

SITE CONDITION REPORT TEMPLATE

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.

1.0 SITE DETAILS	
Name of the applicant	CSM Bakery Solutions Ltd
Activity address	Stadium Road, Bromborough, Wirral, CH62 3NU
National grid reference	SJ 35553 82930
Document reference and dates for Site Condition Report at permit application and surrender	CSMB2(5b)REP Report date: November 2018
Document references for site plans (including location and boundaries)	CSMB2(5a) – Site Boundary Plan CSMB2(5b)REP1 - Historical Land-use Map - 1956 CSMB2(5b)REP2 - Historical Land-use Map - 1976 CSMB2(5b)REP3 - Historical Land-use Map - 1990 CSMB2(5b)LP - Site Layout Plan CSMB2(5b)SP - Site Surface Plan

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.

2.0 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>Geology of the site location includes the following features:</p> <ul style="list-style-type: none"> • Freely draining slightly acid loamy soils; • Principle aquifer • High groundwater vulnerability to major aquifer <p>For map details please see:</p> <ul style="list-style-type: none"> • CSMB2(5b)REP(a) • CSMB2(5b)REP(b) <p>In addition, the site is located in the Mersey Estuary Catchment and the River Mersey is located about 500m East of the site.</p>
Pollution history including:	There have been no known or recorded pollution incidents on site since CSM

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<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>Solutions took over the site. No contaminants have been recorded and the site operational areas are all on impermeable hardstanding surfaces.</p> <p>The site has previously been a margarine factory dating back to the 1950s. No visual or olfactory evidence of existing ground contamination is present on the site. Site drainage plans have been updated as recently as 2017 during which time they were checked for cracks and leaks to pipework.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No historical site investigations have been carried out or made available to CSM Bakery Solutions.
Baseline soil and groundwater reference data	Please see CSMB2(5b)REP(c) - Baselines
Supporting information	As above

3.0 Permitted activities	
Permitted activities	<p>Treatment and processing, other than exclusively packaging, of the following raw materials, whether previously processed or unprocessed, intended for the production of food or feed (where the weight of the finished product excludes packaging) -</p> <p>(iii) animal and vegetable raw materials (other than milk only), both in combined and separate products, with a finished product production capacity in tonnes per day greater than -</p> <p>(bb) 300-(22.5 x 6.7)</p>
Non-permitted activities undertaken	Trade Effluent Discharge
<p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>CSMB2(5b)LP – Layout plan</p> <p>CSMB2(6)H1 – H1 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.

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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.

4.0 Changes to the activity	
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
Checklist of supporting information	<ul style="list-style-type: none"> • Plan showing any changes to the boundary (where relevant) • Description of the changes to the permitted activities (where relevant) • List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)

5.0 Measures taken to protect land	
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.	
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

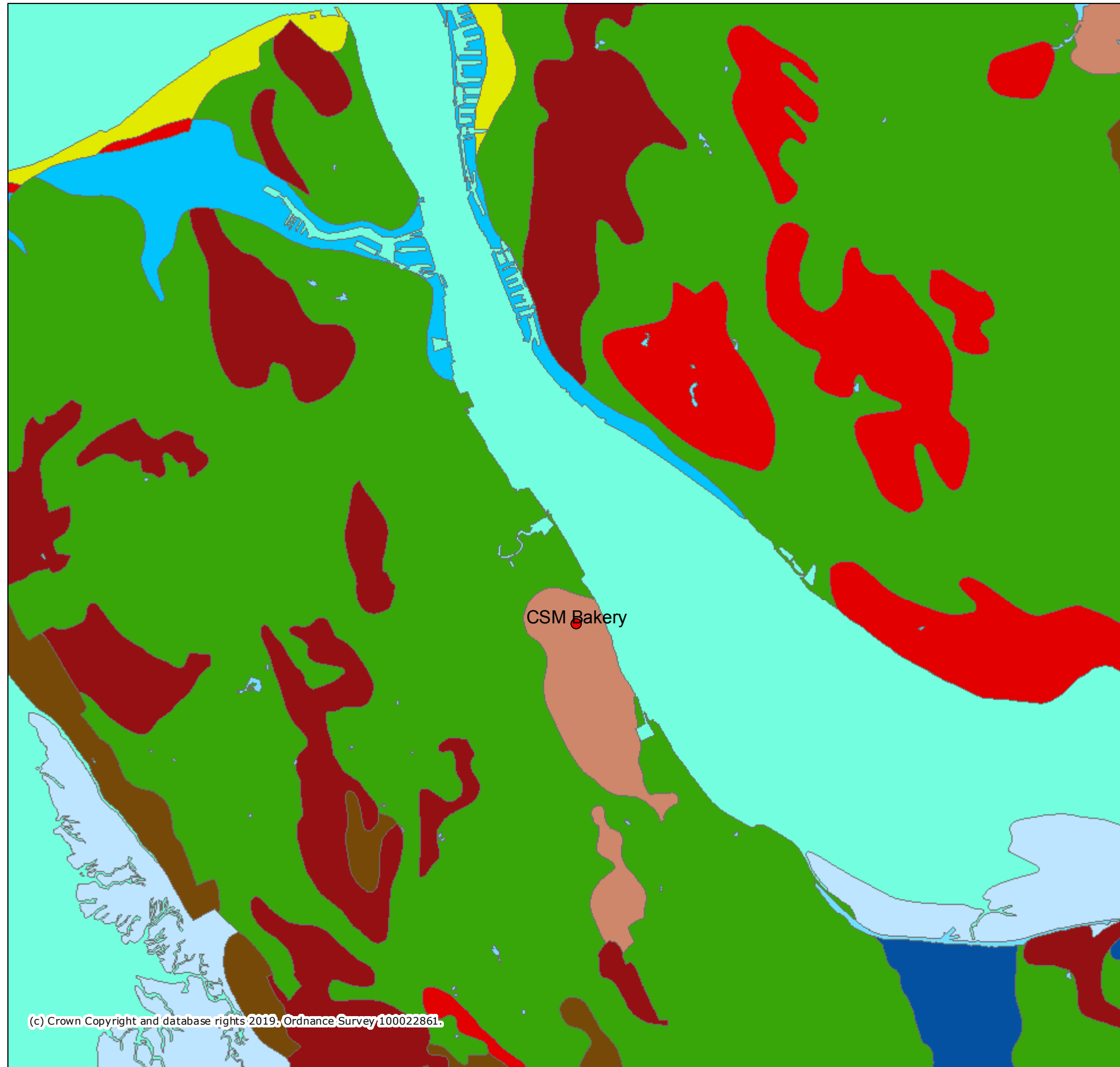
6.0 Pollution incidents that may have had an impact on land, and their remediation	
Summarise any pollution incidents that may have damaged the land. Describe how you investigated and remedied each one. If you can't, you need to collect land and/or groundwater reference data to assess whether the land has deteriorated while you've been there.	
Checklist of supporting information	<ul style="list-style-type: none"> • Records of pollution incidents that may have impacted on land • Records of their investigation and remediation

