MEARCLOUGH ROAD WASTE TRANSFER STATION
Site Condition Report

Appendix D
EPR/NP3699ZH
Ellete Waste Limited

794-ENV-EPC-20047
Site Condition Report
V3
R0
09 April 2025

rpsgroup.com

Quality Management

Version	Revision	Authored by	Reviewed by	Approved by	Date
1	0	Lewis Downey	-	-	
2	0	Rayhela Ahmed	Jennifer Stringer	-	24 February 2025
2	1	Rayhela Ahmed	Jennifer Stringer Joe Sawrij	-	12 March 2025
3	0	Rayhela Ahmed	Jennifer Stringer	Jennifer Stringer	9 April 2025

Approval for issue

Jennifer Stringer	Technical Director		9 April 2025

File Name

250409 R 20047Z RA Ellete Waste Ltd SCR_V3R0.docx

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1 INTRODUCTION

1.1 Background

1.1.1 This Site Condition Report (SCR) document supports the application to vary the existing permit (EPR/NP3699ZH) for Mearclough Road Waste Transfer Station (WTS) at Former Mearclough House, Mearclough Road, Sowerby Bridge, Halifax, HX6 3LF. The permitted facility is operated by Ellete Waste Limited (EWL).

1.2 Scope of Site Condition Report

1.2.1 This SCR includes all process and storage areas designated on site as indicated on the site layout plan at Drawing A.

1.2.2 The current condition, for the purposes of this report, is also the 'initial condition' and refers to the condition of the site at the time of the application to vary the environmental permit. Previous activities undertaken in line with the old waste management licence were not supported by a site condition report as this was not a requirement at the time the original licence was granted.

1.2.3 This report seeks to fulfil the requirements of the EPR and has been prepared in accordance with EA guidance on the preparation of an SCR[1].

1.2.4 The objectives of this SCR are to:

- describe and record the condition of the land and groundwater at the time that the application
- for an Environmental Permit (EP) is submitted;
- identify the environmental setting and land pollution history of the site; and
- identify any activities that will be undertaken at the facility that may lead to pollution.

1.2.5 This SCR provides a point of reference at the start of the operations under the permit so that, in the event of the permit being surrendered, a decision can be made as to whether there has been any additional contamination of the site during the operation of the plant, and action can be taken if necessary to ensure that the condition of the land and groundwater are in a 'satisfactory state' when an application to surrender the permit is made.

1.2.6 Following the issue of the variation, the operator shall ensure that management systems are updated to implement the operational phase of the SCR (Section 4) and that the necessary data are collected to demonstrate that the land is in a 'satisfactory state' should the permit need to be surrendered.

1.2.7 Section 5 of the SCR shall be completed by the operator upon permit surrender to demonstrate that a 'satisfactory state' has been achieved.

[1] Environment Agency, "Horizontal Guidance: H5 Environmental Permitting Regulations: Site Condition Report – Guidance and Templates," version 3.0, 2013

2 APPLICATION SITE CONDITION REPORT

2.1 Application Phase

2.1.1 This SCR, is prepared in accordance with the Environment Agency Horizontal Guidance Note H5, provides references to the various chapters of this report, where available information on the known current condition of the operational area is provided.

2.2 Site Condition Report Summary

1.0 Site Details	
Name of the applicant	Ellete Waste Limited
Activity address	Ellete Waste Limited WTS, Former Mearclough House, Mearclough Road/Fall Lane, Sowerby Bridge, Halifax, HX6 3LF.
National grid reference	SO 0692 2362
Site area (ha)	0.08 ha
Document reference and dates for Site Condition Report at permit application and surrender	Application: 20047Z Ellete Waste Limited
Document references for site plans (including location and boundaries):	See Drawing Section of this SCR • Drawing A - Site Layout / drainage plan (showing site layout including storage location and installation boundary) • Drawing B (of main application) – Site Location Plan

2.0 Condition of the land at permit issue	
Environmental setting including: • Topography • Geology • Hydrogeology • Hydrology • Environmental Consents, Licences, Authorisations, Permits and Designations	Details of the environmental setting are provided in sections 3.1 to 3.6 of this SCR
Pollution history including: • Location, nature of incidents or direct discharges that may have affected soil or groundwater • Historical land uses and associated contaminants	Pollution history details are provided in sections 3.7 to 3.8 of this SCR
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Details of historical contamination on or near to the site are provided in section 3.9 of this SCR
Baseline soil and groundwater reference data	Details of previous ground investigations are provided in section 3.10 of this SCR
Supporting information	• Appendix A – Nature and Heritage Conservation Report • Appendix B – Groundsure report PO23-0733_794-ENV-EPC-20047Z • Appendix C – Groundsure Historic Maps GS-2C4-IGQ-XRO-VQJ_largeScale • Appendix D – Groundsure Historic Maps GS-2C4-IGQ-XRO-VQJ_smallScale

3.0 Permitted activities	
Permitted activities	Details of the permitted activities are provided in section 2.5 of this SCR
Non-permitted activities undertaken	Details of non-permitted activities are provided within section 2.6 of this SCR
Document references for: • plan showing activity layout; and • environmental risk assessment.	A site location and boundary plan for the facility are shown on the following drawing: • Drawing A – Site Layout / Drainage Plan • Drawing B (of main application) – Site Location Plan • Drawing C – Site Sensitivity Plan Environmental Risk Assessment in Appendix E of the main application documents.

