



SITE CONDITION REPORT

Fornax (Northeast) Limited

Merchant Park

1 Millennium Way

Aycliffe Business Park

DL5 6UG

FORNAX 

SITE CONDITION REPORT (SCR)

Issue and Revision Record

Revision	Date	Originator	Description of Change
V1	01/08/2024	Olive Compliance Ltd	New for Permit Variation
V2	04/11/2024	Olive Compliance	Permit submission
V3			



BASIS OF REPORT

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SITE CONDITON REPORT (SCR)

1.0 SITE DETAILS	
Name of the applicant	Fornax (Northeast) Limited (Fornax)
Address	Merchant Park 1 Millennium Way Aycliffe Business Park DL5 6UG
Grid Ref	NGR NZ2670622077

Document reference and dates for Site Condition Report at permit application and surrender	New for Permit Application V1																																																
Document reference for site plans (including location and boundaries)	<p>See Drawing Register below</p> <p>Site Boundary is shown in Drawing - FORNAX 002 SITE BOUNDARY-A3</p> <table border="1"> <thead> <tr> <th></th> <th>Drawing Ref</th> <th>Title</th> <th>Date/Version</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Fornax 001</td> <td>Location Plan</td> <td>0</td> </tr> <tr> <td>2</td> <td>Fornax002</td> <td>Site Boundary</td> <td>0</td> </tr> <tr> <td>3</td> <td>Fornax004</td> <td>Site Receptor</td> <td>0</td> </tr> <tr> <td>4</td> <td>Fornax006A</td> <td>Warehouse (T/S) Fire Detection and Prevention</td> <td>0</td> </tr> <tr> <td>5</td> <td>Fornax006b</td> <td>Office - Fire Detection and Prevention</td> <td>0</td> </tr> <tr> <td>6</td> <td>21002_SK40d</td> <td>Proposed Site Layout - Fornax Design Changes</td> <td>June 2023</td> </tr> <tr> <td>7</td> <td>L046 -ASA -30 -01.00 -D -A -003001_ (S4 -C04</td> <td>HNA-ASA-30-VS.00-D-A-3001_(S2-T01)_Proposed Site Layout Plan</td> <td>25/07/24 - CO4</td> </tr> <tr> <td>8</td> <td>22242-BGL-XX-XX-DR-C-00210 P03</td> <td>Drainage Layout</td> <td></td> </tr> <tr> <td>9</td> <td>22242-BGL-XX-XX-DR-C-00221 P02</td> <td>Drainage and External Details Sheet 1 of 4</td> <td></td> </tr> <tr> <td>10</td> <td>22242-BGL-XX-XX-DR-C-00221 P02</td> <td>Drainage and External Details Sheet 1 of 4</td> <td></td> </tr> <tr> <td>11</td> <td>22242-BGL-XX-XX-DR-C-00223 P03</td> <td>Drainage and External</td> <td></td> </tr> </tbody> </table>		Drawing Ref	Title	Date/Version	1	Fornax 001	Location Plan	0	2	Fornax002	Site Boundary	0	3	Fornax004	Site Receptor	0	4	Fornax006A	Warehouse (T/S) Fire Detection and Prevention	0	5	Fornax006b	Office - Fire Detection and Prevention	0	6	21002_SK40d	Proposed Site Layout - Fornax Design Changes	June 2023	7	L046 -ASA -30 -01.00 -D -A -003001_ (S4 -C04	HNA-ASA-30-VS.00-D-A-3001_(S2-T01)_Proposed Site Layout Plan	25/07/24 - CO4	8	22242-BGL-XX-XX-DR-C-00210 P03	Drainage Layout		9	22242-BGL-XX-XX-DR-C-00221 P02	Drainage and External Details Sheet 1 of 4		10	22242-BGL-XX-XX-DR-C-00221 P02	Drainage and External Details Sheet 1 of 4		11	22242-BGL-XX-XX-DR-C-00223 P03	Drainage and External	
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(This area is intentionally obscured in the original document)			Details Sheet 3 of 4	
	12	22242-BGL-XX-XX-DR-C-00223 P03	Drainage and External Details Sheet 3 of 4	
	13	21002_SK51b_	Proposed Entrance and Weighbridge Plan - Fornax Design Changes	June 2023
	14	21002_SK52b_	Proposed Weighbridge Details - Fornax Design Changes	June 2023
	15	21002_SK41c_	Proposed Ground Floor Layout - Fornax Design Changes	June 2023
	16	21002_SK41c_	Proposed Mezzanine Layout - Fornax Design Changes June 2023	June 2023
	17	3D_View_NH	3D Layout of plant	RevC
	18	22242-BGL-XX-XX-DR-C-00200	Fire Water Containment Plan	Rev 1