7.0 Soil gas and water quality monitoring (where undertaken)	
<p>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.</p>	
Checklist of supporting information	<ul style="list-style-type: none">• Description of soil gas and/or water monitoring undertaken• Monitoring results (including graphs)

8.0 Decommissioning and removal of pollution risk	
<p>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.</p>	
Checklist of supporting information	<ul style="list-style-type: none"> • Site closure plan • List of potential sources of pollution risk • Investigation and remediation reports (where relevant)

9.0 Reference data and remediation (where relevant)	
<p>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.</p> <p>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.</p>	
Checklist of supporting information	<ul style="list-style-type: none"> • Land and/or groundwater data collected at application (if collected) • Land and/or groundwater data collected at surrender (where needed) • Assessment of satisfactory state • Remediation and verification reports (where undertaken)

10.0 Statement of site condition	
<p>Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:</p> <ul style="list-style-type: none"> • the permitted activities have stopped • decommissioning is complete, and the pollution risk has been removed • the land is in a satisfactory condition. 	



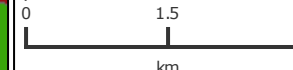
Legend

Soilscape (England)

- 1 - Saltmarsh soils
- 2 - Shallow very acid peaty soils over rock
- 3 - Shallow lime-rich soils over chalk or limestone
- 4 - Sand dune soils
- 5 - Freely draining lime-rich loamy soils
- 6 - Freely draining slightly acid loamy soils
- 7 - Freely draining slightly acid but base-rich soils
- 8 - Slightly acid loamy and clayey soils with impeded drainage
- 9 - Lime-rich loamy and clayey soils with impeded drainage
- 10 - Freely draining slightly acid sandy soils
- 11 - Freely draining sandy breckland soils
- 12 - Freely draining floodplain soils
- 13 - Freely draining acid loamy soils over rock
- 14 - Freely draining very acid sandy and loamy soils
- 15 - Naturally wet very acid sandy and loamy soils
- 16 - Very acid loamy upland soils with a wet peaty surface
- 17 - Slowly permeable seasonally wet acid loamy and clayey soils
- 18 - Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils
- 19 - Slowly permeable wet very acid upland soils with a peaty surface
- 20 - Loamy and clayey floodplain soils with naturally high groundwater
- 21 - Loamy and clayey soils of coastal flats with naturally high groundwater
- 22 - Loamy soils with naturally high groundwater
- 23 - Loamy and sandy soils with naturally high groundwater and a peaty surface
- 24 - Restored soils mostly from quarry and opencast spoil
- 25 - Blanket bog peat soils

