

Site Condition Report

Prepared on Behalf of:

One Waste Clearance Ltd

Site Name:

Unit 2, 1-11

Abbey Industrial Estate

Willow Lane

Mitcham

CR4 4NA

Environmental Permit Reference:

WE1046AA/A001

DOCUMENT CONTROL SHEET

Site:	Willow Lane
Project:	Standard Rules Permit Variation Application
Title	Site Condition Report
Issue	1.0
Date	31.10.22
Produced By	<i>Shane Ronald Tasker AssocMCIWM PIEMA EA (IEMA Qualified Auditor)</i>

Distribution List
Environment Agency

Table of Contents

1	Context	1
2	Site Details	3
3	Permitted activities	3
4	Condition of the land at permit issue	3
5	Changes to the activity	5
6	Measures taken to protect land	5
7	Pollution incidents that may have had an impact on land, and their remediation	5
8	Soil gas and water quality monitoring (where undertaken)	5
9	Decommissioning and removal of pollution risk	5
10	Reference data and remediation (where relevant)	5
11	Statement of site condition	5
	<u>Appendix 1: Magic Interactive Tool Screenshot of Groundwater Source Protection Zones- Confirming the Site is not within a GPZ.</u>	6
	<u>Appendix 2: Magic Interactive Tool Screenshot confirming the site is within 1000 metres of specifically identified receptors.</u>	7
	<u>Appendix 3: Magic Interactive Tool Screenshot of Aquifer Designation Map (Superficial Drift England)</u>	8
	<u>Appendix 4: Magic Interactive Tool Screenshot of Aquifer Designation Map (Bedrock England)</u>	9
	<u>Appendix 6: BGS Geology Screenshot of Superficial Deposits.</u>	11
	<u>Appendix 7: EA Flood Map For Planning-Confirming the Site is not within a Flood Zone.</u> ..	12
	<u>Appendix 8: Screenshot taken from DEFRA’s AQMA Interactive Map confirming the site is within an AQMA for PM10’s.</u>	13
	<u>Appendix 9: Screenshot taken from DEFRA’s AQMA Interactive Map confirming the site is within an AQMA for NOx.</u>	14

1 Context

- 1.1.1 This Environmental Permit Application is submitted to the Environment Agency by the operator, One Waste Clearance Limited, under the requirements of the Environmental Permitting (England and Wales) Regulations as amended in 2016. It is a requirement of these Regulations that any application is accompanied by a Site Condition Report .
- 1.1.1 The application seeks to vary the existing Standard Rules Permit (SR2015No6) to a Bespoke Environmental Permit so that the areas currently benefitting from Registered Exemptions (Reference WEX 286515) are under one licence. Moreover, the application seeks to extend the current permitted boundary (including all areas currently benefitting from Exemptions) and to increase the annual throughput of wastes.
- 1.1.2 The site is located at Unit 2, 1-11, Abbey Industrial Estate, Willow Lane, Mitcham, CR4 4NA. National Grid Reference TQ 27715 67603. Access to the site is achieved from Willow Lane and the wider industrial estate.
- 1.1.3 The site is located within the Abbey Industrial Estate and area comprising of numerous industrial and commercial operates as well as a number of waste management facilities. North is the wider industrial estate & Northeast is the Cranmer Green (LNR) and Deciduous Woodland Designations (Priority Habitats) Broadleaved Trees, which is located over 516 metres away from the site. East are areas with a Deciduous Woodland Designation (Priority Habitats Broadleaved Trees), which is located over 312 metres away from the site. West is the wider industrial estate and beyond that is Bennett's Hole (LNR) Deciduous Woodland Designation (Priority Habitats Broadleaved Trees), which is located over 85 metres away from the site. South/Southeast is the wider industrial estate and beyond that is Spencer Road Wetland (LNR) & Wandle Valley Wetland (LNR) Deciduous Woodland Designation (Priority Habitats Broadleaved Trees), which are located over 779 metres & 828 metres away from the site. Northwest is the wider industrial estate and beyond that is Ravensbury Park (LNR) Deciduous Woodland Designation (Priority Habitats Broadleaved Trees), which is located over 753 metres away from the site. The nearest Residential Dwellings are located over 230 metres away from the site (Northeast).
- 1.1.4 This desk study has been undertaken to review records and detail the environmental setting of the site and the surrounding area in order to describe the condition of the site.

