

# **J&M Demolition & Recycled Aggregates Ltd**

**Proposed Aggregate Recycling Facility  
Horwich Loco Works  
Horwich  
Bolton**

**16<sup>th</sup> August 2021**

## **SITE CONDITION REPORT**

For full details, see H5 *SCR guide for applicants* v2.0, 4 August 2008

**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.**

<b>1.0 SITE DETAILS</b>	
Name of the applicant	J&M Demolition & recycled Aggerates Ltd
Activity address	Horwich Loco Works, Chorley New Rd, Horwich, Bolton.
National grid reference	SD6420510369
Document reference and dates for Site Condition Report at permit application and surrender	18/08/21
Document references for site plans (including location and boundaries)	Plan 1 Site Location Plan 2 Site Layout

**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.

<b>2.0 Condition of the land at permit issue</b>	
Environmental setting including: <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	<p>There are no open streams in the immediate vicinity, and no drainage connections. However a culverted watercourse does exist beneath the site, entering from the NE and understood to flow into the mossland located to the West.</p> <p>Other than an isolated relic pad (historically a crane base), the yard is not concreted - all working surfaces are permeable and rainwater infiltrates the ground surface. Since the site only processes inert materials, there is no requirement for engineered containment. Generally, groundwater would be expected to flow West/Southwest towards the Red Moss. The Northern half of Red Moss feeds the River Douglas, the Southern half is located within the River Croal/Irwell catchment.</p> <p>The site underlain by a deep layer of made ground, as the whole area was given up to storage associated with the manufacture of locomotive engines from 1870s-1980s. Associated with this was the land-filling of waste from 1986-1990 as part of restoration works.</p> <p>Beneath this made ground lies a layer of boulder clay which overlays carboniferous mudstones and sandstones. EA Groundwater Vulnerability Map 10 (C. Lancs) shows this to be Minor Aquifer.</p>

	The site does not lie within an Groundwater SPZ.
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<p>The main previous uses relate to the loco works (heavy engineering). More recent history has seen the site used for waste transfer stations (Lostock Skip Hire &amp; Dixons Skip Hire), JCB earthworks training and AE Yates civil engineering yard.</p> <p>No known studies on this plot and no recorded pollution events. No visual contamination.</p> <p>Surfacing is 900% rolled hardcore (permeable). No services on site and no drainage.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	<p>Local information suggests an estate-wide presence of PAH (ash) and asbestos fibres associated with locomotive works/steam boilers.</p> <p>Site is due for residential development known as Rivington Chase (permitted activities will cease in 3 years) Full remediation will take place by the developer at that time in order to comply with standard planning conditions relating to contaminated land.</p>
Baseline soil and groundwater reference data	<p>N/A.</p> <p>Proposal is for the recycling of inert materials only, so no monitoring or engineered infrastructure required.</p>

<b>3.0 Permitted activities</b>	
Permitted activities	Recycling of Inert Waste
Non-permitted activities undertaken	Storage of quarried stone / aggregate
<p>Document references for:</p> <ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• environmental risk assessment.</li> </ul>	<p>Plan 2 Site Layout</p> <p>Environmental Risk Assessment for this activity is as per Standard Rules SR2008No11 (other than for proximity to Red Moss SSSI).</p>

**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.

<b>4.0 Changes to the activity</b>	
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
<b>Checklist supporting information</b>	<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>

<b>5.0 Measures taken to protect land</b>	
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.	
<b>Checklist supporting information</b>	<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>

<b>6.0 Pollution incidents that may have had an impact on land, and their remediation</b>	
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.	
<b>Checklist supporting information</b>	<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>