2.3 Site and Location

2.3.1 The WTS is located at Former Mearclough House, on the corner of Mearclough/Fall Lane, Sowerby Bridge, Halifax, HX6 3LF and is situated approximately on 406935, 423636.

2.3.2 The site location is shown on the Site Location Plan (Drawing 2).

2.3.3 The WTS occupies an area of circa 0.08ha, the site boundary and layout are shown on Drawing 1.

2.4 Surrounding Areas and Sensitive Receptors

2.4.1 The WTS site lies to the southwest of Halifax town and approximately 700m east of Sowerby Bridge. The local area consists of mixture of community, commercial and industrial properties.

2.4.2 The site is situated in an area with other nearby business uses to the north along Mearclough Road and the junction with Fall Lane and Copley Valley Road. Nearby businesses include waste management services, vehicle repair shops and industrial gyms.

2.4.3 The site is located within 50 m of Milner Royd nature reserve, Rochdale Canal and Copley Valley Green Corridor local wildlife sites.

2.4.4 To the north of the site is the River Calder, an industrial area, Wakefield Road (A6026) and residential properties. To the east of the site are Milner Royd Local Nature Reserve (LNR), Rochdale Canal and Copley Valley Green Corridor local wildlife sites to the east. A railway line running from Sowerby Station, west of the site, runs south of the site, beyond which are a few residential properties at Tall Trees Farm, Fall Lane. Beyond this are industrial units and sports facilities on Holmes Road.

2.4.5 The nearest residential receptors are located approximately 140 m to the north on Walker Lane and approximately 150 m south of the site on Fall Lane. Bolton Brow Primary School situated 300 m northwest of the site.

2.4.3 The Environment Agency (EA) have provided nature and heritage conservation report that identifies designated sites and features within 1 km of the site. The report which can be found in Appendix A, indicates that three designated sites are identified within the relative screening distance:

- Milner Royd, Local Nature Reserve (LNR) – within 50 m from the site
- Rochdale Canal, Local Wildlife Site (LWS) – within 200 m from the site
- Copley Valley Green Corridor, LWS – within 200 m from the site

2.4.4 Additionally, Deciduous Woodland can be located immediately next to the site.

2.4.6 Located at its closest point to the site at approximately 55 m to the northwest is the River Calder and less than 1 km east of the site is the Hebble Navigation Sowerby Cut.

2.5 Permitted Activities

2.5.1 EWL is applying to vary permit EPR/NP3699ZH. The current permit includes for the operation of a household, commercial and industrial waste transfer station (WTS), without treatment, with a capacity of 5,000 tonnes of waste per year which will be increased to 100,000 tonnes per year. The amount of waste which can be stored at any one time will be 300 m^3. The permitted waste activities will re-start at the site after a number of years where the site was not been used for waste management purposes.

2.5.2 The variation will introduce mechanical and manual treatment activities which include a rotary screener (trommel) and a hand picking station. The variation seeks to permit new waste codes for hazardous and non-hazardous metal shredder residues, known as fragmentisation fluff to be accepted and a further new waste taken from the mechanical treatment of wastes, waste code 19 12 12, will be added.

2.5.3 This variation to the permit is to include the following waste types:

Table 2-1 - Proposed additional waste types

Waste Code	Description of the Waste
19 10	**Shredding of metal containing wastes**
19 10 04	fluff-light fraction and dust other than those mentioned in 19 10 03
19 10 06	other fractions other than those mentioned in 19 10 05
19 10 03*	fluff-light fraction and dust containing hazardous substances
19 10 05*	other fractions containing hazardous substances
19 12 12	other wastes (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11

2.5.4 Mixed general waste will continue to be tipped within a concrete walled bay inside the waste reception building. A separate concrete bay is used for the receipt of metal shredder fragmentiser fluff waste. It is anticipated that all fragmentiser fluff will be received under the hazardous waste code. In the event fragmentiser fluff is to be accepted under the non-hazardous waste codes, evidence to support the non-hazardous classification will need to be provided.

2.5.5 Residual fragmentisation fluff awaiting the result of WM3 testing will be stored in a concrete bay within the building. In the event that the WM3 test determines that any fraction remains hazardous it will remain segregated in a separate metal container for bulking pending onward transport for appropriate processing or disposal. It is proposed to repeat the WM3 testing every 5,000 tonnes of waste accepted.

2.5.6 Residual fluff that is deemed non-hazardous will be mixed with general waste.

2.5.7 Metal and plastics recovered from the incoming waste will be placed into dedicated containers which are inside the waste reception building.

