

# Erith Soil Treatment Facility

784-B066441

## Site Condition Report

Environmental Permit Application

Hanson Quarry Products Europe Ltd

June 2024

Document prepared on behalf of Tetra Tech Limited. Registered in England number  
01959704

# DOCUMENT CONTROL

<b>Document:</b>	Site Condition Report
<b>Project:</b>	Erith Soil Treatment Facility
<b>Client:</b>	Hanson Quarry Products Europe Ltd
<b>Project Number:</b>	784-B066441
<b>File Origin:</b>	X:\784-B066441_Appleford_Permit_Variation\60 Project Output\63 Published\Erith\Appendix G - Site Condition Report\Site Condition Report.docx

<b>Revision:</b>	Final to EA	<b>Prepared by:</b>	Lauren Stanger
<b>Date:</b>	June 2024	<b>Checked by:</b>	Andrew Bowker
<b>Status:</b>	Final	<b>Approved By:</b>	Andrew Bowker
<b>Description of Revision:</b>			

<b>Revision:</b>		<b>Prepared by:</b>	
<b>Date:</b>		<b>Checked by:</b>	
<b>Status:</b>		<b>Approved By:</b>	
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# 1.0 EA Site Condition Report Template

1.0 Site Details	
Name of the applicant	Hanson Quarry Products Europe Ltd
Activity address	Hanson Quarry Products Ltd Church Manorway Erith DA8 1DE
National grid reference	TQ 50786 79709

Document reference and dates for Site Condition Report at permit application and surrender	Application Site Condition Report (June 2024)
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Document references for site plans (including location and boundaries)	ERI/B066441/PER/01 – Permit Boundary Plan ERI/B066441/LAY/01 - Proposed Site Layout
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## 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:

- geology
- hydrogeology
- surface waters

### Site Setting

The proposed permit area is situated at Hanson Quarry Products Ltd, Church Manorway, Erith, DA8 1DE. The nearest residential properties are located 400m to the west on Jenning Tree Way. The site location and permit boundary are shown on Drawing Number ERI/B066441/PER/01.

Access to the site is achieved via access roads from Church Manorway Road which leads off from Bronze Age Way (A2016).

The proposed permit area is centred at approximate National Grid Reference (NGR) TQ 50786 79709.

### Geology

According to the British Geological Survey (BGS) 'Geology of Britain Viewer' the bedrock of the proposed permit area consists of two types of bedrock, the north of the site is underlain by the Lambeth Group - sand, silt and clay. This is a sedimentary bedrock formed between 59.2 and 47.8 million years ago during the Palaeogene period. The south of the proposed permit area is underlain by the Thanet Formation – Sand. This is a sedimentary bedrock formed between 59.2 and 56 million years ago during the Palaeogene period.

The superficial deposit of the proposed permit area comprises of Alluvium- clay, silt, sand, and peat. This is a superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.

### Hydrogeology

According to the Multi-Agency Geographic Information for the Countryside's (MAGIC) website, the site area lies within a Secondary A Aquifer. The site does not lie in a Groundwater source protection zone.

### Hydrology

There are multiple surface water features within 1km in the site, these are listed below: -

- River Thames (10m east).
- Church Manorway Pond (200m southwest).
- Bronze Age Way Pond (515m southwest).

	<ul style="list-style-type: none"> <li>• Bronze Age Way Pond (#2) (585m southwest).</li> <li>• Church Manorway Stream (110m southwest).</li> <li>• Anderson Way Stream (570m west).</li> <li>• River Thames Inlet (750m east).</li> </ul> <p>With reference to the Flood Map for Planning Service (FMPS) website, the proposed permit area is situated in a Flood Zone 3 area. As defined on the FMPS website, Flood Zone 3 areas comprise land assessed as having a high probability of flooding from rivers and the sea.</p> <p><u>Ecology</u></p> <p>A nature and heritage screen was conducted for the site (EPR/AP3721SW/P001) this determined the following designated ecological habitats within 1km of the site: -</p> <ul style="list-style-type: none"> <li>• River Thames and Tidal Tributaries (LWS) (10m east).</li> <li>• Coastal Saltmarsh (Protected Habitat) (10m east).</li> <li>• Atlantic Salmon (Migratory Route) (10m east).</li> <li>• Allis Shad (Migratory Route) (10m east).</li> <li>• European Eel (Migratory Route) (10m east).</li> <li>• River Lamprey (Migratory Route) (10m east).</li> <li>• Sea Lamprey (Migratory Route) (10 east).</li> <li>• Smelt (Migratory Route) (10m east).</li> <li>• Twait Shad (10m east).</li> </ul>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> </ul>	<p>With reference to historic maps dated from 1900 to present, the following activities were identified on the site and the surrounding area: -</p> <p>1870-1880: No activity is identified on-site.</p> <p>1890-1910: The site is identified as Oil Works</p>

