

ENVIRONMENTAL RISK ASSESSMENT

Brunel Road Industrial Estate, Newton Abbot, TQ12 4PJ

Teignbridge District Council

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1 Introduction

1.1 Note

- 1.1.1 Oaktree Environmental Ltd have been instructed by Teignbridge District Council (the Operator) to prepare this Environmental Risk Assessment (ERA) to support an Environmental Permit variation application at Brunel Road Industrial Estate, Newton Abbot, TQ12 4PJ.
- 1.1.2 The existing site operates under a waste exemption registration number WEX399000 with three listed exemptions comprising of an S1, S2 and a T4 exemption. The purpose of this variation to bespoke permit application and subsequent documents to support this is to allow the site to operate under a single bespoke permit.
- 1.1.3 Treatment activities undertaken at the site include:
- a) Sorting (with loading shovel/360° excavator or by hand).
 - b) Manual separation (by picking line).
 - c) Baling (by using appropriate manual baler).
- 1.1.4 The transfer station was constructed in 2004 for the purpose of allowing the council to recycle the waste produced by Teignbridge council residents.
- 1.1.5 There are no proposed changes to the site's boundary or operations/treatment activities currently undertaken on site. The annual throughput of waste is proposed to be 25,000 tonnes per annum.
- 1.1.6 The proposed EWC codes to be accepted at the site are outlined in the Non-Technical Summary, document Ref: 3312/001-C.
- 1.1.7 It is important to note that there have been no complaints or issues relating to noise, dust or odour from the site since operations began, nor have there been any pollution incidents.

- 1.1.8 This ERA considers the potential and actual risks associated with operating the site in accordance with a new bespoke permit. This ERA does not aim to provide detailed Health and Safety risk assessments maybe required separately through the necessary legislation.
- 1.1.9 All site staff should be provided with a copy of this ERA and be aware of where it is located on site.
- 1.1.10 All environmental risks identified in this document should be acted upon accordingly by site management to ensure all environmental risks can be appropriately managed / controlled.

2 Site Location and Receptors

2.1 Site Location

- 2.1.1 The site is located at Brunel Road Industrial Estate, Newton Abbot, TQ12 4PJ, National Grid Reference (NGR) SX 87061 71068 and is accessed via Brunel Road (A56).
- 2.1.2 Within the immediate vicinity of the site are a number of other industrial/commercial premises. Located approximately 95m east of the site is the A381. The nearest surface water feature is located approximately 60m east at Aller Brook.
- 2.1.3 A full list of sensitive receptors within 1km of the site can be found in Table 1 overleaf. Some receptors included in this list may not be sensitive to all potential emissions from the site i.e. surface water is not considered sensitive to odour. When considering each hazard in the risk assessment table specific receptors that have the potential to be affected by the specific hazard being considered have been outlined in the associated row.

2.2 Sensitive Receptors

- 2.2.1 Sensitive receptors within 1km of the site are illustrated on the Receptor Plan in Appendix II.
- 2.2.2 Table 1 overleaf shows the approximate distance and orientation of sensitive receptors from the site.

Table 1 - Sensitive Receptors

Receptor	Direction from Site	Approx distance from the site boundary to the receptor boundary (m)
Commercial / Industrial		
Dulux Decorator Centre	West	Bordering the site
Drake Tooling & Abrasives	West	Bordering the site
Devon County Windows Ltd	North	93
Ascot Dairy	North	95
Fenster Limited	North	105
Axiom Veterinary Laboratories	South west	30
Teignbridge District Council	South	67
Residential		
Residential property (Queensway)	East	270
Residential Property (A381)	South West	370
Care homes (residential)		
Somerforde Residential Care home	South west	403
Schools		
Abbotsbury School	South west	425
Haytor View Community Primary School and Nursery	East	460
All Saints Marsh Primary School	North west	715
Watercourses		
Aller Brook	East	60
River Teign	North	541
Lake at Decoy Country Park	South	853
Infrastructure (major roads and transport links)		
The A381	East	95
Newton Abbot Railway line	West	345
Ecological Sites		
Wolborough Fen (SSSI)	South	1,045
Deciduous Woodland	East	67

3 Environmental Risk Assessment Model

3.1 Fundamental Considerations

- 3.1.1 **Source/Hazard:** A property or situation that in particular circumstances could lead to harm.
- 3.1.2 **Consequences:** The adverse effects or harm as the result of realising a hazard which causes the quality of human health or the environment to be impaired in the short or long term.
- 3.1.3 **Risk:** A combination of the probability of occurrence of a defined hazard and the magnitude of the consequences of the occurrence.

3.2 Pathway

- 3.2.1 Important in the assessment of a particular risk(s) and to inform the subsequent management of the risk(s) is the identification of the pathway(s) through which the risk may affect the identified receptor(s). The following are examples of pathways:
- Air (windblown dust etc.).
 - Ground (leaching of contaminants into underlying aquifers).
 - Water (hydrocarbon run off into surface waters).
 - Direct contact / exposure.

3.3 Consequences

- 3.3.1 The following Table highlights the consequences of the hazard(s) identified and the abbreviations for each as used in the Risk Assessment Table in Section 3:

Abbreviation	Consequences
A	Minor Injury
B	Major Injury
C	Death
D	Air Pollution
E	Water Pollution
F	Pollution of Land

3.4 **Effects of Consequences**

- 3.4.1 In order to quantify the level of risk and identify the appropriate management procedures, the potential effects must be considered, as outlined in the Table below:

Abbreviation	Consequences	Management Requirements
S	SEVERE	In all cases
Mo	MODERATE	In most cases
Mi	MILD	Occasionally
N	NEGLIGIBLE	No

- 3.4.2 Note: “Management” is the action required to reduce the risk of a hazard causing a problem on site. Contingency measures are procedures which are in place to reduce the consequences of a hazard.