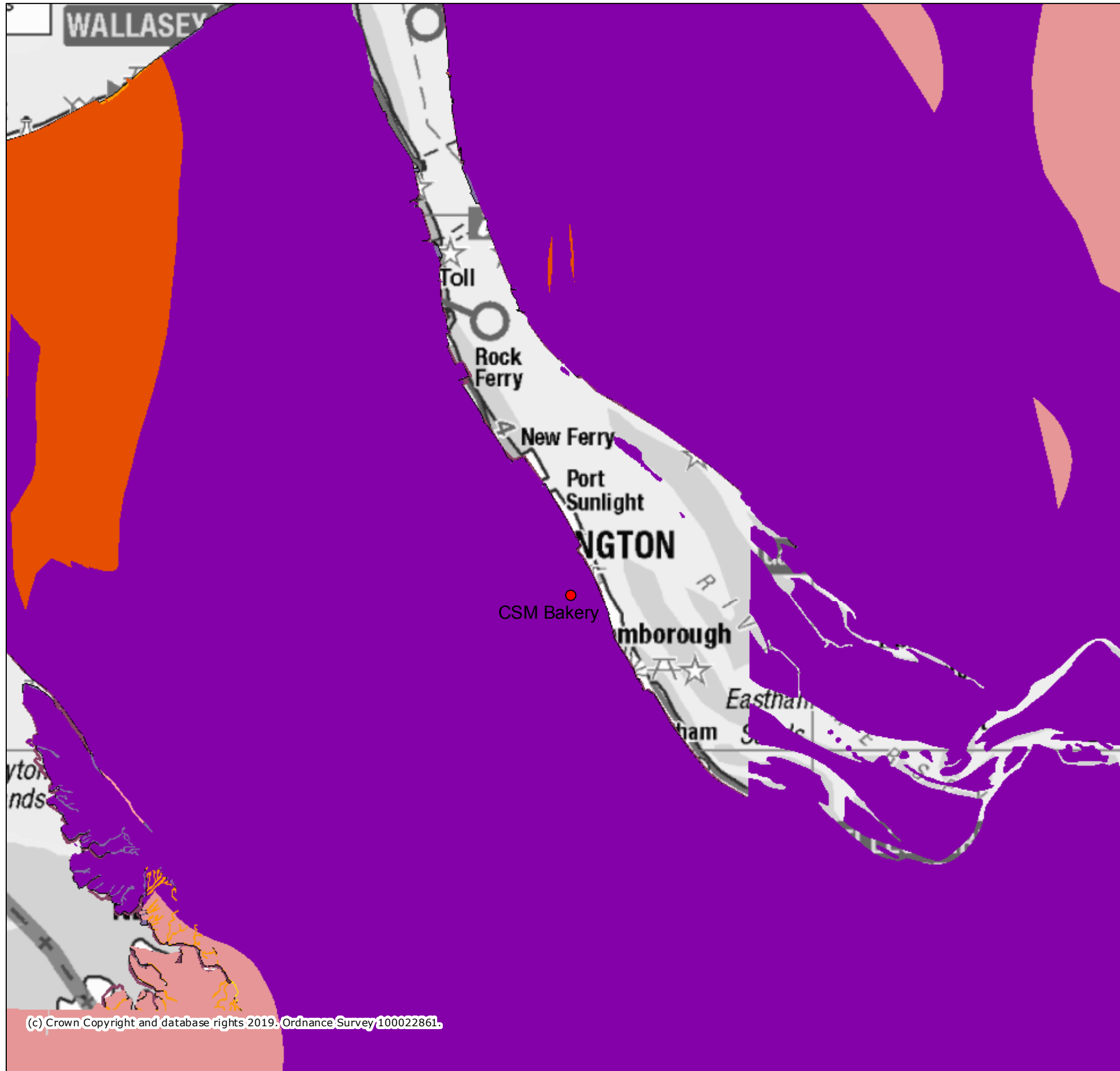
- 26 - Raised bog peat soils
- 27 - Fen peat soils
- 28 - Sea
- 30 - UC
- 31 - Water

Projection = OSGB36
 xmin = 317000
 ymin = 375500
 xmax = 353700
 ymax = 393500



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● □ CSMB2(5b)REP(b) - Aquifer



Legend

Aquifer Designation Map (Bedrock) (England)

- Principal
- Secondary A
- Secondary B
- Secondary (undifferentiated)
- Unproductive

Groundwater Vulnerability Map (England)

- Major Aquifer High
- Major Aquifer Intermediate
- Major Aquifer Low
- Minor Aquifer High
- Minor Aquifer Intermediate
- Minor Aquifer Low



Site Check Report Report generated on Sun Jul 28 2019
You selected the location: Centroid Grid Ref: SJ35508289
The following features have been found in your search area:

Aquifer Designation Map (Bedrock) (England)

Typology Principal

Groundwater Vulnerability Map (England)

Classification MAJOR_H

Soilscape (England)

Reference

6

Name

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

Hyperlink

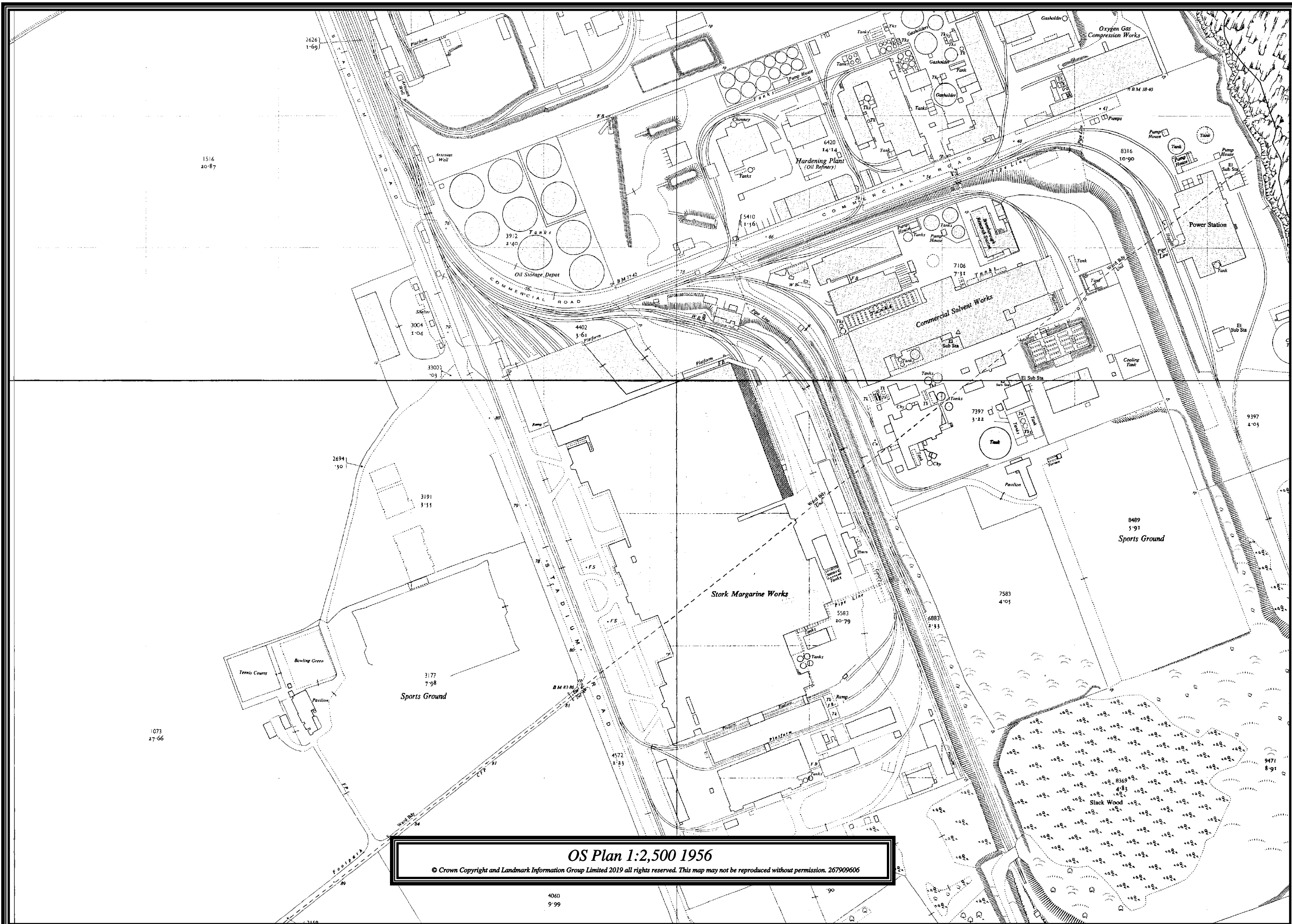
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1516
20-87

