

SITE CONDITION REPORT
Stonebrook Way, Longford, Coventry CV6 6LN
Tom White Waste Ltd.

Version:	1.1	Date:	15 November2023		
Doc. Ref:	STONE-3206-E	Author(s):	CP	Checked:	TWWL
Client No:	3206	Job No:	007		



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Document History:

Version	Issue date	Author	Checked	Description
1.0	05/09/2022	EC	--	Internal draft
1.1	15/11/2023	CP	TWWL	Application copy

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	Tom White Waste Ltd.
Activity address	Stonebrook Way, Longford, Coventry CV6 6LN
National grid reference	SP 34784 83131
Document reference and dates for Site Condition Report at permit application and surrender	STONE-3206-E Dated 15 November2023
Document references for site plans (including location and boundaries)	See Appendix I of STONE-3206-A

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 	<p>The operator has two existing permits EPR/AB3906CT and EPR/KP3698CX. The purpose of this Site condition report is to focus on the proposed extension area as shown on drawing number STONE/3206/02B.</p> <p>Made ground is present at the Site.</p> <p>The Superficial Geology to the North of the Site is Alluvium-Sand with Clay and Gravel. South corner of the Site is Glaciofluvial Deposits- Sand and Gravel.</p> <p>The bedrock geology at the site is divided into two with the West of the site comprising of the Whitacre Member - Mudstone And Sandstone. The East of the Site comprising of Whitacre Member - Sandstone.</p>

<ul style="list-style-type: none"> • surface waters 	<p>The is designated by Groundsure as a Secondary A Superficial Aquifer. The Bedrock Aquifer is designated a Principal Aquifer. The Groundwater vulnerability is classed as being high in the Superficial Aquifer and the Bedrock aquifer. There has been no groundwater abstractions at the Site.</p> <p>The site is not located in a groundwater safeguard zone. It is considered that the site is not in a sensitive location with respect to groundwater receptors.</p> <p>The closest surface watercourse to the site comprises of a Canal 9m South West of the Site. A river being on Site the river Sowe.</p> <p>Generally, the site and surrounding area drains towards the northwest towards and in the direction of the nearest major watercourse comprising the River Rowe and Coventry Canal. All waste storage takes place in the waste transfer building which is sealed to prevent ingress of rainwater and egress of contaminated substances. External areas of the site used for storing wastes drain to foul sewer via interceptors under trade effluent consents. Clean surface water from roofs, vehicle manoeuvring and car parks drain to a series of gullies, into underground attenuation tanks then into surface water sewer.</p> <p>There are no records of Sites of Special Scientific Interest, National Nature Reserves, Special Areas of Conservation, Special Protection Areas, Ramsar Sites, Ancient Woodlands or Local Nature Reserves within 1.3km of the site.</p> <p>Part of the site is in Flood Zone 2 but it is considered that the site is not in a sensitive location with respect to surface water receptors.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> • pollution incidents that may have affected land 	<p>There are no pollution incidents which have occurred on site however, these are classed as a minor Category 3 incidents and unlikely to have affected the Site.</p>

<ul style="list-style-type: none"> historical land-uses and associated contaminants any visual/olfactory evidence of existing contamination evidence of damage to pollution prevention measures 	<p>Historical mapping suggests that within the Site boundary there have been a number of Works including “Machine Tool Works”, “Concrete Works” and an “Electricity substation” dating back to 1965-1970 mapping. However in later mapping the Works are unspecified with the substation no longer labelled on the mapping.</p> <p>Site walkovers undertaken by Oaktree Environmental on 31/03/21, 20/01/22 and 06/07/2022 did not show evidence of existing contamination at the site or evidence of damage to pollution prevention measures were observed.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>No evidence of historic contamination at the site.</p>
<p>Baseline soil and groundwater reference data</p>	<p>None produced for the site</p>
<p>Supporting information</p>	<p>N/A</p>

<p>3.0 Permitted activities</p>	
<p>Permitted activities</p>	<p>Household, commercial or industrial waste site- including household amenity waste and inert waste aggregate sites.</p>
<p>Non-permitted activities undertaken</p>	<p>N/A</p>
<p>Document references for:</p> <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	<p>Plans located in Appendix I of EMS (Doc. Ref. STONE/3206/03)</p> <p>Environmental Risk Assessment (Doc. Ref. STONE-3206-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?	Yes there is a proposed extension area which is treated as the third area of the Site see drawing number STONE/3206/02B
Have there been any changes to the permitted activities?	There are changes proposed as per the non-technical summary document STONE-3206-C
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	N/A
Checklist of supporting information	<ul style="list-style-type: none"> • Plan showing any changes to the boundary (where relevant) STONE/3206/02B • Description of the changes to the permitted activities (where relevant) STONE-3206-C • List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant) N/A

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 No incidents which will have affected the land. New and improved drainage systems installed. Refer to historic EA CAR Forms. • Records of maintenance, repair and replacement of pollution prevention measures As above.

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 No incidents which will have affected the land. New and improved drainage systems installed. Refer to historic EA CAR Forms. • Records of their investigation and remediation As above.

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 This is considered unnecessary given the historic and current use of the site. • Monitoring results (including graphs) As above.

8.0 Decommissioning and removal of pollution risk	
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.	
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)	
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.	
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	
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"> • the permitted activities have stopped • decommissioning is complete, and the pollution risk has been removed • the land is in a satisfactory condition. 	

