



AC
ENVIRONMENTAL
CONSULTING

Site Condition Report

**Forshaw Demolition Limited
Land / Premises at James Street
Westhoughton
Bolton
BL5 3QR
April 2026**

Ref: FDL.PT.SCR.2504

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Reference & Revision	Issue	Prepared	Approved
FDL.PT.SCR.2504	First Issue	LH	DA

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This Site Condition Report has been prepared for a partial permit surrender application for the Forshaw Demolition Limited site at the Land / Premises at James Street, Westhoughton, Bolton, Lancashire, BL5 3QR.

1. Location

- 1.1 The site is situated at James Street, Westhoughton, Bolton, Lancashire, BL5 3QR. At present the site is operating under a Standard Rules environmental permit - SR2022 No 4: Non-hazardous waste recycling with asbestos, hazardous batteries, cable and WEEE storage (reference EPR/FB3006XW). The permitted area is roughly rectangular in shape and bounded on four sides by an existing industrial estate, terraced properties, the Wigan-Bolton Railway line, and open land. The surrounding area is essentially residential to the east and industrial to the northwest with open land further west.
- 1.2 Within the Forshaw Demolition Limited site, there is the operation of another waste management facility – Horrocks Waste Management Limited. Forshaw Demolition Limited applied to partially transfer part of the land of Permit Number (EPR/FB3006XW) which was completed in May 2023. The site is seeking a partial surrender of the permit, surrendering a section of the concreted central area of the yard. The permitted area, excluding this section, shall remain unchanged.
- 1.3 There are sensitive receptors within 1km of the site, the closest being the residential properties located approximately 85m to the south on Peel Terrace. There are several educational facilities within 1km of the site, the closest being The Gates Primary School approximately 380m northeast of the site boundary. The Sacred Hearts Roman Catholic Primary school is located approximately 445m southeast of the site. St Bartholemew's School is located 665m south of the site. A further four schools are located south of the site, including West Houghton High School, Brighter Bunnies Pre School, New Beginnings Childcare and Happitots Day Nursery. There are several care homes within 1km of the site, the closest being Woodlands Care West Westhoughton, which is located 787m south of the site, and Thurstons Anchor Retirement Home is located 790m south of the site. Wingates Residential Home is located 691m to the north of the site. There are also medical facilities within 1km of the site. Church Street surgery is located 270m to the northeast of the site, and Time Physio & Wellness Centre is located 270m to the east of the site. Hall Lee Brook Local Nature Reserve is located 808m to the southeast of the site. The site is also situated immediately adjacent to a Priority Habitats site (an area of deciduous woodland) that is located to the southwest.

2. History

2.1 Reference to historical OS maps dating back to 1845 indicate that the site was farmland in a predominantly rural area with the exception of the nearby town of Westhoughton. The surrounding area was increasingly urbanised after the 1950s and the site was eventually designated for industrial use in the early 21st century. Forshaw Demolition have owned the site since 2003, prior to which the land had been derelict for some years. In 2005, planning permission was obtained for use of the site as a waste transfer station, and in 2008, Forshaw Demolition Limited's obtained an environmental permit (reference EPR/FB3006XW) for operating the waste transfer station. In May 2023, a partial transfer of the permit was completed, to Horrocks Waste Management Limited, and Horrock's have been operating on a section of the site, within the larger Forshaw Demolition site, since.

2.2 There are no records/evidence of any pollution incidents on the site or near to the site.

3. Site Design

3.1 The site layout is designed to ensure freedom of movement. The site is fully concreted with an impermeable concrete surface. Waste is brought onto site using the company's own vehicles (eight wheeled RoRo Hook Loader Wagons). Waste accepted on site consists of construction and demolition waste and will originate from industrial and commercial construction and demolition sites locally and nationally.

3.2 The site is designed to accept a maximum of 75,000 tonnes of non-hazardous waste per annum. No loose wastes are stored on the concrete surface – all wastes are stored in 35cyd skips. Asbestos is stored in a sealed skip awaiting removal to a licenced landfill site.

3.3 The site also has a garage building, for maintenance of the site vehicle.

4. Drainage

4.1 The permitted area is entirely surfaced with impermeable concrete. There are drains on site which are connected to an interceptor. It is crucial to note that waste is not stored directly on the concrete surface. All waste is stored in 35 cubic yard skips.

4.2 Water on the impermeable concrete surface is contained by 200mm kerbing at the base of the site boundary.

4.3 Some used oils are stored inside the garage, these are stored on a bunded area. The outside diesel tank, used for the site vehicles, is a double bunded tank.

4.4 Any potential spillages will be dealt with appropriately within the permitted area using the multiple spill kits that are provided on site.

5. Records

Maintenance, inspections, and all other related records will be kept in the offices in either folders or on a spreadsheet on a computer.

