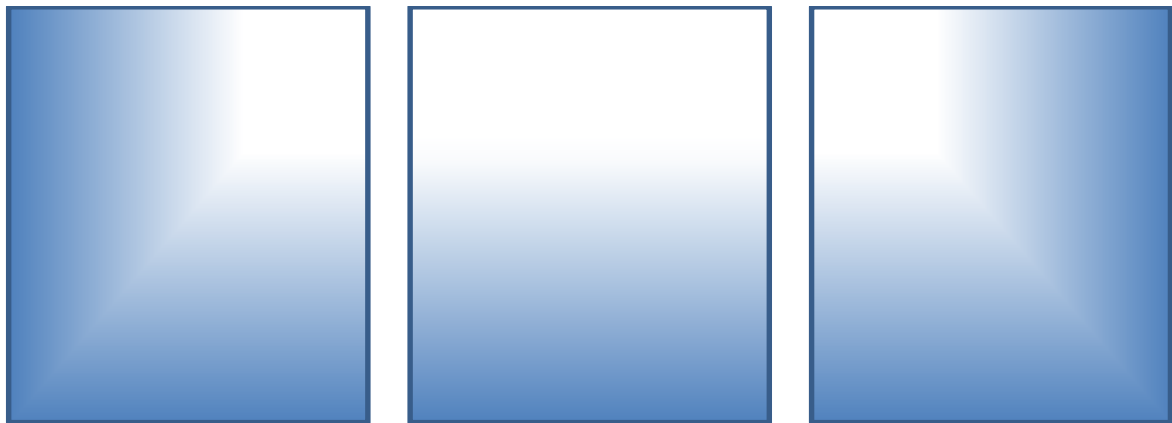


HalpinRobbins

Ecology & Environmental Services

SITE CONDITION REPORT

Waste Treatment: Galileo Depot, Galileo Close,
Plympton



Project No. and Report Ref.: 01.010.003.01_Galileo Depot_SCR

Date: 03 November 2022

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REVISION AND AMENDMENT REGISTER

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Project Reference:	01.010.003.01			
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1 SITE DETAILS

1.1 Name of Applicant

The applicant is Westcountry Waste Management Ltd

1.2 Activity Address

The activity is undertaken at the Galileo Depot, Galileo Close, Plympton, Devon, PL7 4JW.

1.3 Location Description

The site is located within the Galileo Depot, west of the Depot workshop at OS Grid Reference SX 54175 56735. Beyond the immediate boundaries the site is surrounded by industrial activities with the closest residential property c.90m west.

The site is located to the north of Plympton, within the Newham Industrial Estate.