1.1.5 The report has been prepared with due cognisance to the contents of relevant Environment Agency Guidance accessed from its website. In particular:

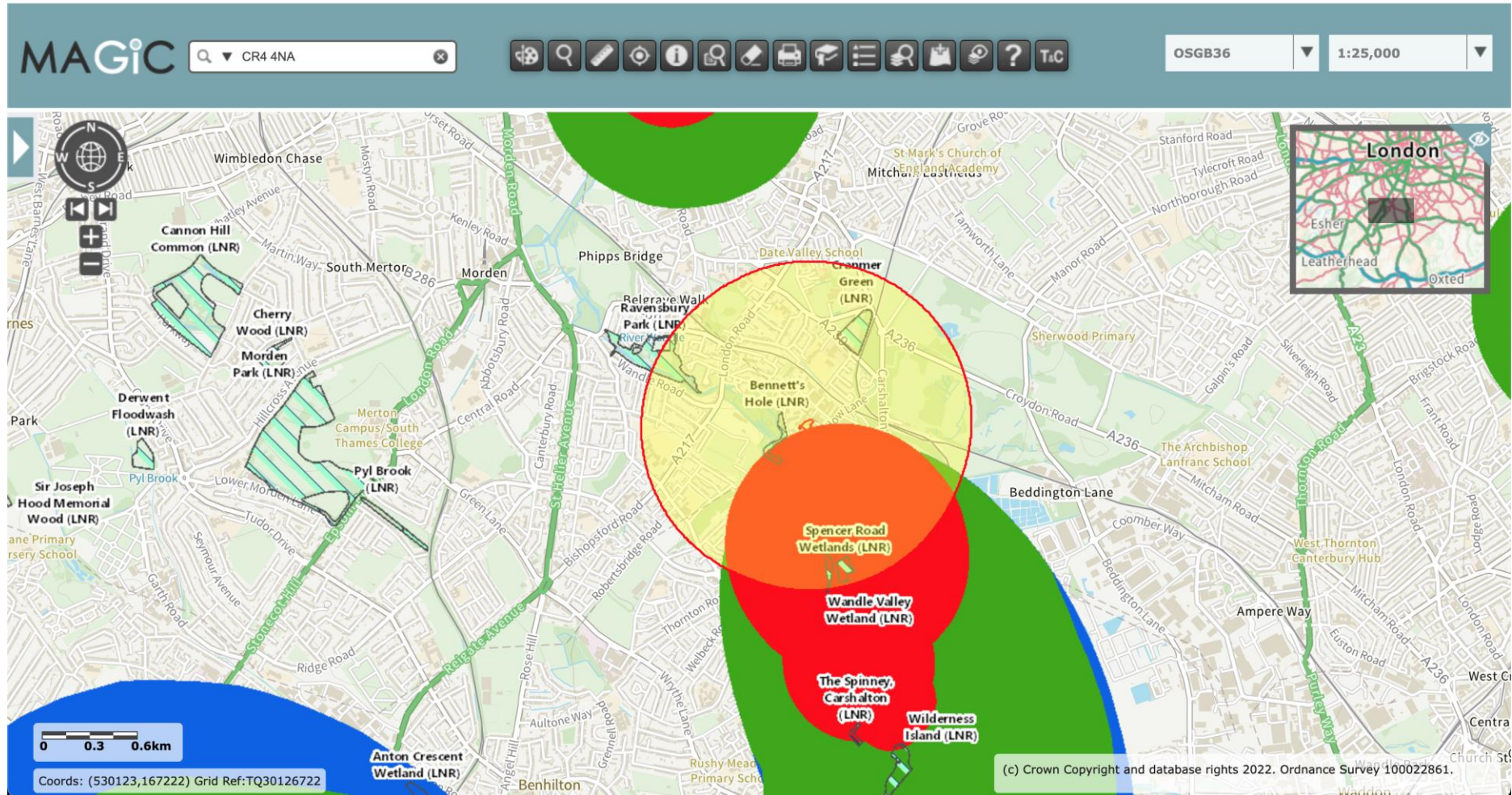
- Environmental Permitting Regulations (England and Wales) 2010 Regulatory Guidance Note, RGN 9: Surrender Version 3.0 April 2013; and
- Horizontal Guidance Note 5 Site Condition Report Version 3.0 April 2013

2 Site Details	
Name of the applicant	One Waste Clearance Limited
Activity address	Unit 2, 1-11, Abbey Industrial Estate Willow Lane, Mitcham, CR4 4NA
National grid reference	TQ 27715 67603
3 Permitted activities	
Permitted activities	Household, Commercial & Industrial Transfer Station.
Non-permitted activities undertaken	Aggregate Product Sales (WRAP QP Compliant Materials)
Document references for: <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	Site Plan Version 1.0 (Detailing Permitted Boundary) Environmental Risk Assessment Document Version 1.0 undertaken to support the application process.
4 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> geology hydrogeology surface waters 	<p><u>Ground Water Source Protection Zones</u> A small section of the proposed site is located within a GPZ designation.</p> <p><u>Aquifer Designation Bedrock</u> None identified beneath the proposed application site.</p> <p><u>Aquifer Designation Superficial Drift</u> The proposed site is located within a Secondary A Designation.</p> <p><u>Hydrogeology Bedrock</u> The site is located above a London Clay Formation.</p> <p><u>Hydrogeology Superficial Deposits</u> The site is located above a Alluvium Formation.</p> <p><u>Designated Environmentally Sensitive Sites</u> The site is not located within 1000 metres of a SSSI, European Site and Ramsar Site, but is located within Local</p>

