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WASTE RESOURCE MANAGEMENT

THOMPSONS OF PRUDHOE LTD

LOW PRUDHOE WTS PERMIT VARIATION (EPR/RP3898ZV)

SITE CONDITION REPORT

JANUARY 2024

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TABLES

DRAWINGS/FIGURES

NT16466-001	Permit Boundary-A3L	1:1000@A3
LP-01 002	Drainage Plan	AS SHOWN

1 INTRODUCTION

1.1.1 This Site Condition Report has been prepared by Wardell Armstrong LLP, on behalf of Thompsons of Prudhoe Ltd, to support an application to extend the permit boundary for its Low Prudhoe Waste Transfer Station (Reference EPR/RP3898ZV, EAWML64001) in Northumberland.

1.1.2 The amended permit boundary will result in an additional parcel of land being included to the east of the permitted area, which will be used as additional space for the storage of inert excavation, construction and demolition waste.

1.1.3 Preparation of a Site Condition Report is required under The Environmental Permitting (England and Wales) Regulations 2016 where there may be a significant risk to land or groundwater. This report demonstrates that there is no increased risk to land, ground or surface water as a result of the permit boundary extension. The site will not pose any significant risk to human health or the environment upon cessation of the activity.

1.1.4 Table 1.1 below provides details of the site, in line with the Environment Agency's H5 Site Condition Report template.

Table 1.1: Site Details

Name of the applicant	Thompsons of Prudhoe Ltd
Activity address	Low Prudhoe Waste Reclamation and Transfer Station, Princess Way, Low Prudhoe, Northumberland, NE42 6PL
National grid reference	NZ 10122 64002
Document reference and dates for Site Condition Report at permit application and surrender	Site investigation undertaken on the 15th October 1997. NT16466 004 Site Condition Report
Document references for site plans (including location and boundaries)	NT16466-001-P0 Permit Boundary

2 CONDITION OF THE LAND AT PERMIT ISSUE

2.1.1 The site setting and condition of the land has been reviewed using the following sources of information:

- Defra's MAGIC maps website MAGIC (defra.gov.uk);
- British Geological Survey GeoIndex Onshore GeoIndex - British Geological Survey (bgs.ac.uk);
- Environment Agency's Environmental Pollution Incidents (Category 1 and 2) Data 2023;
- Historical Maps (https://www.oldmapsonline.org/).

2.1.2 Table 2.1 below summarises details of the land at permit issue, in line with the Environment Agency's H5 Site Condition Report template.

Table 2.1: Condition of the land at permit issue

Environmental setting including: • geology • hydrogeology • surface waters	See sections 2.3 – 2.5
Pollution history including: • 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	See sections 2.6 – 2.7
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No evidence of historic contamination
Baseline soil and groundwater reference data	No data available

2.2 Site Location

2.2.1 Low Prudhoe Waste Transfer Station is located on Princess Way, north of Prudhoe, Northumberland at post code NE42 6PL (National Grid Reference (NZ 10122 64002). The permit boundary is provided in the Drawing No NT16466-001.

2.2.2 The site is located on an industrial estate sited on the northern extent of the town of Prudhoe. The surrounding land use is a mix of industry, agriculture and residential areas associated with Prudhoe, Ovingham village (900m west) and Wylam Village (950m northeast). The nearest residents are located approximately 300m south of the permit boundary.

2.2.3 There are a number of sensitive habitats within 2km of the permit boundary, the nearest being Castlefield Wood Local Nature Reserve (LNR) (including Well Dene ancient woodlands) 250m south of the site. Wylam Haughs LNR 1km east of the permit boundary, and Priestclose Wood LNR and ancient woodland is 1.1km South. There are nine ancient woodlands within 2km of the permit boundary.

2.2.4 There are no ecological SSSIs within 2km of the site or European Sites within 10km. There is one geological SSSI, located at River Tyne at Ovingham SSSI 1km west, which is not considered to be at risk from the activity.

