waste in a secure place;
- Deep Moor Landfill, 84m south east, WEX089335 - storing waste exemption, storage of waste in a secure place;

2.1.1.8 Industrial Activities

Review of the Groundsure report reveals that there are seven recent industrial land uses registered within 500m of the site. The closest of which is a public recycling facility which is located approximately 125m south east.

There are two registered historical licensed industrial activity located within 500m of the site. The closest of which is an unspecified old quarry, located approximately 495m west of the site.

2.1.1.9 Licensed Discharges to Controlled Waters

There is one licensed discharge to controlled waters within 500m of the site. This was located at Deep Moor Landfill, located approximately 451m west of the site, and involved trade discharges- site drainage under the licence number 200786, this was revoked on 01/03/2005.

2.1.1.10 Visible Evidence of Contamination

It should be noted that the site is situated on top of the now restored Deep Moor Landfill

2.1.1.11 Damage to Pollution Prevention Measures

The operator is unaware of any damage to pollution prevention measures in place on site.

2.1.1.12 Historical Land Uses

A review of the historical mapping provided within the Groundsure Report reveals that the area where the site lies and the neighbouring land was principally used as agricultural land, including plantations until 1970 when Deep Moor landfill was developed. The landfill was built to manage North Devon's domestic and business waste. The council's waste management was then privatised by Devon Waste Management who took ownership of the site in 1998. By December 2020 the landfill had been capped and closed off. Since then, the site has been operated as Waste Transfer Station.

2.1.1.13 Historical Mapping

A review of the historical mapping provided with the Groundsure report indicates the site area was used for farmland prior to its development to a landfill site in 1970.



	<p>The principal land uses of the site boundary and immediately surrounding area, as summarised below;</p> <ul style="list-style-type: none"> • 1886-87- The area within the site boundary and immediately surrounding is used for agricultural purposes. There are a number of roads and tracks within close proximity of the site, the closest of which is an unnamed road approximately 140m east. There are two plantations located within 500m of the site; Deep Moor Plantation and Oak Plantation are situated to the north west. Peagham Wood is located approximately 750m west of the site and Squirrel Wood is located 1km to the south. • 1904-1905- The immediate site area remains the same. Belle Vue Plantation is now located along the unnamed track 140m east of the site. As well as Thorndown Plantation which is located approximately 350m to the south and Brimdown Plantation which is located approximately 750m south west. Diana Plantation is also located 750m south of the site. There are a few residential properties which have been developed within a 1km radius of the area including Belle Vue Lodge which is located approximately 340m to the north of the site and includes kennels. • 1964- The site area and area within 500m of the site remains the same.. Diana Plantation no longer exists. The local transport network continues to develop. • 1988- Deep Moor Landfill began operations in 1970 and is situated within the site area. The surrounding area, including plantations, villages and local road networks remain the same. • 2001- There is a pond located within the south east corner of the site. Belle Vue Cross Road (B3232) runs along the north of the Site approximately 695m at the closest point and B3227 runs along the south of the Site, approximately 832m at the closest point. There is an unnamed road that connects the two major roads. • 2024- Coastal Recycling UK now operate a waste transfer station on the site. All the previous plantation which surrounded the site no longer exist. The closest surface water feature is a pond located approximately 645m southwest of the Site. There are several residential properties to the south and southwest of the Site, the closest of which are approximately 586m to the south. The Site has waste management services in the vicinity, the closest is 95m to the southeast of the Site.
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<ul style="list-style-type: none"> • Appendix A Groundsure Report • It should be noted that the site is situated on top of the now restored Deep Moor Landfill.
<p>Baseline soil and groundwater reference data</p>	<p>N/A</p>



Supporting information	<ul style="list-style-type: none"> Appendix A Groundsure Report
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3.0 PERMITTED ACTIVITIES	
Permitted activities	<p>The activities at the site will be regulated as a bespoke waste operation as per the Environmental Permitting (England and Wales) Regulations 2016 (as amended).</p> <p>The activities that will be carried out at the site as defined under Annex II of the Waste Framework Directive can be summarised as follows:</p> <ul style="list-style-type: none"> D15 – Storage of waste pending any of the operations listed in paragraphs 1 to 14 of this Part of this Schedule, but excluding temporary storage, pending collection, on the site where the waste is produced. R13 - Storage of wastes pending any of the operations listed in paragraphs 1 to 12 of this Part of this Schedule, but excluding temporary storage, pending collection, on the site where it is produced.; D14 – Repackaging of waste prior to the waste being submitted to any of the operations listed in paragraphs 1 to 13 of this Part of this Schedule. D9 - Physio-chemical treatment of waste not listed elsewhere in this Part of this Schedule which results in final compounds or mixtures which are discarded by means of any of the operations listed in paragraphs 1 to 12 of this Part of this Schedule (for example, evaporation, drying, calcination). R3 – Recycling or reclamation of organic substances which are not used as solvents, including composting and other biological transformation processes. R4 – Recycling or reclamation of metals and metal compounds; and R5 – Recycling or reclamation of other inorganic materials. <p>The following waste management activities as described in the Waste Framework Directive 2008 will be undertaken at the site as part of the aerobic digestion process. These include:</p> <ul style="list-style-type: none"> R3 - Recycling or reclamation of organic substances that are not used as solvents; R5 - Recycling/reclamation of other inorganic materials; and R12 - Exchange of wastes for submission to any of the operations numbered R1 to R 11.
Non-permitted activities undertaken	Skip storage
Document references for:	<ul style="list-style-type: none"> Drawing 002 Site Layout and Permit Boundary



<ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	
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Note:

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (Environmental Risk Assessment - EPR H1) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as 'dangerous' under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.

4.0 CHANGES TO THE ACTIVITY	
Have there been any changes to the activity boundary?	Yes. 2024 permit variation application proposes to extend the Site's environmental permit boundary to that shown on Drawing 002 Environmental Permit and Site Layout, dated July 2024.
Have there been any changes to the permitted activities?	<p>Coastal propose to install two Advetec aerobic digesters. The following waste management activities as described in the Waste Framework Directive 2008 will be undertaken at the site as part of the aerobic digestion process. These include:</p> <ul style="list-style-type: none"> • R3 - Recycling or reclamation of organic substances that are not used as solvents; • R5 - Recycling/reclamation of other inorganic materials; and • R12 - Exchange of wastes for submission to any of the operations numbered R1 to R 11. <p>These proposed activities will be in addition to the waste management activities already undertaken as part of the waste transfer operation.</p>
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No
Checklist of supporting information	N/A

5.0 MEASURES TAKEN TO PROTECT THE LAND
<p><i>To be maintained during the life of the permit</i></p> <p>The Advetec unit will be located on impermeable surface with drainage to the landfill leachate treatment plant.</p>



Checklist of supporting information	
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6.0 POLLUTION INCIDENTS AND REMEDIATION

To be maintained during the life of the permit

Checklist of supporting information

7.0 SOIL GAS AND WATER QUALITY MONITORING (WHERE UNDERTAKEN)

To be maintained during the life of the permit

Checklist of supporting information



Appendix A Groundsure Report



