

# SITE CONDITION REPORT (FROM H5 TEMPLATE)

Mucklow Hill, Halesowen, B62 8DL

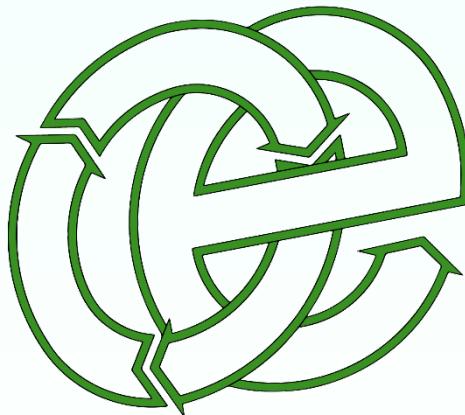
Halesowen Skip Hire Ltd

Version:	1.0	Date:	24 October 2025	
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**Oaktree Environmental**  
Waste, Planning & Environmental Consultants



### Document History:

Version	Issue date	Author	Checked	Description
1.0	24/10/2025	EG	--	Document issue

## 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	Halesowen Skip Hire Ltd
Activity address	Mucklow Hill, Halesowen, B62 8DL
National grid reference	SO 97464 84047
Document reference and dates for Site Condition Report at permit application and surrender	3490-MUC-ERA Dated 24 October 2025
Document references for site plans (including location and boundaries)	Drawing No. 3490-MUC-02 - Permit Boundary Plan Drawing No. 3490-MUC-03 - Site Layout & Fire 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: <ul style="list-style-type: none"><li>• geology</li><li>• hydrogeology</li><li>• surface waters</li></ul>	<p>The underlying bedrock deposits comprise of Etruria Formation – mudstone, sandstone and conglomerate. Sedimentary bedrock formed between 319 and 308 million years ago during the Carboniferous period. There are no superficial deposits overlying the bedrock formation.</p> <p>The nearest available borehole log is located approximately 200m to the southwest, borehole reference SO98SE215. This borehole is drilled to a depth of 3.45m. The entire depth of the borehole comprises of marl facies, a type of mudrock rich in calcium carbonate and clay. The strata shifts from stiff to very stiff grading rapidly into hard red/yellow mottle.</p> <p>Bedrock deposits lie within a Secondary A aquifer designation. The site lies within a medium area of groundwater vulnerability and does not lie within a source protection zone. The site is not located within a drinking water safeguard zone with respect to groundwater and surface water.</p> <p>At the time of writing there are no groundwater and surface water abstractions consents within 1km of the site.</p> <p>The nearest surface water feature is the Dudley Canal No 2 located approximately 10m to the rear (east) of the site boundary.</p> <p>The information provided by the EA flood mapping indicated that the site area is located in a flood zone 1 which is defined in the associated technical guidance as having a less than 1 in 1,000 annual probabilities of flooding from rivers and seas.</p>

<p>Pollution history including:</p> <ul style="list-style-type: none"><li>historical land-uses and associated contaminants</li><li>pollution incidents that may have affected land</li><li>any visual/olfactory evidence of existing contamination</li><li>evidence of damage to pollution prevention measures</li></ul>	<p>The review of publicly available mapping is summarised below:</p> <p>The earliest available mapping (1881) indicates that the site comprised of a building adjacent to an area of woodland to the west. It appears the surrounding area across from the site has always been primarily industrial use.</p> <p>In the 1900 mapping the site appears to have been developed with additional buildings now erected and further developments being undertaken to the surrounding industrial estate.</p> <p>In the 1990's the site was in use as a waste transfer station and has been operated as a waste site since then. In 2021 the site was affected by a fire which destroyed the waste transfer building which was subsequently demolished.</p> <p>In the present day mapping the site and the surrounding land is largely industrial with areas of residential dwellings beyond this.</p> <p>There is no readily available information regarding pollution incidents at the site.</p> <p>It is reported by the operator there are no visible or olfactory evidence of existing contamination at the site. Prior to operations taking place the operator will ensure all waste operational areas has an impermeable surface.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	None identified
Baseline soil and groundwater reference data	None available
Supporting information	N/A

3.0 Permitted activities	
Permitted activities	The site is proposed to be operated as a non-hazardous waste transfer station with treatment facility. The operator intends to accept non-hazardous skip waste for processing on site via a picking line and trommel, waste will be separated by hand or mobile plant, bulked and removed from site for further treatment or disposal.
Non-permitted activities undertaken	N/A
<b>Document references for:</b> <ul style="list-style-type: none"><li>• plan showing activity layout; and</li><li>• environmental risk assessment.</li></ul>	
	Drawing No. 3490-MUC-03 - Site Layout & Fire Plan  Environmental Risk Assessment, Document Ref. 3490-MUC-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.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	If yes, provide a plan showing the changes to the activity boundary.
Have there been any changes to the permitted activities?	If yes, provide a description of the changes to the permitted activities
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	If yes, list of them
Checklist of supporting information	<ul style="list-style-type: none"><li>• Plan showing any changes to the boundary (where relevant)</li><li>• Description of the changes to the permitted activities (where relevant)</li><li>• List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)</li></ul>

5.0 Measures taken to protect land	
<p>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.</p>	
Checklist of supporting information	<ul style="list-style-type: none"><li>• Inspection records and summary of findings of inspections for all pollution prevention measures</li><li>• Records of maintenance, repair and replacement of pollution prevention measures</li></ul>

6.0 Pollution incidents that may have had an impact on land, and their remediation	
<p>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.</p>	
Checklist of supporting information	<ul style="list-style-type: none"><li>• Records of pollution incidents that may have impacted on land</li><li>• Records of their investigation and remediation</li></ul>

7.0 Soil gas and water quality monitoring (where undertaken)	
<p>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.</p>	

Checklist of supporting information	<ul style="list-style-type: none"><li>• Description of soil gas and/or water monitoring undertaken</li><li>• Monitoring results (including graphs)</li></ul>
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## 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	<ul style="list-style-type: none"><li>• Site closure plan</li><li>• List of potential sources of pollution risk</li><li>• Investigation and remediation reports (where relevant)</li></ul>
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## 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	<ul style="list-style-type: none"><li>• Land and/or groundwater data collected at application (if collected)</li><li>• Land and/or groundwater data collected at surrender (where needed)</li><li>• Assessment of satisfactory state</li><li>• Remediation and verification reports (where undertaken)</li></ul>
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## 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.