	<p>Nature Reserves designated for the deciduous woodlands (Broadleaved Trees).</p> <p><u>Flood Risk</u> The site is not located within flood risk zone.</p> <p><u>AQMA interrogation:</u> The site is located within an AQMA designation for PM10's & NOx.</p> <p><u>Mining & Ground Workings</u> No evidence of mining near the site.</p>
<p>Pollution history including:</p> <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><u>Pollution Incidents</u> Previous Compliance Assessment Reports have identified some minor concerns relating to the operation, which were addressed within agreed timeframes. However, there is no evidence of the land associated with the operation being affected.</p> <p><u>Contaminants</u> No evidence of land contamination.</p> <p><u>Surface & Drainage</u> The current permitted area & the proposed operational area subject to the application benefits from an impermeable concrete surfacing and sealed drainage.</p> <p><u>Site Use History:</u> Historic use of the land would have been commercial and industrial with the current operating having the Environmental Permit Since 18/03/19 and a number of waste Exemptions Since 05/10/21.</p>
<p>Evidence of historic contamination, for example, historical site investigation,</p>	<p>None.</p>

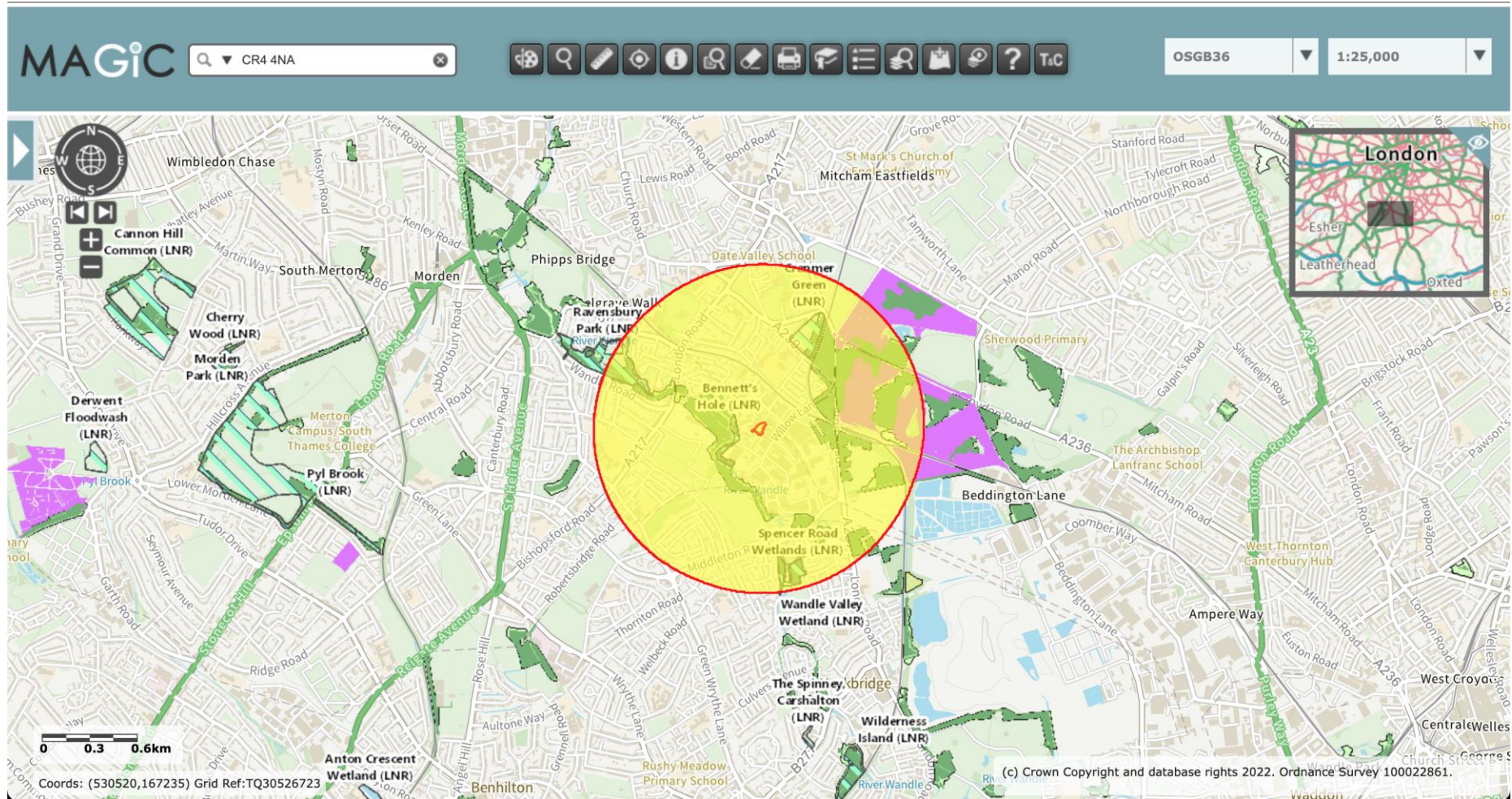
assessment, remediation, and verification reports (where available)	
Baseline soil and groundwater reference data	There has been no monitoring/data at the Site to form a baseline.
5 Changes to the activity	
Have there been any changes to the activity boundary?	
Have there been any changes to the permitted activities?	
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	
6 Measures taken to protect land	
7 Pollution incidents that may have had an impact on land, and their remediation	
8 Soil gas and water quality monitoring (where undertaken)	
9 Decommissioning and removal of pollution risk	
10 Reference data and remediation (where relevant)	
11 Statement of site condition	

Appendix 1: Magic Interactive Tool Screenshot of Groundwater Source Protection Zones-Confirming the Site is not within a GPZ.