3.5 **Risk Estimation and Evaluation (Probability/Frequency of Occurring Hazard)**

- 3.5.1 The following Table allows the likelihood of an occurrence of an identified risk to be assessed:

Abbreviation	Probability	Evaluation
1	Very likely	Could occur during any working day
2	Likely	Could occur regularly
3	Possible	Event possible
4	Unlikely	Event very unlikely

3.6 **Risk Assessment Outcome (Combination of Probability & Consequence)**

- 3.6.1 The following Table shows the resultant risk of an identified hazard or potential situation. This uses the hierarchy of both probability and consequence to assess the level of risk. The level of risk determines what level of management would be required in order to reduce the risk of occurrence and/or scale.

		Consequence			
		S	Mo	Mi	N
Probability	1	High	High	Medium	Low
	2	High	Medium	Low	Negligible
	3	Medium	Low	Negligible	N/A
	4	Low	Negligible	N/A	N/A

- 3.6.2 Where the risk assessment outcome is high, first-level management of the risk is essential, i.e. removal of hazard, implementation of major infrastructure/structural design measures to contain the risk/hazard and company policy changes to incorporate the management of the risk. All risk management measures must be supplemented with detailed induction training, spot training and tool-box talks to ensure all site staff and users are made fully aware of the risk/hazard, all potential consequences and necessary management and contingency procedures.
- 3.6.3 Where the risk assessment outcome is medium, the management of the risk should be tackled by management or delegates. If removal of the hazard is not possible, management will normally be met through implementing minor structural design measures or by imposing procedures for the prevention of occurrences which will be conveyed to all site staff through the appropriate training, including any contingency measures/procedures.
- 3.6.4 Where the risk assessment outcome is low, the management of the risk can be done wholly through appropriate training to site staff including any contingency measures/procedures.

- 3.6.5 Where the risk assessment outcome is negligible, site staff should be made aware of the possibility of an occurrence and contingency measures should be readily available to all staff should they be required.

4 Risk Assessment Table

- 4.1 The following pages contain the site-specific risk assessment for the site with appropriate remedial actions, recommendations and comments included for each identified hazard, potential contaminant, or situation.
- 4.2 The Table also contains references to the appropriate section(s) of the site's EMS for additional management procedures.
- 4.3 As discussed in Section 3.6 above, all situations which identify a risk from Low – High should be incorporated into the staff/visitor training schedule, where appropriate and acted on as required.