2.3 Geology

2.3.1 The superficial geology underlying the site is alluvium consisting of clays, silt, sand and gravel. Proximal to the southern extent of the permit boundary, on the opposite site of Princess Way, deposits consist of Devensian glaciofluvial sand and gravel deposits.

2.3.2 The underlying bedrock geology of the site is mudstone, siltstone and sandstone of the Pennine Lower Coal Measures Formation. The southern boundary of the site is closely bounded by sandstone and interbedded Mudstone, Siltstone and Sandstone of the Pennine Middle Coal Measures Formation.

2.4 Hydrogeology

2.4.1 Both the underlying bedrock and superficial geology is classified as a Secondary A Aquifer. There are no Source Protection Zones within 10km of the site.

2.5 Hydrology

2.5.1 The nearest main river is the River Tyne, located 250m north of the site.

2.5.2 There are many drain features around the area, especially in wooded areas surrounding the wider industrial estate. The nearest surface water feature is a small stream named Park Burn, which runs adjacent to the northern permit boundary; the stream originates as a culverted watercourse at a water treatment works 230m west of the site, then flows to an open channel at the north side of the WTS before flowing

beneath the railway line, between the hills to the north of the site and into the River Tyne.

2.5.3 According to the EA's Flood Map for Planning, the site is located in Flood Zone 3 and has a high probability of flooding from rivers and the sea, meaning it has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea in any year.

2.6 Site History

2.6.1 Based on historic maps of the area, the site appears to have been agricultural land up until the mid-1900s, at which point it became industrialised. The existing extent of the site was permitted as a waste transfer station in 1993.

2.6.2 Table 2.2 below provides an overview of the site's history including its land use and the land use of the surrounding area.

Table 2.2: Site History

Date	Site Land Use	Adjacent Land Use
1864 (Historic Maps)	Field adjacent to Newcastle and Carlisle railway	Surrounding land is agricultural, with nearest residential building located at 'Broom House' 500m south of the site. There is a surface water body labelled Bogle Hole on the north side of the railway draining to the River Tyne. Hagg House located 600m northeast of the site, inside meander bend of river Tyne. James's Pit appears to be a small coal mine located around 400m southeast of the site.
1897 (Historic Maps)	Field adjacent to Newcastle and Carlisle railway	West Wylam Colliery (including new railway terminal) is located around 350m southeast of the site boundary on past location of James's Pit. Hagg Farm and Hagg Cottages located 600m northeast of the site, inside meander bend of River Tyne; there is also an old shaft indicated slightly to the south of the cottages. Newcastle and Gateshead Waterworks Pumping Station is located on the opposite bank of the Tyne, 500m north of the site.
1899 (Historic Maps)	Field adjacent to Newcastle and Carlisle railway	No Change
1921	Field adjacent to Newcastle and Carlisle railway	Prudhoe U.D. Council Sewage works is located approx. 800m west of site and a second works is

Table 2.2: Site History		
Date	**Site Land Use**	**Adjacent Land Use**
(Historic Maps)		located 470m south of site adjacent to the West Wylam Colliery. Hagg Cottages no longer present. Bogle Hole no longer present.
1956 (Historic Maps)	Industrial Estate. Sidings/ tramways branching off the railway	Industrial estate has now developed on the south side of the railway line, extending west to Low Prudhoe. Railway sidings/ tramways present around permitted area.
1993 (Site Records)	Site Permitted as a waste transfer station	N/A
2002 (Aerial Photography)	Waste Transfer Station	Road layout modernised, sidings/ tramways not present. West Wylam Colliery and railway terminal no longer present. New water treatment works located 230m west of site.
2021 (Aerial Photography)	Waste Transfer Station. Extension area appears to be used for storage of empty containers.	Supermarket/ commercial buildings constructed on former colliery area.

2.7 Historic Contamination

2.7.1 There are no available records of contamination originating from the permitted site operations or historic operations.

2.7.2 A review of the Environment Agency's Environmental Pollution Incidents (Category 1 and 2) Data 2023 indicates that there have been four recorded pollution incidents within 1km of the site, as summarised in Table 2.3, below.