Note:

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

2.0 CONDITION OF THE LAND	
Environment setting including: <ul style="list-style-type: none"> • Geology • Hydrology • Surface waters 	<p>Environmental Setting</p> <p>All areas of the site benefit from concrete surfacing providing an impermeable surface. Areas of made ground are kerbed. This acts as a bund to prevent contaminated fire water entering this area which could cause pollution.</p> <p>All handling and processing of waste will be carried out inside the processing building, and therefore, run-off from the building roof and yard area will be clean water. This can be managed via an attenuation pond, which will</p>



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	<p>subsequently discharge at greenfield rates to the approved SUDS arrangements within the wider Merchant Park.</p> <p>Roof water will be collected by gutters, rainwater pipes and a conventional drainage system and discharged into the pond. Run-off from the yard areas will be collected by gullies or drainage channels which will connect to a conventional drainage system. Water from this system will discharge into the pond via a bypass interceptor and silt traps.</p> <p>Rollover bunds within the building access points (doorways) will ensure that any internal spillages do not escape the building, and that external runoff does not enter the building.</p> <p>A volume of water would be retained at all times on site for firefighting within a firewater tank, and a penstock valve would be provided within the attenuation pond arrangements such that any dirty firefighting water can be retained safely for removal offsite for management as appropriate.</p> <p>An indicative drainage scheme for management of internal liquid spills, and external runoff is presented within the site drainage plans.</p> <p>Flood Risk</p> <p>Checks made on the Environment Agency (EA) Long Term Flood Risk Assessment website ¹ shows that the Site is not at risk of flooding from surface waters, groundwater, reservoirs, rivers or sea without defences. The Site location lies within Flood Zone 1.</p> <p>The area Merchant Park, 1 Millennium Way, Aycliffe Business Park, DL5 6UG has a</p> <ul style="list-style-type: none"> • very low risk of surface water flooding (Less than 0.1% chance each year of flooding) • very low risk of flooding from rivers and the sea • Flooding from Groundwater is unlikely in this area • Flooding from Reservoirs is unlikely in this area <p>Land within flood zone 1 has a low probability of flooding from rivers and the sea.</p> <p>Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of a planning application.</p> <p>Geology, Hydrogeology & Hydrology</p> <p>Artificial Ground</p> <table border="1" style="width: 100%; background-color: #D9E1F2;"> <tr> <td>Records within 500m</td> <td style="text-align: right;">0</td> </tr> </table> <p>Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.</p> <p>Superficial Geology</p> <table border="1" style="width: 100%; background-color: #D9E1F2;"> <thead> <tr> <th>ID</th> <th>Location</th> <th>LEX Code</th> <th>Description</th> <th>Rock description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>On site</td> <td>TILLD-DMTN</td> <td>Till, Devensian - Diamicton</td> <td>Diamicton</td> </tr> </tbody> </table> <p>Bedrock Geology</p>	Records within 500m	0	ID	Location	LEX Code	Description	Rock description	1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
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¹ Your long term flood risk assessment - GOV.UK (check-long-term-flood-risk.service.gov.uk) accessed August 2024



