

**SITE CONDITION REPORT  
for  
Park House Transfer Station  
Park Road  
Bury  
BL9 5NB**

**COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION**

**DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7**

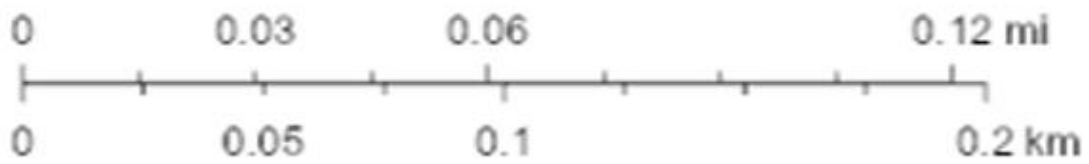
**AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; &  
SUBMIT WITH YOUR SURRENDER APPLICATION.**

<b>1. Site Details</b>	
Name of the applicant	<a href="#">Park House Services NW Ltd</a>
Activity address	<a href="#">Park House,</a> <a href="#">Park Road,</a> <a href="#">Bury,</a> <a href="#">BL9 5BQ</a>
National grid reference	<a href="#">Site centred on SD 80289 11717</a>
Document reference and dates for Site Condition Report at permit application and surrender	<a href="#">Inert and Excavation Waste Transfer Station with Treatment permit issued 12/09/19</a> , permit WE3118AA. Bespoke Permit Variation Application 2021 Site Condition Report 22/03/21
Document references for site plans (including location and boundaries)	Park House <a href="#">Boundary Plan</a> Park House <a href="#">Site Drainage Plan</a> Park House <a href="#">Site Layout Plan</a> Park House <a href="#">Plan Showing Receptors</a>