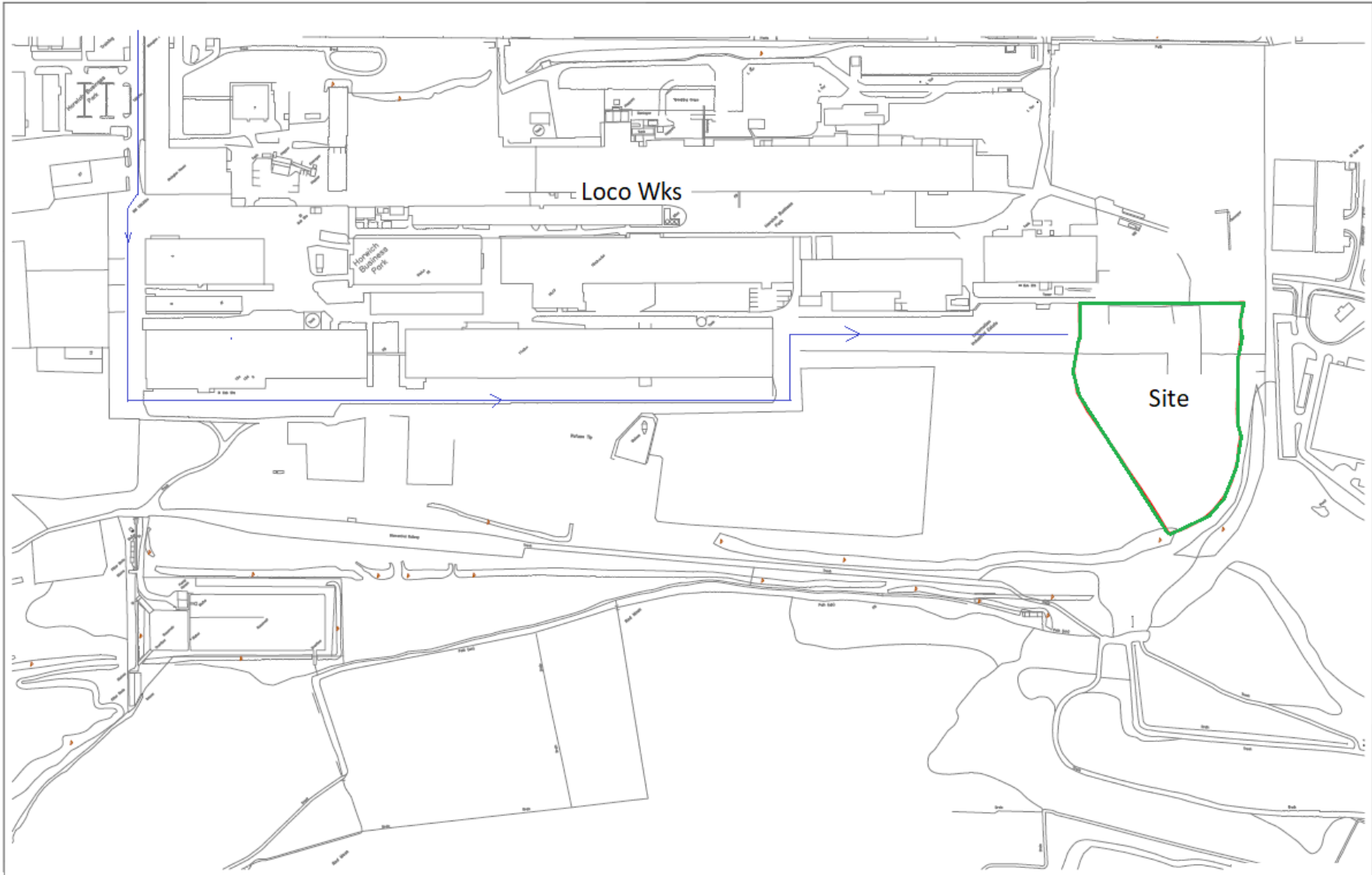
<b>7.0 Soil gas and water quality monitoring (where undertaken)</b>	
Provide details of any soil gas and/or water monitoring you did. Include a summary of the findings. Say whether it shows that the land deteriorated as a result of the permitted activities. If it did, outline how you investigated and remedied this.	
<b>Checklist supporting information</b>	<ul style="list-style-type: none"> <li>• Description of soil gas and/or water monitoring undertaken</li> <li>• Monitoring results (including graphs)</li> </ul>