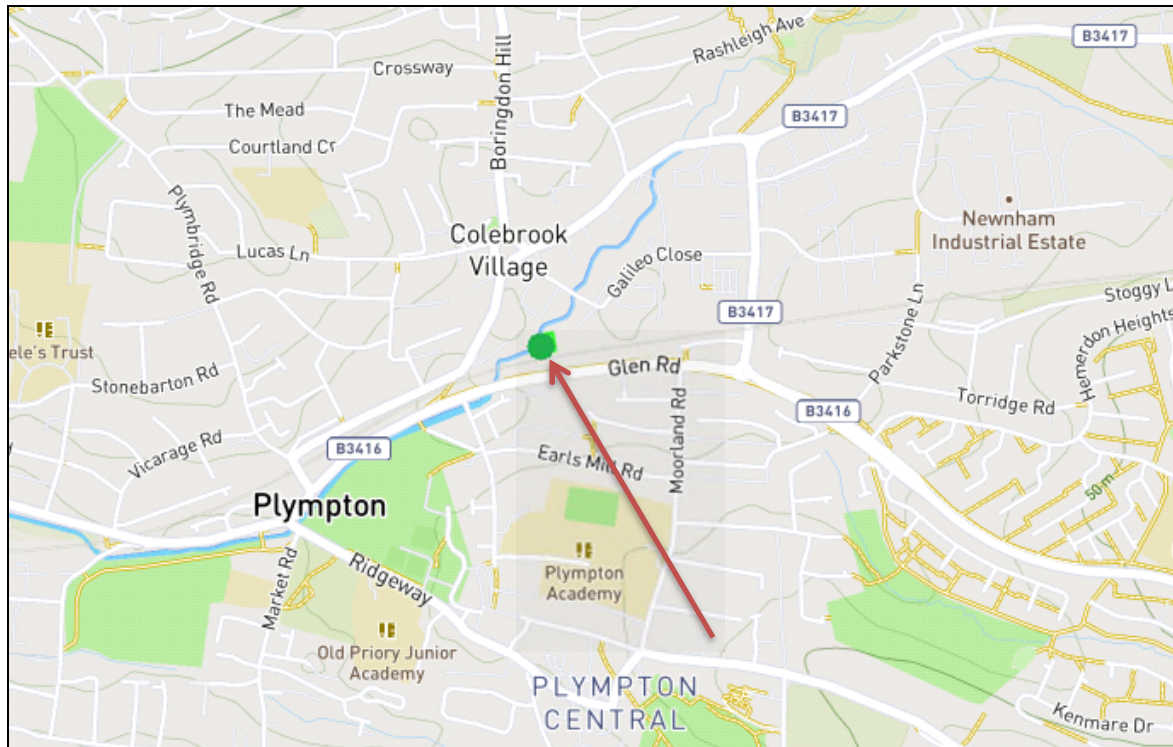


Figure 1. Site Location Plan

1.3.1 Topography and Immediate Surroundings

The site is generally flat and level; its immediate surroundings are:

- North – Mixed hardstanding and Tory Brook
- East – Mixed hardstanding and depot workshop
- South – Railway track and embankment
- West – Tory Brook

1.4 Site Layout

The site operation will be laid out to the west of the depot workshop. The layout of the site can be viewed in document 01.010.003.01 Site Plan.

1.5 Site Activities Description

Waste from activities undertaken by Westcountry Waste Management will be collected and brought to site within a sealed tanker.

No material will be accepted from third parties or private individuals.

Prior to collection all material will be assessed for permit compliance, only compliant material will be collected, all other material will be rejected before collection.

Delivery vehicles will enter the depot from Galileo Close, to the east of the site, and travel along the designated routes to the permitted site.

Once on site the vehicles discharge the wet waste directly into the reception tank in which rag is separated out and transferred to a sealed skip.

Within the tank reception tank the waste is allowed to settle; solids drop to the bottom of the tank and liquids rise to the surface.

The collected liquid fraction is then discharged to the local sewer system. Prior to discharge the liquid fraction is tested to ensure it is compliant with discharge levels.

The solid fraction, once free of liquids remains in the tank until the tank is close to full. At this point the reception tank is removed from the system and a replacement tank is positioned in its place.

The tank containing the solid material is then transferred on a hook lorry to a permitted waste treatment facility.

2 LAND CONDITION

2.1 Geology

Data obtained from digital mapping at a scale of 1:50,000.

Table 1. Geology.

Geology	Rock Type	Min. & Max. Age	Distance
Upper Devonian	Undifferentiated	382.7 – 358.9 million years	0m
Middle Devonian	Undifferentiated	393.3 – 382.7 million years	0m

2.2 Hydrogeology

Data obtained from digital mapping at a scale of 1:50,000 and Ground Investigation Report

Table 2. Hydrogeology

Aquifer	Aquifer Description	Source Protection Zone	Zoning Description
Superficial	Secondary	No	Not Applicable
Bedrock	Secondary	No	Not Applicable

2.3 Hydrology

Data obtained from digital mapping at a scale of 1:50,000 and site walkover

Table 3. Hydrology

Nearest surface water	Flood Zone 1 ¹	Flood Zone 2 ²	Flood Zone 3 ³
c.10m North (Tory Brook)	On Site	c.10m North	c.10m North

Site can be accessed and remain operational, without complication, during normal flooding conditions.

Access to Galileo Depot may become restricted during extreme flooding events.

¹ Flood Zone 1 – Land having a less than 1 in 1,000 annual probability of flooding.

² Flood Zone 2 – Land having between a 1 in 100 and 1 in 1,000 annual probability of flooding.

³ Flood Zone 3 – Land having a 1 in 100, or greater, annual probability of river flooding.

