



# Site Condition Report

TeleCycle Europe Ltd



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## SITE DETAILS

Telecycle Europe Ltd  
Unit 15 Drome Road  
Deeside Industrial Park  
Sealand Garden City  
Flintshire  
CH5 2NY

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## OPERATOR DETAILS

Telecycle Europe Ltd  
450 Brook Drive  
Green Park  
Reading  
Berkshire  
RG2 6UU

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## APPLICATION REFERENCE

PAN-018509

## DOCUMENT REFERENCE

K419.1~09~002

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## ISSUE DATE

13/01/2023



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## DOCUMENT CONTROL

<b>DOCUMENT TITLE:</b>	Site Condition Report
<b>REFERENCE:</b>	K419.1~09~002
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## REVISION HISTORY

REFERENCE	DATE	ISSUE:	REVISION SUMMARY
K419.1~09~002	11/05/2022	D1	For client review.
K419.1~09~002	16/06/2022	D2	Following client feedback.
K419.1~09~002	16/06/2022	01	Final issue.
K419.1~09~002	13/01/2023	02	Amendments for re-submission.

## QUALITY CONTROL

ACTION	DATE	NAME
Prepared	13/01/2023	Elliott Howard
Checked	13/01/2023	Andrea Petrolati
Approved	13/01/2023	Andrea Petrolati

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## DRAWINGS

REFERENCE	TITLE
K419.1~20~001	Permit Boundary Plan
K419.1~20~002	Sensitive Receptors Plan (1km)
K419.1~20~003	Site Setting Plan (2km)
K419.1~20~004	Site Layout Plan

## APPENDICES

APPENDIX	REFERENCE	TITLE
Appendix A	GS-8636276	Enviro+ Geo Insight Report

## 1. INTRODUCTION

This Site Condition Report (SCR) accompanies the application for a Bespoke Environmental Permit for a Waste Operation (REF: PAN-018509) to be submitted to Natural Resources Wales (NRW).

The site is operated by TeleCycle Europe Ltd and is located at Unit 15 Drome Rd, Deeside Industrial Park, Sealand Garden City, Flintshire, CH5 2NY. The location is shown on Permit Boundary Plan (K419.1~20~001) in Section 08 of this application pack.

The national grid reference for the site is SJ 33521 70505. It is found some 8 km northwest of Chester and 8 km northeast of the town of Buckley. The site lies in an industrial estate off the A494 a short distance from the England/Wales border; for a full breakdown of surrounding land use please see the Sensitive Receptors Plan (K419.1~20~002), the Site Setting Plan (K419.1~09~003)

This desk study has been undertaken to review records and detail the environmental setting of the Site and the surrounding area, in order to describe the condition of the Site. In particular it aims to identify any sources or pathways that may constitute a pollution risk to the relevant receptors.

The application has been prepared by WISER Environment Limited on behalf of the applicant and operator TeleCycle Europe Ltd.

## 2. SITE DETAILS

Name of the applicant	TeleCycle Europe Ltd
Activity address	Unit 15 Drome Rd, Deeside Industrial Park, Sealand Garden City, Flintshire, CH5 2NY
National grid reference	The site is centered at National Grid Reference (NGR): SJ 33521 70505
Document reference & date at Permit application at Permit surrender	K419.1~09~002 Site Condition Report 2023 01 13
Document references for site plans (including location & boundaries)	K419.1~20~001 Permit Boundary Plan K419.1~20~002 Sensitive Receptors Plan (1km) K419.1~20~003 Site Setting Plan (2km) K419.1~20~004 Site Layout Plan K419.1~20~005 FRS Access Route Plan K419.1~20~006 Containment Plan Draft