SEE TABLES OVERLEAF

Appendix I

RISK ASSESSMENT TABLES

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
Dust / particulates	Release of dust via one of the following channels: Waste delivery vehicles deposit and collection of potentially dusty waste during dry and windy weather conditions. Processing of waste Dust / debris on site surfaces. Loading of waste into treatment plant. Wastes dropping from conveyors into stockpiles Prolonged periods of dry/warm weather or conditions where winds reach 4+ on the Beaufort Wind Scale Particulate emissions from the exhaust of vehicles / plant /generators and other non-road going machinery on site	Air	Local human population, including adjacent commercial / industrial units, other neighboring businesses, residential dwellings and surface water features, specifically: - Site workers and visitors. - Adjacent commercial properties (Dulux Decorator Centre, Drake Tooling & Abrasives, Devon County Windows Ltd, Ascot Dairy, Axiom Veterinary Laboratories, Teignbridge District Council) and their users. - Surface water features including, Aller Brook. - Residential dwellings on Station Road/Forde Close.	Harm to human health – respiratory irritation and illness A, B, D, E	Mo	3	Low	The Operator will continue to implement the following to minimise the risk of dust from site operations: - All mechanical waste treatments of potentially dusty wastes (baling cardboard) are undertaken within a building. The cardboard output baler will be cleared before the shutdown. Storage of these bales will be stored within a building. Any containers located on the site will not be filled higher than the container top to prevent overfilling and the material at the top becoming windblown. The predominant wind direction in relation to the site blows towards the north east, therefore the on site buildings where tipping of waste is undertaken will provide protection from winds blowing north. The mitigation measures outlined below will also apply to waste within waste transfer buildings. - Strict waste acceptance procedures are implemented to ensure that loads comprising mainly dust, powders or loose fibers are not accepted on site. - All vehicles delivering and exporting waste will be sheeted. - Drop heights will be minimized as far as reasonably practicable. - Hoses, mains water and water storage tanks will be utilized to dampen stockpiles and site surfaces. There are two 15,000-litre rainwater harvesting tanks located north and south of the site (30,000 liters in total) which collect clean rainwater from building roofs, this water is utilized in on site dust suppression where required. - A 5mph speed limit is enforced on site to prevent the resuspension of mud from the site surface and vehicle movements. - Hoses can be utilised to wash the wheels of vehicles leaving the site to remove any mud, dust or debris and minimise the risk of mud on surrounding roads. - In the event of mud being tracked off site and onto the main roads it will be treated as an emergency and cleaned by site operatives using manual techniques or if required the operator will organise for a road sweeper to be deployed.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
								Site operatives will continuously monitor dust emissions whilst the site is in operation and will report back to the site manager for advice if required. The site manager will make a formal visual inspection of dust emissions at least twice per day when operations with the highest dust potential are being undertaken. Results of monitoring will be recorded in the site diary/record forms. The nature of wastes accepted at the site (i.e. dry mixed recyclables and food wastes are highly unlikely to give rise to dust emissions. With this in mind and all the specific dust controls outlined above, it is considered that a Dust and Emissions Management Plan is not necessary.
Odour	Biodegradable waste stored on site e.g. green waste. Cracks in impermeable concrete pad leading to trapped waste. Dry and hot weather conditions exceeding three days. Prevailing wind towards residential receptor locations transporting odour. Staff negligence leading to odour releases from unauthorised waste. External storage of waste types such as plastic that have the potential to be	Air transport then inhalation	Local human population, including adjacent commercial / industrial units, other neighboring businesses, and residential dwellings, specifically: - Site workers and visitors. - Adjacent commercial properties (Dulux Decorator Centre, Drake Tooling & Abrasives, Devon County Windows Ltd, Ascot Dairy, Axiom Veterinary Laboratories, Teignbridge District Council) and their users. - Residential dwellings on Station Road/Forde Close.	A, D	Mi to Mo	3	Low	The Operator will implement the following to minimise the risk of odour from the site: - Strict waste acceptance procedures are implemented to ensure that no malodorous waste is stored within a building. - All waste with the potential to be malodorous, i.e. green waste, food waste, comingled waste and mixed HCI waste are stored / deposited in the waste transfer building. Storing these wastes within the confines of the waste transfer building eliminates the potential for the waste to come into contact with rainwater which in the cases of the waste mentioned would exacerbate the production of odour. - Putrescible waste that has the potential to be odorous will be stored on site for a maximum of five days, waste is typically removed from site within two days however, five days is provided to allow for contingency (delays in vehicles, plant and equipment breakdowns etc.). If any waste stored on site begins to give rise to odour that can be detected off site will be removed as soon as possible. - Good housekeeping measures are actively maintained on site to reduce the risk of odour. - Site operatives will be sufficiently trained and undergo continuous training on identifying odorous wastes or non-conforming wastes that could give rise to odour.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
	contaminated with malodorous items. Improper storage of plasterboard leading to the production of hydrogen sulphide.							- All waste storage and treatment areas on site comprise of an impermeable pad. The condition of the impermeable pad will be checked on a weekly basis to ensure there are no cracks that could lead to trapped waste developing odour. - Waste storage areas / bays will undergo a deep clean every 12 weeks to remove any residual waste (all areas will not undergo cleaning at the same time). - The requirements of an odour management plan (OMP) are implanted on site. The OMP outlines all mitigation measures to be implemented on site and what to do in the event of odour detection outside the permit boundary.
Waste, litter and mud on local roads	Litter escaping the site boundary (windblown). Vehicles delivering / removing waste including unsheeted / poorly sheeted skips. Poor or faulty storage containment. Poor housekeeping. Staff negligence leading to litter escaping off site	Vehicles entering and leaving the site. Air transport (windblown)	Local human population, including adjacent commercial / industrial units, other neighboring businesses, and residential dwellings, specifically: - Site workers and visitors. - Adjacent commercial properties (Dulux Decorator Centre, Drake Tooling & Abrasives, Devon County Windows Ltd, Ascot Dairy, Axiom Veterinary Laboratories, Teignbridge District Council) and their users.	A to C E & F	Mi to Mo	3	Low	The greatest risk of litter escaping the permit boundary would be during windy conditions. Waste stored externally will be either in secure containers or within the confines of containment walls. The Operator implements the following to minimise the risk of litter escaping the permit boundary: - Waste with the highest potential to become windblown is light material such as plastic, paper and cardboard. These wastes are stored internally within bays in the waste transfer building. Waste stored in containers will not be overfilled beyond the height of the container's side to ensure no waste spills over the edge or is easily windblown. - All treatment of waste is undertaken within the confines of a building. - Due to waste operations, storage and treatment being undertaken within a building it is not considered the site would be required to reduce operations in windy conditions. However, in extremely windy conditions 7+ on the Beaufort scale, the site manager may make the decision to operate to a lesser degree or cease operations temporarily giving due regard to the potential effects of windblown litter.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
			- Residential dwellings on Stockport Road. - Station Road/Forde Close					- Site inspections including litter checks will take place on a regular basis to identify and remove any litter from the site boundary. - Waste stored in bays or adjacent to containment walls are stored with a freeboard of 1m to prevent waste escaping the bay or becoming wind whipped. In extremely windy conditions the site manager can decide to further reduce the storage height to 2m below the height of the containment / bay walls. - Good housekeeping measures are actively maintained on site to reduce the risk of litter. - Vehicles leaving the site will be sheeted or otherwise contained to prevent the release of litter whilst in transit.