Table 2.3: Table Example				
ID/ Location	**Notification Date**	**Pollutants**	**Impact**	**Distance/ direction from site**
ID: 1314540 NZ 10301 64140	17/02/2015	Sewage materials - Crude Sewage	Air: Category 4 (No impact) Land: Category 4 (No impact) Water: Category 2 (Significant)	40m northeast
ID: 1533333 NZ 09928 63934	14/06/2017	Not Identified	Air: Category 4 (No impact) Land: Category 4 (No impact)	130m west

Table 2.3: Table Example				
ID/ Location	**Notification Date**	**Pollutants**	**Impact**	**Distance/ direction from site**
			Water: Category 2 (Significant)	
ID: 1545164 NZ 10328 64237	02/08/2017	Sewage Materials – Process Effluent	Air: Category 4 (No impact) Land: Category 4 (No impact) Water: Category 2 (Significant)	200m northeast
ID: 1799375 NZ 09689 64258	18/04/2020	Not Identified	Air: Category 4 (No impact) Land: Category 4 (No impact) Water: Category 1 (Major)	300m northwest

2.7.3 Incident IDs 1314540, 1533333 and 1545164 appear to be related to pollutants released to Park Burn, which flows adjacent to the northern permit boundary, causing significant impact to water. None originate from Low Prudhoe WTS. All recorded pollution incidents are recorded as having no impact on land.

2.8 Local Permitted Sites

2.8.1 A review of the EA's public register shows that there is one Installation Activity and two Waste Operations within 1km of the site, as summarised in the table below. The nearest is a waste transfer station on Dukes Way operated by G S Skip Hire (N E) Ltd, operating under Standard Rules SR2008 No 3: 75kte household, commercial and industrial waste transfer station with treatment.

Table 2.4: Waste operations and Installations within 1km of the site			
Operator and Address	**Permit Ref**	**Site Type**	**Distance and direction**
G S SKIP HIRE (N E) LIMITED Dukes Way, Dukes Way, Low Prudhoe, Prudhoe, Northumberland, NE42 6PL	HB3407MA	S0803 No 3: 75kte HCI Waste TS + treatment	50m south
SUEZ RECYCLING AND RECOVERY UK LTD	HP3898ET	Household Waste Amenity Site	550m southeast

Table 2.4: Waste operations and Installations within 1km of the site			
Operator and Address	**Permit Ref**	**Site Type**	**Distance and direction**
Land/ Premises At, Broomhouse Road, Prudhoe, Northumberland, NE42 5EJ			
ESSITY UK LIMITED Prudhoe Mill, Prudhoe Mill, Princess Way, Prudhoe, Northumberland, NE42 6HE	BK0205IE	Section 6.1 A(1) Producing Paper/Board >20T/D b) Paper, Pulp And Board; Directly Associated Activity (Included): Section 5.4 A(1) Disposal Of > 50 T/D Non-Hazardous Waste (> 100 T/D If Only AD) Involving Biological Treatment -; a) (i) Paper, Pulp And Board Section 6.1 A (1) a) Producing Pulp From Timber Etc -	350m west

3 PERMITTED ACTIVITIES

3.1.1 Low Prudhoe Waste Transfer Station Operates under an environmental permit (Reference EPR/RP3898ZV, EAWML64001) allowing for the acceptance a range of non-hazardous industrial and commercial wastes and hazardous asbestos waste.

3.1.2 Table 3.1 below summarises details of the permitted activities, in line with the Environment Agency's H5 Site Condition Report template.

Table 3.1: Permitted activities

Permitted activities	Non-hazardous C&D Waste Transfer Station incl. asbestos (EPR/RP3898ZV, EAWML64001)
Non-permitted activities undertaken.	Storage of aggregate products
Document references for: • plan showing activity layout; and • environmental risk assessment.	NT16466-003 Environmental and Habitats Risk Assessment (asbestos only) NT16466-001-P0 Permit Boundary-A3L Drawing LP-02 Drainage

3.2 Permitted Activities

3.2.1 The Site operates as a Waste Transfer Station accepting a range of commercial and industrial waste types. The permit allows for the acceptance of inert wastes, scrap metal, degradable waste (from commercial and industrial sources) construction and demolition wastes and cement bound asbestos only. Treatment of wastes is limited to dismantling, mixing and sorting. There is no treatment of asbestos containing waste.