2.5.8 The Site Layout Plan has been produced as Drawing A.

2.5.9 The existing permitted boundary will not change as a result of the proposed changes.

2.5.10 The existing permit for the facility is a historic permit (Control of Pollution Act 1974 waste disposal licence) which does not contain a list of EWC codes. It does list generic solid waste types which include uncontaminated excavations waste, uncontaminated bricks, stone, glass and metals, mixed wastes and vegetation matter. Table 2-2 below outlines the European Waste Catalogue (EWC) codes which may be accepted at the facility based on the current permit:

Table 2-2 - EWC codes currently permitted at site

EWC Code	Description
01	WASTES RESULTING FROM EXPLORATION, MINING, QUARRYING, AND PHYSICAL AND CHEMICAL TREATMENT OF MINERALS
01 01	wastes from mineral excavation
01 01 01	wastes from mineral metalliferous excavation
01 01 02	wastes from mineral non-metalliferous excavation
01 03	wastes from physical and chemical processing of metalliferous minerals
01 03 06	tailings other than those mentioned in 01 03 04 and 01 03 05
01 03 09	red mud from alumina production other than the wastes mentioned in 01 03 10
01 04	wastes from physical and chemical processing of non-metalliferous minerals
01 04 08	waste gravel and crushed rocks other than those mentioned in 01 04 07
01 04 09	waste sand and clays
01 04 11	wastes from potash and rock salt processing other than those mentioned in 01 04 07
01 04 12	tailings and other wastes from washing and cleaning of minerals other than those mentioned in 01 04 07 and 01 04 11
01 04 13	wastes from stone cutting and sawing other than those mentioned in 01 04 07
02	WASTES FROM AGRICULTURE, HORTICULTURE, AQUACULTURE, FORESTRY, HUNTING AND FISHING, FOOD PREPARATION AND PROCESSING
02 01	wastes from agriculture, horticulture, aquaculture, forestry, hunting and fishing
02 01 03	plant-tissue waste
02 01 04	waste plastics (except packaging)
02 01 07	wastes from forestry
02 01 10	waste metal
02 04	wastes from sugar processing
02 04 01	soil from cleaning and washing beet
02 04 02	off-specification calcium carbonate
03	WASTES FROM WOOD PROCESSING AND THE PRODUCTION OF PANELS AND FURNITURE, PULP, PAPER AND CARDBOARD
03 01	wastes from wood processing and the production of panels and furniture
03 01 01	waste bark and cork
03 01 05	sawdust, shavings, cuttings, wood, particle board and veneer other than those mentioned in 03 01 04
03 03	wastes from pulp, paper and cardboard production and processing
03 03 01	waste bark and wood
03 03 08	wastes from sorting of paper and cardboard destined for recycling
04	WASTES FROM THE LEATHER, FUR AND TEXTILE INDUSTRIES
04 01	wastes from the leather and fur industry
04 01 08	waste tanned leather (blue sheetings, shavings, cuttings, buffing dust) containing chromium
04 01 09	wastes from dressing and finishing
04 02	wastes from the textile industry
04 02 21	wastes from unprocessed textile fibres
04 02 22	wastes from processed textile fibres
06	WASTES FROM INORGANIC CHEMICAL PROCESSES
06 09	wastes from the MSFU of phosphorous chemicals and phosphorous chemical processes
06 09 02	phosphorous slag
06 09 04	calcium-based reaction wastes other than those mentioned in 06 09 03
06 11	wastes from the manufacture of inorganic pigments and opacificiers
06 11 01	calcium-based reaction wastes from titanium dioxide production
07	WASTES FROM ORGANIC CHEMICAL PROCESSES
07 02	wastes from the MFSU of plastics, synthetic rubber and man-made fibres
07 02 13	waste plastic
09	WASTES FROM THE PHOTOGRAPHIC INDUSTRY
09 01	wastes from the photographic industry

