

# Haye Down Waste Transfer Station

784-B033235

## Non-Technical Summary

Environmental Permit Application

West Devon Borough Council

November 2025

Document prepared on behalf of Tetra Tech Environment Planning Transport Limited. Registered in England number: 03050297

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# DOCUMENT CONTROL

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## Table of Contents

<b>1.0</b>	<b>NON-TECHNICAL SUMMARY</b> .....	<b>2</b>
<b>2.0</b>	<b>SUPPORTING INFORMATION</b> .....	<b>3</b>

## Drawings

WDB/B033235/PER/01 – Permit Boundary Plan  
WDB/B033235/REC/01 – Environmental Receptor Plan  
WDB/B033235/LAY/01 - Site Layout Plan  
WDB/B033235/VMD/01 – Visual Dust Monitoring

## Appendices

Appendix A - Application Forms .....	7
Appendix B – Pre-Application Advice .....	8
Appendix C – Operating Techniques .....	9
Appendix D – Environmental Risk Assessment.....	10
Appendix E – Dust Management Plan .....	11
Appendix F – Fire prevention Plan .....	12
Appendix G - Site Condition Report.....	13
Appendix H – Odour Management Plan .....	14
Appendix I – Noise Management Plan.....	15

# 1.0 Non-Technical Summary

## 1.1 Environmental Permit Variation Application

- 1.1.1 This Environmental Permit Application has been prepared by Tetra Tech on behalf of the Operator, West Devon Borough Council (The Council), in accordance with the requirements of the Environmental Permitting (England and Wales) Regulations 2016 as amended.
- 1.1.2 This application relates to The Council's site Haye Down Industrial Estate located at Haye Down, Tavistock, Devon, PL19 0NN, at approximate National Grid Reference SX 44645 79630. The site location and permit boundary are presented on Drawing Number WDB/B033235/PER/01.
- 1.1.3 The site is currently operated by FCC Recycling (UK) Ltd on behalf of The Council. At present the site is being operated under a number of exemptions (S1 Storing wastes in secure containers, S2 Storing wastes in a secure place, T10 Sorting mixed wastes and T4 preparatory treatments (baling, sorting, shredding, etc) but there is no environmental permit.
- 1.1.4 However, following changes to the methodology for collection whereby cans and plastics are co-mingled rather than collected as separate streams the site is no longer eligible to operate under the exemptions. As such, the operator (FCC) and The Council have identified that the exemptions which the site currently operates under are no longer suitable and a full Environmental Permit should be obtained.
- 1.1.5 Consequentially, The Council are seeking to apply for a new bespoke permit for the operation of a Household, Commercial and Industrial Waste Transfer Station that will process a maximum of 25,000 tonnes per annum of non-hazardous waste.
- 1.1.6 This application is accompanied by all relevant documentation, as required by the aforementioned Regulations, and in the format set out in the Environment Agency (EA) guidance documents. Details of the supporting documents are provided in the following section.

## 2.0 Supporting Information

### 2.1 Application Forms

- 2.1.1 Forms A, B2, B4 and F1 have been included as part of this application. These forms are provided as Appendix A.

### 2.2 Pre-Application Discussions

*Part B2, Question 1a*

- 2.2.1 Pre-application discussions have been undertaken and are provided as Appendix B of this application.

### 2.3 Ability as an Operator

*Part B2, Question 3b*

- 2.3.1 The site will be managed by an individual who possesses the required level of technical competence. The Technically Competent Manager for the site will be Ian Yates who is an FCC employee working under their CMS and FCC's nominated person. FCC operate the site under contract to The Council who will, furthermore, provide COTC coverage for the site with Stuart Noyce. Stuart will be client side and oversee the contract and oversight of FCC operating site in accordance with the permit conditions and any conditions of the contract.
- 2.3.2 Evidence of technical competence for the site has been provided as part of the Operating Techniques (BATOT) document (Appendix C of the Environmental Permit Application).

### 2.4 Management System

*Part B2, Question 3d*

- 2.4.1 The site will be operated by FCC on behalf of The Council in accordance with their Integrated Management System (IMS) certified to ISO 14001. A copy of the ISO14001 certificate is provided with this application.
- 2.4.2 An Environmental Management System will be developed from the permit once approved by translating the permits conditions and requirements into responsibilities and controls that will outline operationally what will be done and in accordance with the Environment Agency's electronic guidance on Develop a management system: environmental permit.
- 2.4.3 FCC is committed to ensuring that members of its staff are technically competent to undertake its waste operations and uses the approved FCC Competency Management System which is audited and accredited by LRQA(UKAS Verified) for these purposes. A copy of the scheme certificates for

the technically competent persons is presented within the Operating Techniques document (Appendix C of the Environmental Permit Application).