3.2.2 Wastes delivered to the transfer station are stored within the purpose built building and only inert waste will be stored in external bays in the northeastern extent of the site. External bays will be constructed on concrete and located in the northeast extent of the site, allowing for a total storage capacity of 2,000m^3 (4 x 500m^3 bays).

3.2.3 The WTS building interior and the external waste storage bays have impermeable concrete pavement which falls to an ACO drain running along the foot of the bays and the entrance to the building, which each drain to the below ground leachate collection tank. The tank is periodically emptied to foul sewer to maintain its capacity.

3.2.4 The external waste recycling area is surfaced with permeable hardcore. As external storage will be limited to clean inert wastes only, risk of contamination of surface

water or groundwater is negligible. Should treatment of inert waste be required (for example, crushing) this will be carried out under a separate mobile plant permit and appropriate deployment.

3.2.5 In external areas in the western extent of the site, uncontaminated surface water run-off is directed into the perimeter drainage system and discharged into the burn to the north of the site. Surface water passes through a silt collection chamber and oil interceptor system before leaving the site, thereby minimising the potential for any contamination to the watercourse.

3.2.6 Drainage and infrastructure is subject to inspection at least weekly and regular maintenance by a qualified engineer to ensure its integrity is maintained.

3.3 Potentially Polluting Substances

3.3.1 Table 3.2 below lists the potentially polluting substances used or generated at the facility and the control measures employed to protect the environment.

Table 3.2 Potentially Polluting Substances Stored Or Generated At The Site

Substance	Use/source	Hazardous Substance?	Control measures	Risk to Soil or Water
Diesel/fuel	Fuel for site plant	Yes	Fuels will be stored in a bunded fuel tank located on bunded impermeable surfacing. Spill kit provided on site to clear any minor spillages. Oil interceptor ensures that hydrocarbons are captured before run-off discharges to surface water.	Very low
Hydraulic oils	Plant maintenance	No	Oils are stored inappropriate containers located within impermeable bunding, ensuring any leaks can be contained. Spill kit provided on site to clear any spillages.	Very low