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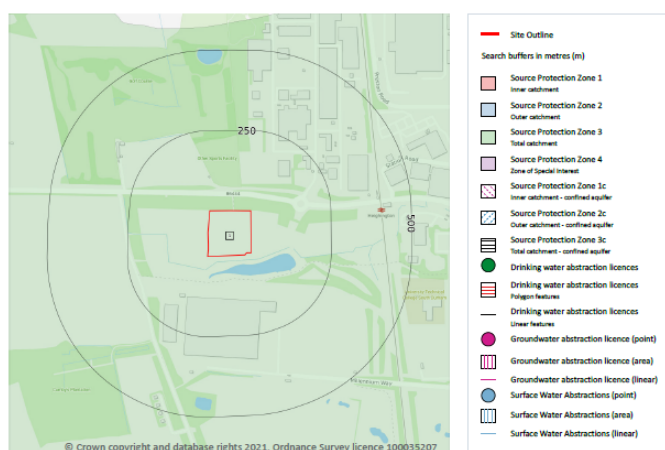
ID	Location	LEX Code	Description	Rock age
1	On site	FML-DOLO	Ford Formation - Dolostone	Late Permian Epoch [Obsolete name]

Hydrogeology

Groundwater Vulnerability

Source Protection Zones (SPZs) are defined for groundwater sources (e.g. wells, boreholes and springs) used for public drinking water supply. These zones show the risk of contamination from activities that might cause pollution in the area, the closer the activity to the source the greater the risk.

Abstractions and Source Protection Zones



There is one (1) Source Protection Zone within 1km of the site boundary.

Hydrology

The Demon’s Beck is situated 115m south of site.

The River Skerne is situated 1.86km east of site.

There are 11 water discharge consents within 1km of the site.

According to the relevant bedrock aquifer designation map, the site is located on the below:

Aquifer Designation Map (Bedrock) (England)

Principal

Aquifer Designation Map (Superficial Drift) (England)

Secondary (undifferentiated)

Groundwater Vulnerability Map (England)

Medium

Soluble Rock Risk

Medium – Low



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Discharges to Groundwater

There is no discharge consents listed within 500m of the Site recorded within the Groundsure report.

Surface & Groundwater Abstractions

There are three groundwater abstractions listed within 2km of the site recorded within the Groundsure report.

ID	Location	Details
-	1944m N	Status: Historical Licence No: 1/25/03/020 Details: Lake & Pond Throughflow Direct Source: SURFACE WATER Point: REDHOUSE BECK Data Type: Point Name: AVCLIFFE ANGLING CLUB Easting: 426200 Northing: 524400 Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 11/01/1991 Expiry Date: - Issue No: 100 Version Start Date: 11/01/1991 Version End Date: -
-	1952m N	Status: Historical Licence No: 1/25/03/020 Details: Lake & Pond Throughflow Direct Source: SURFACE WATER Point: REDHOUSE BECK - NEWTON AVCLIFFE Data Type: Point Name: AVCLIFFE ANGLING CLUB Easting: 426210 Northing: 524410 Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 11/01/1991 Expiry Date: - Issue No: 102 Version Start Date: 28/02/2003 Version End Date: -
-	1952m N	Status: Active Licence No: 1/25/03/020 Details: Lake & Pond Throughflow Direct Source: SURFACE WATER Point: REDHOUSE BECK - NEWTON AVCLIFFE Data Type: Point Name: AVCLIFFE ANGLING CLUB Easting: 426210 Northing: 524410 Annual Volume (m³): 32,000 Max Daily Volume (m³): 225 Original Application No: - Original Start Date: 11/01/1991 Expiry Date: - Issue No: 102 Version Start Date: 28/02/2003 Version End Date: -

Air Quality

Checks conducted on Defra’s AQMA mapping system ([AQMAs interactive map \(defra.gov.uk\)](https://defra.gov.uk)) and Durham County Council Website has evidenced the site is not in an air quality management zone.