Noise/ vibration	Plant and machinery breakdowns or malfunctions. Tipping / loading of waste. Operating mechanical treatment plants in internal areas of the site i.e. baler Operation of mobile plant items such as excavators and 360 degree telehandlers.	Noise through the air or vibration through the ground	Local human population, including adjacent commercial / industrial units, other neighboring businesses, and residential dwellings, specifically: - Site workers and visitors. - Adjacent commercial properties (Dulux Decorator Centre, Drake Tooling & Abrasives, Devon County Windows Ltd, Ascot Dairy, Axiom Veterinary Laboratories, Teignbridge District Council) and their users. - Residential dwellings on Station	A, D	Mo	3	Low	There are no proposed changes to the waste operations / activities currently undertaken in accordance with registered exemptions, the operator is currently undertaking baling. There have been no notable complaints relating to noise received from operations undertaken at the site. Therefore, the operator will continue to implement the following: - A 5mph speed limit is enforced on site. - All plant and equipment will be maintained in accordance with the manufacturers' recommendations to keep plant and equipment functioning correctly and minimise noise generation. - Plant and equipment will only be operated when necessary (when there is enough waste to produce a bale etc). - Baling is undertaken within a building and against fire walls which provide screening when the baler is in operation. - It is considered that the primary noise generating sources on the site is vehicle movements and waste separation activity including the picking line and use of the telehandler. - The movements of the vehicles on site following this bespoke permit application are not proposed to increase from the existing operations as the throughput of the site remains the same.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
			Road/Forde Close.					- Pre-use checks are undertaken prior to using plant or equipment. Defects are reported and actions taken to rectify the problem. - Engines will be switched off when not in use. No plant, equipment or vehicles will be left idling. - Drop heights of materials will be reduced as far as practicable. - The site is operated in accordance with a Noise Management Plan which details mitigation measures to prevent noise being emitted and detected beyond the permit boundary.
Vermin causing leptospirosis and other respiratory diseases	Poor housekeeping. Staff negligence leading to acceptance of unauthorised waste giving rise to pests. Storing waste for excessive periods of time.	Water, direct contact with waste	Local human population, including adjacent commercial / industrial units, other neighboring businesses, and residential dwellings, specifically: - Site workers and visitors. - Adjacent commercial properties(Dulux Decorator Centre, Drake Tooling & Abrasives, Devon County Windows Ltd, Ascot Dairy, Axiom Veterinary Laboratories, Teignbridge	A to C	Mi to Mo	4	Negligible	Given the nature of wastes accepted at the site i.e. food waste and recyclable packaging which may contain food residues. Therefore, it is considered that a separate Pest Management Plan is to be submitted as part of this permit application. To summarise the measures taken to reduce the risk of attracting vermin are detailed below for the full details of these measures a separated Pest Management Plan has been submitted. - Mixed municipal waste (EWC code 20 03 01) can be accepted at the site. Once a load has been tipped, if any waste that could give rise to pests such as food waste is detected it will be segregated in the quarantine area and removed from site as soon as practicable. - Mixed waste is initially deposited in the waste transfer building for sorting and separation, the waste being stored and processed within a building will reduce the likelihood of vermin entering and accessing the waste. - The short storage times of waste (maximum 5 working days) means waste does not have the opportunity to significantly develop odour which would attract vermin.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
			District Council) and their users. Residential dwellings on Station Road/Forde Close.					- Good housekeeping measures are actively maintained to reduce the potential of attracting pests. Housekeeping inspections take place daily at the end of each working day to collect any waste produced by on-site operatives. - An appropriate pest controller will be called in the event of pests being present at the site or complaints received relating to pests.
Fire/ smoke / particulates	Plant failure Combustible waste types Arson and or vandalism Staff negligence Discarded smoking materials Hot exhausts Industrial heating Buildup of loose combustible waste, dust and fluff Hot loads Leaks and spillages of oil and fuel	Air transport of smoke	Receptors affected by a fire will depend on factors such as how much smoke is produced and the climatic conditions including the direction of wind on the day of the fire. However, it is considered the most likely receptors affected by a fire on site would be local human population, including adjacent commercial / industrial units, other neighboring businesses, and residential dwellings, specifically: - Site workers and visitors. - Adjacent commercial properties (Dulux Decorator Centre, Drake Tooling &	A to F	Mi to S	3	Medium	The waste types proposed to be accepted consist of combustible waste which has the potential to cause a fire. Therefore, the operator will implement the following: - Strict waste acceptance procedures are implemented to reduce the likelihood of non-conforming waste being accepted. - Combustible waste will be stored in accordance with the requirements of the Environment Agency's Fire Prevention Plan guidance. Storage times and quantities are significantly less than those in the guidance. - Plant and equipment are maintained in accordance with manufacturer recommendations. - A no smoking policy is implemented on site, those who wish to smoke will need to do so in the designated smoking hut on site which is located 6m from all combustible waste stored on site. - Checks will be performed at the end of each working day to ensure there is no buildup of dust or fluff on plants and equipment to minimise the risk of fire caused by dust settling on hot exhausts and engine parts. - All staff are fully trained in recognition of early fire signs and trained to prevent negligence. - Fire-fighting equipment on site includes mains water, hoses, water storage containers and fire extinguishers.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
			Abrasives, Devon County Windows Ltd, Ascot Dairy, Axiom Veterinary Laboratories, Teignbridge District Council) and their users. - Residential dwellings on Station Road/Forde Close - The A381 - Aller Brook. - Deciduous Woodland. - Newton Abbot Railway					- Site security measures to reduce the risk of arson include lockable gates that remain locked outside of operational hours, 24/7 CCTV and an onsite security guard who remains on site outside of operational hours. - CCTV cameras cover all combustible waste storage and processing areas on site (including within the waste transfer building and external yard). - The requirements of a Fire Prevention Plan (FPP) are implemented on site. - Inspections are undertaken of waste storage areas to ensure that combustible waste is not stored more than the time periods stated in the FPP. - Further mitigation measures and responses implemented in the event of a fire are listed in the FPP, see document ref. 3312-001-B.
Vehicle collision/ accidents including impacts and injury	Poor visibility Spillages of oils/fluids causing vehicles to skid. Lack of PPE worn by staff. Staff negligence, i.e. mobile plant operators. Excessive waste storage causing collapse of stored materials / falling materials and reducing accessibility around the site.	Direct contact	Visitors to the site and workers employed by the operator. Pedestrians	A to F	Mi to S	3	Low	There are no proposed changes to the throughput of waste, over and above that currently experienced under exempt operations. Therefore it is not anticipated there will be an increase in vehicles delivering waste to the site. The operator will continue to implement the following: - Ensure all free-standing waste storage areas are in the correct locations and access areas are kept clear as shown on Drawing No. 3312/001/03 Site Layout & Fire Plan. - An accident logbook is kept in the site office so all new and existing staff members can review previous accidents. - Appropriate signage throughout the site. - All staff have radios and use horns / alarms on equipment to alert them of their presence. The operator has trained staff who control vehicle movements throughout the site. - Vehicle movements on site are restricted to 5mph. - Appropriate PPE is provided to all site operatives.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
Leachate	Poor housekeeping Staff negligence leading to acceptance of unauthorised waste giving rise to leachate Overflowing waste storage skips Water through ground from mobile dust suppression and rainwater	Ground	Surface water courses and features including areas of sensitive ground, specifically: - Aller Brook. - River Teign.	E, F	Mi to S	3	Low	There are two drainage systems on site which comprise as follows: The drainage system at the site is clearly shown on Drawing No. 3312-001-03. This includes a series of surface water drains including U-channel surface drains and gullies, slot drains. The site generally drains towards the center of the site. Area 14 which includes the storage of food waste which is stored within skips and a water tank and wash store, drains into foul sewer. Waste stored in containers will be sealed, containers will not be overfilled so waste spills over the edges having the potential for leachate to be produced and discharged off site to surface water. Other mitigation measures to prevent leachate off site are outlined below: - All waste storage and processing areas on site comprise of an impermeable concrete pad. - Fuel and liquid storage on site are stored with a bund capable of containing 110% of the volume stored in the tank. Containment requirements will be in accordance with CIRIA C736 'Containment systems for the prevention of pollution' in the event of a spillage this will be dealt with in accordance with the spillage procedure in the Environmental Management System, see document ref. 3312-001-A. - The integrity of the impermeable pad is checked by site operatives as part of the inspection checklists to ensure it is in good condition. Any defects or faults are reported to the site manager. - Actions to repair any faults are recorded and undertaken as soon as practicable to prevent further risk. - Any wastes which are liable to give rise to contamination will be removed from site or placed into a quarantine skip/area. - The FPP has a dedicated section on firewater containment measures.