4 CONCLUSION

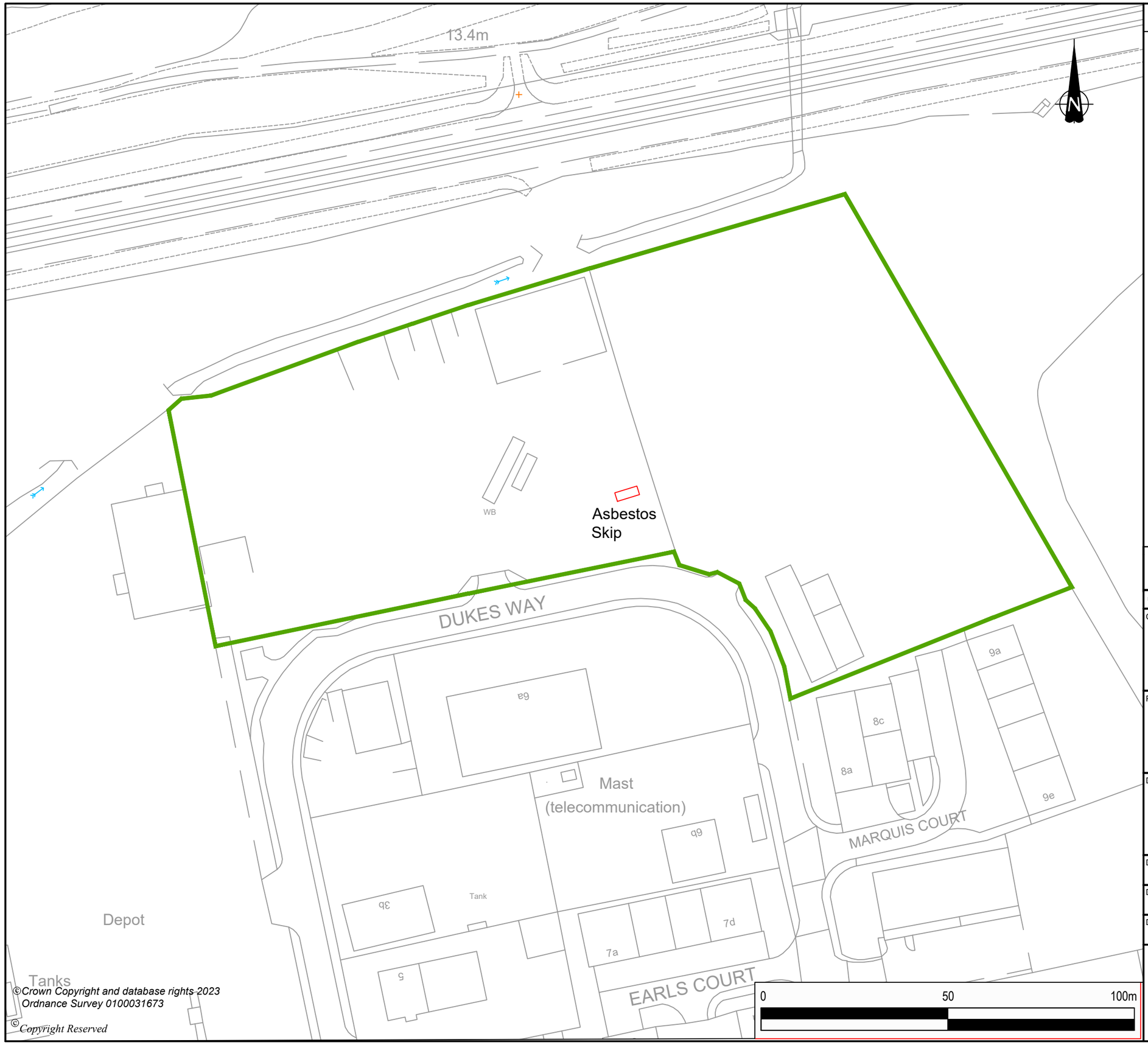
4.1.1 There is no available evidence of historic pollution resulting from previous site use, adjacent sites, or ongoing site activities.

4.1.2 The use of appropriate measures following strict operating procedures ensures that the site will present a low risk to receptors and will not cause harm to human health or the environment.

4.1.3 The waste transfer station has sealed drainage which is discharged to foul sewer, ensuring land, groundwater and surface water is protected at all times.

4.1.4 Permitted activities to be undertaken at the site will not present a significant risk of pollution or harm where appropriate control measures, as outlined, are undertaken.