EWC Code	Description
09 01 07	photographic film and paper containing silver or silver compounds
09 01 08	photographic film and paper free of silver or silver compounds
09 01 10	single-use cameras without batteries
10	WASTES FROM THERMAL PROCESSES
10 01	wastes from power stations and other combustion plants (except 19)
10 01 01	bottom ash, slag and boiler dust (excluding boiler dust mentioned in 10 01 04)
10 01 05	calcium-based reaction wastes from flue-gas desulphurisation in solid form
10 01 07	calcium-based reaction wastes from flue-gas desulphurisation in sludge form
10 01 15	bottom ash, slag and boiler dust from co-incineration other than those mentioned in 10 01 14
10 01 19	wastes from gas cleaning other than those mentioned in 10 01 05, 10 01 07 and 10 01 18
10 01 24	sands from fluidised beds
10 02	wastes from the iron and steel industry
10 02 01	wastes from the processing of slag
10 02 02	unprocessed slag
10 02 08	solid wastes from gas treatment other than those mentioned in 10 02 07
10 02 10	mill scales
10 03	wastes from aluminium thermal metallurgy
10 03 02	anode scraps
10 03 05	waste alumina
10 03 18	carbon-containing wastes from anode manufacture other than those mentioned in 10 03 17
10 03 24	solid wastes from gas treatment other than those mentioned in 10 03 23
10 03 28	wastes from cooling-water treatment other than those mentioned in 10 03 27
10 03 30	wastes from treatment of salt slags and black drosses other than those mentioned in 10 03 29
10 04	wastes from lead thermal metallurgy
10 04 10	wastes from cooling-water treatment other than those mentioned in 10 04 09
10 05	wastes from zinc thermal metallurgy
10 05 01	slags from primary and secondary production
10 05 09	wastes from cooling-water treatment other than those mentioned in 10 05 08
10 06	wastes from copper thermal metallurgy
10 06 01	slags from primary and secondary production
10 06 10	wastes from cooling-water treatment other than those mentioned in 10 06 09
10 07	wastes from silver, gold and platinum thermal metallurgy
10 07 01	slags from primary and secondary production
10 07 02	dross and skimmings from primary and secondary production
10 07 03	solid wastes from gas treatment
10 07 08	wastes from cooling-water treatment other than those mentioned in 10 07 07
10 08	wastes from other non-ferrous thermal metallurgy
10 08 09	other slags
10 08 13	carbon-containing wastes from anode manufacture other than those mentioned in 10 08 12
10 08 14	anode scrap
10 08 20	wastes from cooling-water treatment other than those mentioned in 10 08 19
10 09	wastes from casting of ferrous pieces
10 09 03	furnace slag
10 09 06	casting cores and moulds which have not undergone pouring other than those mentioned in 10 09 05
10 09 08	casting cores and moulds which have undergone pouring other than those mentioned in 10 09 07
10 09 14	waste binders other than those mentioned in 10 09 13
10 09 16	waste crack-indicating agent other than those mentioned in 10 09 15
10 10	wastes from casting of non-ferrous pieces
10 10 03	furnace slag
10 10 06	casting cores and moulds which have not undergone pouring, other than those mentioned in 10 10 05
10 10 08	casting cores and moulds which have undergone pouring, other than those mentioned in 10 10 07

EWC Code	Description
10 10 14	waste binders other than those mentioned in 10 10 13
10 10 16	waste crack-indicating agent other than those mentioned in 10 10 15
10 11	wastes from manufacture of glass and glass products
10 11 03	waste glass-based fibrous materials
10 11 10	waste preparation mixture before thermal processing, other than those mentioned in 10 11 09
10 11 12	waste glass other than those mentioned in 10 11 11
10 11 16	solid wastes from flue-gas treatment other than those mentioned in 10 11 15
10 12	wastes from manufacture of ceramic goods, bricks, tiles and construction products
10 12 01	waste preparation mixture before thermal processing
10 12 06	discarded moulds
10 12 08	waste ceramics, bricks, tiles and construction products (after thermal processing)
10 12 10	solid wastes from gas treatment other than those mentioned in 10 12 09
10 12 12	wastes from glazing other than those mentioned in 10 12 11
10 13	wastes from manufacture of cement, lime and plaster and articles and products made from them
10 13 01	waste preparation mixture before thermal processing
10 13 04	wastes from calcination and hydration of lime
10 13 10	wastes from asbestos-cement manufacture other than those mentioned in 10 13 09
10 13 11	wastes from cement-based composite materials other than those mentioned in 10 13 09 and 10 13 10
10 13 13	solid wastes from gas treatment other than those mentioned in 10 13 12
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 14	degreasing wastes other than those mentioned in 11 01 13
11 02	wastes from non-ferrous hydrometallurgical processes
11 02 03	wastes from the production of anodes for aqueous electrolytical processes
11 02 06	wastes from copper hydrometallurgical processes other than those mentioned in 11 02 05
11 05	wastes from hot galvanising processes
11 05 01	hard zinc
11 05 02	zinc ash
12	WASTES FROM SHAPING AND PHYSICAL AND MECHANICAL SURFACE TREATMENT OF METALS AND PLASTICS
12 01	wastes from shaping and physical and mechanical surface treatment of metals and plastics
12 01 01	ferrous metal filings and turnings
12 01 03	non-ferrous metal filings and turnings
12 01 05	plastics shavings and turnings
12 01 13	welding wastes
12 01 17	waste blasting material other than those mentioned in 12 01 16
12 01 21	spent grinding bodies and grinding materials other than those mentioned in 12 01 20
15	WASTE PACKAGING, ABSORBENTS, WIPING CLOTHS, FILTER MATERIALS AND PROTECTIVE CLOTHING NOT OTHERWISE SPECIFIED
15 01	packaging (including separately collected municipal packaging waste)
15 01 01	paper and cardboard packaging
15 01 02	plastic packaging
15 01 03	wooden packaging
15 01 04	metallic packaging
15 01 05	composite packaging
15 01 06	mixed packaging
15 01 07	glass packaging
15 01 09	textile packaging
15 02	absorbents, filter materials, wiping cloths and protective clothing