6. Site Condition Report

1.0 SITE DETAILS	
Name of the applicant	Forshaw Demolition Limited
Activity address	Forshaw Demolition Limited, James Street, Westhoughton, Bolton, Lancashire, BL5 3QR.
National grid reference	SD 65200 06700
Document reference and dates for Site Condition Report at permit application and surrender	FDL.PT.SCR.2504 - Site Condition Report
Document references for site plans (including location and boundaries)	250508FDL105 250508FDL106
2.0 Condition of the land at permit issue	
Environmental setting including: • geology • hydrogeology • surface waters	The site is underlain by made ground according to the British Geological Survey Mapping. The nearest borehole shows that ground is made up of shale, clinker and ash fill to a depth of 1.2m. Further below is mottled brown clay to a depth of 2.3m, which is underlain by sandy brown clay until the end of the borehole (12.3m depth). Other nearby boreholes show that the ground is made up of yellow/brown sandy clay to a depth of 2m. This is underlain by dark brown stoney sandy

	silty clay (boulder clay) until the end of the borehole (7m depth). Another nearby borehole shows that the ground is made up of dark brown silty sandy stoney clay (boulder clay) to a depth of 3.17m. This is underlain by grey/brown silty clay to a depth of 4.47m and grey silty sandy clay (boulder clay) until the end of the borehole (8.5m depth). A review of the British Geological Survey (BGS) map reveals that the site is underlain by Secondary A aquifer bedrock material that can support local water supplies and contribute to river base flow. The superficial deposits are Secondary (undifferentiated) aquifer material and have minor value as an aquifer. Groundwater vulnerability at the site is shown as medium-low. The site does lie within a Source Protection Zone. A review of the MAGIC map reveals several surface water features within 1km of the site. One being the pond which is approximately 52m to the west of the site. There are also several others ponds in different directions and distances from the site. There is a pond approximately 75m southwest of the site, then another is approximately 235m southwest of the site and another 450m southwest of the site, another 650m northeast of the site and another 742m northwest of the site. Pennington Brook runs approximately 337m southwest of the site. Additionally, there is a natural surface drain 748m to the west of the site, and 943m to the north of site. Flood Risk for Planning identifies that the site lies in a Flood Zone 1, which is an area with a 'low probability of flooding from rivers and the sea'. Areas within a Flood Zone 1 have less than 1 in 1,000 annual probabilities of a river or sea flooding.
Pollution history including: • pollution incidents that may have affected land • historical land-uses and associated contaminants	There are no Environment Agency recorded pollution incidents associated with the site that may have affected the land. The historical ordnance survey maps show the site to have been farmland in

• any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures	a predominantly rural area back in 1892, with the exception of the nearby town of Westhoughton. The surrounding area was increasingly urbanised after the 1950s and the site was eventually designated for industrial use in the early 21st century. Previous use of the site is considered unlikely to have caused any contamination. There has been five Environment Agency recorded pollution incidents that has been reported within a 1km radius of the site: • Incident Reference 1815951 in June 2020, which was a category 2 significant incident to air. The incident occurred approximately 126m north of the site • Incident Reference 1105556 in April 2013, which was a category 2 significant incident to water. The incident occurred approximately 307m south of the site. • Incident Reference 973611 in March 2012, which was a category 2 significant incident to water. The incident occurred approximately 333m south of the site. • Incident Reference 297737 in March 2005, which was a category 2 significant incident to water. The incident occurred approximately 572m south of the site. • Incident Reference 694639 in July 2009, which was a category 2 significant incident to water. The incident occurred approximately 643m northeast of the site. Records suggest that there is one historical landfill site within 500m of the site and are described below: • Warcock Hill (approximately Clay Pit (approximately 270m east) which was last input into in 1969, consisting of household waste. The Provider Reference was: EAHLD16010. Drainage is in place and is connected to an Interceptor. Wastes are not stored directly on the concrete surface, they are stored in 35 cubic yard skips, therefore, during any flood or fire event there will be no pollution to soils, surface water or groundwater.
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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.
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Baseline soil and groundwater reference data	Not Applicable
Supporting information	N/A

3.0 Permitted activities	
Permitted activities	As per Environmental Permit: Permit for Waste Transfer station
Non-permitted activities undertaken	Business Administration
Document references for: - plan showing activity layout; and - environmental risk assessment.	250508FDL105 250508FDL106 FDL.PT.ERA.2504

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	Yes. The permitted area no longer includes a rectangular section to the centre of the site.
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 covered with an impermeable concrete surface. There are drains on site which are connected to an interceptor, which means during a fire event or leakage/spillage incident no substances will enter groundwater. Wastes are not stored directly on the concrete surface, they are stored in 35 cubic yard skips, therefore, during any flood or fire event there will be no pollution to soils, surface water or groundwater.

Checklist of supporting information

- 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

- Not Applicable

7.0 Soil gas and water quality monitoring (where undertaken)

No wastes have been deposited onto any surface other than the concrete floor. Waste oils are stored on a bunded area, and the outside diesel tank is a double bunded tank. No soil or gas monitoring is therefore considered necessary as no pollution pathways exist to soils.

No known spillages or pollution incidents have occurred and so no pollution pathways exist to surface of groundwater. Therefore, no water quality monitoring is considered necessary.

Checklist of supporting information

- Not Applicable

8.0 Decommissioning and removal of pollution risk

The site has undergone a thorough clearance process. All structures associated with previous site activities have been removed. Furthermore, a comprehensive sweep and inspection have confirmed that no wastes of any kind remain on the site. This includes, but is not limited to, construction and demolition wastes, process residues, containers, and any other potential sources of contamination. As a result of these actions, the potential for pollution from residual site infrastructure and waste materials has been effectively eliminated.

Checklist of supporting information

- 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 of the Site Condition Report show that the land is in a satisfactory condition and has not deteriorated.

Checklist of supporting information

- None

10.0 Statement of site condition

The permitted activities are to be carried out at this location on the reduced site permitted area. All pollution risks have been mitigated with no reported evidence or incidents of pollution or spillages.

The area of land being surrendered is in new ownership.

The land has been cleared of all waste stockpiles and residues and is deemed to be in a satisfactory condition.