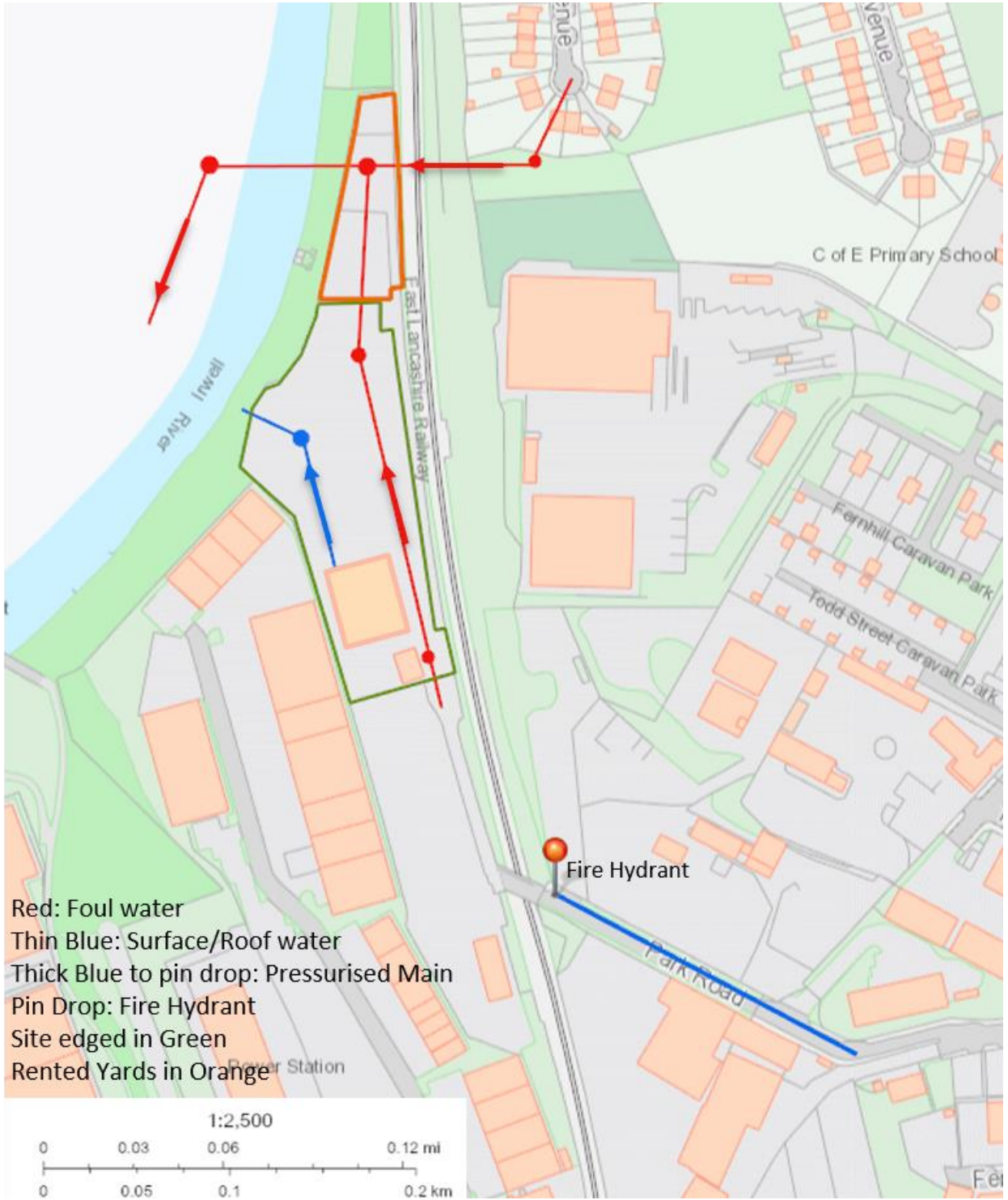
### Park House Site Boundary



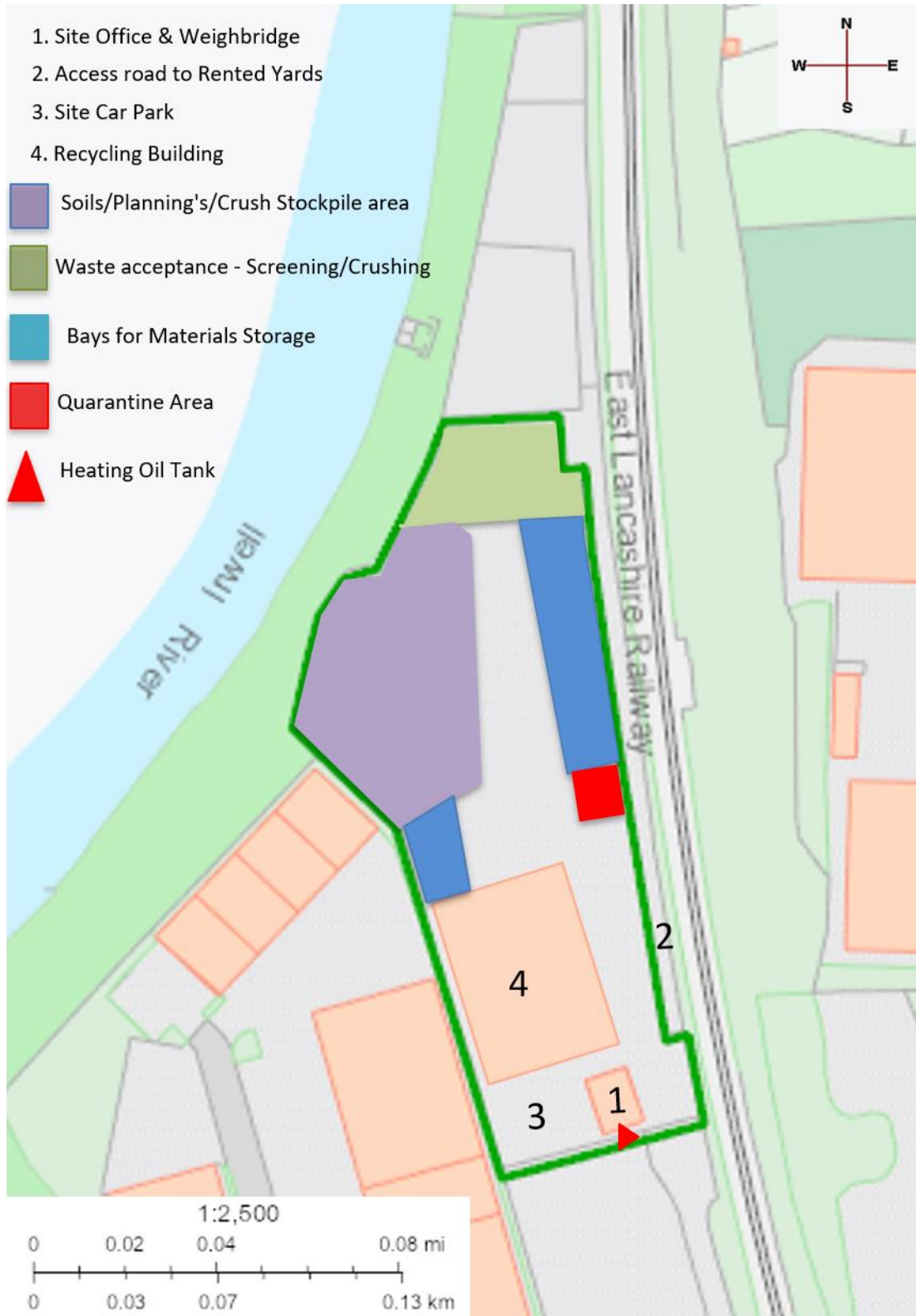
1:2,500



### Park House Site Drainage Plan

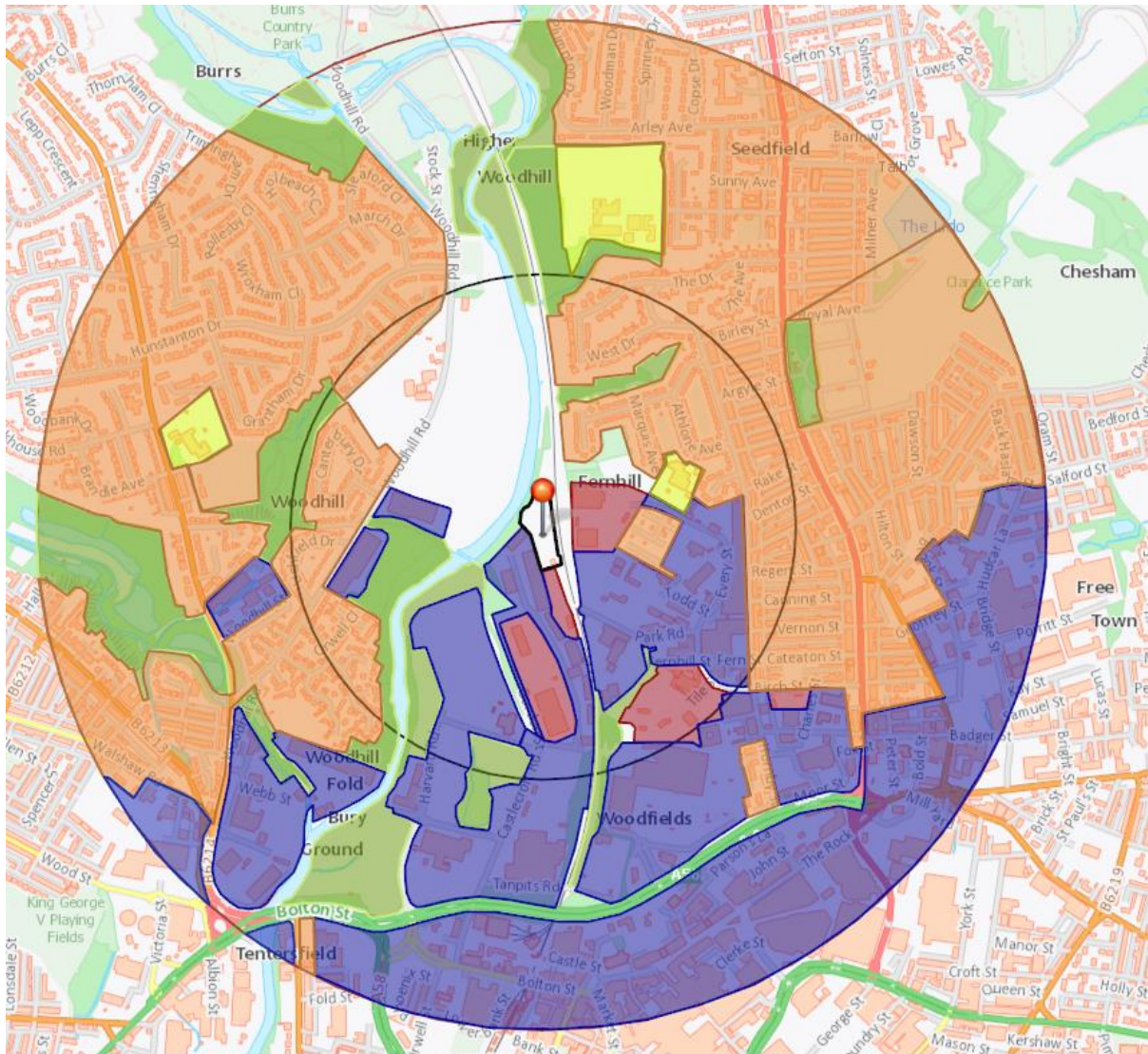


Park House Site Layout Plan

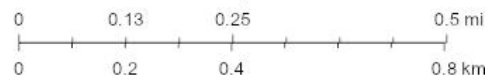




**Park House Plan Showing Receptors**



1:10,000



Key: Yellow: Schools,  
Purple: Industrial/Commercial,  
Orange: Residential,  
Red: Waste sites & Installations,  
Green: Habitats.  
White: Agricultural.

## 2. Condition of the land at permit issue

<p>Environmental setting including:</p> <ul style="list-style-type: none"> <li>• Geology: 1:50000 scale Bedrock and Superficial geology description.</li> <li>• Hydrogeology: Magic Maps, Environment Agency Information</li> <li>• Surface waters: Magic Maps, GM GIS system mapping</li> <li>• Flood risk: EA Flood Risk Mapping</li> <li>• Soil vulnerability: Cranfield Soil-Scape data</li> </ul>	<p><b>Geology:</b>          Pennine Lower Coal Measures Formation - Mudstone, Siltstone and Sandstone. Sedimentary Bedrock formed approximately 318 to 319 million years ago in the Carboniferous Period. Local environment previously dominated by swamps, estuaries and deltas.          