

# SITE CONDITION REPORT (FROM H5 TEMPLATE)

Crompton Road, Ilkeston, Derbyshire

**Stanton Energy Ltd**

<b>Version:</b>	1.1	<b>Date:</b>	11 March 2021		
<b>Doc. Ref:</b>	058-003-E	<b>Author:</b>	IA	<b>Checked:</b>	SEL
<b>Client No:</b>	058	<b>Job No:</b>	003		



## **Oaktree Environmental Ltd**

**Waste, Planning & Environmental Consultants**



Oaktree Environmental Ltd, Lime House, Road Two, Winsford, Cheshire, CW7 3QZ  
Tel: 01606 558833 | Fax: 01606 861183 | E-Mail: [sales@oaktree-environmental.co.uk](mailto:sales@oaktree-environmental.co.uk) | Web: [www.oaktree-environmental.co.uk](http://www.oaktree-environmental.co.uk)  
REGISTERED IN THE UK | COMPANY NO. 4850754

## **Document History:**

<b>Version</b>	<b>Issue date</b>	<b>Author</b>	<b>Checked</b>	<b>Description</b>
1.0	01/02/2021	IA	--	Internal Draft
1.1	11/03/2021	IA	--	Application Submission

## **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.**

<b>1.0 SITE DETAILS</b>	
Name of the applicant	<b>Stanton Energy Ltd</b>
Activity address	<b>Crompton Road, Ilkeston, Derbyshire</b>
National grid reference	<b>SK 47999 39325</b>
Document reference and dates for Site Condition Report at permit application and surrender	<b>058-003-E Dated 11 March 2021</b>
Document references for site plans (including location and boundaries)	<b>See Appendix I of 058-003-A  Permit Boundary Plan 058-003-02 Site Layout Plan 058-003-03</b>

**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.

<b>2.0 Condition of the land at permit issue</b>	
Environmental setting including: <ul style="list-style-type: none"> <li>• geology</li> </ul>	<p><b>No artificial ground is recorded as present at the site based on information from the British Geological Survey (BGS). The superficial deposit comprises Alluvium - Clay, Silt, Sand and Gravel. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by rivers (U).</b></p> <p><b>The bedrock geology comprises the Pennine Lower Coal Measures Formation - Mudstone, Siltstone and Sandstone. Sedimentary Bedrock formed approximately 318 to 319 million years ago in the Carboniferous Period. Local environment previously dominated by swamps, estuaries and deltas.</b></p> <p><b>Based on the nearest available borehole log in the</b></p>

<ul style="list-style-type: none"><li>hydrogeology</li><li>surface waters</li></ul>	<p>general vicinity of the site (SK43NE361), the ground comprises Turf over Topsoil to 0.15mbgl which is underlain by made ground comprising stiff friable dark brown slightly sandy (fine to coarse) silty clay with subangular to rounded fine to coarse sandstone gravel. Occasional pockets of stiff light grey and orange clay, roots and rootlets. At 0.40mbgl there is an irregular layer of rubble concrete in the east end of the pit to 1.10mbgl; this is underlain by stiff grey-stained orange silty clay with occasional rootlets and loose brown sandy (fine to coarse) subangular to mainly rounded flint gravel to 1.55mbgl at which the borehole was completed.</p> <p>The superficial deposits and bedrock are designated as a Secondary A Aquifer.</p> <p>The site is not located within a groundwater source protection zone or drinking water safeguard zone with respect to groundwater or surface water.</p> <p>There are no current or former groundwater and surface water abstraction consents within 1km of the site.</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 Erewash Canal which is approximately 15m to the east 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"><li>- Flood risk mapping</li><li>- Location groundwater/surface water abstractions,</li><li>- Chemical and biological surface water quality designations or;</li><li>- Water quality monitoring</li></ul> <p>The information provided by the EA and Gov.UK Flood Mapping indicated that the site lies within Flood Zone 2.</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"><li>historical land-uses and associated contaminants</li></ul>	<p>The review of publicly available mapping is summarised below:</p> <ul style="list-style-type: none"><li>The earliest available mapping (1881 - 1885) indicates that the site and surrounding land comprised the Hallam Field Works with a railway to the east and residential housing to the north west.</li></ul>

