

SITE CONDITION REPORT (FROM H5 TEMPLATE)

Arnolds Farm, Ongar Road, Stapleford Tawney, Romford, Essex, RM4 1RD

Essex Grab Hire Limited

Version:	1.0	Date:	01 October 2020		
Doc. Ref:	3074-ARN-AGG-E	Author:	IA	Checked:	EGH
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1.0	01/10/2020	IA	--	Application Copy

SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v3.0 May 2013

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	Essex Grab Hire Limited
Activity address	Arnolds Farm, Ongar Road, Stapleford Tawney, Romford, Essex, RM4 1RD
National grid reference	TQ 49324 97662
Document reference and dates for Site Condition Report at permit application and surrender	3074-ARN-AGG-E Dated 01 October 2020
Document references for site plans (including location and boundaries)	See Appendix I of 3074-ARN-AGG-A Site Location Map 3074/ARN/AGG/01 Permit Boundary Plan 3074/ARN/AGG/02 Site Layout Plan 3074/ARN/AGG/03

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 	<p>No artificial ground is recorded as present at the site based on information from the British Geological Survey (BGS). The superficial deposit comprises the Roding Silt Member - Clay And Silt. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by windblown deposits (U).</p> <p>The bedrock geology comprises the London Clay Formation – Clay and Silt. Sedimentary Bedrock formed approximately 48 – 56 million years ago in the Palaeogene Period. Local environment was previously dominated by deep seas.</p> <p>Based on the nearest available borehole log in the general vicinity of the site (TQ49NE163), the ground</p>

<ul style="list-style-type: none"> hydrogeology surface waters 	<p>comprises Topsoil to 1ft which is underlain by Clay to 7ft 8". This is further underlain by several layers of Ballast to 15ft 8" which is underlain by Clay to 18ft at which the borehole was completed.</p> <p>The superficial deposits and bedrock are both designated as Unproductive Aquifers.</p> <p>The site is not within a groundwater source protection zone or drinking water safeguard zone with respect to groundwater or surface water.</p> <p>There is no information available with regards to former groundwater and surface water abstraction consents in the area.</p> <p>There are no recorded Environmental Permits to discharge to surface water within 250m of the site.</p> <p>The nearest surface water is the River Roding which is approximately 275m to the west of the site.</p> <p>Due to the removal of publicly viewable information from the EA's "What's In My Backyard", the Environment Agency were contacted with regards to;</p> <ul style="list-style-type: none"> - Flood risk mapping - Location groundwater/surface water abstractions, - Chemical and biological surface water quality designations or; - Water quality monitoring <p>The information provided by the EA and Gov.UK Flood Mapping indicated that the site does not lie within a flood zone.</p> <p>There are no current or former EA / Local Authority registered historical landfills within 250m of the site.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> historical land-uses and associated contaminants 	<p>The review of publicly available mapping is summarised below:</p> <ul style="list-style-type: none"> The earliest available mapping (1872 - 74) indicates that the site itself was undeveloped but immediately surrounded by Arnolds Farms and agricultural land. The site and surrounding land remained the same until around 1933 when the Stapleford Aerodrome opened (formerly known as the Essex Aerodrome) to the south of the site. The airfield was taken during the Second World War by the RAF as RAF Stapleford Tawney and in 1938 was established as a Reserve Flying Training School.

<ul style="list-style-type: none"> • pollution incidents that may have affected land • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	<ul style="list-style-type: none"> • The surrounding land remained unchanged and in the present day the site itself and surrounding land continues to be used for industrial, commercial and agricultural purposes. <p>There are no recorded pollution incidents recorded within 250m of the site.</p> <p>A site walkover survey was undertaken and the ground appeared to be intact with no damage to the surface. The site surface is going to be resurfaced with a concrete surface.</p> <p>The access arrangements for the site and overall site layout detailing site infrastructure have been detailed on Drawing No 3074/ARN/AGG/03. There are no overhead cables above the site and all operations are carried out away from the access.</p> <p>During the site visit there was no evidence of disturbed land, discoloured water/soil or subsidence. All above ground deposits on site were as a result of the waste operation.</p> <p>The site had evidence of vegetation along the site boundary which was intact and will not be affected by operations carried out at the site.</p> <p>An olfactory assessment was carried out during the survey. At the time of the assessment there was no visual or olfactory evidence of contamination recorded.</p> <p>No liquids were being discharged from the site. All surface water on site was absorbed into the ground and the operational site will be consistent with the current situation.</p> <p>During the time of the survey there was no evidence of ponding at the site. There was no presence of any surface water features.</p> <p>The land uses surrounding the site comprised farming/agricultural land, rural land and other industrial and commercial land uses i.e. Stapleford Aerodrome and helicopter charter immediately to the south and an operational Farm to the east.</p> <p>During the site walkover survey the site surface was observed to be intact and no damage was observed. On this basis there is no evidence of damage to pollution prevention measures.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation</p>	<p>None available</p>

and verification reports (where available)	
Baseline soil and groundwater reference data	None
Supporting information	N/A

3.0 Permitted activities	
Permitted activities	Proposed Bespoke Environmental Permit for the Physical Treatment of non-hazardous wastes i.e. Inert and CDE Wastes.
Non-permitted activities undertaken	Storage and distribution of virgin aggregates.

Document references for:	
<ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>Plans located in Appendix I of EMS (Doc. Ref. 3074-ARN-AGG-A)</p> <p>Environmental Risk Assessment (3074-ARN-AGG-D)</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.

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)	
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.	
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. 	