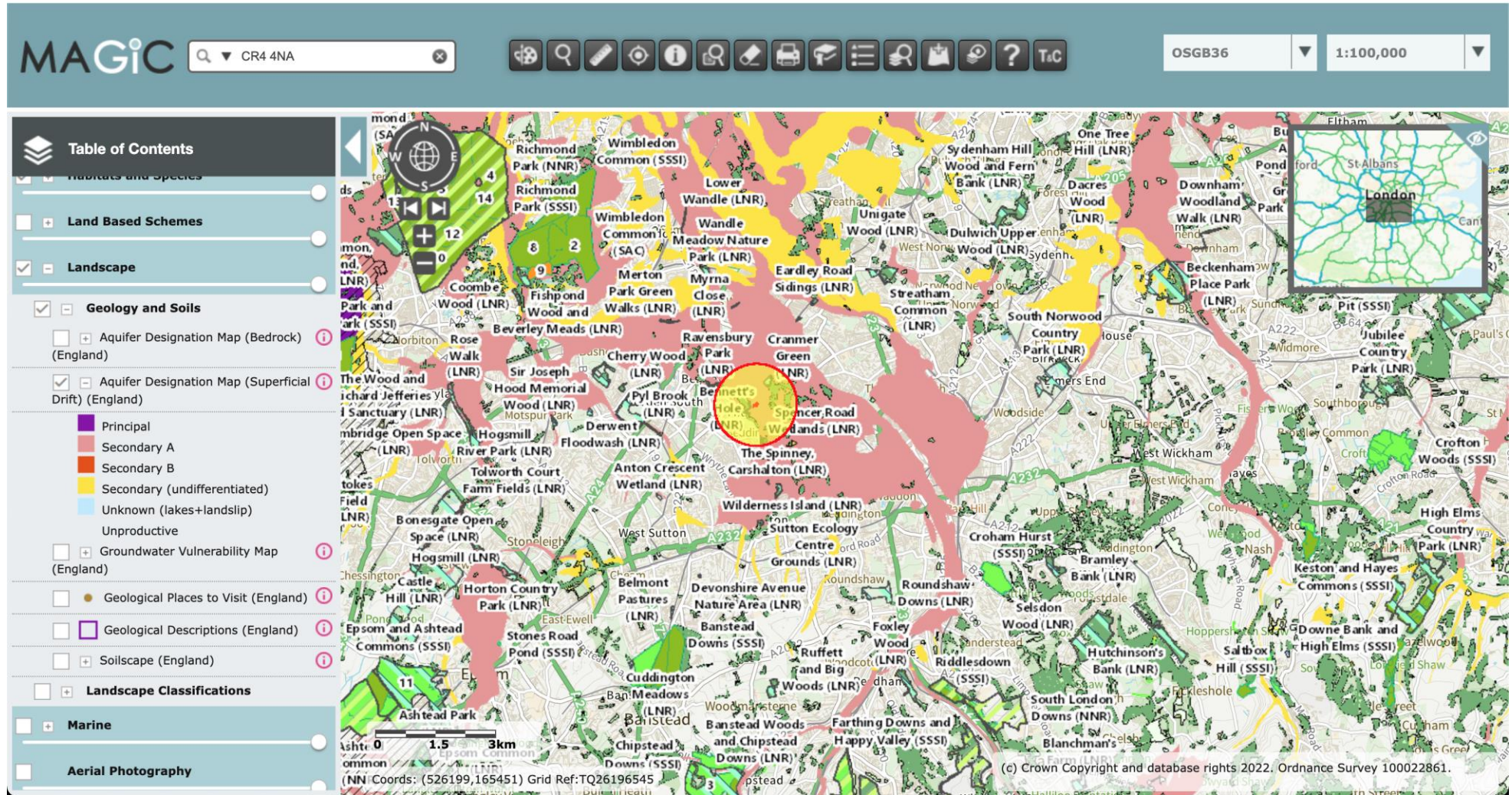
Site: Paddock Wood
Project: Standard Rules Permit Variation Application
Document Title: Site Condition Report v1.0 Submission 23.03.2021

Appendix 2: Magic Interactive Tool Screenshot confirming the site is within 1000 metres of specifically identified receptors.



