SITE CONDITION REPORT (FROM H5 TEMPLATE)

101 Amington Road, Birmingham B25 8EP

Kiely Bros. Ltd

Version:	1.1	Date:	03 May 2024		
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Document History:

Version	Issue date	Author	Checked	Description
1.0	15/6/2017	CG	CP	Application submission
1.1	03/05/2024	CG/CP	CP	Updated for variation – completed Sections 4-7

1.0 SITE DETAILS	
Name of the applicant	**Kiely Bros. Ltd**
Activity address	**101 Amington Road, Birmingham B25 8EP**
National grid reference	**SP 11878 84501**

Document reference and dates for Site Condition Report at permit application and surrender	**AMI-918-E** **Dated 03 May 2024**

Document references for site plans (including location and boundaries)	**See Appendix I of AMI-918-A** **Sensitive Receptors Plan AMI/918/01** **Permit Boundary Plan AMI/918/02**

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	**The site comprises of a former college. The northern part of the site is recorded as worked ground. No superficial deposits are recorded in the north western corner of the site. The superficial deposits in the remainder of the site are recorded as glaciofluvial deposits comprising sand and gravel. The bedrock geology at the site is recorded as comprising the Triassic Mercia Mudstone Group. Based on the British Geological Survey borehole record reference SP18SW143 which was drilled at the southern edge of the site the sand and gravel deposit is approximately 3.95m thick and is underlain by clay which may comprise weathered Mercia Mudstone Group. The thickness of the Mercia Mudstone Group is recorded as approximately 130.15m. The Mercia Mudstone is underlain by the Triassic Bromsgrove Sandstone Formation the base of which is not proven at the**

• hydrogeology	**borehole which extends to a depth of approximately 304.8m.** **The glaciofluvial deposits at the site are designated by the Environment Agency as a Secondary A Aquifer. The Mercia Mudstone Group at the site is designated as a Secondary B Aquifer. The site is not situated within a groundwater source protection zone. There is one record of an active groundwater abstraction licence within 2km of the site which is located 993m west of the site the purpose in respect of which is recorded as evaporative cooling. The site and the surrounding area are situated within a groundwater Nitrate Vulnerable Zone. The site is not located in a groundwater safeguard zone. It is considered that the site is not in a sensitive location with respect to groundwater receptors.**
• surface waters	**The site is located in the catchment of the River Cole which is located approximately 959m north west of the site at its closest point. The closest surface watercourse to the site comprises the Grand Union Canal which is located 8m south of the site. Generally the site and surrounding area drains towards the west and north west towards and in the direction of flow of the River Cole. The site generally is covered with impervious concrete or asphalt type surfaces and the surface water drainage system drains currently towards Amington Road to the north of the site.** **There are two records of active surface water abstractions within 2km of the site which are recorded a distance of 1.019km west of the site the uses in respect of which are recorded as process water and non-evaporative cooling. The site and surrounding area are situated within a surface water nitrate vulnerable zone. The site is not located within a surface water safeguard zone.** **There are no records of Sites of Special Scientific Interest, National Nature Reserves, Special Areas of Conservation, Special Protection Areas, Ramsar Sites, Ancient Woodlands or Local Nature Reserves within 2km of the site.** **It is considered that the site is not in a sensitive location with respect to surface water receptors.**
Pollution history including:	

• pollution incidents that may have affected land	**There are no records of pollution incidents having occurred at the site. There are nine records of pollution incidents within 500m of the site the closest of which is recorded as 56m west of the site, is dated 7 November 2003 and is recorded as having a minor impact on air and no impact on land and water. The pollutant is recorded as organic chemicals or products. The pollution incident next closest to the site is recorded at a distance of 216m north east of the site and is recorded as having a minor impact on land and no impact on air or water. It is considered that there are no pollution incidents which have occurred near the site which may have significantly affected the land at the site.**
• historical land-uses and associated contaminants	**Based on the historic mapping the site and surrounding area was developed as an engineering works producing motor accessories between 1920 and 1938. Between the 1981 and 1988 maps the reference to the engineering works was removed with the area surrounding the site being labelled a vairety of different industrial and commercial land uses. The site is labelled on the subsequent small scale maps as a college or educational facility. A building in the north western corner of the site is labelled as a factory on the subsequent large scale maps. As the site surface generally is impermeable it is considered that there is no significant risk that any residual contamination which may be present in the ground at the site may pose a significant risk to human health or controlled waters.**
• any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures	**A site walkover survey was undertaken by Oaktree Environmental on 9 June 2017 during which no visual or olfactory evisdence of existing contamination at the site or evidence of damage to pollution prevention measures were observed.**
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	**No evidence of historic contamination at the site.**
Baseline soil and groundwater reference data	**Groundsure Report dated 13/06/2017**
Supporting information	**The Groundsure Report is available upon request**

