

**SANDSTOP QUARRIES LTD**  
Est. 2005

**SITE CONDITION REPORT**

**STALLINGBOROUGH INERT & EXCAVATION  
WASTE TRANSFER STATION  
EUROPA WAY  
IMMINGHAM  
NORTH EAST LINCOLNSHIRE  
DN41 8DU**

**Document Reference: ST1006/08  
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**Project Quality Assurance  
Information Sheet**

**SITE CONDITION REPORT  
STALLINGBOROUGH INERT & EXCAVATION WASTE TRANSFER STATION, EUROPA WAY,  
IMMINGHAM, NORTH EAST LINCOLNSHIRE,**

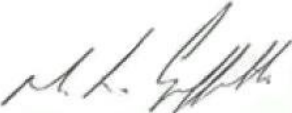
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**STALLINGBOROUGH INERT & EXCAVATION  
WASTE TRANSFER STATION  
EUROPA WAY, IMMINGHAM,  
NORTH EAST LINCOLSHIRE,  
DN41 8DU**

**SITE CONDITION REPORT**

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## EXECUTIVE SUMMARY

Executive Summary	
Site Address	Stallingborough Inert & Excavation Waste Transfer Station Europa Way, Immingham, North East Lincolnshire, DN41 8DU
Site National Grid Reference (NGR)	TA 20936 14514
Site Operator	Sandstop Quarries Limited
Proposed Activity	Operation of an inert and excavation waste transfer station to include physical treatment in the forms of manual sorting, separation, screening and crushing.
Site History and Current Use	<p>According to DEFRA's Magic Map Application, the National Historic Landscape Characterisation (250m Grid) shows that the site and wider area has a history of use for commerce, industry and enclosed agriculture. This is in line with historical maps from the later nineteenth and early to mid-twentieth centuries, which also show that the site and surrounding areas have been used for agriculture, industry and commerce. Historical maps illustrate the presence of features such as North Beck Drain and the 'Grimsby District Electric Light' Railway Line which are still present today. Satellite images from 2003 show that the site was used for storage until 2017, when the site was cleared, and vegetation growth was observed. From 2019, satellite images show that the site has contained stockpiles of inert and excavation waste, in line with the current permitted waste activities.</p> <p>The area surrounding the site comprises an Industrial Estate which is home to industrial and commercial businesses such as engineering companies, construction suppliers, courier services, storage facilities, chemical manufacturers, car and van repair shops, corporate offices and scrap yards.</p> <p>The site operator received their environmental permit in February 2015. This is the first application to vary the permit. The Standard Rules permit allows for the operation of an Inert and Excavation Waste Transfer Station with Treatment. Other than the addition of two waste codes, which are in line with the currently permitted waste types at the site, there will be no changes to the site's permit or site operations.</p>
Ground Conditions	The site is directly underlain by Made Ground overlying loamy / clayey soil, superficial deposits comprising Tidal Flat Deposits (Clay and Silt) and bedrock geology comprising the Flamborough Chalk Formation. The site surfaces consist of permeable hardstanding.
Environmental Review	<p>It is considered that site-specific baseline data is not required owing to the inert nature of the wastes permitted at the site meaning the risk of contamination of soil and groundwater is very low.</p> <p>The site overlies made ground, but its composition is unknown.</p> <p>The site is highly unlikely to cause contamination of the local environment as the waste accepted and treated is inert in nature.</p>
This summary should be read in conjunction with the main report and reflects an assessment of the Site based on the information available at the time.	