Ecology

European/International Sites

Searches on the Multi Agency Geographical Information for the Countryside (MAGIC) website confirm there are no Sites of Special Scientific Interest (SSSI), a special area of conservation (SAC), special protection areas (SPA) or RAMSAR sites within 1km of the site boundary.

Other receptors

None of the following receptors have been identified within 1km of the proposed permit boundary.

- National Nature Reserves;
- World Heritage Sites;
- Registered Parks and Gardens;
- Area of Outstanding Natural Beauty;
- Woodland Trust Sites; and
- National Forest.

Cultural Heritage

The Groundsure Report confirm that there are no sites of significant interest located within 1km of the application site.

Landfills



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	<p>There are records within the Groundsure Report show no historic landfills located within 1km of 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 contamination • Any visual/olfactory evidence of existing contamination 	<p>Planning History</p> <p>In November 2007, planning permission (7/2007/0268/DM) was granted in outline for B1 (business), B2 (general industry) and B8 (storage and distribution) uses (comprising a maximum of 131,540sqm of floorspace) and associated car and lorry parking facilities, access and distribution roads, renewable energy facility, landscaping and associated environmental mitigation measures.</p> <p>At the time of the 2007 application the proposed development was considered to be a Schedule 2 Environmental Impact Assessment development, and the application was accompanied by an Environmental Statement.</p> <p>At the same time, planning permission (7/2007/0324/DM) was also granted for the construction of a road through the site, linking Heighington Lane and Millennium Way.</p> <p>In February 2011, an application (7/2010/0248/DM) for a replacement permission in order to extend the time period for implementation of the outline permission (7/2007/0268/DM) was granted. A replacement permission for the link road (7/2010/0249/DM) was granted in September 2010 which consented the development of 131,540sqm of B1, B2 & B8 floorspace and included details of layout, scale, appearance & landscaping for the erection of phase 3a building with ancillary works.</p> <p>In December 2012, a non-material amendment (A/2012/0425/DM) was approved, which amended the wording of conditions 1, 3, 6, 7, 8, 12, 15, 16, 21, 22, 25, 29, 33, 35, 36, 38 and 41 in relation to the timing of the submission of details and introduced a new archaeology condition. A further nonmaterial amendment (A/2013/0009/DM) was made to condition 3 on 30 April 2013 in relation to the development parameters which had the effect of reducing substantially (by 20,448sqm or 16%) the overall level of floorspace, a reduction in B8 warehousing floorspace and an increase in B2 industrial floorspace. Environmental matters including, noise, air quality and transportation were considered within the application and it was concluded that the changes to the parameters would not be material to the permission.</p> <p>A request for a screening opinion (7/2013/0174/SC) was submitted on 1 May 2013 and it was concluded that a further Environmental Statement (ES) was not required to accompany the reserved matters application as the local planning authority has sufficient information before it, in terms of the 2007 ES and the 2010 update in order that it can assess the environmental effects of the development comprised in this reserved matters submission, in accordance with Regulation 8(2) of the EIA Regulations 2011.</p> <p>In 2014 the southern portion of the site was granted planning permission for the construction of the Hitachi Rail facility under permission 7/2013/0142/DM. The Reserved matters submission was pursuant to planning permission 7/2010/0248 and approved the first phase of development on the larger overall site consisting of a single 44,000sqm building for use as a rail vehicle manufacturing facility. The application included details of layout, scale, appearance and landscaping, together with a range of ancillary buildings, car</p>



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parking, and railway sidings with link to the Darlington to Bishop Auckland railway line.

The detailed landscaping in and around Demons Beck together with the formation of surface water attenuation ponds was also detailed in the submission and subsequently approved.