River Terrace Deposits - Sand and Gravel. Superficial Deposits formed up to 3 million years ago in the Quaternary Period. Local environment previously dominated by rivers.</p> <p><b>Hydrogeology:</b>          Groundwater vulnerability: Medium-Low          Aquifer vulnerability Superficial Geology: Secondary A.          Aquifer vulnerability Bedrock Geology: Secondary A.          Borehole log SD81SW11(1924) impure water at 40-50ft and pure water at 190ft</p> <p><b>Surface Waters:</b>          River Irwell on the northern/north-western site boundary.</p> <p><b>Flood-Risk:</b>          Low, not within EA flood risk zones 2 or 3</p> <p><b>Soil Vulnerability:</b> The site is on the boundary between two soil classification groups:          FREELY DRAINING SLIGHTLY ACID LOAMY SOILS          Main Surface Texture: Class LOAMY          Natural Drainage Type: FREELY DRAINING          Natural Fertility: LOW          Characteristic Semi-natural Habitats: NEUTRAL AND ACID PASTURES AND DECIDUOUS WOODLANDS; ACID COMMUNITIES SUCH AS BRACKEN AND GORSE IN THE UPLANDS          Main Land Cover: ARABLE AND GRASSLAND</p> <p>SLOWLY PERMEABLE SEASONALLY WET ACID LOAMY AND CLAYEY SOILS          Main Surface Texture Class: LOAMY          Natural Drainage Type: IMPEDED DRAINAGE          Natural Fertility: LOW          Characteristic Semi-natural Habitats: SEASONALLY WET PASTURES AND WOODLANDS MAINLY, BUT NOT EXCLUSIVELY, ON THE UPLAND FRINGE          Main Land Cover: GRASSLAND WITH SOME ARABLE AND FORESTRY.</p>
<p>Pollution history:</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> </ul>	<p><b>Pollution Incidents:</b>          None recorded since site purchase 2017.</p> <p><b>Historic land use:</b>          Fernhill Chemical works circa 1880 to 1960.          Subsequent uses, coal yard, drum washing yard, builders' yard, skip yard.</p> <p><b>Visual &amp; Olfactory evidence:</b>          None noted during works in the yard, building footings, drain installation etc</p>