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
Hydrocarbons including release of gases/fumes/vapors/ volatiles	Spills from fuel tanks Drips when refueling During delivery Leakage from stored drums Fixed and mobile plant malfunction Mixing waste/ chemicals Spillage of chemicals Overturned vehicle plant/plant failure Reaction between stored wastes	Ground - direct contact, ingestion Inhalation (of volatiles)	Local human population, including adjacent commercial / industrial units, other neighboring businesses, and residential dwellings, specifically: - Site workers and visitors. - Adjacent commercial properties (Dulux Decorator Centre, Drake Tooling & Abrasives, Devon County Windows Ltd, Ascot Dairy, Axiom Veterinary Laboratories, Teignbridge District Council) and their users. - Residential dwellings on Station Road/Forde Close - The A381 - Aller Brook. - Deciduous Woodland. - Newton Abbot Railway	A, B, D, E, F	Mi to S	3	Low	- Where plant is operated, spill kits will be available to ensure that any fuel spillages are cleared. - All site surfaces will be inspected daily for the presence of spillage when the site is in operation. Debris will be swept as required and placed in a skip for further processing on site and sent to a suitably permitted site. - Fuel is stored with double bunded containment. The integrity of fuel storage tanks is checked monthly to minimise the risk of leaks. - Very little potential for hydrocarbons to be released from site given the waste types accepted and stored i.e. no ELVs. - No gas is stored on site.
Flooding	Heavy rainfall	Floodwaters	Local human population including residential dwellings and watercourses, specifically: Residential dwellings on	Waste being washed off site contaminating buildings, gardens, habitats	Mi to Mo	2	Low	The site is located within a flood zone 3 meaning there is 1% chance of flooding from rivers or the sea. The wastes being stored at the site are covered either by the onsite buildings are held within sealed containers and therefore present a low risk of contamination to flood waters. If waste was to enter flood waters the risk of contamination being spread offsite would be very low. They have sand bags already on the site these could be utilized to