2.4 Pollution History

Data obtained from ground investigation, borehole monitoring, digital mapping and site walkover

2.4.1 Incidents

Table 4. Incidents

On site	0 – 250m	251 – 500m	501 – 1,000m
None known	None known	None known	None known

2.4.2 Historic land uses

Table 5. Historic land use (site and boundary)

Year	Site	North	East	South	West
1894	Fields	Tory Brook Fields	Fields	Railway Fields Residential house	Tory Brook South Devon Nursery
1906	Fields	Tory Brook Fields	Fields	Railway Fields Residential house	Tory Brook South Devon Nursery
1913	Fields	Tory Brook Fields	Fields	Railway Fields Residential house	Tory Brook South Devon Nursery
1933	Undefined yard	Tory Brook Fields	Tennis Court Undefined yard	Railway Residential house	Tory Brook South Devon Nursery
1951	Undefined yard	Tory Brook Fields	Undefined yard	Railway Residential house	Tory Brook South Devon Nursery
1959	Undefined yard	Tory Brook Transport Depot	Undefined yard	Railway Road	Tory Brook South Devon Nursery
1965	Undefined yard	Tory Brook Transport Depot	Undefined yard	Railway Road	Tory Brook South Devon Nursery
1969	Undefined yard	Tory Brook Transport Depot	Undefined yard	Railway Road	Tory Brook South Devon Nursery
1977	Undefined yard	Tory Brook Transport Depot	Undefined yard	Railway Road Fire station	Tory Brook South Devon Nursery
1986	Undefined yard	Tory Brook Depot	Undefined yard	Railway Road Fire station Police station	Tory Brook Undefined yard

Year	Site	North	East	South	West
1992	Undefined yard	Tory Brook Depot	Undefined yard Works	Railway Road Fire station Police station	Tory Brook Undefined yard
1993	Undefined yard	Tory Brook Depot	Undefined yard Works	Railway Road Fire station Police station	Tory Brook Undefined yard
1999	Storage yard	Tory Brook Depot	Storage yard Works	Railway Road Fire station Police station	Tory Brook Storage yard Works

2.4.3 Industrial land uses

Table 6. Surrounding industry uses (within 200m)

Name	Description	Direction from site	Active / inactive
Aaa Paper & Packaging Products	Packaging & Wrapping Equipment & Supplies	Northeast	Inactive
Andy Hawk	Car Dealers - Used	Northwest	Inactive
B P Car Sales	Car Dealers - Used	West	Inactive
Bob Francis	Electrical Engineers	West	Inactive
Bryn Thomas Ltd	Crane Hire, Sales & Service	Northeast	Inactive
Canes Cars	Car Dealers - Used	East	Inactive
Carwell Auto Services	Garage Services	Northeast	Inactive
Charlie'S	Garage Services	Northeast	Inactive
Colebrook Auto Repairs	Garage Services	Northwest	Inactive
Colebrook Cars	Car Dealers - Used	North	Inactive
Colebrook Service & Diagnostic	Garage Services	West	Inactive
Colebrook Servicing	Garage Services	West	Active
Colebrook Transporters	Garage Services	Northwest	Inactive
D J H Car Sales	Car Dealers	West	Inactive
D S Smith Packaging	Boxes & Cartons	North	Active
Danisco Pack Boon	Packaging & Wrapping Equipment & Supplies	North	Inactive
Day Lewis	Chemists' & Pharmacists' Suppliers & Wholesalers	Southeast	Inactive
Dmc	Car Dealers	Northwest	Inactive
Entry Group	Gate Manufacturers - Automated	Northeast	Active
John Lloyd	Car Dealers - Used	Northwest	Inactive
Lang & Potter C T Ltd	Machine Shops	East	Inactive
New Look Cars	Car Body Repairs	West	Inactive
Newnham Engineering Plymouth Ltd	Precision Engineers	East	Active
Newnham Road Car Sales	Car Dealers - Used	Northwest	Inactive

Name	Description	Direction from site	Active / inactive
P M Twomey	Wrought Ironwork	South	Inactive
Pap Commercials	Commercial Vehicle Servicing, Repairs, Parts & Accessories	Northeast	Inactive
Plymouth Caravan Centre	Caravan Dealers & Manufacturers	North	Inactive
R L Motor Services Ltd	Car Dealers - Used	Northeast	Active
RI Motor Services	Garage Services	East	Inactive
Shelving Megastore	Shop Fittings Manufacturers	Northeast	Active
The Car Agent	Car Dealers - Used	North	Active
The Southwest Industrial Doors & Automation Ltd	Door Manufacturers - Industrial	Northeast	Inactive
Tom Willcocks	Pet Foods & Animal Feeds	West	Inactive
Transport Repair Garage	Garage Services	Northwest	Inactive
Transport Repair Garage Ltd	Garage Services	Northwest	Active
Viridor	Waste Disposal Services	East	Active
Volcare	Garage Services	North	Inactive
Volcare For Volvo	Garage Services	North	Active
Wheeltec Ltd	Garage Services	Northeast	Active
Wilson Court Car Sales	Car Dealers - Used	West	Inactive

2.4.4 Visual or olfactory evidence of contamination

None noted or observed during walkover survey.