## **1.0 SITE CONDITION REPORT CONTEXT**

- 1.1.1 Sirius Environmental Limited ('Sirius') has been commissioned by Sandstop Quarries Limited to prepare and submit a Site Condition Report to support an Environmental Permit Variation Application for the operation of an Inert and Excavation Waste Transfer Station at their existing facility located in Stallingborough Industrial Estate, Immingham, North East Lincolnshire. The relevant documentation is submitted in accordance with the Environmental Permitting (England & Wales) Regulations 2016 (referred to hereafter as the EP Regulations).
- 1.1.2 The facility currently operates in accordance with Standard Rule Permit SR2008No11. However, the operator is seeking to add two waste codes that are not included in the list of permitted wastes specified in the permit. To include these waste codes the permit is being varied to one with 'bespoke' conditions. The scope of the application there necessitates the submission of a Site Condition Report.
- 1.1.3 This Site Condition Report (SCR) has been compiled in accordance with the EP Regulations and with Horizontal Guidance Note 5, Site Condition Reports – Guidance and Templates (v2.0, 4<sup>th</sup> August 2008). Information has been gathered based on a desk study review of publicly available information.
- 1.1.4 The purpose of an initial Site Condition Report is to provide a factual statement of the condition of the site at the time of the Environmental Permit Application. The Site Condition Report must describe the nature and distribution of potentially polluting substances in the ground and groundwater at the site prior to the commencement of operations under the Environmental Permit, and those handled during the course of activities on the site. The potentially polluting substances of interest are those which are to be handled at the site under the Permit.
- 1.1.5 The requirement for a Site Condition Report to support the variation application being made is due to the need to vary the permit from Standard Rules to Bespoke to allow the addition of two waste codes to the permitted list.

## 2.0 SITE DETAILS

### 2.1 Site Setting

- 2.1.1 The site to which this report relates is Sandstop Quarries existing inert and excavation waste transfer station located off Europa Way within Stallingborough Industrial Estate, Immingham. The site is largely surrounded by industrial, commercial and agricultural land. The National Grid Reference on which the site is centred is TA 20936 14514. Overall, the site extends to approximately 0.81 Ha.
- 2.1.2 Entrance to and exit from the site is undertaken from the Public Highway Europa Way, off Kiln Lane, which lies south-southwest of the site. The site is secured by perimeter fencing and part of the boundary bunded, these are regularly inspected and maintained to prevent unauthorised access. Security gates span the full width of the road and are situated at the access point on Europa Way. These gates are locked shut outside of operational hours in order to prevent unauthorised vehicular and pedestrian access.
- 2.1.3 The site location is depicted on **Drawing No. ST1006/07/01** and a boundaries plan is included as **Drawing No. ST1006/07/02**. The site is bounded to the north by areas of unimproved land, agricultural land, and an area of hardstanding to the north-west within the Industrial Estate. The eastern boundary comprises unimproved land with grass and shrubs, beyond which is a railway line and agricultural land. The area to the south of the site is occupied by G L Commercials, a trailer rental service which is also situated within the Industrial Estate. The site is bounded to the west by industrial units and hardstanding which are part of the Industrial Estate.
- 2.1.4 Immingham Dock lies approximately 1.8 km to the north-northwest of the site boundary. The town of Immingham lies c. 2.7 km east of the site. The Humber Estuary lies ~890m east and north-east of the site.
- 2.1.5 The closest residential property is on Kings Road and lies 1.6km north-west of the site. The next closest residential properties are situated 1.7km to the west and north west of the site on Somerton Road and Chestnut Avenue respectively.
- 2.1.6 The site is approximately 890m from the Humber Estuary, which is a Ramsar Site, Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) and Special Protected Area (SPA). The site is not located within 2km of a National Nature Reserves (NNR) or a Local Nature Reserve (LNR).
- 2.1.7 In the Basic Pre-Application Advice received from the Environment Agency, it was reported that a protected habitat and a protected species is confirmed to be within 500m of the site. The protected species comprises the European Water Vole, the closest sighting location is approximately 220m north-east and the protected habitat consist of the chalk rivers, the closest of which is situated ~70m north-west from the site boundary.
- 2.1.8 The site is located within a Nitrate Vulnerable Zone (NVZ) (in line with the 2017 England designations). It also lies within a Zone III 'Total Catchment' groundwater Source Protection Zone (SPZ) which is defined as the total area needed to support the abstraction to discharge from the protected groundwater source.
- 2.1.9 The site lies within a Flood Zone 3, with a high probability of flooding. The land has a 1 in 100 or greater annual probability of river flooding.

### **3.0 CONDITION OF THE LAND AT PERMIT ISSUE**

#### **3.1 Environmental Setting**

##### Made Ground

3.1.1 The British Geological Survey's 1:50,000 series England and Wales Sheet for Patrington (Sheet 81 and also includes parts of Sheets 82 and 90) shows the solid and drift geology of the site and surrounding areas. This sheet shows that the industrial area upon which the site lies consists of made ground.

3.1.2 According to Landis Soilscales map resource, the soil beneath the site is the loamy / clayey soil of coastal flats with naturally high groundwater.