	<ul style="list-style-type: none"><li>• By 1900 the works had developed further; immediately southwest of the site was the Stanton Iron Works.</li><li>• Throughout the years the industrial area continued to be developed. To the east of the site and beyond the railway the Sewage works were developed which remain the same in the present day.</li><li>• The site and surrounding land remained unchanged throughout the years and by 1985 the Iron works were no longer present; however, several buildings still remained for industrial and commercial uses.</li><li>• In the present day the site itself and surrounding land continues to be used for industrial and commercial purposes mainly waste management facilities.</li></ul>
<ul style="list-style-type: none"><li>• pollution incidents that may have affected land</li></ul>	<p>There is no readily available information regarding pollution incidents at the site or within the immediate vicinity.</p> <p>The access arrangements for the site and overall site layout detailing site infrastructure have been detailed on Drawing No 058-003-03. 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 current waste operation i.e. composting facility.</p> <p>The site had no evidence of vegetation and therefore the operations will have no impacts on vegetation.</p>
<ul style="list-style-type: none"><li>• any visual/olfactory evidence of existing contamination</li></ul>	<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. The site will be concreted and have a sealed drainage system as detailed on Drawing No 058-003-03.</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>
<ul style="list-style-type: none"><li>• evidence of damage to pollution prevention measures</li></ul>	<p>The land uses surrounding the site comprised other industrial and commercial land uses i.e. waste</p>

	<p><b>facilities immediately to the north, south and west.</b></p> <p><b>During the site walkover survey the site surface was observed to be intact and no damage was observed.</b></p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	<b>None available</b>
Baseline soil and groundwater reference data	<b>None</b>
<b>Supporting information</b>	<b>N/A</b>

<b>3.0 Permitted activities</b>	
Permitted activities	<b>Installation Environmental Permit (See Doc. Ref. 058-003-C)</b>
Non-permitted activities undertaken	<b>N/A</b>

<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><b>Plans located in Appendix I of EMS (Doc. Ref. 058-003-A)</b></p> <p><b>Environmental Risk Assessment (058-003-D)</b></p>
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**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.



<b>4.0 Changes to the activity</b>	
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
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>Plan showing any changes to the boundary (where relevant)</li> <li>Description of the changes to the permitted activities (where relevant)</li> <li>List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)</li> </ul>

<b>5.0 Measures taken to protect land</b>	
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.	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>Inspection records and summary of findings of inspections for all pollution prevention measures</li> <li>Records of maintenance, repair and replacement of pollution prevention measures</li> </ul>

<b>6.0 Pollution incidents that may have had an impact on land, and their remediation</b>	
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.	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>Records of pollution incidents that may have impacted on land</li> <li>Records of their investigation and remediation</li> </ul>

<b>7.0 Soil gas and water quality monitoring (where undertaken)</b>	
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.	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>Description of soil gas and/or water monitoring undertaken</li> <li>Monitoring results (including graphs)</li> </ul>

<b>8.0 Decommissioning and removal of pollution risk</b>	
<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>	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Site closure plan</li> <li>• List of potential sources of pollution risk</li> <li>• Investigation and remediation reports (where relevant)</li> </ul>

<b>9.0 Reference data and remediation (where relevant)</b>	
<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>	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Land and/or groundwater data collected at application (if collected)</li> <li>• Land and/or groundwater data collected at surrender (where needed)</li> <li>• Assessment of satisfactory state</li> <li>• Remediation and verification reports (where undertaken)</li> </ul>

<b>10.0 Statement of site condition</b>	
<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"> <li>• the permitted activities have stopped</li> <li>• decommissioning is complete, and the pollution risk has been removed</li> <li>• the land is in a satisfactory condition.</li> </ul>	