1073
27-66

OS Plan 1:2,500 1956
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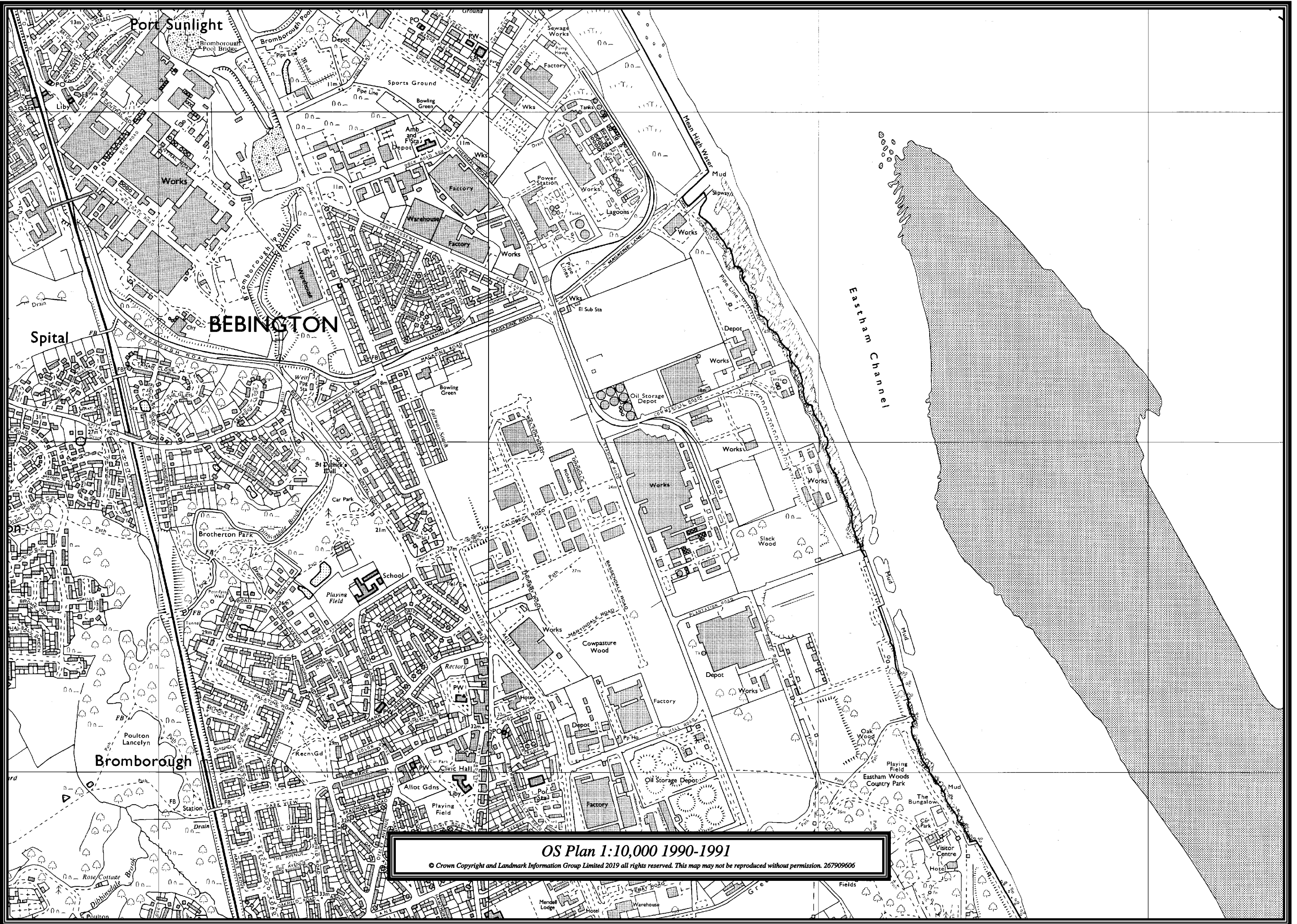
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