EWC Code	Description
15 02 03	absorbents, filter materials, wiping cloths and protective clothing other than those mentioned in 15 02 02
17	CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)
17 01	concrete, bricks, tiles and ceramics
17 01 01	concrete
17 01 02	bricks
17 01 03	tiles and ceramics
17 01 07	mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06
17 02	wood, glass and plastic
17 02 01	wood
17 02 02	glass
17 02 03	plastic
17 03	bituminous mixtures, coal tar and tarred products
17 03 02	bituminous mixtures other than those mentioned in 17 03 01
17 04	metals (including their alloys)
17 04 01	copper, bronze, brass
17 04 02	aluminium
17 04 03	lead
17 04 04	zinc
17 04 05	iron and steel
17 04 06	tin
17 04 07	mixed metals
17 04 11	cables other than those mentioned in 17 04 10
17 05	soil (including excavated soil from contaminated sites), stones and dredging spoil
17 05 04	soil and stones other than those mentioned in 17 05 03
17 05 08	track ballast other than those mentioned in 17 05 07
17 06	insulation materials and asbestos-containing construction materials
17 06 04	insulation materials other than those mentioned in 17 06 01 and 17 06 03
17 08	gypsum-based construction material
17 08 02	gypsum-based construction materials other than those mentioned in 17 08 01
17 09	other construction and demolition wastes
17 09 04	mixed construction and demolition wastes other than those mentioned in 17 09 01, 17 09 02 and 17 09 03
19	WASTES FROM WASTE MANAGEMENT FACILITIES, OFF-SITE WASTE WATER TREATMENT PLANTS AND THE PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION AND WATER FOR INDUSTRIAL USE
19 01	wastes from incineration or pyrolysis of waste
19 01 02	ferrous materials removed from bottom ash
19 01 12	bottom ash and slag other than those mentioned in 19 01 11
19 01 18	pyrolysis wastes other than those mentioned in 19 01 17
19 01 19	sands from fluidised beds
19 02	wastes from physico/chemical treatments of waste (including dechromatation, decyanidation, neutralisation)
19 02 03	premixed wastes composed only of non-hazardous wastes
19 02 10	combustible wastes other than those mentioned in 19 02 08 and 19 02 09
19 04	vitrified waste and wastes from vitrification
19 04 01	vitrified waste
19 05	wastes from aerobic treatment of solid wastes
19 05 01	non-composted fraction of municipal and similar wastes
19 05 02	non-composted fraction of animal and vegetable waste
19 05 03	off-specification compost
19 12	wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified
19 12 01	paper and cardboard

EWC Code	Description
19 12 02	ferrous metal
19 12 03	non-ferrous metal
19 12 04	plastic and rubber
19 12 05	glass
19 12 07	wood other than that mentioned in 19 12 06
19 12 08	textiles
19 12 09	minerals (for example sand, stones)
19 12 10	combustible waste (refuse derived fuel)
19 13	wastes from soil and groundwater remediation
19 13 02	solid wastes from soil remediation other than those mentioned in 19 13 01
20	MUNICIPAL WASTES (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES) INCLUDING SEPARATELY COLLECTED FRACTIONS
20 01	separately collected fractions (except 15 01)
20 01 01	paper and cardboard
20 01 02	glass
20 01 08	biodegradable kitchen and canteen waste
20 01 10	clothes
20 01 11	textiles
20 01 34	batteries and accumulators other than those mentioned in 20 01 33
20 01 36	discarded electrical and electronic equipment other than those mentioned in 20 01 21, 20 01 23 and 20 01 35
20 01 38	wood other than that mentioned in 20 01 37
20 01 39	plastics
20 01 40	metals
20 01 41	wastes from chimney sweeping
20 02	garden and park wastes (including cemetery waste)
20 02 01	biodegradable waste
20 02 02	soil and stones
20 02 03	other non-biodegradable wastes

2.5.11 The variation intends to amend the permit to include new waste streams. These will include fluff fractions from shredding of metal waste activities, this new waste will be classified as hazardous. A new non-hazardous waste stream from the mechanical treatment of waste will also be added. These have been provided in Table 2-3 below.

Table 2-3 – New waste types

Waste Code	Description of the Waste
19 10	**Shredding of metal containing wastes**
19 10 04	fluff-light fraction and dust other than those mentioned in 19 10 03
19 10 06	other fractions other than those mentioned in 19 10 05
19 10 03*	fluff-light fraction and dust containing hazardous substances
19 10 05*	other fractions containing hazardous substances
19 12	**Wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified**
19 12 12	other wastes (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11

2.5.12 The current permit includes for the operation of a household, commercial and industrial waste transfer station (WTS), without treatment, with a capacity of 5,000 tonnes of waste per year which

will be increased to 100,000 tonnes per year and no more than 274 tonnes per day will be accepted at the facility. The amount of waste which can be stored at any one time will increase to 300m^3.

2.5.13 The variation will also add treatment activities which are limited to mechanical and manual sorting.

2.5.14 Two of the new wastes will be hazardous (19 10 03* and 19 10 05*). These wastes will be received, handled, treated and stored within the building which has a concrete base. This reduces the risk of contamination of soil or groundwater from these wastes.

2.5.15 Diesel for the onsite plant will be stored within a 2,500 litre double-skinned tank which is located within a bunded area capable of holding 110% of the volume of the tank. The fill points have an auto shut-off system.