### 3. CONDITION OF LAND AT PERMIT ISSUE

<p>Summary of operations</p>	<p>Permitted activities are restricted to the physical treatment (including temporary storage) of &lt;10 tonnes/day hazardous, and non-hazardous waste consisting of:</p> <ul style="list-style-type: none"> <li>• Sorting, dismantling, separation and shearing of catalytic converters (CATs) into different components.</li> <li>• Sorting, separation and manual dismantling of category 3 and category 4 WEEE into different components for onward transport.</li> <li>• Sorting and separation of pre-segregated printed circuit boards</li> </ul> <p>Catalytic converters arrive to site already separated from the remainder of the exhaust system. They are sorted into hazardous/non-hazardous according to whether RCF matting is present and then subject to the hydraulic shearing process to extract the ceramic monolith (containing the precious metal catalyst). The shearing process is connected to filtered LEV system to extract and collect any dust/fibres released.</p> <p>Printed Circuit Boards (PCBs) arrive to site pre-segregated by the waste producer, stored for onward transport for recovery.</p> <p>The manual dismantling of WEEE on site is a simple, low scale operation to complement the export of PCBs, operating on an ad-hoc basis. Typical materials for dismantling include:</p> <ul style="list-style-type: none"> <li>• Servers, PC's, laptops</li> <li>• Set top boxes, routers, hubs</li> <li>• Mobile and fixed telecoms infrastructure</li> </ul> <p>The annual tonnage of the manual dismantling is unlikely to exceed 100 tonnes, to be conducted on two workbenches with separated materials divided into storage bins. All dismantling will be done with hand tools or battery-charged drivers.</p> <p>The activity codes as defined in the EU Waste Framework Directive 2008/98 are:</p> <ul style="list-style-type: none"> <li>• R3 – Recycling/reclamation of organic substances which are not used as solvents</li> <li>• R4 – Recycling/reclamation of metals and metal compounds.</li> <li>• R5 – Recycling/reclamation of other inorganic materials</li> </ul>
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	<ul style="list-style-type: none"> <li>• R13 – Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it produced).</li> <li>• D15 – Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced.)</li> </ul>
<p>Environmental setting including:</p> <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	<p>Available information was provided by:</p> <ul style="list-style-type: none"> <li>- Enviro + Geo Insight Report (Appendix A)</li> <li>- British Geological Survey’s (BGS) online platform ‘Geology of Britain’ <a href="https://mapapps.bgs.ac.uk/geologyofbritain/home.html">https://mapapps.bgs.ac.uk/geologyofbritain/home.html</a></li> <li>- DEFRA’s online platform ‘Magic’ <a href="https://magic.defra.gov.uk/MagicMap.aspx">https://magic.defra.gov.uk/MagicMap.aspx</a></li> <li>- Environment Agency’s online platform ‘Flood Map for Planning’ <a href="https://flood-map-for-planning.service.gov.uk/">https://flood-map-for-planning.service.gov.uk/</a></li> <li>- National Resource Wales Interactive Map <a href="https://naturalresources.wales/evidence-and-data/maps/browse-map-of-data-about-the-natural-environment/?lang=en">https://naturalresources.wales/evidence-and-data/maps/browse-map-of-data-about-the-natural-environment/?lang=en</a></li> </ul> <p><b>Geology</b></p> <p><i>Made Ground</i></p> <p>Three instances of made ground were identified within 500 m of site all described as undivided made ground made up of artificial deposit. Two locations lie north/northeast of site approximately 170 m whilst the third lies approximately 430 m south.</p> <p><i>Superficial Geology</i></p> <p>The superficial geology of site is made up of tidal flat deposits described as clay, silt and sand. These deposits originate from the Quaternary period, the youngest geological deposits.</p> <p><i>Bedrock Geology</i></p> <p>The bedrock geology on site is Kinnerton Sandstone Formation formed approximately 247 to 252 million years ago in the Triassic epoch. This is the only bedrock detailed within 500 m of site.</p> <p><b>Hydrogeology</b></p> <p>Site is covered by a Secondary undifferentiated superficial aquifer. Another is identified approximately 490 m south of site.</p>