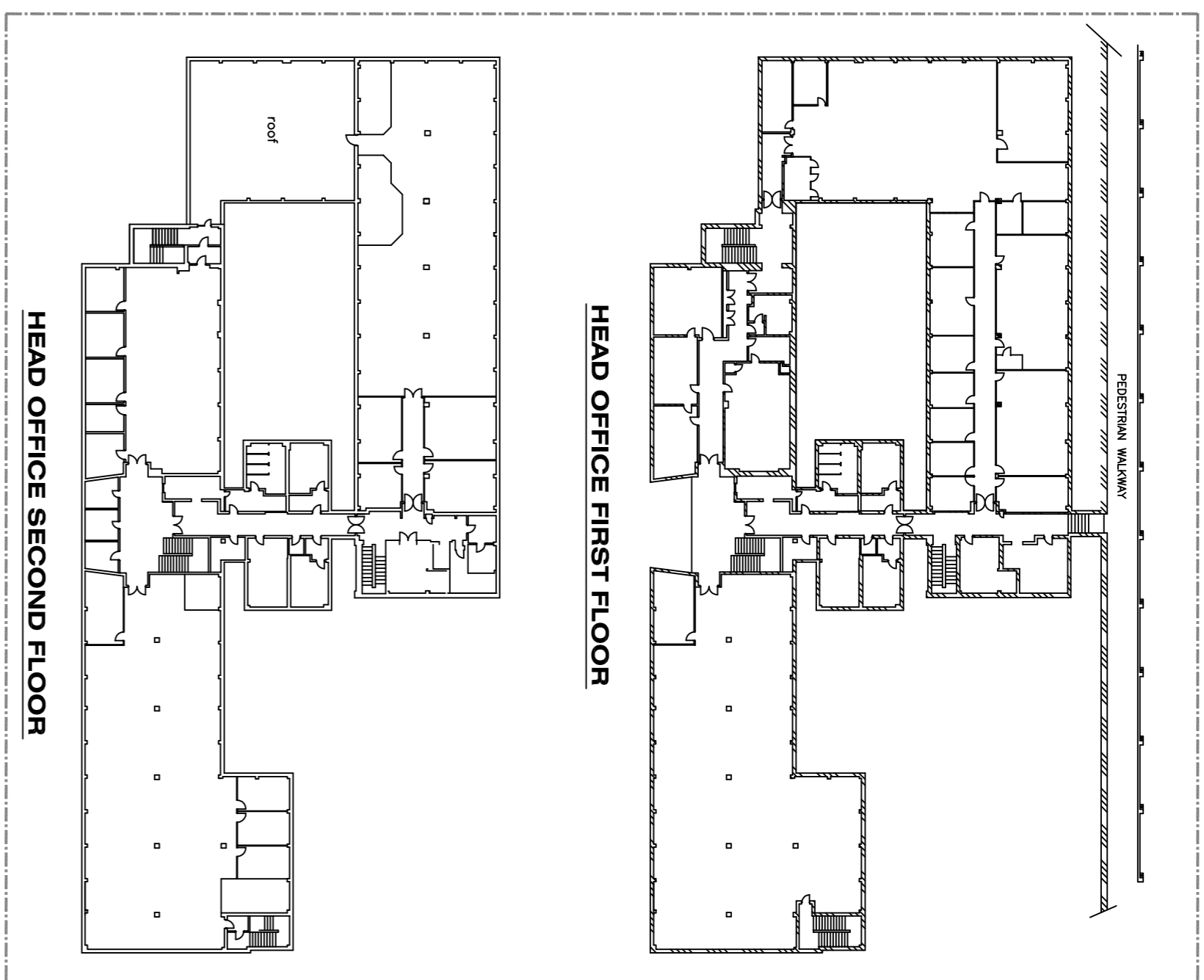
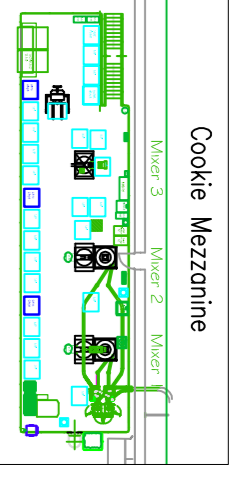
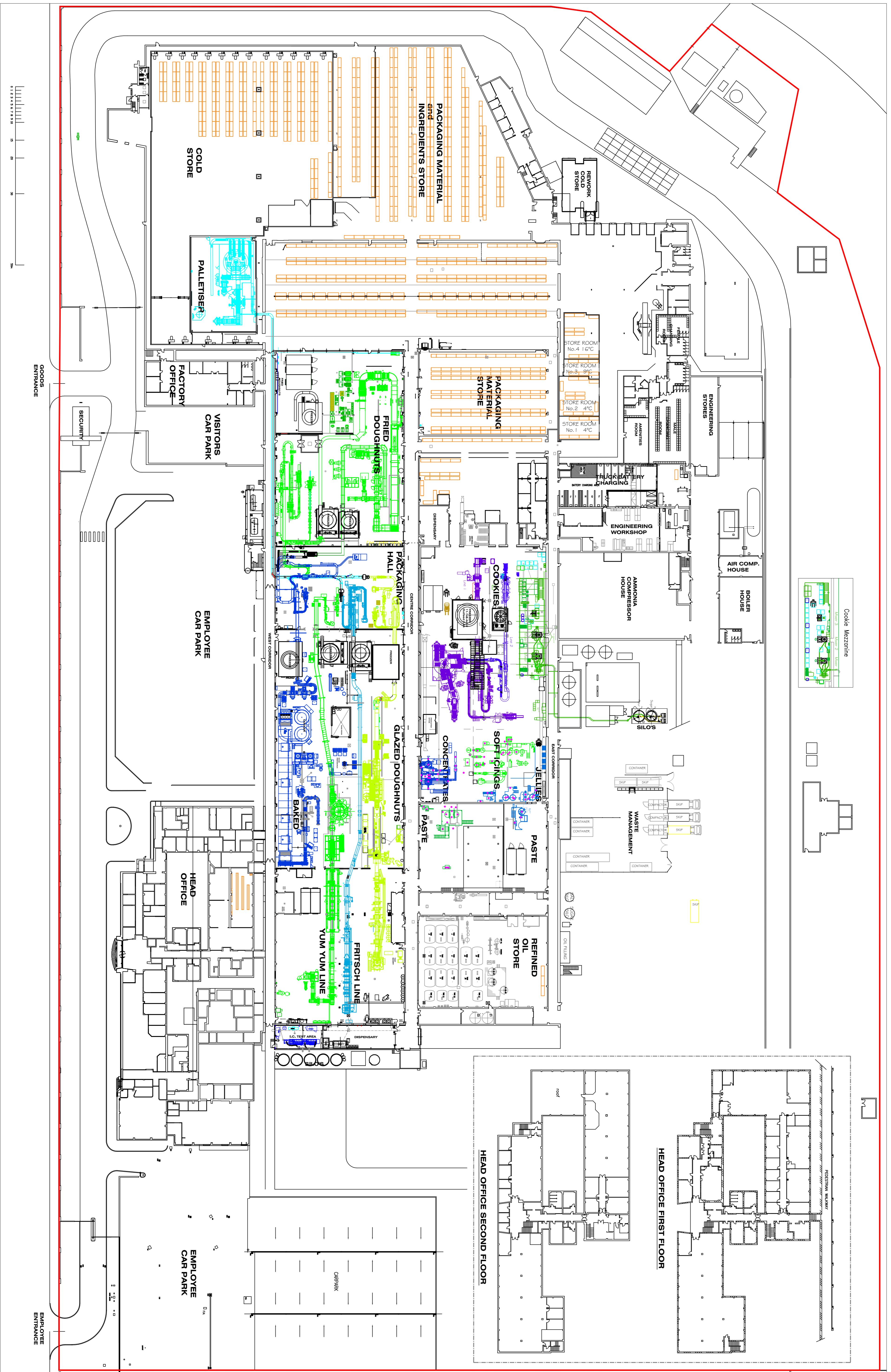
BEBINGTON