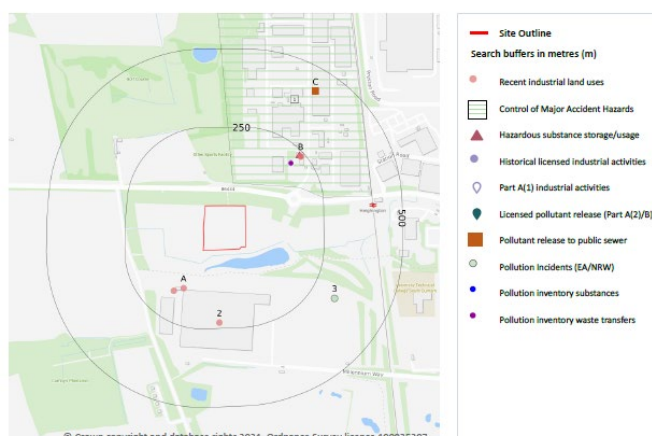
The conditions imposed on the original outline planning permission relating to levels (4), works for the protection and enhancement of Demons Beck (20), phasing (33) and parking (35) were also discharged through this submission.

Although not specific to the application site itself, planning permission (7/2006/0804/DM) was granted in March 2007 for the creation of a Great Crested Newt receptor area immediately south of the application site. The receptor site enables the long-term conservation of the protected species, whilst ensuring the ability of land to the north (site subject of this report) to be utilised for industrial purposes.

Planning permission DM/21/01500/WAS for Construction and operation of a high temperature thermal treatment facility for clinical and hazardous wastes was approved on 5th December 2022.

Current industrial land use is shown in the below image.

4 Current industrial land use



Historic Land Use

Taken from the Groundsure report the land has previous been used for the below historical land use.

ID Location Land use Dates present Group ID

A 37m N Unspecified Commercial/Industrial 1992 1306825

A 74m N Industrial Estate 1974 1350757

A 85m N Industrial Estate 1968 1397825

A 87m N Industrial Estate 1992 1359410

1 170m N Railway Sidings 1968 1364211



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	B 182m N Unspecified Works 1974 - 1982 1386178
	2 208m E Unspecified Depot 1974 1320665
	C 257m E Railway Station 1923 1395490
	C 292m E Railway Station 1923 1343556
	D 310m N Unspecified Heaps 1974 - 1982 1372829
	E 326m SW Unspecified Tank 1974 1386618
	E 347m S Unspecified Tank 1982 - 1992 1370304
	G 349m E Railway Station 1968 1403539
	G 363m E Railway Sidings 1974 1351686
	D 369m N Unspecified Heap 1992 1312199
	G 376m E Railway Sidings 1896 1352382
	G 379m E Railway Sidings 1923 1346236
	G 383m E Railway Sidings 1923 1347050
	G 387m E Railway Building 1896 1321212
	G 394m E Railway Building 1896 1321205
	G 394m E Railway Station 1982 - 1992 1365432
	G 395m E Railway Station 1974 1355019
	G 397m E Railway Station 1856 1356411
	G 397m E Railway Sidings 1856 1396756
	G 398m E Railway Sidings 1896 1363562
	G 400m E Railway Station 1896 1339645
	G 410m E Railway Building 1896 - 1923 1355700
	G 414m E Coal Depot 1896 - 1923 1348968
	G 417m E Coal Depot 1856 1341265
	G 418m E Coal Depot 1968 1340915
	H 432m E Unspecified Depot 1982 1320664
	3 433m E Unspecified Works 1974 - 1982 1369270
	4 438m S Heap 1966 1310186
	5 440m E Railway Building 1856 1321206
	6 456m E Waste Transfer Station 1992 1338401