	<p>Secondary undifferentiated is identified as permeable layers capable of supporting water supplies at a local level. These are generally aquifers formerly classified as minor aquifers.</p> <p>The bedrock layer was identified as Principal, possessing geology of high intergranular and/or fracture permeability, providing a high level of water storage. May support river base flow on a strategic scale. Generally, was previously a major aquifer.</p> <p>Nine groundwater abstractions were identified but none on site. The closest was identified 671 m north of site. A full list is included within Appendix A.</p> <p><b>Surface water</b></p> <p>A number of inland rivers are identified within 500 m of site and are detailed within the table below. Locations are marked within the Groundsure report which is appendicised to this assessment (Appendix A, pg52).</p> <p>There are no surface water abstractions identified within 2 km of the site boundary. Using Appendix A and NRW’s online flood map the site was identified as being located in a ‘Low’ flood risk zone in terms of both rivers and coastal flooding in accordance with the Risk of Flooding from Rivers and Sea (RoFRaS) and the Flood Risk Assessment Wales (FRAW) models. Any risk from surface water flooding is described as negligible. The majority of the site is located within a moderate-high risk zone of groundwater flooding based upon a 1 in 100-year return period.</p> <p><b>Designated Sensitive Sites</b></p> <p>No notable sites of ecological interest are identified within 2 km of site. Non-designated sites have been identified and are included within the Site Setting Plan (2km) and Sensitive Receptors Table (K419.1~20~003; K419.1~09~006).</p> <p>This includes two areas of Ancient Woodland approximately 575 m south of site and 1.8 km northeast of site respectively.</p> <p><b>Mining</b></p> <p>Only two records of non-coal mining activities were found in the vicinity of the site. These related to likely localised, small-scale underground mining activities relating to iron ore. These were located 863 m west of site and 978 m southwest of site respectively.</p> <p>No other mining activities of any type were detected.</p> <p><b>Radon</b></p>
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	<p>The site is located within a radon affected area, however &lt;1% of properties are deemed to be affected and radon protection measures are not required in the construction of new dwellings or buildings at the site.</p> <p><b>Permits &amp; Authorisations</b></p> <p>The only permit identified at the site is the one to which this document supports. The following were identified in the surrounding area:</p> <p><i>Historical Landfill</i></p> <p>No historical landfill was identified.</p> <p><i>Licensed waste sites</i></p> <p>12 sites identified within 500 m, closest 407 m southwest of site operating a material recycling facility.</p> <p><i>Waste exemptions</i></p> <p>31 waste exemptions identified within a 500 m buffer of site, the closest 280 m south of site for the storage of waste in secure containers.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses &amp; associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<p>Historically the site and the surrounding area has had varied industrial use. Site was identified as a former airfield in 1948 before unspecified industrial/commercial use identified in 1992. It seems the surrounding land use has altered little having been earmarked for commercial use.</p> <p>Currently the immediate land use surrounding the site relates to various commercial uses ranging from recycling services and industrial products to engineering and repair services.</p> <p>No pollution incidents have taken place on site with the closest identified 389 m NW which occurred in 2003, categorized as no air impact and minimum water or land.</p>
<p>Evidence of historic contamination.</p> <ul style="list-style-type: none"> <li>• Historical site investigation,</li> <li>• assessment,</li> </ul>	<p>The site has experienced limited development in its history, with unspecified commercial/industrial use since 1992.</p> <p>Using satellite imagery and street view images it looks as if the site has been located on an industrial park since at least 2000.</p>

<ul style="list-style-type: none"> <li>remediation &amp; verification reports (where available)</li> </ul>	<p>It is unlikely that significant pollution has occurred to cause any land contamination whilst the proposed land use is in keeping with the surrounding area.</p>
<p>Baseline soil &amp; groundwater reference data</p>	<p>There has been no monitoring at the Site to form a baseline.</p>
<p>Supporting information</p>	<ul style="list-style-type: none"> <li>Reference: GS 8636276 Enviro +Geo Insight Report (Appendix A)</li> <li>British Geological Survey's (BGS) online platform 'Geology of Britain' <a href="https://mapapps.bgs.ac.uk/geologyofbritain/home.html">https://mapapps.bgs.ac.uk/geologyofbritain/home.html</a></li> <li>DEFRA's online platform 'Magic' <a href="https://magic.defra.gov.uk/MagicMap.aspx">https://magic.defra.gov.uk/MagicMap.aspx</a></li> <li>Environment Agency's online platform 'Flood Map for Planning' <a href="https://flood-map-for-planning.service.gov.uk/">https://flood-map-for-planning.service.gov.uk/</a></li> <li>Satellite imagery and street view images</li> </ul>

## 4. PERMITTED ACTIVITIES

Permitted activities	The site will operate as a permitted waste facility accepting catalytic converters and WEEE for the purpose of recovery and recycling of precious metals.
Non-permitted activities undertaken	None
Document references for: <ul style="list-style-type: none"><li>• Site layout plan</li><li>• Environmental risk assessment</li></ul>	<p>K419.1~20~004 Site Layout Plan</p> <p>K419.1~09~005 Environmental Risk Assessment</p>

## 5. CHANGES TO THE ACTIVITY

Changes to the activity boundary?	[Describe and provide reference [Title, date, revision, Appendix] to Plan that shows changes]
Changes to the permitted activities?	[Summary of changes to activities, R & D codes]
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	
Checklist of supporting information	[Title, date, revision, Appendix]

## 6. MEASURES TAKEN TO PROTECT LAND

<b>Checklist of Supporting Information</b>	

## 7. POLLUTION INCIDENTS THAT MAY HAVE HAD AN IMPACT ON LAND, AND THEIR REMEDIATION

<b>Checklist of Supporting Information</b>	

## 8. SOIL, GAS AND WATER QUALITY MONITORING (WHERE UNDERTAKEN)

<b>Checklist of Supporting Information</b>	
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## 9. DECOMMISSIONING AND REMOVAL OF POLLUTION RISK

<b>Checklist of Supporting Information</b>	
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## 10. REFERENCE DATA AND REMEDIATION (WHERE RELEVANT)

<b>[Text here]</b>	
<b>Checklist Supporting Information</b>	<b>of</b>

## 11. STATEMENT OF SITE CONDITION

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