3.0 Permitted activities	
Permitted activities	**Tier 3 Bespoke Environmental Permit - activites listed in the EMS.**
Non-permitted activities undertaken	**None.**
Document references for: • plan showing activity layout; and • environmental risk assessment.	**Plans located in Appendix I of EMS (Doc. Ref. AMI-918-A)** **Environmental Risk Assessment (Doc. Ref. AMI-918-D)**

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.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	**Yes, the site has surrendered the A16 activity from the permit and the permit boundary has been reduced.**
Have there been any changes to the permitted activities?	**This proposed variation seeks to add a S5.4 activity to the permit in addition to the current A11 permit applied for.**
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	**No**
Checklist of supporting information	• Plan showing any changes to the boundary (where relevant) - **Permit Boundary Plan AMI/918/02** • Description of the changes to the permitted activities (where relevant) **Non-technical summary AMI-918-C** • List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant) – **N/A**

5.0 Measures taken to protect land	
Use records that you collected during the life of the permit to summarise whether pollution prevention measures worked. If you can't, you need to collect land and/or groundwater data to assess whether the land has deteriorated.	
Checklist of supporting information	• Inspection records and summary of findings of inspections for all pollution prevention measures **There have been pollution incidents at the site but none which have or could have affected the ground.** • Records of maintenance, repair and replacement of pollution prevention measures – **Not considered necessary given the site comprise an impermeable concrete surface with sealed drainage. This is checked daily via inspections.**

6.0 Pollution incidents that may have had an impact on land, and their remediation	
Summarise any pollution incidents that may have damaged the land. Describe how you investigated and remedied each one. If you can't, you need to collect land and /or groundwater reference data to assess whether the land has deteriorated while you've been there.	
Checklist of supporting information	• Records of pollution incidents that may have impacted on land – **See answer to Question 6** • Records of their investigation and remediation – **See answer to Question 6**

7.0 Soil gas and water quality monitoring (where undertaken)	
Provide details of any soil gas and/or water monitoring you did. Include a summary of the findings. Say whether it shows that the land deteriorated as a result of the permitted activities. If it did, outline how you investigated and remedied this.	
Checklist of supporting information	• Description of soil gas and/or water monitoring undertaken – **See answer to Question 6 – none undertaken** • Monitoring results (including graphs) – **See answer to Question 6**

8.0 Decommissioning and removal of pollution risk	
Describe how the site was decommissioned. Demonstrate that all sources of pollution risk have been removed. Describe whether the decommissioning had any impact on the land. Outline how you investigated and remedied this.	
Checklist of supporting information	• Site closure plan • List of potential sources of pollution risk • Investigation and remediation reports (where relevant)

9.0 Reference data and remediation (where relevant)	
Say whether you had to collect land and/or groundwater data. Or say that you didn't need to because the information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows that the land has not deteriorated. If you did collect land and/or groundwater reference data, summarise what this entailed, and what your data found. Say whether the data shows that the condition of the land has deteriorated, or whether the land at the site is in a "satisfactory state". If it isn't, summarise what you did to remedy this. Confirm that the land is now in a "satisfactory state" at surrender.	
Checklist of supporting information	• Land and/or groundwater data collected at application (if collected) • Land and/or groundwater data collected at surrender (where needed) • Assessment of satisfactory state • Remediation and verification reports (where undertaken)

10.0 Statement of site condition
Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that: • the permitted activities have stopped • decommissioning is complete, and the pollution risk has been removed • the land is in a satisfactory condition.