Site: Paddock Wood
Project: Standard Rules Permit Variation Application
Document Title: Site Condition Report v1.0 Submission 23.03.2021

Appendix 3: Magic Interactive Tool Screenshot of Aquifer Designation Map (Superficial Drift England)

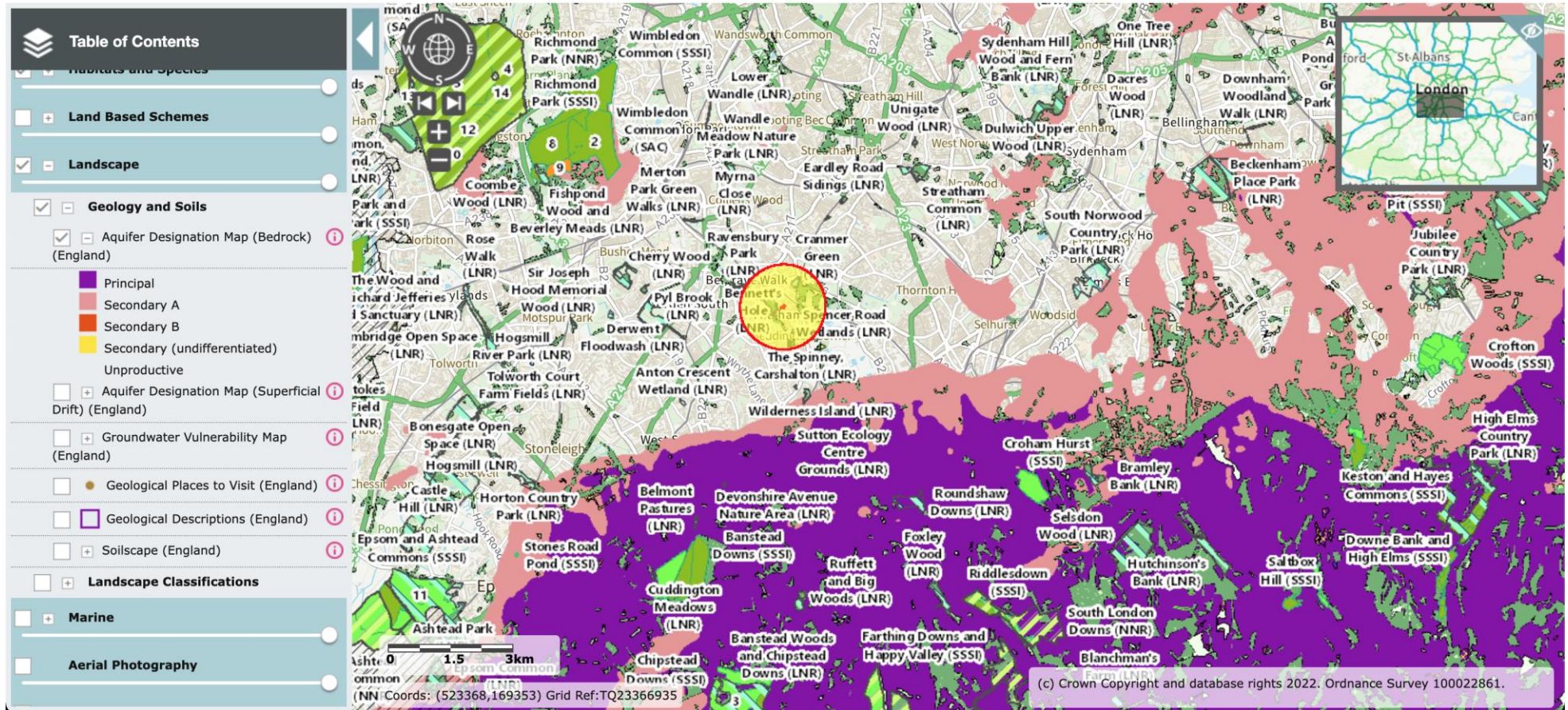


Site: Willow Lane

Project: Standard Rules Permit Variation Application

Document Title: Site Condition Report v1.0 Submission 31.10.2022

Appendix 4: Magic Interactive Tool Screenshot of Aquifer Designation Map (Bedrock England)