<ul style="list-style-type: none"> <li>evidence of damage to pollution prevention measures</li> </ul>	<p><b>Pollution prevention measures:</b> Yard drainage to sewer system, impermeable surfaces for processing, inert wastes accepted. Wide stable bund on the river side of the site. No discharge to river.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p><b>None Available</b></p>
<p>Baseline soil and groundwater reference data</p>	<p>Borehole log: SD81SW11(1924)</p>
<p><b>Supporting information</b></p>	<p>BGS mapping and memoirs MAGIC maps, DEFRA information source GW, Aquifers NIRS recording system: EA Cranfield Soils information Flood risk information: EA Borehole log: SD81SW11(1924) Site reconnaissance Site works monitoring</p>

<h3>3. Permitted activities</h3>	
<p>Permitted activities Application for Bespoke Transfer Station based on SR2015 No6 with some additional wastes</p>	<p>Bespoke non-hazardous wastes transfer station with treatment. Activities: waste acceptance, waste storage, waste processing, all for recovery of waste via aggregate protocol, SR2010 Nos 4 &amp; No 5-land treatment for benefit deployments, registered use of waste exemptions and disposal (disposal limited to less than 50 tonnes per day)</p>
<p>Non-permitted activities undertaken</p>	<p>Vehicle parking</p>
<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>Revised Park House Site Layout Plan (above) Park House TS Site Specific Risk Assessment</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 applicatio

<b>4. Changes to the activity</b>	
Have there been any changes to the activity boundary?	No changes to the site boundary. A new building has been put up for waste recycling and storage (see revised layout plan below) within the existing site.
Have there been any changes to the permitted activities?	Change in permitted activities from Inert & Excavation waste transfer station to Bespoke HCl Transfer Station.
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No Dangerous Substances have been identified as being used or produced as a result of the change in permitted activities
Checklist of supporting information	<ul style="list-style-type: none"> <li>• Revised Park House Site Layout Plan (see Park House Site Plan)</li> <li>• Description of the changes to the permitted activities (see below)</li> </ul>
Description of site activities	<ul style="list-style-type: none"> <li>• Inert waste transfer, treatment and processing as previous permit (No change)</li> <li>• Storage and bulking of wastes for SR2010 Nos 4 &amp; 5 deployment to land (No treatment or processing)</li> <li>• Storage and processing of green wastes for fuel and further recovery (processing for fuel limited to 75tonnes per day)</li> <li>• Acceptance processing and treatment of Household, Commercial &amp; Industrial waste for recovery or disposal (disposal limited to 50t/day)</li> </ul>

**Additional Wastes to the Bespoke permit variation  
(These wastes are in addition to the SR2015 HCI Transfer Station Permit)**