3.1.3 The site is situated within an Industrial Estate which means that roadways and engineered operational areas (for storage/treatment) have been constructed with permeable hardstanding.

##### Geology

3.1.4 The British Geological Society (BGS) database described the bedrock geology underlying the site as Flamborough Chalk Formation – Chalk, with superficial deposits of Tidal Flat Deposits (Clay and Silt).

3.1.5 BGS borehole records in the area indicate that superficial deposits extend to a thickness of approximately 20m locally. These principally comprise silty clay with occasional sand horizons.

##### Hydrogeology

3.1.6 The Bedrock geology comprises a Principal Aquifer, which is described as being layers of rock or drift deposits with high intergranular and / or fracture permeability, meaning that they typically provide a high level of water storage. They may support water supply and / or river base flow on a strategic scale. In most cases, Principal Aquifers are Aquifers that were previously designated as Major Aquifers. The superficial deposits are designated as unproductive strata.

3.1.7 The site is situated within a Zone III 'Total Catchment' groundwater Source Protection Zone (SPZ) which is defined as the total area needed to support the abstraction to discharge from the protected groundwater source.

3.1.8 The Groundwater Vulnerability Maps indicate that the presence of the substantial thickness of low permeability tidal flat deposits above the chalk aquifer means that there is a 'low' vulnerability to groundwater from the discharge of pollutants at ground level.

3.1.9 The site is located within a Nitrate Vulnerable Zone (NVZ) (in line with the 2017 England designations). The site is not situated within a Groundwater Drinking Water Safeguard Zone.

##### Surface Waters

3.1.10 The closest surface water feature is North Beck Drain which lies approximately 35m north of the site boundary at its closest point. There are a number of smaller, unnamed drains which surround the site in all directions from a distance of ~ 70m+. Middle Drain is situated approximately 1.1 km to the south-southeast of the site boundary. The Humber Estuary lies approximately 890m east and north-east of the site boundary.

3.1.11 With regard to flood risk, the site lies within a Flood Zone 3, with a high probability of flooding. The land has a 1 in 100 or greater annual probability of river flooding. That being said, the main watercourses close to the site; the Humber Estuary and the North Beck Drain, have flood defences which will lower the risk of flooding at the site.

3.1.12 There is currently one active licenced discharge consent situated within 500m of the site boundary at approximately 430 north-northwest of the site boundary. This is Permit Number: ANNTS13654 and comprises discharge from the sewage works to the River Humber<sup>1</sup>. The discharge consent was issued and effective from 26/08/20.

## 3.2 Pollution History

### Pollution Incidents Which May Have Affected the Land

3.2.1 There are no records of pollution incidents having occurred at the site or within 500m of the site according to the Environmental Pollution Incidents (Category 1 and 2) 2001 – 2020 Database<sup>2</sup>.

### Historical Land-Uses and Associated Contaminants

3.2.2 Historical maps have been analysed to determine the historical land uses for the site and surrounding areas.

3.2.3 Based on historic Ordnance survey mapping and plans of the area dated from 1910 to 1955, the site's surroundings were similar to those of today, with the 'Grimsby District Electric Light' Railway Line and North Beck Drain situated approximately 65m north-east and 35m north respectively of the area now comprising the site. Satellite images from Google Earth show that by 2003 the Industrial Estate had been constructed. The site itself was mostly empty with sleepers being stored there which were likely connected to the Railway line to the north east of the site which at that time had a short line of tracks leading from the industrial site (at the site's northern boundary) to the main line. Most of the surrounding areas were utilised for storage, including sleepers, industrial storage units as well as a large vehicle storage facility. The site itself was still used for storage until 2017 when the site was cleared and some vegetation growth occurred. From 2019 the site can be seen in satellite images to have stockpiles of inert and excavation waste.

3.2.4 It is considered that there were no historical land-uses in close proximity to the site which could result in contamination of the surrounding environment. In support of this, during times where the site was cleared, satellite images show healthy vegetation growth, suggesting a lack of contamination of the local environment.

### Visual / Olfactory Evidence of Existing Contamination

3.2.5 There has been no visual or olfactory evidence of existing contamination on site. Areas that are not surfaced with hardstanding in the surrounding areas have healthy vegetation growth and no malodourous emissions have been reported within the curtilage of the current ownership. Businesses within the local vicinity are commercial and industrial, therefore, any perceived contamination may not necessarily originate from the site, but from existing background levels.