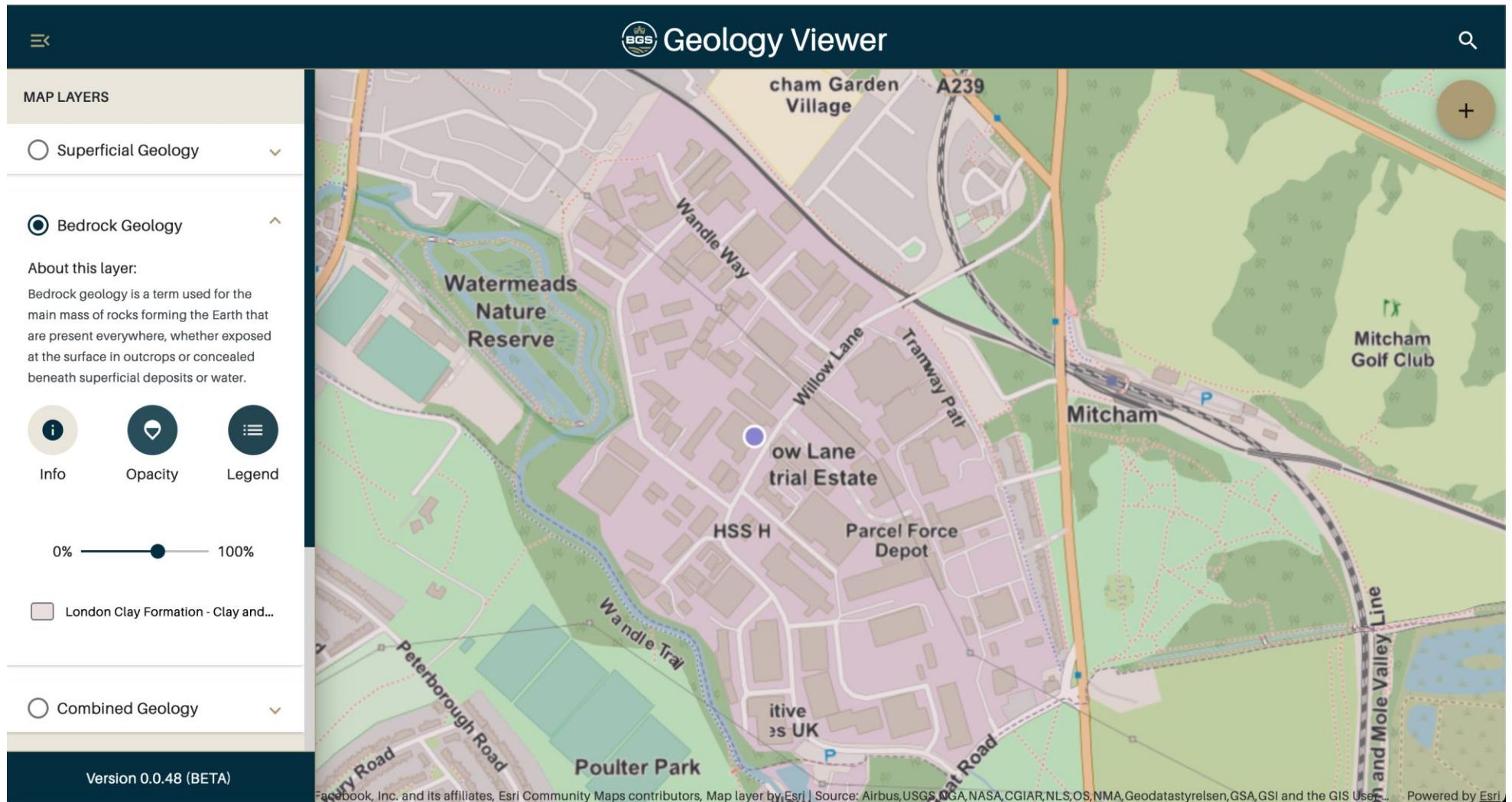


Site: Willow Lane

Project: Standard Rules Permit Variation Application

Document Title: Site Condition Report v1.0 Submission 31.10.2022

Appendix 5: BGS Geology Screenshot of Bedrock Geology.