OS Plan 1:10,000 1976
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OS Plan 1:10,000 1990-1991

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042	HEAD OFFICE F.F. & S.F. ADDED	27.07.18	TC						
041	GENERAL UPDATE	14.09.17	-						
040	GENERAL UPDATE	14.09.17	TC						
LETTER	REVISION	DATE	BY	CHECKED					

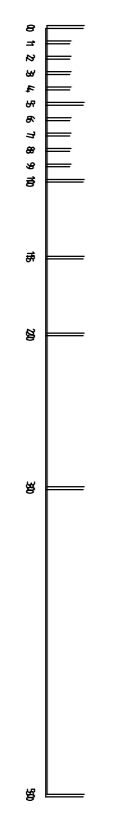
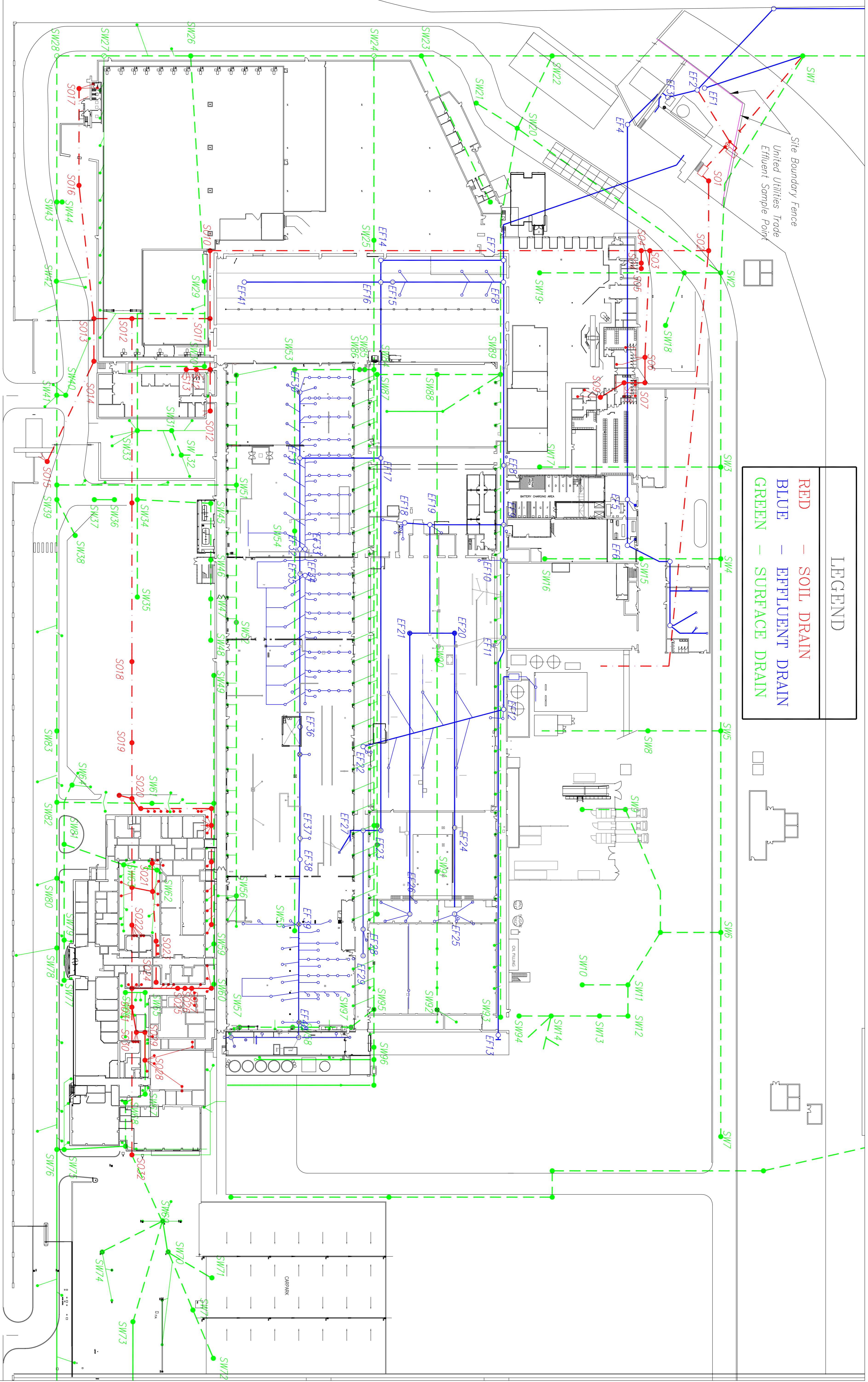
CSM (UNITED KINGDOM) LTD Stodum Road Widmorethorpe CH62 3NU	REPRODUCTIONS OF THIS DRAWING MAY NOT BE TRUE TO SIZE. CHECK CALIBRATIONS.	PROJECTION	SCALE	DATE	TITLE:
			1:500	15.05.07	WIRRAL SITE PLAN