Hazard / Potential Contaminant or Situation	Source(s)	Pathway	Receptor(s)	Consequences	Effect	Probability	Assessment Outcome	Remedial Action/ Recommendations/ Comments
			Station Road/Forde Close . Aller Brook	including watercourses.				be placed in front of the buildings to prevent waste being spilled out into the yard. They are notified of the weather by the Met Office earlier and therefore can prepare earlier in the event of a flood to contain the waste in buildings. A flood consultant will be contacted prior to a flood event in order to check whether the site has the facilities/equipment required in the event of a flood.

Appendix II

Drawings

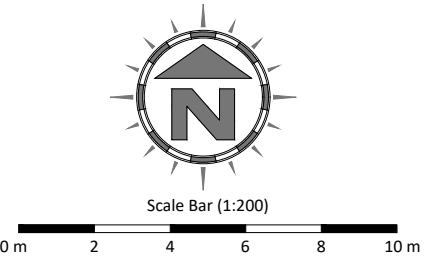
NOTES
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REVISION HISTORY

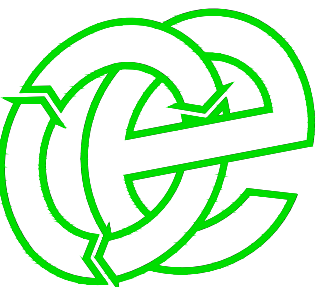
Rev:	Date:	Init:	Description:
-	15.04.24	JH/RS	Initial drawing
A	10.05.24	RS	Application submission
B	20.06.24	RS	Toilet block relocated
C	10.12.24	RS	Sandbag storage area added
D	30.01.25	JH	Buildings amendment

KEY:

- Permit boundary
- Waste storage areas
- General non-waste storage area
- Hazardous waste storage areas
- Transient storage areas (cleared before shutdown)
- Waste recycling building / covered area (with sealed concrete floor)
- Other buildings (office, workshop, welfare, etc.)
- Impermeable concrete surface (external)
- External yard area draining to foul
- Firewall with waste stored no higher than 1 metre below the heights of the wall
- U-channel surface drain/gully
- Slot drain
- Surface water drainage fall direction
- Gully
- Manhole
- Manhole to be shut-off in the event of a fire (x3)
- Surface water drainage pipe
- Foul drainage pipe
- Firewater containment area (calculated using landform modelling) water height set at 5.00 mAOD
- Sand bag barrier required in the event of a fire - to be constructed to height of 650mm minimum to achieve required containment for firewater
- Quarantine area
- Mains water point (hose reel)
- Fire extinguishers
- Fire blanket
- Plant shutoff location (indicative)
- Call points (break glass / horns)
- Spill kit
- Access route for emergency services
- Heat sensor (indicative)
- Smoke detector
- CCTV cameras
- Fire hydrant



