

Equestrian Surfaces Limited

Site Condition Report

Ref: ES.PT.SCR.2005

May 2021

1.0 SITE DETAILS	
Name of the applicant	Equestrian Surfaces Limited
Activity address	Equestrian Surfaces Limited Phoenix Works, Phoenix Way, Burnley BB11 5SX
National grid reference	SD 82143 32408

Document reference and dates for Site Condition Report at permit application and surrender	12 Site Condition Report
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Document references for site plans (including location and boundaries)	210331ES104
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2.0 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>The site is underlain by made ground according to the British Geological Survey Mapping.</p> <p>The nearest publicly available borehole is located to the north east of the site and indicates that the ground consists of soft to firm, brown silty, clayey made ground with gravel and sandstone fragments to a depth of 2.2m.</p> <p>A second borehole located to the north west shows that the ground is made from boulder clay and then grey mudstone to a depth of 10.9m. Following this, there is a mixture of grey mudstone and grey sandstone to a depth of 50.9m where coal is then identified. The mixture of grey sandstone and grey mudstone then continues to the end of the borehole depth at 110m.</p> <p>A third borehole located to the north east indicates that the ground consists of siltstone which is mid grey and muddy to a depth of 5.7m. Beyond this,</p>

	there is sandstone of a pale grey colour and medium grained with sparse silty partings to a depth of 8.36m.
<p>Pollution history including:</p> <ul style="list-style-type: none"> • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	<p>There are no Environment Agency recorded pollution incidents associated with the site that may have affected the land.</p> <p>Reference to ordinance survey maps indicates that the site consisted of open farmland from the 1840s until 1986 where it began its industrial use within the Smallshaw Industrial Estate. It has been used for industrial activity ever since.</p> <p>Previous use of the site is considered unlikely to have caused any contamination. All wastes are stored in the processing and sorting building which have roller shutter doors, excluding the material which is stored within the covered areas in the external yard.</p> <p>The site has an impermeable concrete surface as shown on Drawing Ref: 210331ES104 with surface drains which are located around the workshop/office building. To contain fire water and protect the site from flooding, the roller shutter doors of each building will be closed, clay mats will be placed over the surface drains and the hydrosnakes will be deployed. Therefore, during any flood or fire event there will be no pollution to soils, surface water or groundwater. Spill kits will be used immediately to deal with a spill in situ.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No previous historical site investigation data or reports are available.

Baseline soil and groundwater reference data	Not Applicable
Supporting information	N/A

3.0 Permitted activities	
Permitted activities	As per the Bespoke Environmental Permit: Household, commercial and industrial waste transfer station with treatment.
Non-permitted activities undertaken	Business Administration
Document references for: <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	210331ES104 2005-ERA-ES

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	No
Have there been any changes to the permitted activities?	No
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	• Not Applicable

5.0 Measures taken to protect land
Pollution prevention measures have been carried out and are in place at the site. The site is entirely surfaced with impermeable concrete. All waste processing and storage occurs indoors within the sorting building, processing building and covered areas in the external yard. Roller shutter doors on each building will be closed in the event of a flood to protect the site and hydrosnakes will be deployed to either protect the site from flooding or to contain fire water. Clay mats will be placed over the surface water drains to also protect the site from flooding or to contain fire water. Therefore, during a flood/fire event or leakage/spillage incident no substances will enter groundwater. Hydrosnakes will be deployed at the entrances of the sorting and processing building to

contain runoff from waste during a potential pollution event and therefore no pollution pathways to soil or surface and groundwater exist.	
Checklist of supporting information	<ul style="list-style-type: none"> • Inspection records and summary of findings of inspections for all pollution prevention measures • Records of maintenance, repair, and replacement of pollution prevention measures

6.0 Pollution incidents that may have had an impact on land, and their remediation	
There has been no evidence of any pollution incidents or spillages.	
Checklist of supporting information	<ul style="list-style-type: none"> • Not Applicable

7.0 Soil gas and water quality monitoring (where undertaken)	
<p>All wastes are deposited on impermeable concrete surface in the industrial building. No soil or gas monitoring is therefore considered necessary as no pollution pathways exist to soils.</p> <p>No spillages or pollution incidents have occurred and so no pollution pathways exist to surface of groundwater. Therefore, no water quality monitoring is considered necessary.</p>	
Checklist of supporting information	<ul style="list-style-type: none"> • Not Applicable

8.0 Decommissioning and removal of pollution risk	
Checklist of supporting information	<ul style="list-style-type: none"> • None

9.0 Reference data and remediation (where relevant)

No land or groundwater data was needed to be collected. The information from section 3, 4, 5 and 6 show that the land is in a satisfactory condition and has not deteriorated.

Checklist of supporting information	• None
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10.0 Statement of site condition

The permitted activities are to be carried out at this location. All pollution risks have been mitigated with no reported evidence or incidents of pollution or spillages. The land is deemed to be in a satisfactory condition.