2.4.5 Baseline soil and groundwater reference data

At the time of application, no soil or groundwater investigation has been undertaken. Should there be a requirement to disturb the ground in the future soil and groundwater, if found, will be sampled and sent for analysis.

The following table provides the estimated soil chemistry:

Table 7. Estimated Soil Chemistry

Parameter	Unit	WS1
Arsenic	mg/kg	35 - 45
Cadmium		<1.8
Chromium		60 - 90
Lead		100 - 200
Nickel		15 - 30

2.5 Sensitive Land Uses

There are no sensitive nature designated land uses within 500m.

The closest residential land use is c.90m west of the permit application boundary.

Additional information can be found in document 01.010.003.01 Sensitive Receptor Map

2.6 Assessment Information Sources

Information relating to the history and environmental condition of the site was obtained from several sources including:

- Site staff – Specifically the Site Manager
Existing documents in relation to planning, site operation, existing monitoring programs, pollution incidents and site operational management
- Envirocheck™ – Landmark Information Group
Historic maps, pollution records, environmental sensitive receptors, flood and other risks
- Site walkover survey
Conducted in accordance with CLR2 and the relevant horizontal Environment Agency H5; carried out in 2022 and 2023.

Further information can be found within the supporting appendix documents:

- 01.010.003.01 SCR Appendix 1 (B2.5b) – Historical Mapping
- 01.010.003.01 SCR Appendix 2 (B2.5b) – Water Mapping
- 01.010.003.01 SCR Appendix 3 (B2.5b) – Site sensitivities

3 ACTIVITIES

3.1 Permitted

The waste treatment facility separates out the solid and liquid fractions from wet wastes produced and collected by Westcountry Waste Management:

- **Section 5.4**

Disposal, recovery or a mix of disposal and recovery of non-hazardous waste

- **Part A (1) a**

Disposal of non-hazardous waste with a capacity exceeding 50 tonnes per day (or 100 tonnes per day if the only waste treatment is anaerobic digestion) involving on one or more of the following activities and excluding activities covered by Council directive 91/271/EEC concerning urban wastewater treatment -

- (ii)**

Physico-chemical treatment

4 CHANGES TO ACTIVITIES

Site condition report has been prepared for the purpose of an application for a new bespoke permit, therefore there are no changes to current permitted activities.

5 MEASURES TAKEN TO PROTECT LAND

5.1 Protection in Place

The following are in place to protect the surrounding environment:

- All operational staff are trained, and training is reviewed.
- All waste treatment operations take place within sealed tanks/containers within appropriate bunding/containment.
- In the event of significant failure, the site can be shut down and all waste collections can cease immediately.
- All operations take place inside closed tanks and pipework.
- Plant and equipment are regularly maintained.
- The site, when operational, will operate in accordance with an Environmental Management System that is reviewed and updated annually or after a significant event.

5.2 Protection Measures Added

During the lifetime of the sites operation up to and including the point of decommissioning a full record of any protection measures added to the system will be recorded.

5.3 Protection Measures Application

Should protection measures, beyond standard operational procedures, need to be implemented a record of the measures successful execution will be kept. Should protection measures be unsuccessful then information will be gathered and reviewed to determine the deterioration of land and sensitive receptors, along with improvements and modifications made.

5.4 Pollution Incident and Remediation

During the lifetime of the sites operation up to and including the point of decommissioning a full record of any pollution incidents, investigation and remediation will be kept.

6 PERMIT SURRENDER

On surrender of the permit a supplementary document will be produced to provide the following information:

- **Decommissioning and removal of pollution risk**
The document will describe how the site was decommissioned and demonstrate that all sources of pollution risk have been removed. Included within the document will be a site closure plan, List of potential sources of pollution risk and Investigation and remediation reports (where relevant).
- **Reference data and remediation (where relevant)**
If any information has been collected in relation to land and/or groundwater, this will be presented to show the current status of the site and confirm that the land is in a “satisfactory state” at surrender. Included in the document will be collected land and/or groundwater raw data, an assessment of the current site condition and remediation and verification reports, if undertaken.
- **Statement of site condition**
Using all the information gathered across the lifetime of the site a condition statement will be produced to confirm that the permitted activities have stopped, decommissioning is complete, and the pollution risk has been removed and the land is in a satisfactory condition on surrender of the permit.