Oaktree Environmental Ltd
Waste, Planning and Environmental Consultants



DRAWING TITLE
SITE LAYOUT & FIRE PLAN

CLIENT
Teignbridge Council

PROJECT/SITE
Brunel Road Industrial Estate, Newton Abbot TQ12 4PJ

SCALE @ A1
1:200

CLIENT NO
3312

JOB NO
001

DRAWING NUMBER
3312-001-03

REV
D

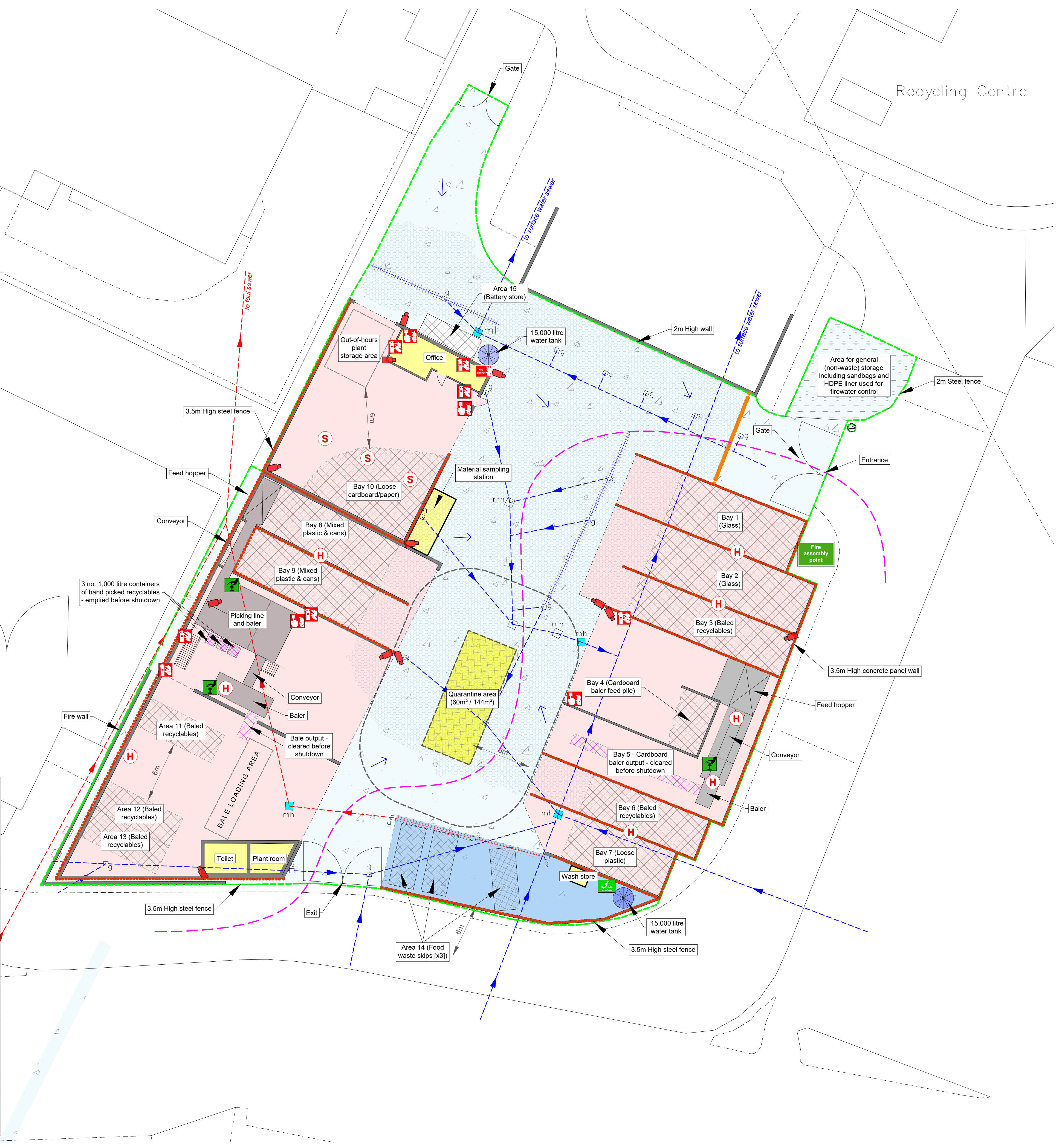
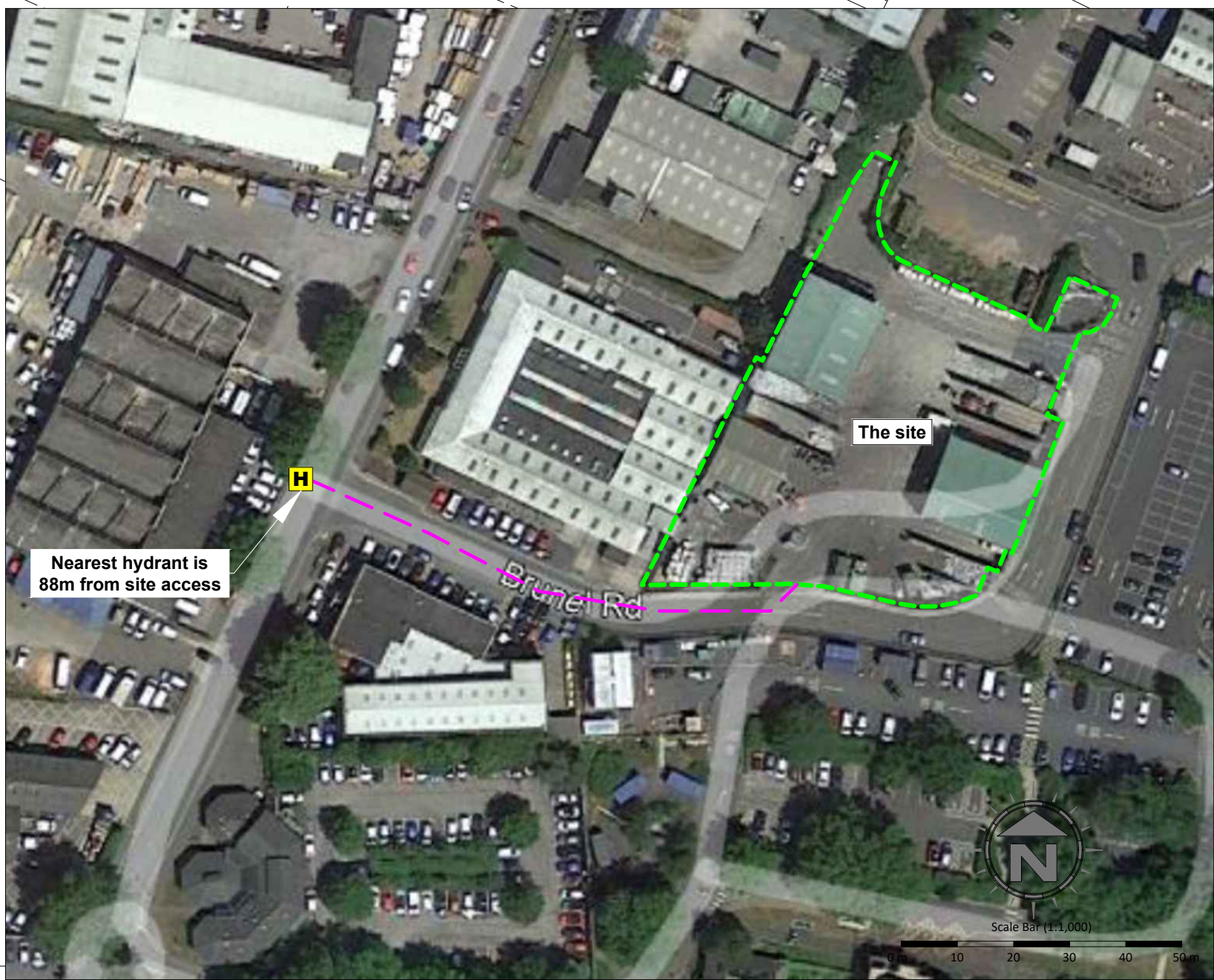
STATUS
Issued