SIZE	DRG. NO.	ISSUE
A1	0020613	042

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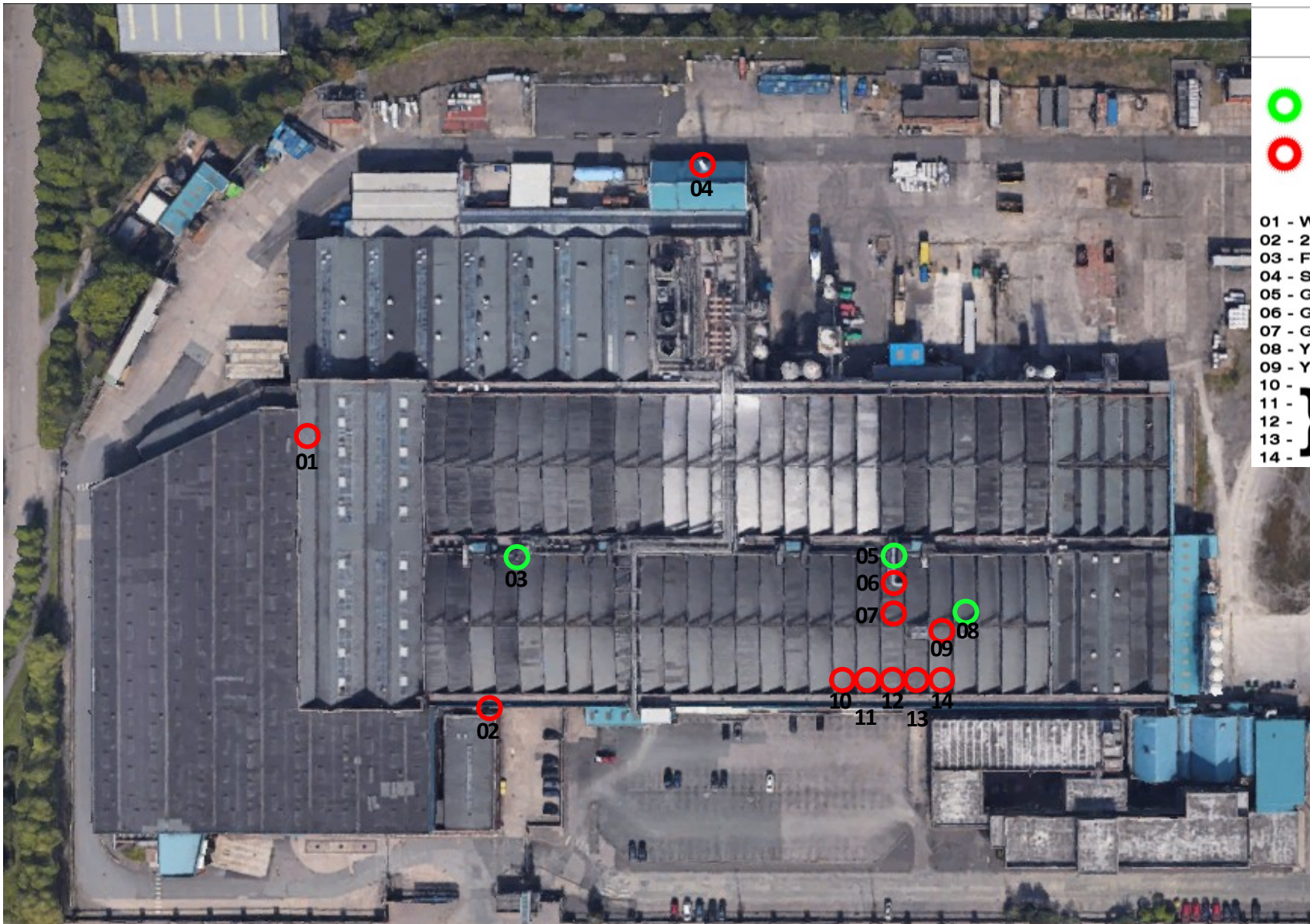
LEGEND