DRAWINGS/FIGURES



DO NOT SCALE FROM THIS DRAWING

KEY

PERMIT BOUNDARY

REVISION	DETAILS	DATE	DR'N	CHK'D	APP'D

CLIENT

THOMPSONS OF PRUDHOE ENVIRONMENTAL TRUST

PROJECT

LOW PRUDHOE TRANSFER STATION

PRELIMINARY

DRAWING TITLE

PERMIT BOUNDARY

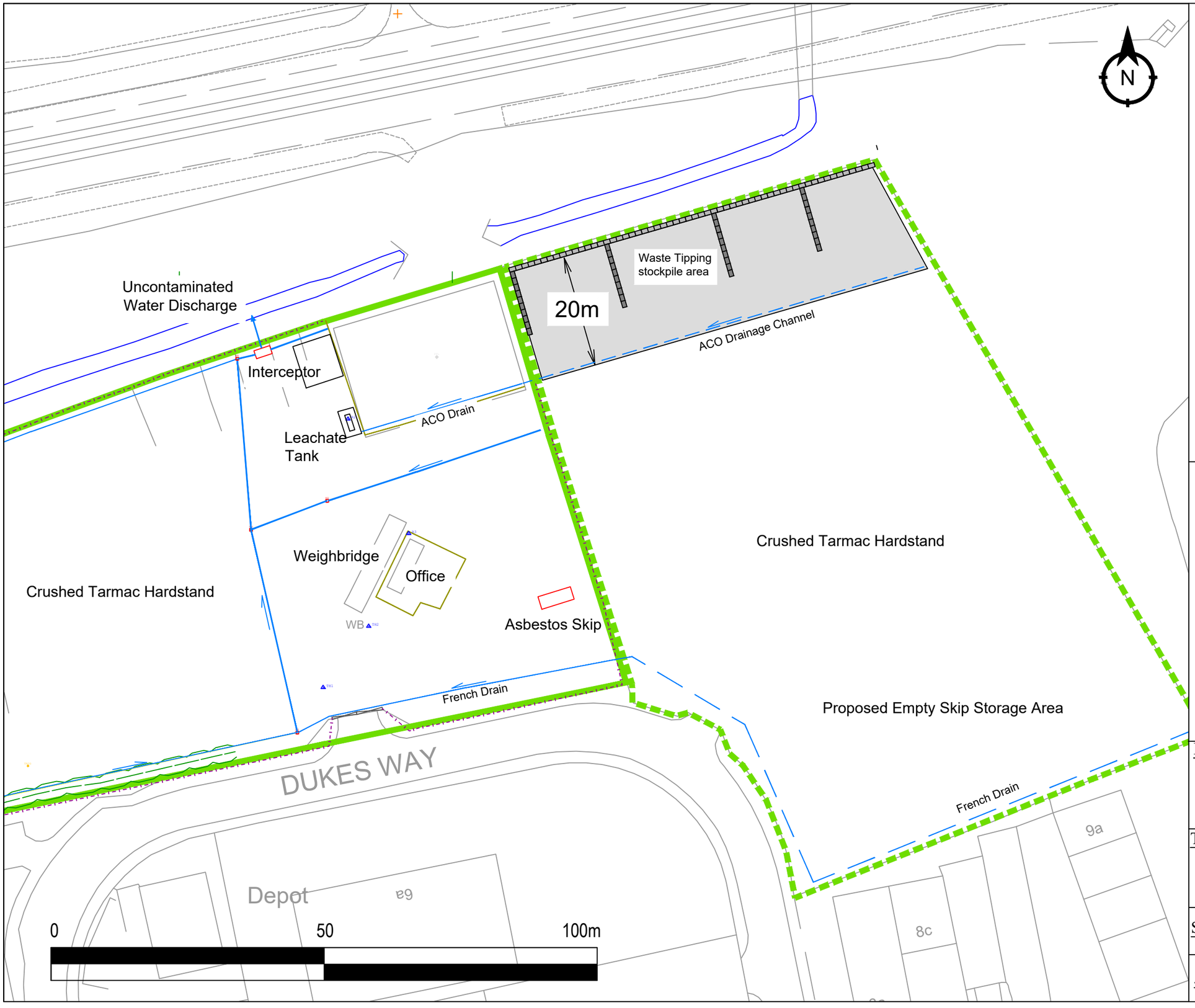
DRG No.	REV	SUIT. CODE
NT16466-001	P0	

DRG SIZE	SCALE	DATE
A3	1:1000	05-09-23

DRAWN BY	CHECKED BY	APPROVED BY
DR		

wardell armstrong

N:\NT\NT16466 - LOW PRUDHOE PERMIT VARIATION\03 - DESIGN\AUTOCAD\NT16466-001-P0 PERMIT BOUNDARY.DWG



Key

- Permit Boundary
- Proposed Permit Extension Area
- Existing Drainage
- Proposed Drainage
- Proposed Concrete (Lego Block) Wall
- Proposed Concrete Slab

THOMPSONS OF • PRUDHOE

THOMPSONS OF PRUDHOE

Princess Way
Low Prudhoe
Northumberland
NE42 6PL
01661 832422

Project;

Low Prudhoe Transfer Station

Title;

Drainage

Scale	As Shown	Drawn	MG	Date	28/9/23
Job no.	LP-01	Dwg no.	002	Rev.	----

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