2.5.16 Hydraulic and engine oils for general maintenance are stored within a dedicated bunded store on impermeable surface with sealed drainage etc. The stores contain the following volumes:

- 205 litre drum hydraulic oils;
- 205 litre drum engine oil;
- 1 unit of grease tubes. Each unit contains 12no. 400g cartridges.

2.5.17 Diesel, oils and grease can be considered to be hazardous if released into the environment, by contaminating soils or groundwater. The storage arrangements of these materials, as set out in the paragraph above, will reduce the risk of releases into the environment.

2.6 Non-permitted activities

2.6.1 The site includes a small office and welfare facilities.

2.7 Site drainage

2.7.1 There are no process emissions to controlled waters from the facility. Site surface water flows to a silt trap and oil separator before discharging into the foul sewer in Mearclough Road. The drainage gullies serving the external waste bays flow to a silt trap before discharging via the same point as the surface water.

2.7.2 This discharge is authorised by the sewerage undertaker and is not regulated by the environmental permit.

2.7.3 Site drainage is shown on the plan produced as Drawing A.

3 CONDITION OF LAND AT PERMIT ISSUE

3.1 Environmental Setting

3.1.1 There is no previously known site investigation data for the site.

3.1.2 The following documents have been used to produce the environmental setting for the site:

- Groundsure report PO23-0733_794-ENV-EPC-20047Z
- Groundsure Historic Maps GS-2C4-IGQ-XRO-VQJ_largeScale
- Groundsure Historic Maps GS-2C4-IGQ-XRO-VQJ_smallScale

3.1.3 In addition, information has been taken from the British Geological Survey (BGS) Geology of Britain viewer[2].

3.2 Geology

3.2.1 The geology underlaying the site is anticipated to be superficial deposits of alluvium typically comprised of clay, sand and gravel.

3.2.2 The site is situated on two different types of underlaying bedrock geology.

- Marsdenian Midgley grit typically comprised of sandstone: and,
- Namurian Millstone comprised of mudstone, siltstone and sandstone.

3.3 Hydrogeology

3.3.1 The site is located on two classifications of aquifers:

- Secondary superficial aquifer: and,
- Secondary bedrock aquifer

3.3.2 The site is not situated within Source Protection Zone nor is it within a nitrate vulnerable zone.

3.4 Hydrology

3.4.1 There are three surface water bodies located close to the site:

- The Calder River at its closest point is located 55 m northwest:
- Rochdale Canal at its closest point is located 620 m northwest and,
- The Calder and Hebble Navigation at its closest point is located approximately 1 km east of the site.

3.5 Man-made Pathways

3.5.1 On-site there may be man-made pathways such as foul sewer drainage and surface water drainage.

3.5.2 The on-site drainage is shown on Drawing 1. Surface waters drain via the on-site drainage as shown on the drawing and is linked to an interceptor which discharges to the foul water sewer on Mearclough Road.

[2] BGS Geology Viewer - British Geological Survey

3.5.3 Surface waters drain via the site drainage system linked to an interceptor which discharges to the foul water sewer in Foundry Lane. Records of drainage maintenance will be held on site and made available to the Environment Agency on request.

3.6 Ground Cover and Topography

3.6.1 The site is engineered with concrete surfacing and is generally flat. The ground levels vary slightly; from 74.7 m in the north to 82.3 m AOD in the south.

3.7 Environmental Data

Water Abstractions

3.7.1 There is one active water abstraction permitted for the extraction of more than 20 cubic metres of water a day highlighted in the Groundsure report that have been identified as located within 500 m of the site. Details of these are provided in Table 3-1 below;

Table 3-1 - Water Abstractions

Details	Licence Number	Location	Distance from Site
Supply to a canal for throughflow	NE/027/0012/037	407358 423590	399 m east

Discharge Consent

3.7.2 There are four active discharge consents to controlled waters highlighted in the Groundsure report that have been identified as located within 500 m of the site. Details of these are provided in Table 3-2 below;

Table 3-2 - Discharge Consents

Details	Permit Number	Location	Distance from Site
Final/treated sewage Receiving Water: River Calder	1725	Mearclough Works, Off Wakefield Road, Sower Bridge, west Yorkshire, HX6 2AR	187 m east
Final/treated sewage Receiving Water: Groundwater via Soakaway	EPRAB3490EJ	Station Road, Sowerby Bridgeeagle Works, West Yorkshire, Oxford, HX6 OX2	246 m southwest
Sewage Pumping Station Receiving Water: River Calder	WRA7389	Sowerby Bridge Sewage Pumping Station, Canal Road/Fall Lane (Off), Sowerby Bridge, West Yorkshire, HX2 7HP	309 m east
Sewage Overflow Storm Tank	WRA8420	Wharfe House CSO, Bolton Brow (Off), Sowerby Bridge, West Yorkshire, HX6 2AL	459 m west

Historic Landfill Site

3.7.3 There are six historical landfill sites highlighted in the Groundsure report that have been identified as located within 500 km of the site. Details of these are provided in Table 3-3 below;