- RED - SOIL DRAIN
- BLUE - EFFLUENT DRAIN
- GREEN - SURFACE DRAIN



006	New Effluent drains added, Yum Yum Line	18.10.17	TC	 CSM Bakery Solutions	CSM (UNITED KINGDOM) LTD Stadium Road Bromborough CH62 3NU	REPRODUCTIONS OF THIS DRAWING MAY NOT BE TRUE TO SIZE. CHECK CALIBRATIONS.	PROJECTION	SCALE	DATE	TITLE:		
005	New Effluent drains added, general update	03.02.16	TC				DRAWN BY	PG	11.05.97	SITE DRAINAGE PLAN		
004	New SW Effluent drains added	17.05.06	TC				CHECKED			BROMBOROUGH		
LETTER	REVISION	DATE	BY	CHECKED			APPROVED					
										SIZE		
										DRG. NO.		
										0020709		
										ISSUE		
										006		

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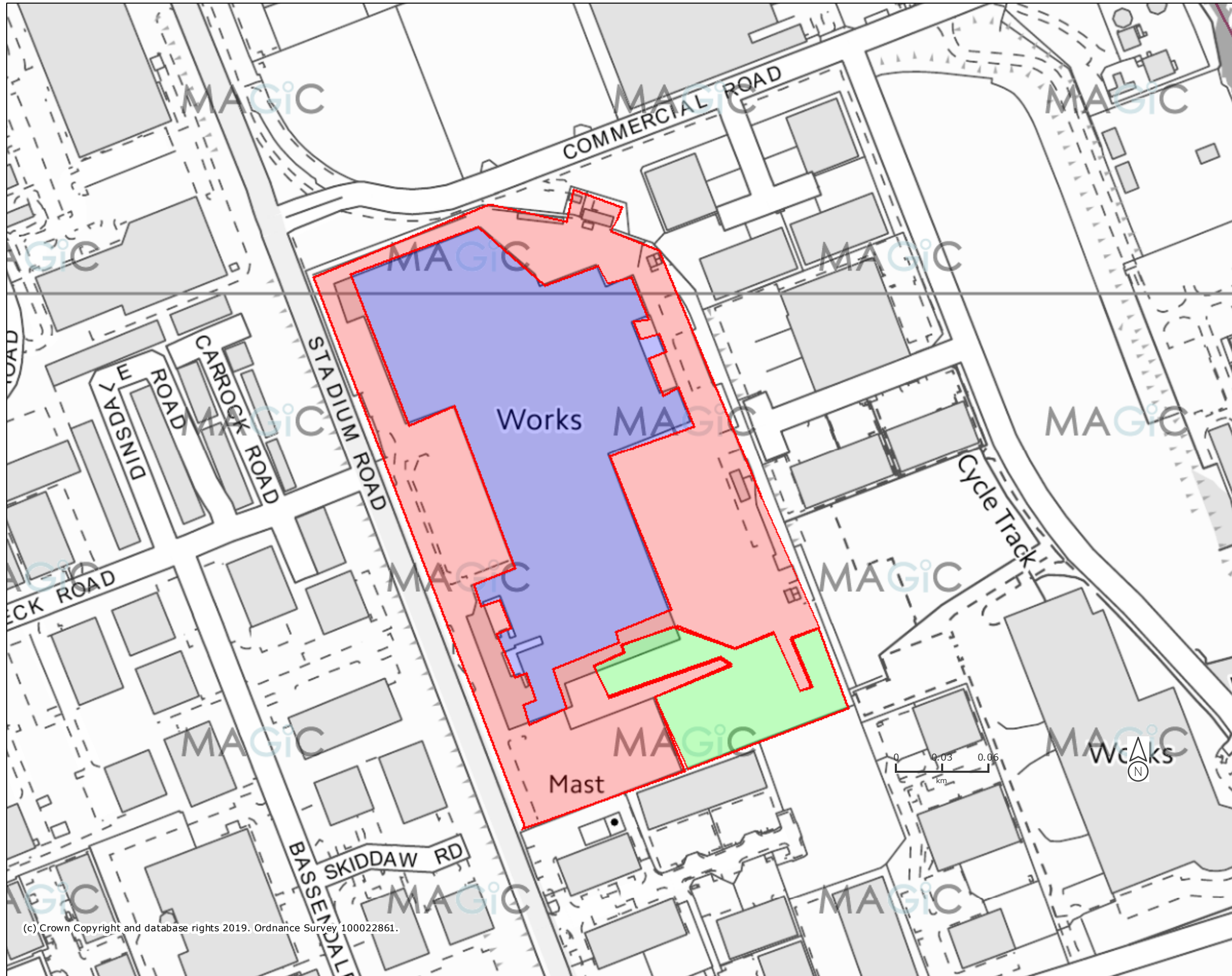


Legend

○ = FUME EXTRACTION

○ = BOILER FLUE

- 01 - Warm Air Store Heater Flue
- 02 - 2 off Central Heating Boiler Flue
- 03 - Fried Doughnut Extraction
- 04 - Steam Boiler house Chimney
- 05 - Glazed Doughnut Extraction
- 06 - Glazed Doughnut Fryer Flue
- 07 - Glazed Doughnut Fryer Flue
- 08 - Yum Yum Extraction
- 09 - Yum Yum Frier Flue
- 10 -
- 11 -
- 12 - } 5 off Baked Oven Flue
- 13 -
- 14 -



Key:

- Impermeable hard standing
- Buildings
- Permeable hard standing (non-operational area)

Projection = OSGB36
 xmin = 335000
 ymin = 382600
 xmax = 336100
 ymax = 383200



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