<ul style="list-style-type: none"> <li>any visual/olfactory evidence of existing contamination</li> <li>evidence of damage to pollution prevention measures</li> </ul>	<p>1920-1930: The Oil Works remain present onsite, immediately to the south of the site cable construction works can be found.</p> <p>1940-Present Day: The Oil Works and Cable works have been superseded by “works” and “depots.” The works are seen to extend throughout the area.</p> <p>There is no visual olfactory evidence of contamination on site within the Environmental Permit Boundary. However, the historical land use of the site for the purpose which this application relates may have led to isolated hot spots of contamination from leaks and spills associated with plant and delivery vehicles on site.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>There is no recorded evidence of historic contamination within the current permit area.</p>
<p>Baseline soil and groundwater reference data</p>	<p>None provided.</p>
<p>Supporting information</p>	<p>None provided.</p>

<h3>3.0 Permitted activities</h3>	
<p>Permitted activities</p>	<p><u>Soil Washing and Physical Treatment Facility</u></p> <p>Hanson seek to apply for an environmental permit for a Soil Washing Facility and a Treatment of Non-Hazardous Waste Facility that will process a maximum of 800,000 tonnes of non-hazardous soils per annum.</p> <p>The activities on site will comprise of both dry recycling and soil washing to produce quality aggregates, soils and clay products for construction projects.</p> <p>The proposed activities will be undertaken as waste operations and will comprise the R and D Codes provided in Annex II to Directive 2008/98/EC.</p> <ul style="list-style-type: none"> <li>R3 – Recycling / reclamation of organic substances which are not used as solvents.</li> <li>R5 - Recycling/reclamation of other inorganic compounds.</li> <li>R13 - Storage of waste pending any of the operations numbered R1 to R12 (excluding</li> </ul>

	<p>temporary storage, pending collection, on the site where it is produced).</p> <ul style="list-style-type: none"> <li>• D15 - Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced).</li> </ul>
<p>Non-permitted activities undertaken</p>	<p>There will be no non-permitted activities undertaken in the permitted area.</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>The environmental permit boundary is provided as Drawing Number: ERI/B066441/PER/01.</p> <p>The layout of the site is provided on Drawing Number: ERI/B066441/LAY/01.</p> <p>An Environmental Risk Assessment is provided as Appendix D to the Environmental Permit Variation Application.</p>



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.

5.0 Changes to Existing Activities	
Have there been any changes to the activity boundary?	No
Have there been any changes to the permitted activities?	Variation to add soil washing facility.
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No
Checklist of supporting information	<ul style="list-style-type: none"> <li>• ERI/B066441/PER/01 - Site Location and Permit Boundary Plan;</li> <li>• ERI/B066441/REC/01 – Receptor Plan;</li> <li>• ERI/B066441/LAY/01 - Site Layout Plan</li> <li>• Application Forms;</li> <li>• Pre-Application Discussions (Dated June 2024);</li> <li>• Operating Techniques (Dated June 2024);</li> <li>• Environmental Risk Assessment (Dated June 2024);</li> <li>• Noise Management Plan (Dated June 2024);</li> <li>• Dust Management Plan (Dated June 2024);</li> <li>• Site Condition Report (Dated June 2024); and,</li> <li>• Non-Technical Summary (Dated June 2024).</li> </ul>

## 5.0 Measures taken to protect the 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

- 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.

- 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

- Description of soil gas and/or water monitoring undertaken
- Monitoring results (including graphs)

## 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

- 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

- 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 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:

- the permitted activities have stopped
- decommissioning is complete, and the pollution risk has been removed
- the land is in a satisfactory condition.