



Title:	Site Condition Report	
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Client:	Recovercyl	
Submitted To:	Environment Agency	
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1 Introduction

1.1 Background

The following Site Condition Report (SCR) has been developed for the proposed waste storage, transfer and treatment facility to be operated by Recovercyl. The site is located at Stanley Road, Bradford, England, BD2 1AS.

The report is based on the Environment Agency's 'H5 Site condition report – guidance and templates' guidance, which can be found via the following link –

https://assets.publishing.service.gov.uk/media/5a7c788040f0b62aff6c1e60/LIT_8001_38258e.pdf

Further details of the Environmental Permit application can be found within the report reference document REC-R01-F1: Site Information.

1.2 SCR Scope

The application form requires Section 1-3 of the H5 Site Condition Report to be completed and submitted with the application. This report provides these completed Sections and covers only the area of land to be Permitted, as shown by the 'Permit Boundary Plan' within the report referenced REC-R06-F1: Site Drawings.

1.3 Sources of Information

The following internet based environmental data sources were utilised to assess, establish and describe the environmental setting and, in particular, to determine the potential for substances to be present in, on or under the land associated with present and past uses of the site and adjacent areas.

- Historical Aerial Imagery.
- British Geological Survey data sets.
- Environment Agency data sets.
- MAGIC.
- <https://www.ukradon.org/information/ukmaps>.

1.4 Report Format

This report has been set out as follows:

- **Site Details** = Section 1 of the H5 Template.
- **Condition of Land at Permit Issued** = Section 2 of the H5 Template.
- **Permitted Activities** = Section 3 of the H5 Template.

2 Site Details

2.1 Introduction

The Site Details required in Section 1 of the H5 Guidance Note, are detailed in Table 2.1 below.

2.2 Site Details

Table 2.1 – H5 Guidance Note – Site Details	
Name of the Applicant.	Recovercyl
Activity Address.	Stanley Road, Bradford, England, BD2 1AS
National Grid Reference.	SE 15805 35466
Document reference and dates for Site Condition Report at permit application and surrender.	REC-R05-F1: Site Condition Report. Date = As dated on title page of this Report.
Document references for site plans (including location and boundaries).	REC-R06-F1: Site Drawings

3 Condition of Land at Permit Issue

3.1 Introduction

The requested detail to outline the Condition of the Land at Permit Issue in Section 2 of the H5 Guidance Note has been provided in Table 3.1 below.

3.2 Condition of Land at Permit Issue

Table 3.1 - Condition of the Land at Permit Issue	
Environmental setting including: • Geology • Hydrogeology • Surface waters	See Section 3.3 below.
Pollution history including: • 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	See Section 3.4 below.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	See Section 3.4 below.
Baseline soil and groundwater reference data	N / A
Supporting information -	The source information used to produce the Site Condition Report has been listed in Section 1.3 above. Information relating to any Relevant Hazardous Substances (RHS) stored on site has been detailed within the document referenced REC-R01-F1: Site Information.

3.3 Environmental Setting

3.3.1 Current Use

The proposed Permitted site is currently part of an existing gas bottle collection and repatriation business.

3.3.2 Topography and Surface Water

The current topography of the site is generally flat. There are no surface water features on site. The closest surface water course is c.90 metres to the Southwest. The Environmental Risk Assessment supporting the application assesses the risk for operations to impact on this receptor as insignificant.

3.3.3 Site Drainage Description

There is no drainage infrastructure on site.

3.3.4 Operational Areas and Bunds

- The Permitted yard area is an impermeable concrete surface.
- No wastes are tipped directly onto the surface and all wastes delivered to site are stored in metal caged IBCs.
- IBCs containing wastes are stored on IBC Spill Pallet Bunds.

3.3.5 Vegetation

Trees and vegetation are present adjacent to the Northeast and Southwest of the site. Site Management confirm that this vegetation appears in good health.

3.3.6 Neighbouring Land Uses

The immediate neighbours to the site comprise of:

- North – Commercial Yard Area.
- East – Shrubland onto Residential Area.
- South – Commercial Unit / Yard Area.
- West – Commercial Unit.

3.3.7 Geology

Table 3.2 details the geological sequence beneath the site.