Table 3-3 - Historic Landfill Sites

Details	Licence Number	Location	Distance from Site
Historical (closed) landfill	Site reference – C1710	Milner Royd Depot, Mearclough Road, Sowerby Bridge, West Yorkshire	7 m east
Landfill identified by Local Authority records	-	Refuse Tip	50 m east
Landfill identified by a survey carried out on behalf of DoE in 1973 - No risk to aquifer	BGS - 3026	Milner Road Depot, Mearclough Road, Sowerby Bridge	145 m east
Landfill identified by Local Authority records	-	Refuse Tip	265 m east
Historical (closed) landfill	-	Canal Mills, Wakefield Road, Copley, Sowerby Bridge	311 m east
Historical (closed) landfill	Site reference – 4700/0635	Standard Wire Company, Sterne Mills, Wakefield Road, Sowerby Bridge, Halifax	466 m east

Active Landfill Sites

3.7.4 There are no active landfill sites located within 500 m of the site.

Waste Treatment or Disposal Sites

3.7.5 There are four active licensed waste sites located within 500 m of the site. Details of these are provided in Table 3-4 below;

Table 3-4 - Licenced Waste Sites

Site	Reference	Category	Distance from site
Ellete Waste Ltd WTS	EPR/NP3699ZH	Household, Commercial & Industrial WTS	On site
Rizwan Khalid, Yard 2 Mearclough Road, Sowerby Bridge, HX6 3LF	EPR/WE5996AA	75 kte Vehicle Depopulation Facility	8 m west
Suez Recycling and Recovery Ltd Milner Royd Household Waste Site Mearclough Road Sowerby Bridge, West Yorkshire, HX6 2AY	EPR/AP3493SJ	Household Waste Amenity Site	22 m north
Causey Holme Works Bradley & Holmes Limited, Chapel Lane, Sowerby Bridge, West Yorkshire, HX6 3LF	EPR/HP3699ZM	Metal Recycling Site (mixed MRS's)	256 north west

3.7.6 There are two waste treatment or disposal sites located within 500 m of the site that involve the storage, treatment, use or disposal of waste that are exempt from needing a permit. Details of these are provided in Table 3-5 below;

Table 3-5 – Waste Exemption

Description	Site	Reference	Category	Distance from Site
Storage of waste in a secure place	Yard 1 Holmes Road, Sowerby Bridge, West Yorkshire, HX6 3LF	EPR/KE5189WY/A001	Storing waste exemption	32 m west
Sorting and de-naturing of controlled drugs for disposal	1, Wakefield Road, Sowerby Bridge, HX6 2AP	WEX187840	Treating waste exemption	355 m northwest

Installations

3.7.7 There are no installations that are active and are located within 500 m of the site.

Coal Authority Reports

3.7.8 A search using the Coal Authority website, indicated that, from the information currently available to the Coal Authority, the site is not located on a coal field. The search indicates that a coal mining search report is not recommended for the site.

COMAH

3.7.9 There are no COMAH sites recorded within 500 m of the site.

Radon

3.7.10 According to the National Radiological Protection Board's Radon Atlases of England, Wales and Scotland[3], the site estimated radon potential is between 1 - 5 %.

Registered Radioactive Substances

3.7.11 There are no recorded registered radioactive substance users within 500 m of the site.

3.8 Pollution History

Pollution Incidents

3.8.1 The Groundsure report identifies ten pollution incidents having an effect on water, land and air within 500 m of the site. Only one of these incidents took place at the facility and this related to inert waste with minor or no impact to land.

3.8.2 Details are provided in Table 3-6 below;

Table 3-6 - Pollution Incidents

Details	Category	Distance from Site
Incident Date: 03/03/2003 Incident Identification: 140733 Pollutant: Specific Waste Materials: Inert Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)	On site
Incident Date: 30/01/2003 Incident Identification: 134215	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact)	4 m west

[3] UKradon - UK maps of radon

Pollutant: Contaminated Water	Air Impact: Category 3 (Minor)	
Incident Date: 19/05/2002 Incident Identification: 79719 Pollutant: General Biodegradable Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)	91 m west
Incident Date: 10/11/2003 Incident Identification: 200677 Pollutant: Oils and Fuel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)	106 m west
Incident Date: 03/09/2003 Incident Identification: 187018 Pollutant: Specific Waste Materials	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)	159 m northwest
Incident Date: 29/07/2003 Incident Identification: 177497 Pollutant: Sewage Materials	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)	248 m east
Incident Date: 09/11/2001 Incident Identification: 41989 Pollutant: Sewage Materials	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)	439m west
Incident Date: 28/09/2001 Incident Identification: 33609 Pollutant: Organic Chemicals/Products	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)	439m west
Incident Date: 11/06/2001 Incident Identification: 8405 Pollutant: Sewage Materials	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)	439m west
Incident Date: 17/08/2002 Incident Identification: 101151 Pollutant: Sewage Materials	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)	439m west

3.9 Historical Land Use

3.9.1 Historic maps and the Groundsure report are used to provide historical land use for the site and surrounding areas. Details are provided in Table 3-7 below;