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	<p>8 485m SE Cuttings 1856 1381090</p> <p>Historical land use is summarised in the image below.</p> <div data-bbox="533 315 1230 846"> <p>2 Past land use - un-grouped</p> <p>The map displays the site outline in red. Two concentric search buffers are shown: a 250m buffer (inner circle) and a 500m buffer (outer circle). Historical industrial land uses are indicated by blue hatched areas, historical tanks by yellow rectangles, and historical energy features by red rectangles. The map is overlaid on a satellite-style background with green vegetation and grey roads.</p> </div>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>Referencing data from the Groundsure report there are only</p> <p>Records within 500m -</p> <p>Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.</p> <p>1 Record available shown below.</p> <p>3 327m SE Incident Date: 03/09/2001</p> <p>Incident Identification: 28490</p> <p>Pollutant: Oils and Fuel</p> <p>Pollutant Description: Insulating and Cable Oils</p> <p>Water Impact: Category 4 (No Impact)</p> <p>Land Impact: Category 4 (No Impact)</p> <p>Air Impact: Category 4 (No Impact)</p>
<p>Baseline soil and groundwater reference data</p>	<p>See Groundsure Report</p> <p>See Sirrus Phase 2 Site Investigation Report</p>
<p>Supporting information</p>	<p>Information References</p> <p><u>Your long-term flood risk assessment - GOV.UK (check-long-term-flood-risk.service.gov.uk)</u> accessed August 2024</p>



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	<p>https://www.gov.uk/guidance/risk-assessments-for-your-environmental-permit</p> <p>Magic Map Application (defra.gov.uk) accessed in August 2024</p> <p>Groundsure Report dated 09/04/23.</p>
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3.0 PERMITTED ACTIVITIES

Permitted activities	<p>D15: Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced)</p> <p>R13: Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)</p> <p>D14: Repackaging prior to submission to any of the operations numbered D1 to 13</p> <p>D9: Physico-chemical treatment not specified elsewhere in Annex IIA which results in final compounds or mixtures which are discarded by means of any of the operations numbered D1 to D8 and D10 to D12</p> <p>R3: Recycling/reclamation of organic substances which are not used as solvents</p> <p>R5: Recycling/reclamation of other inorganic materials Treatment consisting only of manual sorting, separation, screening or crushing of waste into different components for disposal, (no more than 50 tonnes per day) or recovery.</p> <p>R1 Section 5.1 Part2</p>
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	<p>Schedule 1 Incineration of hazardous waste with or without non-hazardous waste, and including high temperature or clinical waste incineration. (Less than 3t/h)</p> <p>R12 Exchange of waste for submission to any of the operations numbered R1 to R11 (repackaging) D14 Repackaging prior to submission to any of the</p> <p>D10 Section 5.1 Part2 Schedule 1 Incineration of hazardous waste with or without non-hazardous waste, and including high temperature or clinical waste incineration. (Less than 3t/h)</p> <p>The Installation will consist of a single Schedule 1 installation activity (as defined in the Environmental Permitting Regulations) and directly associated activities.</p>
Non-permitted activities	N/A
<p>Document references for:</p> <ul style="list-style-type: none"> Plan showing activity Environmental risk assessment. 	<p>See ERA_FNX</p> <p>See All Drawings</p> <p>See NTS_FNX</p> <p>See Groundsure Report</p> <p>See SIRRUS Phase 2 Site Investigation Report</p>

4.0 CHANGES TO THE ACTIVITY	
Have there been any changes to the activity boundary?	N/A



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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?	
Checklist of supporting information	

5.0 MEASURES TAKEN TO PROTECT THE LAND	
N/A	
Checklist of supporting information	N/A

6.0 POLLUTION INCIDENTS THAT MAY HAVE HAD AN IMPACT ON LAND AND THEIR REMEDIATION	
N/A	
Checklist of supporting information	

7.0 SOIL GAS AND WATER QUALITY MONITORING (WHERE UNDERTAKEN)	
N/A	
Checklist of supporting information	

8.0 DECOMMISSIONING AND REMOVAL OF POLLUTION RISK	
N/A	



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Checklist of supporting information	
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9.0 REFERENCDE DATA AND REMEDIATION (WHERE RELEVANT)

N/A

10.0 STATEMENT OF SITE CONDITION

N/A