Table 3.2 – Site Geology				
Stratigraphy	Thickness	Aquifer Status	Assumed Hydraulic Gradient	Abstractions Within 1km
Made Ground	Unknown	-	-	-
Superficial Geology – Variable: • Alluvium - Clay, silt, sand and gravel. • Till, Devensian - Diamicton.	Unknown	Secondary (undifferentiated) / None productive.	South West towards the closest watercourse.	-
Bedrock Geology – • Pennine Lower Coal Measures Formation - Mudstone, siltstone and sandstone.	Unknown	Secondary A		Unknown
Notes – • It is assumed that the ground beneath the new site area will have varying permeability rates. • The site is not located within a Source Protection Zone.				

3.3.8 Hydrology

The following watercourses are within 1 km of the Site Boundary. The closest receptor in each direction is listed below. Note, the distances given are measured using Ordnance Survey data provided by Promap.

- Bedford Beck c.0.09 km West.
- Land Drain c.0.23 km Southeast.
- Land Drain c.0.27 km South.

Further detail is provided within the Environmental Risk Assessment REC-R02-F1 and Site Drawings REC-R06-F1 for those receptors closest to site.

Site Management are unaware of any surface water abstractions within 1 km of the site.

3.3.9 Ecological Receptors

Multi-Agency Geographic Information for the Countryside (MAGIC) was utilised to identify the following receptors-

- Sites of Special Scientific Interest: Trench Meadows SSSI c.4k to the Northwest.
- Ancient Woodland - c.1.45 km Northwest.
- Priority Habitat Deciduous Woodlands:
 - c.0.29 km Northwest.
 - c.0.19 km East.

3.3.10 Natural Impacts

- Radon Potential – Mapping data provided by <https://www.ukradon.org/information/ukmaps> has been reviewed to assess the Radon potential of the site. The map data is shown in 1km grid squares. The 1km grid square covering the Permitted site area, notes that *'Some parts of this 1km grid square are in bands of elevated radon potential. Maximum radon potential is 3-5%.'*
- Flood Risk – The flood risk for planning service provided by <https://flood-map-for-planning.service.gov.uk/> - details that site is located within a Flood Zone 1. Locations in flood zone 1 have a low probability of flooding i.e. in any year land has a less than 0.1% chance of flooding from rivers or the sea.

3.4 Land Pollution History

3.4.1 Historical Development of the Site and Adjacent Land

Aerial imagery provided on Google Earth has been analysed in order to establish the significant historical developments of the site area to be included within the Permit Boundary and the directly adjacent land.

December 2002 (first available aerial image) – Proposed permitted area is in use for an industrial / commercial operation, with various containers / stockpiles evident in the Permitted area. Industrial / commercial use is evident to the North / South and West of the Permitted area. The Eastern side of site Boundary is treelined.

The next aerial image available that shows changes to site operations is dated June 2009. This shows the proposed Permitted area in a tidier condition with only shipping containers present and the floor

area now appears to have a concrete surface. Uses of the land areas adjacent to the Permit Boundary remains unchanged.

The aerial image dated July 2015 shows the existing gas bottle storage and supply operation. Again, surrounding land uses remain unchanged.

The most recent aerial image dated April 2025 shows no further development of the land to be included within the Permit Boundary. In addition, there has been no further development on any of the land adjacent to site.

3.4.2 Potential Contamination Sources from Historical Land Use

- Industrial uses.

Potential contaminants associated with historical land use may comprise:

- Organic materials, spilt from operation of vehicles;

Of the above list, organic materials are deemed to be the only materials that could be consistent with Relevant Hazardous Substances (RHS) associated with the proposed installation activities.

3.4.3 Site Management Discussions

Site Management confirm no knowledge of any recorded pollution incidents, nor any use of the land which may have led to significant ground contamination issues since they have operated on site. Site Management indicated the site historically formed part of a sewage treatment works.

4 Permitted Activities

4.1 Introduction

The requested detail to outline the Activities at Permit Issue in Section 3 of the H5 Guidance Note have been provided in Table 4.1 below.

4.2 Permitted Activities

Table 4.1 – Permitted Activities		
Permitted Activities		
	EPR Schedule 1 Reference	Description
	Environmental Permitting (England and Wales) Regulations 2016, SI 2016/1154	
Non-permitted activities undertaken	None	
Document references for: - plan showing activity layout; and - environmental risk assessment.	- Site Layout Plan detailed within the report referenced - REC-R06-F1. - Environmental Risk Assessment detailed within the report referenced RP-R02-F1.	