<b>02 Wastes from Agriculture, Horticulture, Aquaculture, Forestry, Hunting and Fishing, Food Preparation and Processing</b>
02 01 01 sludges from washing and cleaning
<b>02 03 wastes from fruit, vegetables, cereals, edible oils, cocoa, coffee, teas and tobacco preparation and processing, conserve production, yeast and yeast extraction production,</b>
02 03 01 sludges from washing, cleaning, peeling, centrifuging and separation
<b>02 04 wastes from sugar processing</b>
02 04 03 sludges from on-site effluent treatment
02 04 99 wastes not otherwise specified
<b>02 06 wastes from the baking and confectionery industry</b>
02 06 03 sludges from on-site effluent treatment
02 06 99 wastes not otherwise specified. Specifically, biodegradable wastes not otherwise specified from the processing of materials used in baking or confectionary.
<b>02 07 wastes from the production of alcoholic and non-alcoholic beverages (except coffee, tea and cocoa)</b>
02 07 03 wastes from chemical treatment
02 07 05 sludges from on-site effluent treatment
02 07 99 wastes not otherwise specified. Specifically, biodegradable wastes not otherwise specified from the processing of raw materials used in the production of such beverages only
<b>03 Wastes from Wood Processing and the Production of Panels and Furniture, Pulp, Paper and Cardboard</b>
<b>03 03 wastes from pulp, paper and cardboard production and processing</b>
03 03 05 de-inking sludges from paper recycling
03 03 09 lime mud waste
03 03 11 sludges from on-site effluent treatment other than those mentioned in 03 03 10
<b>04 Wastes from the Leather, Fur and Textile Industries</b>
<b>04 01 wastes from the leather and fur industry</b>
04 01 07 sludges, in particular from on-site effluent treatment free of chromium
<b>04 02 wastes from the textile industry</b>
04 02 10 organic matter from natural products (e.g., grease, wax)
04 02 15 wastes from finishing other than those mentioned in 14 02 14
04 02 20 sludges from on-site effluent treatment other than those mentioned in 04 02 19
<b>07 Wastes from Organic Chemical Processes</b>
<b>07 07 wastes from the MFSU of fine chemicals and chemical products not otherwise specified</b>
07 07 12 sludges from on-site effluent treatment other than those mentioned in 07 07 11
16 11 06 linings and refractories from non-metallurgical processes other than those mentioned in 16 11 05
<b>17 Construction and Demolition Wastes (including Excavated Soil from Contaminated Sites)</b>
<b>17 05 soil (including excavated soil from contaminated sites), stones and dredging spoil</b>
17 05 06 dredging spoil other than those mentioned in 17 05 05
<b>19 Wastes from Waste Management Facilities, Off-Site Waste Water Treatment Plants and the Preparation of Water for Human Consumption and Water for Industrial Use</b>
<b>19 02 wastes from physico/chemical treatment of waste (including dechromatation, decyanidation, neutralisation)</b>
19 02 06 sludges from physical / chemical treatment other than those mentioned in 19 02 05
<b>19 05 wastes from aerobic treatment of solid wastes</b>
19 05 99 wastes not otherwise specified. Specifically, solid digestate from the aerobic treatment of source segregated biodegradable waste only.
<b>19 06 wastes from anaerobic treatment of waste</b>
19 06 04 digestate from anaerobic treatment of municipal waste
19 06 06 digestate from anaerobic treatment of animal and vegetable waste
<b>19 08 wastes from waste water treatment plants not otherwise specified</b>
19 08 01 screenings
19 08 02 waste from desanding
19 08 05 sludges from treatment of urban waste water
19 08 99 wastes not otherwise specified. Specifically, Stone Filter Media free of sewage materials only
<b>19 09 wastes from the preparation of water intended for human consumption or water for industrial use</b>
19 09 01 solid wastes from primary filtration and screenings