<b>information</b>	
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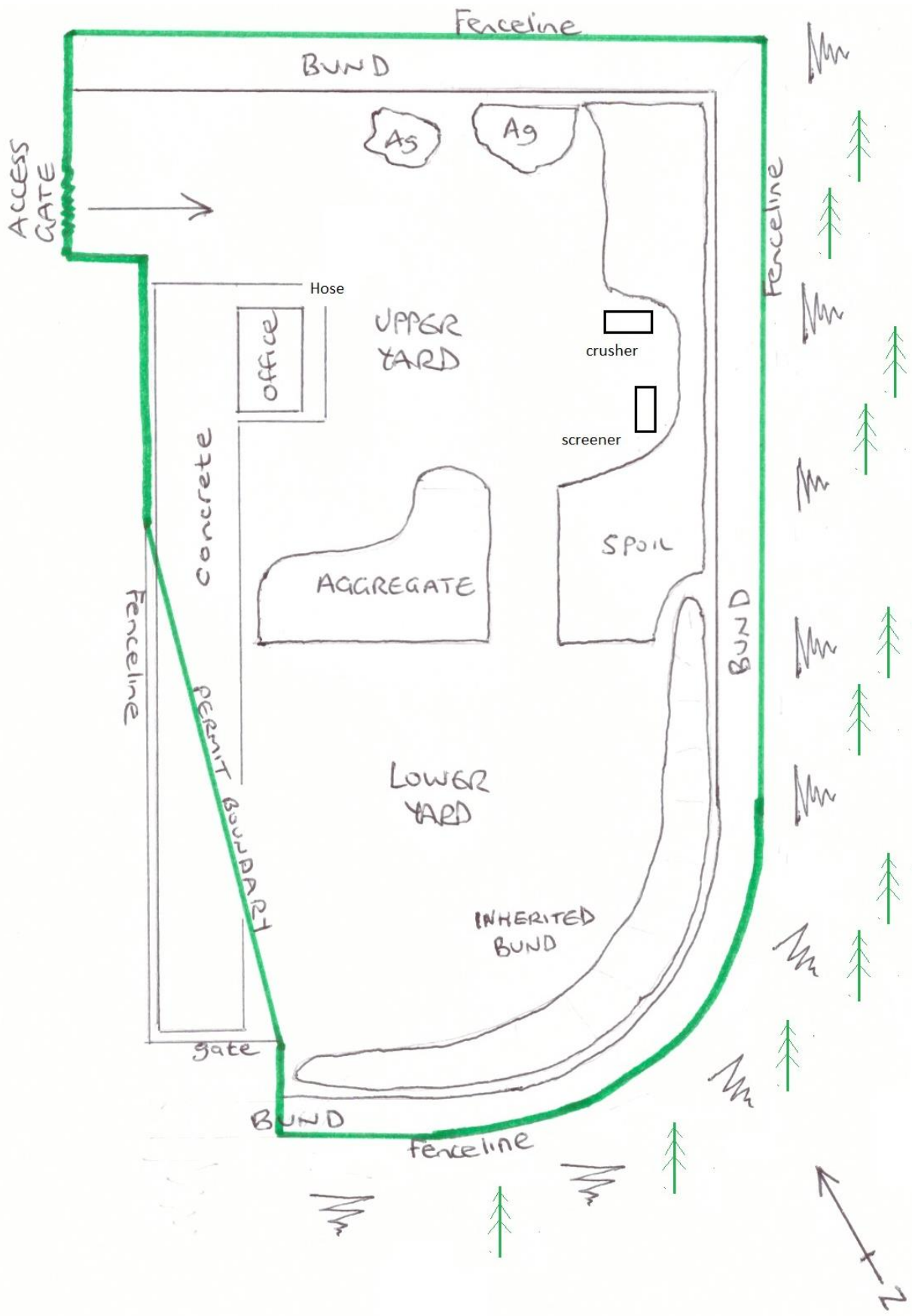
<b>8.0 Decommissioning and removal of pollution risk</b>			
Describe how the site was decommissioned. Demonstrate that all sources of pollution risk have been removed. Describe whether the decommissioning had any impact on the land. Outline how you investigated and remedied this.			
<b>Checklist supporting information</b>	<table border="0"> <tr> <td style="width: 10%;"><b>of</b></td> <td> <ul style="list-style-type: none"> <li>• <b>Site closure plan</b></li> <li>• <b>List of potential sources of pollution risk</b></li> <li>• <b>Investigation and remediation reports (where relevant)</b></li> </ul> </td> </tr> </table>	<b>of</b>	<ul style="list-style-type: none"> <li>• <b>Site closure plan</b></li> <li>• <b>List of potential sources of pollution risk</b></li> <li>• <b>Investigation and remediation reports (where relevant)</b></li> </ul>
<b>of</b>	<ul style="list-style-type: none"> <li>• <b>Site closure plan</b></li> <li>• <b>List of potential sources of pollution risk</b></li> <li>• <b>Investigation and remediation reports (where relevant)</b></li> </ul>		

<b>9.0 Reference data and remediation (where relevant)</b>			
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.			
<b>Checklist supporting information</b>	<table border="0"> <tr> <td style="width: 10%;"><b>of</b></td> <td> <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> </td> </tr> </table>	<b>of</b>	<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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<b>10.0 Statement of site condition</b>	
Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:	
<ul style="list-style-type: none"> <li>• the permitted activities have stopped</li> <li>• decommissioning is complete, and the pollution risk has been removed</li> <li>• the land is in a satisfactory condition.</li> </ul>	



Plan 1 Location	1:1250
18/8/21	



PLAN 2 SITE LAYOUT AUGUST 2021