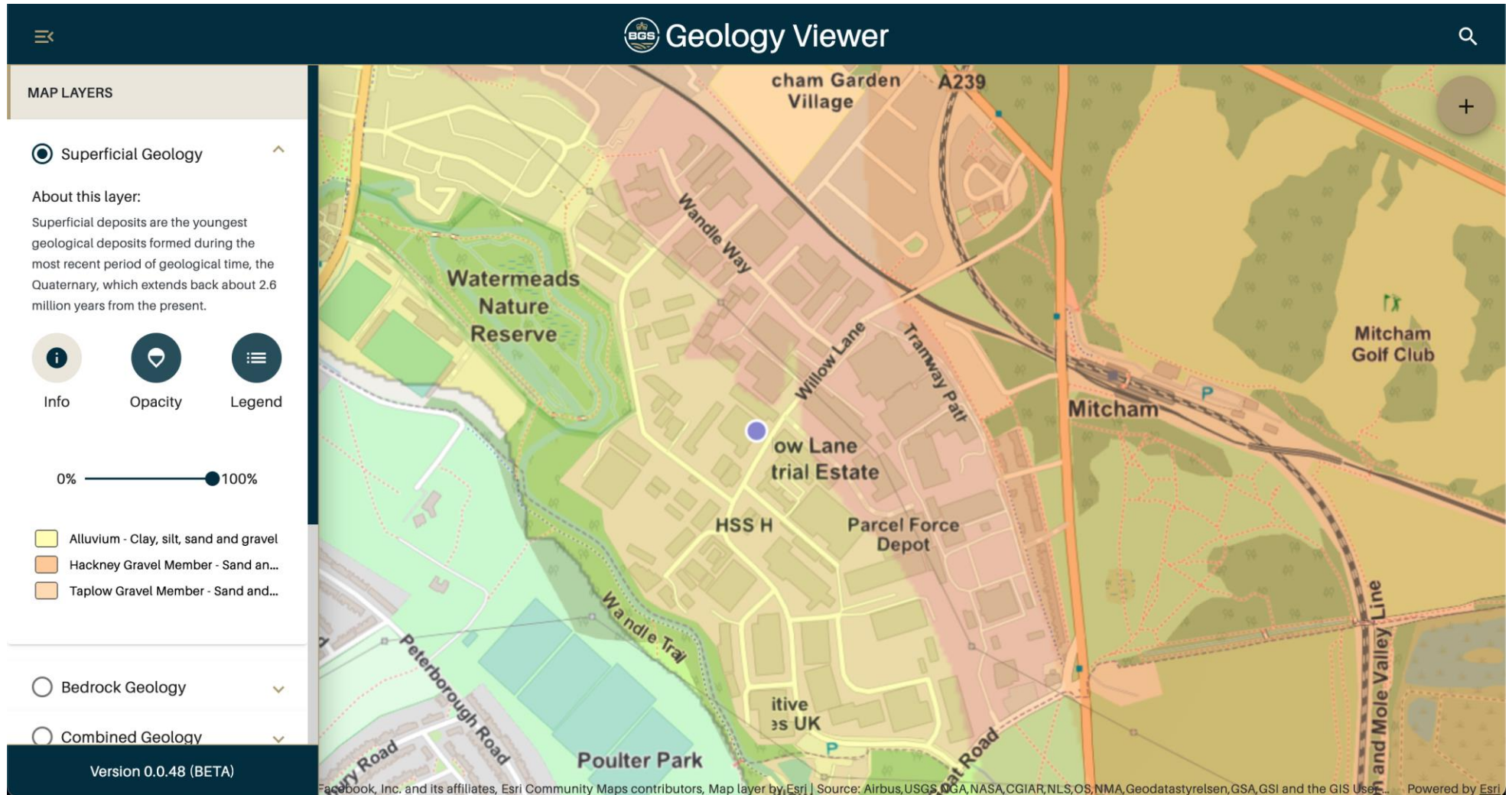


Site: Willow Lane

Project: Standard Rules Permit Variation Application

Document Title: Site Condition Report v1.0 Submission 31.10.2022

Appendix 6: BGS Geology Screenshot of Superficial Deposits.