- 2.4.4 An indicative summary of the site's environmental management system is provided as part of the Operating Techniques document (Appendix C of the Environmental Permit Application).

## 2.5 Site Plan

*Part C2, Question 5a*

- 2.5.1 A site layout plan (Drawing Number WDB/B033235/LAY/01) has been prepared to show where the proposed changes will take place on site.
- 2.5.2 In addition, a permit boundary plan (Drawing Number WDB/B033235/PER/01) has been prepared to show the permit boundary of the site.

## 2.6 Site Condition Report

*Part B2, Question 5f*

- 2.6.1 A Site Condition Report has been provided as Appendix G of the Environmental Permit Application to detail the proposed activity

## 2.7 Fire Prevention Plan

*Part C2, Questions 5d and 5e*

- 2.7.1 A Fire Prevention Plan has been prepared in line with the EA's current 'Fire Prevention Plans: Environmental Permits'(updated in January 2021) guidance. This is provided as Appendix F of the permit application

## 2.8 Environmental Risk Assessment

*Part B2, Question 6*

- 2.8.1 An Environmental Risk Assessment (Appendix D) has been prepared to consider the potential impact of the proposed activity. The Environmental Risk Assessment (ERA) is concerned with the nature and extent of any linkages between the source of any environmental hazards and the receptors which may be susceptible to harm; such linkages being termed pathways. Where potential for harm is identified, the assessment identifies the management techniques which will be utilised to mitigate such impacts.

## 2.9 Operating Techniques

*Part B4, Question 3*

- 2.9.1 An Operating Techniques document has been prepared that describes how the site will be managed and operated.
- 2.9.2 A copy of the Operating Techniques is provided as Appendix C of the Environmental Permit Application.

## 2.10 General Requirements

### *Part C4, Table 2*

- 2.10.1 According to the EA's 'Control and monitor emissions for your environmental permit' guidance indicates that a dust management plan is required if a site is "keeping or treating (or both) aggregates, soils, ashes or similar materials". As such, a Dust Management Plan (Appendix E of the Environmental Permit Application) has been prepared to describe the measures that will be in place to prevent occurrence of dust from the proposed activities.
- 2.10.2 As noted in Section 1.1.5, The Council are seeking to apply for a new bespoke permit for the operation of a Household, Commercial and Industrial Waste Transfer Station that will process a maximum of 25,000 tonnes per annum of non-hazardous waste.
- 2.10.3 As such, the aforementioned guidance indicates that an Odour Management Plan (OMP) is required for the activities that are proposed under this application. As such, an OMP has been provided as Appendix H of this application.
- 2.10.4 Nevertheless, the Environmental Risk Assessment (Appendix D of the Environmental Permit Application) and the Operating Techniques Document (Appendix C of the Environmental Permit Application) has been prepared to address how the risk of odour from the proposed operations will be minimised.
- 2.10.5 In addition, a Noise Management Plan (NMP) has been prepared to describe the measures that will be in place to minimise the risk of noise from the proposed activities. A copy of the NMP is provided as Appendix I of the Environmental Permit application.

## 2.11 Application Fees

### *Part F1, Question 1*

- 2.11.1 It is considered that the application fee will comprise the following in accordance with EA Guidance on Bespoke Activity Descriptors - Waste: -

Activity Reference	Description	Application Type	Fee
1.16.6	HCI waste transfer station – includes Fire Prevention and Odour Management Plan	New Application	£9,176

1.19.5	Dust Management Plan	-	£1,241
1.19.4	Noise Management Plan	-	£1,246
<b>Total</b>			<b>£11,603</b>

## Drawings

WDB/B033235/PER/01 – Permit Boundary Plan

WDB/B033235/REC/01 – Environmental Receptor Plan

WDB/B033235/VMD/01 – Visual Dust Monitoring

## Appendix A - Application Forms

## Appendix B – Pre-Application Advice

## Appendix C – Operating Techniques

## Appendix D – Environmental Risk Assessment

## Appendix E – Dust Management Plan

## Appendix F – Fire prevention Plan

## Appendix G - Site Condition Report

## Appendix H – Odour Management Plan

## Appendix I – Noise Management Plan