

SITE CONDITION REPORT (FROM H5 TEMPLATE)

Brunel Road Industrial Estate, Newton Abbot, TQ12 4PJ

Teignbridge District Council

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Document History:

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1.0	22/01/2025	JU	RS	Internal Draft
1.1	28/04/2025	JU	RS	Applicant Copy

SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v3.0 May 2013

COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION

DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7

AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.

1.0 Site Details	
Name of the applicant	Teignbridge District Council
Activity address	Brunel Road Industrial Estate, Newton Abbot, TQ12 4PJ
National grid reference	SX 87061 71068
Document reference and dates for Site Condition Report at permit application and surrender	3312-001-E Dated 28 April 2025
Document references for site plans (including location and boundaries)	3312-001-02 Permit Boundary Plan

Note:

In Part A of the application form you must give us details of the site's location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.
- Locations of receptors, sources of emissions/releases, and monitoring points.
- Site drainage.
- Site surfacing.

If this information is not shown on the site plan required by Part A of the application form then you should submit the additional plan or plans with this site condition report.

2.0 Condition of the land at permit issue	
Environmental setting including: • geology	There is no record of artificial ground at the site. The superficial deposits comprise, Alluvium- Clay, silt and gravel. Sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period. The bedrock geology comprises of Oddicombe Breccia Formation- Breccia. Sedimentary bedrock formed between 298.9 and 252.2 million years ago during the Permian Period. The nearest available borehole log in the general vicinity of the site (Reference: SX87SE262) measures 5.10m in depth, the first 0.50m consists of concrete floor slab (120mm concrete, 160mm foam insulation, 220mm concrete. From 0.50-2.95m consists of made ground constituting black silty ask and clinkers with

- hydrogeology - surface waters	small fragments of decayed wood noted at 2.0m. From 2.95-5.10 consists of natural ground constituting soft brown very silty clayey silt with a little fine gravel, organic to approximately 3.1m. The superficial deposits lie within a Secondary A Aquifer designation , the bedrock deposits are also within a Secondary A aquifer designation. The site is in an area of medium to high groundwater vulnerability. The site is not located within a source protection zone. The site is not located within a drinking water safeguarding area with respect to groundwater/surface water. There are no current or former groundwater or surface water abstraction consents within 1km of the site. There is one record of discharges to controlled waters within the vicinity of the site which was permitted in 2005 for South West Water Limited to discharge into Aller Brook (freshwater). National Grid Reference SX8729071110. The nearest surface water feature is located approximately 65m from the site's boundary at Aller Brook. The information provided by the EA flood mapping indicated that the site area is located in flood zone 3 which is described as having a high probability of flooding from rivers and the sea. There are no current or historic landfill sites recorded within 250m of the site.
Pollution history including: historical land-uses and associated contaminants	The review of publicly available mapping is summarised below: The earliest available mapping (1886-1887) indicates that the site and surrounding land is largely undeveloped with the surrounding land comprising of South Devon Cottages and Ford House. To the west of the site there is the Newton Abbot Station and railway line with the Aller Brook being located east. There is a fishpond located adjacent to the site west.

- pollution incidents that may have affected land - any visual/olfactory evidence of existing contamination - evidence of damage to pollution prevention measures	- In 1906 mapping the area located east of the site is labelled as G.W.R. Works with associated station cottages and Ford House. Woodland is shown as being present across the site and surrounding area, the land between the site and the Aller Brook still remains undeveloped. - In 1932-1935 mapping much of the land around the site has remained unchanged with the fishing pond still being present and the site and surrounding land around the Aller Brook remaining undeveloped. - In 1938 mapping there is no substantial change to the site nor the surrounding area. - In the present day the site itself and the surrounding land within the vicinity of the site is largely industrial between the Newton Abbot Railway station and the Aller Brook. There is no readily available information regarding pollution incidents in this area of the site. During the lifetime of the permit, no pollution incidents which could have affected the ground were recorded. There is no evidence of any contamination on site. No liquids were being discharged from the site that have not been permitted. The area of the site benefits from having a concreted and tarmacadam surface. At the time of the permit application there was no damage any infrastructure.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	None available
Baseline soil and groundwater reference data	None
Supporting information	N/A

3.0 Permitted activities	
Permitted activities	The site currently operates under the S1,S2 and T4 waste exemptions (registration number: WEX399000).
Non-permitted activities undertaken	None
Document references for: - plan showing activity layout; and - environmental risk assessment.	Site layout & Fire Plan, Drawing No. 3312-001-03 3312-001-D_ERA

Note:

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (*Environmental Risk Assessment - EPR H1*) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as 'dangerous' under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.