DRAWN BY
JH/RS

CHECKED
RS

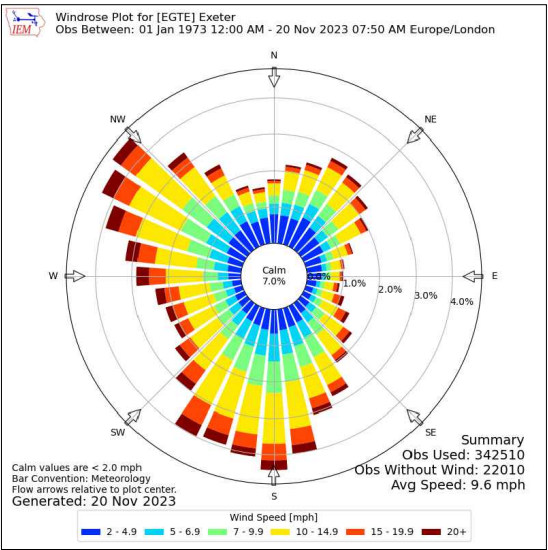
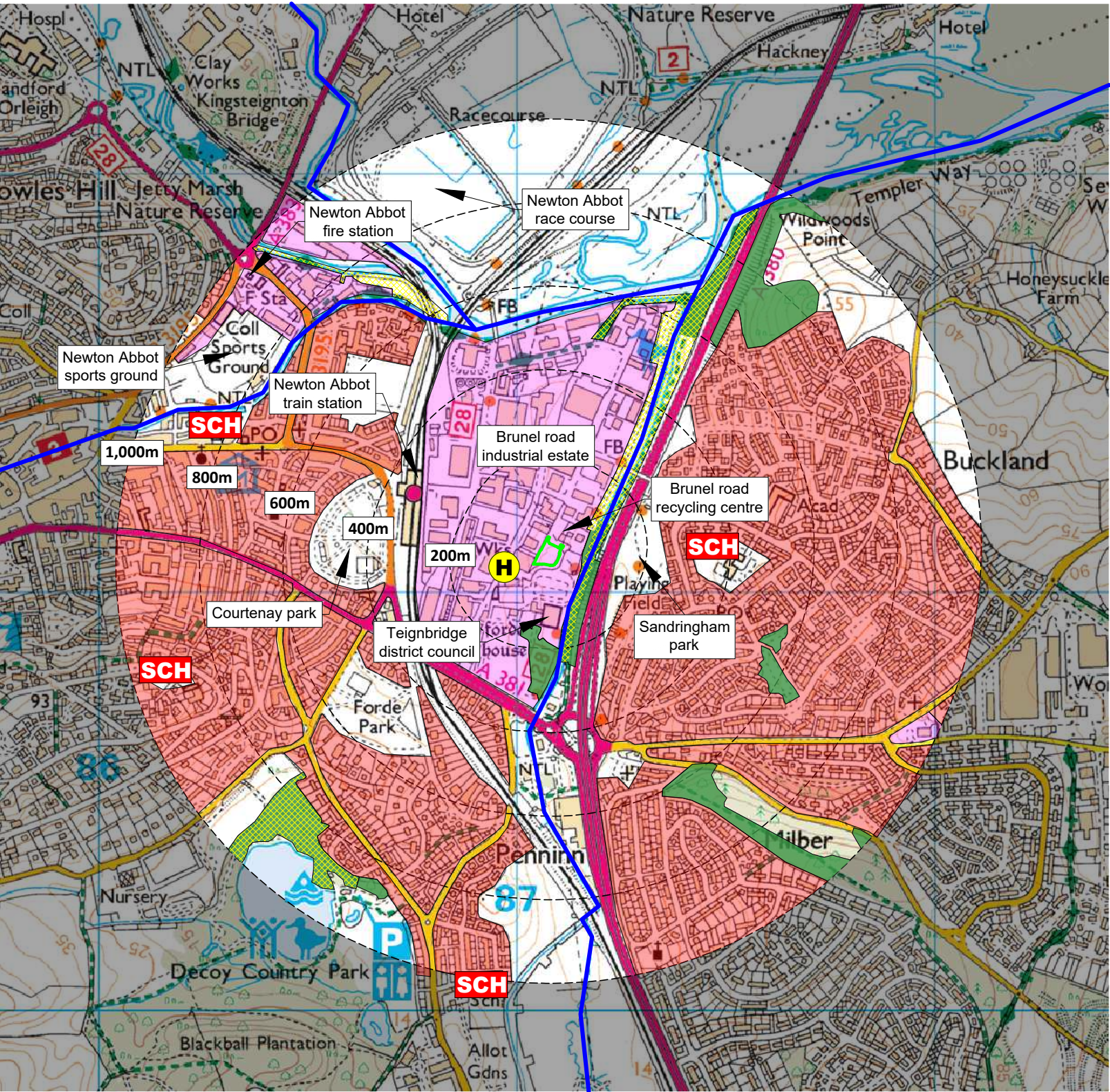
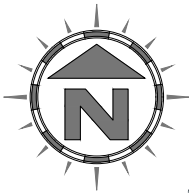
DATE
30.01.25

Lime House, Road Two, Winsford, Cheshire, CW7 3QZ
t: 01606 558833 | e: sales@oaktree-environmental.co.uk



KEY:

- Permit boundary
- Main River
- Surface water body (river / stream / pond / pool / lake)
- Workplaces (includes agriculture industry, commerce and retail)
- Areas with mix of residential, retail and commercial properties
- Residential blocks
- Class A, B, C roads
- Nearest fire hydrant
- Railway line
- School
- Woodland areas
- Priority habitat inventory (deciduous woodland)
- Nature reserves



Compass Wind Rose for (EGTE) Exeter Period
1973-2023
- source: Iowa State University

NOTES

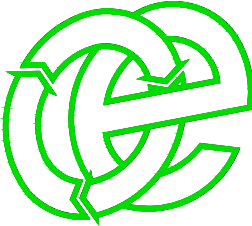
- Boundaries are shown indicatively.
- Wind rose data shows the prevailing wind direction to be Southerly.

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REVISION HISTORY

Rev:	Date:	Init:	Description:
-	01.12.23	JH	Initial drawing

Oaktree Environmental Ltd
Waste, Planning and Environmental Consultants



DRAWING TITLE
RECEPTOR PLAN

CLIENT
Teignbridge Council

PROJECT/SITE
Brunel Road Industrial Estate, Newton Abbot
TQ12 4PJ

SCALE @ A3
1:12,500

CLIENT NO
3312

JOB NO
001

DRAWING NUMBER
3312-001-04

REV
-

STATUS
Issued

DRAWN BY
JH

CHECKED
RS

DATE
01.12.23

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