

Project No: 313306

Baseline Report

Prepared for:

2ZLF Ltd

West Meadows Industrial Estate
Derby
DE21 6HA

Contents Amendment Record

This report has been issued and amended as follows:

Revision	Description	Date	Signed
1.0	Final	02 June 2023	Graeme Kennett



SAFETY
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PROCUREMENT



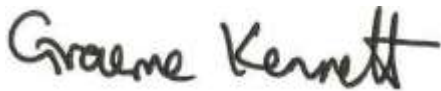
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Acknowledgement

This report has been prepared for the sole and exclusive use of 2ZLF Ltd in accordance with the scope of work presented in Mabbett & Associates Ltd (Mabbett) Additional Services Letter Agreement (313306/ASL/GK), dated 17 May 2023. This report is based on information and data collected by Mabbett. Should any of the information be incorrect, incomplete or subject to change, Mabbett may wish to revise the report accordingly.

This report has been prepared by the following Mabbett personnel:

MABBETT & ASSOCIATES LTD



Graeme Kennett BSc (Hons)., MSc., MBPR (Fert)
Principal Environmental Consultant

This report has been reviewed and approved by the following Mabbett personnel:

MABBETT & ASSOCIATES LTD



Nicholas Clark, MEng, AMIChemE
Environmental Engineer

Executive Summary

As the facility is being varied to be classed as an *installation*, a Baseline Report (BR) has been produced to replace the current Site Condition Report (SCR).

The installation will operate with due regard to the conditions of the environmental permit and all relevant environmental legislation to ensure that land and groundwater is protected during the lifetime of the site and that the land is in a satisfactory state when the permit is eventually surrendered.

The possibility of any significant releases to the ground occurring during the lifetime of the permit is therefore limited.

All wastes are stored and treated on areas of impermeable concrete to eliminate direct potential pathways to soil and groundwater.

Minor spillages, if they occur, are dealt with immediately by trained staff using appropriate spill response procedure and spill kits located around the site.

The impermeable concrete site surfacing will locally break any potential pathway for contaminants that could be emitted from the permitted activities to land or groundwater.

Version	Date	Author	Changes
1	23/05/2023	G Kennett	Sections 1 – 3 completed for permit variation application.

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SECTIONS 1-3 COMPLETED AND SUBMITTED WITH VARIATION APPLICATION

MAINTENANCE OF SECTIONS 4-7 DURING THE LIFE OF THE PERMIT

AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; AND SUBMIT WITH THE SURRENDER APPLICATION.

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Section 1.0: Site Details

1 Site details	
Name of the applicant	2ZLF LIMITED
Activity address	WEST MEADOWS WASTE RECOVERY FACILITY Downing Road West Meadows Industrial Estate Derby
Postcode	DE21 6HA
National grid reference	SK 36818 36163
Site entrance (What3Words)	hears.ample.dips
Previous use	Industrial unit
Document reference and dates for Site Condition Report at permit application and surrender	Baseline Report 23 rd May 2023
Document references for site plans (including location and boundaries)	Plan showing location of installation – GPP/2ZLF/D/13/01 Plan showing installation boundary – GPP/2ZLF/D/14/05

Section 2.0: Condition of the Land at Permit Issue

2 Environmental setting	
Geology	No groundworks other than fully concreting the site surface upon which to store incoming waste and products, therefore geology is not relevant in this case.
Hydrology	The site is outside any groundwater protection zone.
Surface waters	<p>The site is 360m from the River Derwent, which lies to the South and flows W-E.</p> <p>The site is within the river's flood plain, but the site has been in industrial use for many years and the submitted planning application for a change of use, meant that no Flood Risk Assessment (FRA) was carried out at the planning application stage.</p> <p>An FRA has been submitted as part of the 'not duly made' response.</p>
Pollution history including: <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>Initially the land was used as an important general freight marshalling yard developed on the Midland Railway line at Chaddesden from the 1860s. By the 1890s it was handling a train on average every seven minutes throughout the 24 hours, with six shunting engines and between 50 and 100 horses available. Its eight reception roads, seven departure and 31 sidings handled up to 2500 wagons daily in 1960.</p> <p>Subsequently the area was used as an industrial unit by Balfour Beatty.</p> <p>The 2ZLF operation takes place on an impermeable surface on the area of the former industrial unit operated by Balfour Beatty.</p> <p>There was no visual/olfactory evidence of any existing contamination.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Not applicable
Baseline soil and groundwater reference data	EFS/142651M (Ver. 1)

Section 3.0: Permitted Activities

3 Permitted activities	
Permitted activities	Treatment of wet waste to recover inert components for re-use in construction.
Non-permitted activities undertaken	Storage of Aggregate Quality Protocol (AQP) compliant material
Dangerous substances used and produced by the permitted activities	Proportion of hazardous waste to be treated at the site, principally contaminated by hydrocarbons and heavy metals.
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	Environmental Risk Assessment

THE FOLLOWING SECTIONS ARE TO BE COMPLETED DURING THE LIFETIME OF THE PERMIT.

Section 4.0: Permit Maintenance

4 Changes to the activity	
Have there been any changes to the activity boundary?	No
Have there been any changes to the permitted activities?	Variation submitted to increase the proportion accepted and storage capacity of hazardous waste accepted at the site.
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	Variation application [May 2023]

5 Measures taken to protect land	
<p>The site is fully concreted, with a bund around the perimeter, to ensure that all runoff is collected in the purpose-designed drainage system, which is fitted with an oil interceptor. This eliminates the risk of contaminated water affecting surface or groundwater.</p> <p>All pollution incidents will be managed on-site, for which the installed equipment is designed to treat contaminated water and solids.</p> <p>Records of pollution incidents will be kept in the Site Diary, as required by the conditions of the Permit.</p>	
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 Pollution incidents that may have had an impact on land, and their remediation	
<p><i>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.</i></p>	
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 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)*

AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH SURRENDER APPLICATION.

Section 5.0: Permit Surrender

8 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)
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9 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)
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10 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:

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