<sup>1</sup> Environment Agency 2021: [Consented Discharges to Controlled Waters with Conditions \(data.gov.uk\)](https://data.gov.uk/dataset/consented-discharges-to-controlled-waters-with-conditions) (Accessed February 2021)

<sup>2</sup> Source: [Environmental Pollution Incidents \(category 1 and 2\) \(data.gov.uk\)](https://data.gov.uk/dataset/environmental-pollution-incidents-category-1-and-2) (Accessed February 2021)



Furthermore, Sandstop Quarries Limited's Inert and Excavation Waste Transfer Station is highly unlikely to pollute the surrounding environment as the waste is inert and exclusively comprises construction and demolition wastes, soil and stones.

#### Evidence of Damage to Pollution Prevention Measures

- 3.2.6 There is no engineered containment system required to support the storage and processing of inert and excavation wastes. A hardstanding in the form of compacted aggregate is present across the over which all wastes materials have been deposited.

### **3.3 Evidence of Historic Contamination**

- 3.3.1 Following a desktop study, it is concluded that there has been no historic contamination at the site and no investigations or remediation measures have been considered as required.
- 3.3.2 North Lincolnshire Council records<sup>3</sup> only have one registered site of contaminated land under Section 78(R) of the Environmental Protection Act 1990 which is situated approximately 30km from the site. There are no registers of contaminated land within 1km of the site.
- 3.3.3 According to the Environmental Pollution Incidents (Category 1 and 2) 2001 – 2020 Database<sup>4</sup>, there have not been any Environmental Pollution Incidents to the air, land or water within 1km of the site boundary.

### **3.4 Baseline Soil and Groundwater Reference Data**

- 3.4.1 The groundwater underlying the site is present within the Principal Bedrock Aquifer consisting of the Flamborough Chalk Formation.
- 3.4.2 The Landis Soilscales map data indicates that the soil beneath the site comprises the loamy / clayey soil of coastal flats with naturally high groundwater. This soil is naturally wet due to high groundwater levels, has lime-rich to moderate fertility and drains to local groundwater.
- 3.4.3 It is considered that monitoring at the site to derive baseline data is not required due to the lack of potentially contaminative materials permitted at the site, with appropriate pollution control measures support the use of small quantities of raw materials held on site (e.g. oils and fuels).

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<sup>3</sup> Source: [North Lincolnshire Council | Pollution \(northlincs.gov.uk\)](https://www.northlincs.gov.uk/pollution) (Accessed February 2021)

<sup>4</sup> Source: [Environmental Pollution Incidents \(category 1 and 2\) \(data.gov.uk\)](https://data.gov.uk/dataset/environmental-pollution-incidents-category-1-and-2) (Accessed February 2021)

## **4.0 PERMITTED ACTIVITIES**

### **4.1 Permitted Activities**

4.1.1 The site currently holds a Standard Rules (SR2008No.11\_75kte) Environmental Permit (EPR/CB3504KG) for an Inert and Excavation Waste Transfer Station. The operator received their Environmental Permit for the site in February 2015. This is the first application to vary the permit. Permitted wastes do not include hazardous wastes such as asbestos. The total quantity of waste that can be accepted at the site under these rules must be less than 75,000 tonnes per annum. Wastes can be bulked up for disposal or recovery elsewhere and can also be treated via sorting, separation, screening and crushing of waste into difference components for disposal or recovery. The burning of wastes is not permitted. Wastes are stored and treated on permeable hard standing.

4.1.2 The site activities consist of the storage and treatment of inert and specified low risk non-hazardous wastes (i.e. uncontaminated topsoils and bituminous materials).

4.1.3 The permit does not allow any point source emissions into surface waters or groundwater. However, under the emissions of substances not controlled by emission limits rule, liquids may be discharged into a sewer subject to a consent issued by the local water company, liquids may be taken off site in a tanker for disposal or recovery and clean surface water from roofs, or from areas of the site that are not being used in connection with storing and treating waste, may be discharged directly to surface waters, or to groundwater by seepage through the soil via a soakaway.