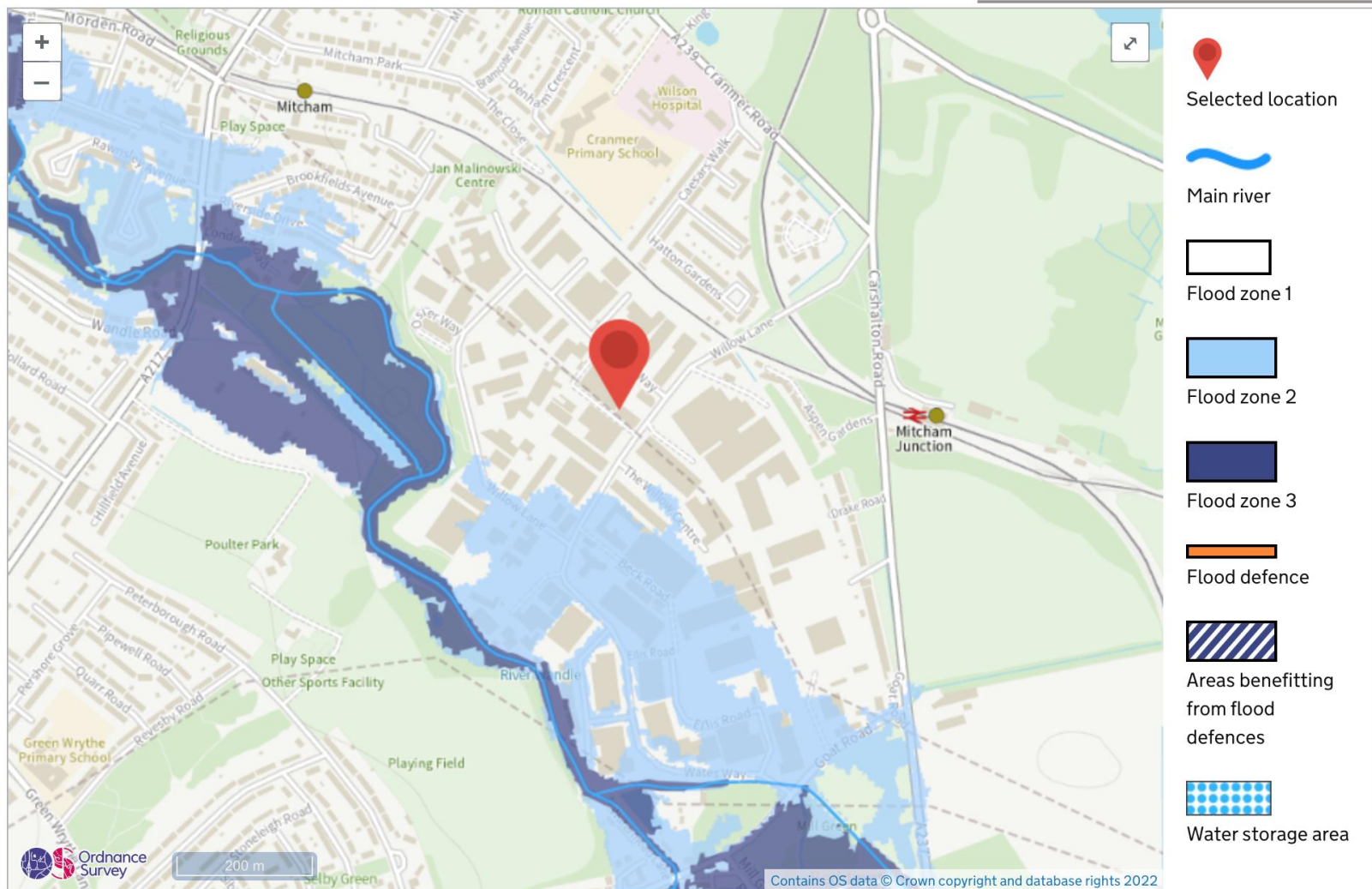


Site: Willow Lane

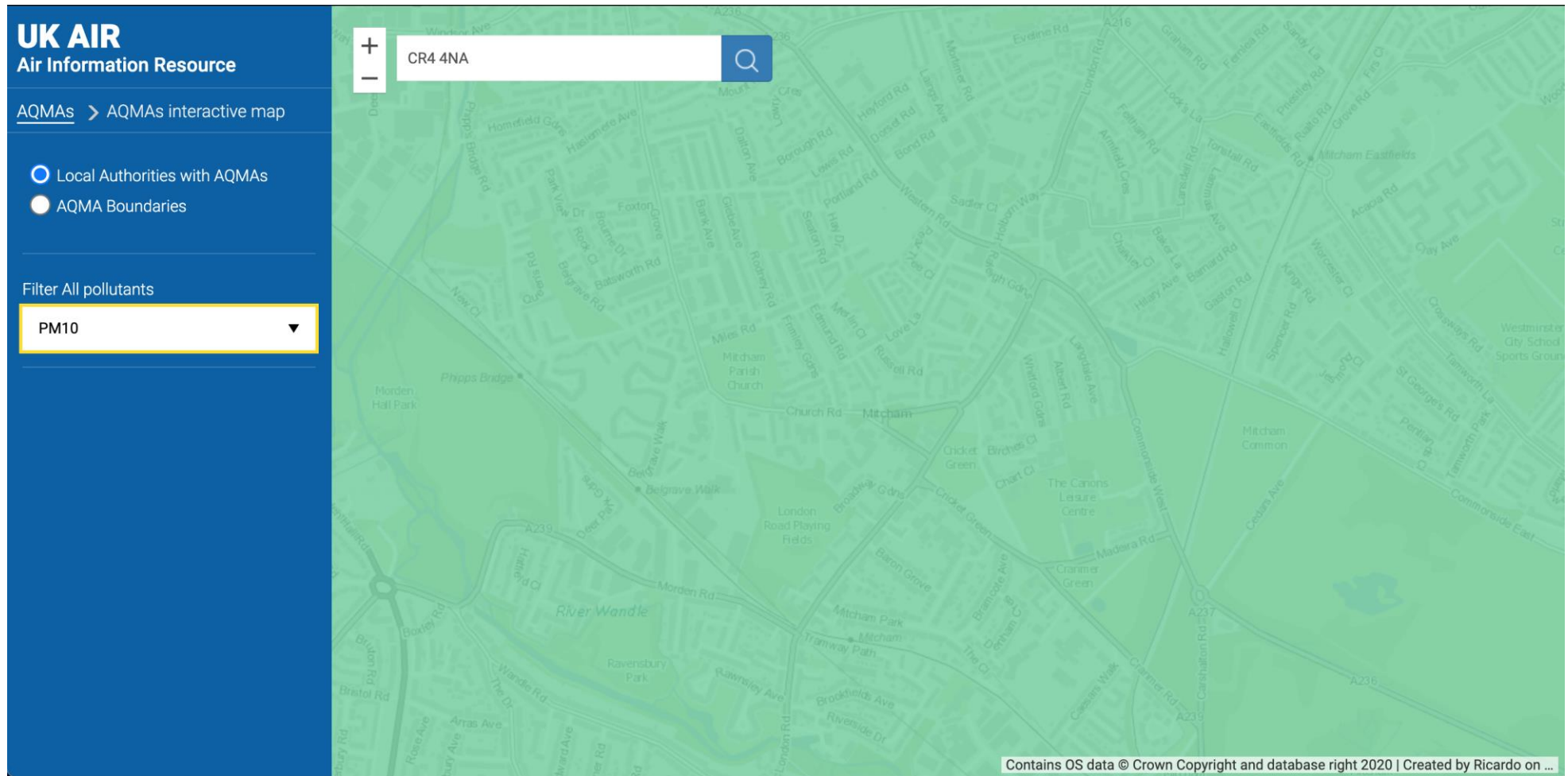
Project: Standard Rules Permit Variation Application

Document Title: Site Condition Report v1.0 Submission 31.10.2022

Appendix 7: EA Flood Map For Planning-Confirming the Site is not within a Flood Zone



Appendix 8: Screenshot taken from DEFRA's AQMA Interactive Map confirming the site is within an AQMA for PM10's.



Appendix 9: Screenshot taken from DEFRA's AQMA Interactive Map confirming the site is within an AQMA for NOx.