Table 3-7 - Historical Land Use

Date	On-site land Use	Surrounding Land Use
1854	Mearclough House was present on site	Surrounding agricultural fields and Mearclough Mills (corn) located approximately 65 m northwest of the site.
1890	Mearclough House. Fall lane runs to the eastern side of the sit boundary.	Agricultural fields located to the east of the site and Mearclough Mills located to the northwest of the site. Residential buildings located on Wakefield Road 150 m north of the site.
1894	-	No significant change in immediate surrounding area. Gas Works shown to the north west along the northern bank of the River Calder. Manchester and Normanton rail line shown 100m to the south
1907	-	Surrounding trees have been cut down and removed. Sowerby Bridge gas works located 150 m northwest of the site on the opposite side of the Calder River. A school has been built 250 m northwest of the site. The Lancashire & Yorkshire Railway established 100 m south of the site.
1919	Mearclough Road established and runs parallel to the north end of the site.	Chemical Mills to the north of site have been replaced with Mearclough Engineering Works.
1960	-	Increased number of residential properties established along Wakefield Road

1962	-	Further residential development 250 m north of the site
1967	Mearclough House	Unspecified works in present on the site.
1970	-	Sowerby Bridge gas works now changed to East Ward. Increased development 250m north of the site.
1991	Mearclough House demolished and only two small buildings remain on site.	Household waste site located to the east of the site across the road from Fall Lane.
2003	Household Waste site established.	Increase area of the household waste site to the east of the site. Gas works removed and Hillas Industrial Estate now occupies the existing area.

3.10 Existing Site Investigation Data

3.10.1 There are no known previous site investigations that has taken place on site.

4 OPERATION SITE CONDITION REPORT

4.1 Operational Phase

4.1.1 Although permitted activities have been carried out on the site under a former Waste Management Licence, a SCR report has not previously been required to be in place. The information provided in the application section of this document forms the site condition at the time of the permit variation in 2025. Operational phase information will be maintained and updates to this section of the SCR in the event of future operational changes will be made as required.

4.2 Site Condition Report Summary

4.0 Changes to the activity	
Have there been any changes to the activity boundary? If yes, provide a plan showing the changes to the activity boundary.	
Have there been any changes to the permitted activities? If yes, provide a description of the changes to the permitted activities	
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities? If yes, list them	
Checklist of supporting information	•

5.0 Measures taken 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.	
Checklist of supporting information	

6.0 Pollution incidents that may have had an impact on land, and their remediation	
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.	
Checklist of supporting information	

7.0 Soil gas and water quality monitoring (where undertaken)

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.

Checklist of supporting information	

5 SURRENDER SITE CONDITION REPORT

5.1.1 At permit surrender, the following sections of the SCR template (EPR H5) will be completed and submitted to the EA as part of the permit surrender application. Information that has been gathered over the lifetime of the Permit will be used to identify whether the land is in a satisfactory condition. If necessary, surrender reference data will be collected and remediation will be undertaken if required.

8.0 Decommissioning and removal of pollution risk	
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.	
Checklist of supporting information	• Site closure plan • List of potential sources of pollution risk • Investigation and remediation reports (where relevant)

9.0 Reference data and remediation (where relevant)	
Say whether you had to collect land and/or groundwater data. Or say that you didn't need to because the information from sections 3, 4, 5 and 6 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.	
Checklist of supporting information	• Land and/or groundwater data collected at application (if collected) • Land and/or groundwater data collected at surrender (where needed) • Assessment of satisfactory state • Remediation and verification reports (where undertaken)

10.0 Statement of site condition
Using the information from sections 3 to 7, 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

6 CONCLUSIONS

6.1.1 RPS has undertaken an assessment of the site condition at Ellete Waste Limited Waste Transfer Station, Mearclough Road. The primary purpose of this report is to provide information to the EA in relation to the permit variation application requiring this site condition report.

6.1.2 The land has not historically been linked to commercial and industrial uses until it became a waste facility in 1991 and operated as a waste transfer station until 2003. There is one record of a pollution incident that occurred in 2003 on site in relation to minor emissions to land from waste materials, which had a minor impact (Category 3).

6.1.3 The waste permitted to be stored and recycled at the site are hazardous and non-hazardous waste streams. All with the activities at the site have been identified and are not likely to lead to potential future contamination. All waste and any potentially hazardous materials such as diesel and oils will be stored in suitable containers, bunded areas or in bunded tanks with all activities undertaken on good condition concrete hardstanding.

6.1.4 Except for inert and excavation wastes, all other waste will be handled, treated and stored within the building, which will present very low risk of pollution.

6.1.5 Therefore, based on the site infrastructure and management systems in place, the reinstatement of the permitted activities and the transfer and treatment of the new wastes should not lead to deterioration of the condition of land on or surrounding the site.

DRAWINGS

Drawing 1 Site Location Plan

Drawing 2 Site Layout and Drainage Plan

Drawing 3 Conservation and Screening Maps

Drawing 4 Site Sensitivity Plan

APPENDICES

Appendix A

Groundsure Report

Appendix B

Groundsure Report – Large Scale Historic Maps

Appendix C

Groundsure Report – Small Scale Historic Maps