4.1.4 Sandstop Quarries Limited now wish to vary their Standard Rules Environmental Permit to a Bespoke permit to allow for the addition of two waste codes to the list of permitted wastes. The proposed additional wastes will be in line with the waste types currently accepted at the site and include 01 04 13 – Wastes from stone cutting and sawing, including cut stone, and 16 03 04 Natural stone products only.

4.1.5 Other than the addition of two waste codes, there will be no changes to the site's permit or site operations.

### **4.2 Non-Permitted Activities Undertaken**

4.2.1 Ancillary operations to support the daily running of the site include:

- A weighbridge;
- The site offices and welfare facilities; and
- Staff Car Parking.
- Raw material storage and handling (e.g. fuels and oils)

### **4.3 Pollution Potential**

4.3.1 An assessment of the pollution potential of materials stored and handled at the site is presented in **Table 1**

**Table 1: Assessment of the pollution potential of materials stored and handled at the site**

Substance	Chemical Composition	Quantity	Environmental Behaviour & Fate	Potential Environmental Impact	Storage Arrangements	Assessment of Alternatives
Inert Wastes and specified low risk non-hazardous wastes (i.e. top soil and bituminous materials)	Various	Up to 75,000	Dust generated by dry materials  Mud and debris likely to tracked onto public areas/highways  Sediment runoff	Dust causing nuisance to site workers, visitors and neighbouring land users.  Mud and debris can lead to accidents and impact on visual amenity  Sediment runoff likely to impact on aquatic and terrestrial habitats	Wastes deliveries to be undertaken by enclosed or sheeted vehicles.  Storage will be on areas of hard standing which will be closely inspected.  Good housekeeping measures employed on site to limit dust accumulation.  On site water supplies can be used if necessary to dampen waste.	None – waste material forms primary purpose of facility.
Grease/oil	Hydrocarbons with trace additives	Typically less than 200 litres	Insoluble and floats on water. Low biodegradation in soil.  Fate is ultimately 100% to air – low volatility	Contamination of land and controlled waters and health risk to end users (i.e. humans, wildlife)	All containers to be stored in designated areas with impermeable surfacing and drip/spills trays.  Spill kits to be located in strategic locations across the facility.	Essential for operation of various items at the facility. No readily available alternatives with equivalent properties exist.
Fuels (red diesel)	Hydrocarbons with trace additives	~1,000 litres	Insoluble and floats on water. Low biodegradation in soil.  Fate is ultimately 100% to air – low volatility	Contamination of land and controlled waters and health risk to end users (i.e. humans, wildlife)	Double skinned storage tank. Spill mats to be used during refuelling operations.  Spill kits to be located in strategic locations across the facility.	Essential for operation of various items at the facility. No readily available alternatives with equivalent properties exist.

## **5.0 SUMMARY STATEMENT OF SITE CONDITION**

- 5.1.1 The areas surrounding the site have a long and established history of industry, commerce and enclosed agriculture. The site comprises made ground, overlying superficial deposits comprising Alluvium – Clay, Silt and Sand and bedrock geology of White Chalk Subgroup – Chalk.
- 5.1.2 During the desktop study, there were no potential historic contamination sources identified which may have significantly affected local surface waters, groundwaters or soils. In terms of the site itself, there is a negligible pollution risk from the permitted activities due to the inert nature of the waste accepted and treated on site.
- 5.1.3 The proposed variation to add two waste codes to the list of permitted wastes will not increase the environmental risk posed by the site as the waste will be in line with the waste types currently accepted at the site. The current permitted wastes comprise construction and demolition waste, soil and stones. The two proposed waste codes will consist of wastes from cutting and sawing, including cut stone (01 04 13) and natural stone products only (16 03 04). While it is necessary to vary the Standard Rules permit to a Bespoke permit in order to add the two aforementioned waste codes, there will be no other changes to the permit or site operations.
- 5.1.4 All wastes will continue to be fully characterised prior to acceptance at the site, with appropriate compliance / verification tests carried out by the operator. Appropriate pollution control measures will also be implemented to support the storage and handling of raw materials (e.g. oils and fuels) required to support the permitted activities.
- 5.1.5 Going forward, records of all environmental incidents on and off site which are likely to have an impact on the condition of the land will be maintained for the life of the Permit, with appropriate investigations implemented to determine the extent of any such incidents.