19 09 02	sludges from water clarification
<b>19 12</b>	<b>wastes from the mechanical treatment of waste (e.g., sorting, crushing, compacting, pelletising) not otherwise specified</b>
19 12 12	other wastes (including mixtures of materials) from mechanical treatment of waste other than those mentioned in 19 12 11
<b>19 13</b>	<b>wastes from soil and groundwater remediation</b>
19 13 04	sludges from soil remediation other than those mentioned in 19 13 03
<b>20</b>	<b>Municipal Wastes (Household Waste and Similar Commercial, Industrial and Institutional Wastes) Including Separately Collected Fractions</b>
<b>20 02</b>	<b>garden and park waste (including cemetery waste)</b>
20 02 03	other non-biodegradable wastes
<b>20 03</b>	<b>other municipal wastes</b>
20 03 06	waste from sewage cleaning: Specifically, washed grit only

## 5. Measures taken to protect land

Previous use as a factory was on impermeable floor surfaces, following demolition the yard was left part impermeable surface, part hard standing, no hazardous waste operations have been carried out on the land. The drum washing phase was within a purpose built shed (since demolished). The inert waste transfer station uses hard standings for aggregate and soils storage in line with best practice for the storage of these materials.

### Checklist of supporting information

- CAR Form dated 24/09/2020

*Unannounced site inspection – the officer attempted to call the site immediately before the vehicle based observations were carried out to make them aware of his presence however no one answered the phone.*

*Weather light airs, 13°C, drizzle/rain.*

*Before arriving at the site, the officer spent some time assessing amenity issues including noise, odour, litter and dust in the area that could be attributed to the site. No issues were noted on the permitted area.*

*The site was found to be operational, with plant, machinery and staff seen working on site.*

*Although there appeared to be relatively large stockpiles of inert waste that were being stored along the site boundary, no non-compliances were noted.*

*No issues were noted during the observations with the site being kept neat and tidy and the yard area clear and safe for vehicular access.*
- Records of maintenance, repair and replacement of pollution prevention measures.

Spill kit on site 24/09/19, checked monthly, un-used to date

Fire plan February 2021, in preparation for variation application, updated to reflect addition of the building, bunding plan incorporated to reduce the potential impact on River Irwell of fire water in the event of a fire, diverting fire water to foul sewer with the agreement of local sewerage undertaker.

	<p>Records of screener and crusher servicing are maintained in the site diary. Excavators are brought up to the company workshop for service and repair at the operational office in Ramsbottom.</p>
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## 6. Pollution incidents that may have had an impact on land, and their remediation

There have been no pollution incidents on site since Park House Services NW Ltd took over the site and applied for the Inert and Excavation Waste Permit.

When Park House Services purchased the site there was a large quantity of mixed non-hazardous waste on the site, this was cleared with advice from the Environment Agency, Sharon Owen, prior to the application for the inert waste transfer station. To date there have been no pollution incidents from the permitted site that may have damaged the land.

No vehicle fuel is stored on site, plant and machinery are fuelled from a bowser vehicle equipped with a sealed tank and 12volt electric pump system.

This vehicle carries its own pollution prevention spill kit and is operated by a trained member of staff.

Some hydraulic and engine oil is stored in a room within the office building, the building in this case acts as the bunded store.

A small bunded heating oil tank for the office is the only bulk storage on site.

Checklist of supporting information

- DOC tickets for the waste removed from site at purchase. (These are available at our office.)

## 7. Soil gas and water quality monitoring (where undertaken)

No surface water monitoring is carried out, all discharges other than clean roof water from the new building leave site via foul sewer.

No ground water monitoring is carried out, the bore hole is not extant on site. The 1924 bore hole log notes the drilling was in a cellar 12 feet below ground level, this has been lost, presumably when the original factory was demolished in the 1960's and the present ground level established. The ground level is contiguous with the next-door yard which was the other half of the factory, see 1892-1914 OS map & aerial view below.

No soil gas monitoring has been carried out.

Checklist of supporting information

No supporting documents



1892-1914 OS Map and Aerial View (Land owned including the site edged in green)



