

**Engreen
Environmental
Consultants Ltd.**

Report Title: Site Condition Report

Client: Janan Meat

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1 Introduction

1.1 Background

The following Site Condition Report (SCR) has been developed for the Janan Meat Limited installation, "The Abattoir", located in Kingswinford. The National Grid Reference for the centre of the site is NGR SO891903. The report is based on the Environment Agency's 'H5 Site condition report – guidance and templates' guidance.

The site is an existing single species (sheep) abattoir located on an industrial estate to the north of Kingswinford. The details of the environmental permit application can be found within the report reference P123-R01-F1, Installation Information.

1.2 SCR Scope

This SCR has been developed as part of a permit application for the Janan Meat facility. This report covers the entire site as identified within the Installation Boundary, as shown by the 'Installation Boundary Plan' within the report referenced P123-R06-F1 Site Drawings.

1.3 Sources of Information

The following sections detail the sources of desk study information searched in order to describe the environmental setting and, in particular, to determine the potential for substances to be present in, on or under the land associated with present and past uses of the site and its surrounding areas.

1.3.1 Sources of Environmental Data

The Envirocheck report referenced 59496393_1_1, 19th August 2014, has been used to provide the following data:

- Ordnance Survey Historical Mapping ;
- British Geological Survey data sets;
- Environment Agency data sets;

Further sources of environmental data were provided using internet based searches to establish:

- Groundwater Source Protection Zones;
- Nature and conservation receptors.

1.4 Report Format

This report has been set out as follows:

- Site Details;
- Site Description;
- Environmental Setting;
- Land Pollution History;
- Summary.

2 Site Details

2.1 Site Details

1.0 SITE DETAILS	
Name of the applicant	Janan Meat Limited
Activity address	The Abattoir, Oak Lane, Kingswinford, West Midlands, DY6 7JS
National grid reference	Central National Grid Reference (NGR) SO891903 (389198, 290307)
Document reference and dates for Site Condition Report at permit application and surrender.	P123-R03-F1 Site Condition Report
Document references for site plans (including location and boundaries)	P123-R06-F1 Site Drawings

2.2 Condition of the Land at Permit Issue

2.0 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	The environmental setting of the site is detailed in Section 4 of this report.
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 	The pollution history assessment for the site area has been detailed in Section 5 of this report.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	The pollution history assessment for the site area has been detailed in Section 5 of this report.
Baseline soil and groundwater reference data	-
Supporting information	The source information used to produce the Site Condition Report has been listed in Section 1.3 above. Information relating to Relevant Hazardous Substances (RHS) has been provided within report reference P123-R01-F1 – Installation Information.

2.3 Permitted Activities

3.0 Permitted activities

Permitted activities	<p>Environmental Permitting (England and Wales) Regulations SI 2010/675, as amended by The Environmental Permitting (England and Wales) (Amendment) Regulations 2013, Schedule 1, Part 2,</p> <p>Section 6.8 – The Treatment of Animal and Vegetable Matter and Food Industries</p> <p>Slaughter activities</p> <p>Part A(1) (b) – Slaughtering animals at plant with a carcass production capacity of more than 50 tonnes per day</p> <p>De-boning activities</p> <p>Part A(1) (d) – treatment and processing, other than exclusively packaging, of the following raw materials, whether previously processed or unprocessed, intended for the production of food or feed (where the weight of finished product excludes packaging)-</p> <p>(i) Only animal raw materials (other than milk only) with a finished product production capacity greater than 75 tonnes per day</p>
Non-permitted activities undertaken	None within the Installation Boundary.
<p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>The site layout is detailed on the 'Site Layout Plan' within the report referenced P123-R06-F1.</p> <p>Environmental risk has been assessed within the reports P123-R02-F1.</p>

3 Site Description

3.1 Site Description

3.1.1 Topography

The proposed area to be included within the installation boundary is flat. Much of the process is located internally within the processing buildings and the external yard areas are level and covered by hardstanding.

3.1.2 Drainage Description

The drainage system on site has been detailed below in Table 3.1. This description is based on the drawing provided in P123-R06-F1 and information provided by site management.

Reference	Location	Description of Pick stock input to discharge	Final Discharge Location
E1	Southern Site Boundary	Combined foul and process effluents.	Severn Trent Wastewater Treatment Works.

3.1.3 Operational Areas and Bunds

All site operational areas are covered by concrete. All internal operational process areas on-site are equipped with an impervious surface area.

Bunds are provided on-site for all bulk hazardous liquid materials stored externally. The majority of other potentially hazardous materials are stored internally.

3.1.4 Vegetation

There is no vegetation on site.

3.1.5 Neighbouring Land Uses

The immediate neighbours to the site comprise:

- North – Commercial/industrial property;
- East – Commercial/industrial property;
- South – Commercial/industrial property;
- West – Commercial/industrial property.

3.1.6 Surface Water Features

There are no surface water features within the installation boundary.

3.2 Potential Contamination Sources from Current Use

The potential contamination sources from the proposed use are (See P123-R01-F1, Installation Information):

- Animal by-products;
- Fuel storage (kerosene and red diesel);
- Cleaning chemicals (small quantities all stored internally).

It should be noted that the environmental risk associated with the storage and handling of these materials has been assessed as being low (see reports P123-R01-F1 and P123-R02- F1).

4 Environmental Setting

4.1 Geology and Hydrology

The Table 4.1 below outlines the geological sequence beneath the site.

Stratigraphy	Thickness	Aquifer Status	Assumed Hydraulic Gradient	Abstractions Within 1km
Infilled Ground (Artificial Deposit)	Unknown	None stated within the Envirocheck report.	-	None
Etruria Formation (Mudstone, Sandstone and Conglomerate)	Unknown	Secondary A Aquifer	North West	

The following assumptions have been made with regards to the geological sequence beneath the site:

- The Infilled ground is likely to have varying permeability;
- Etruria Formation is anticipated to have varying permeability;
- Hydraulic gradient, if present, is anticipated to be to the North West, towards the adjacent closest identified surface water receptor.

The Envirocheck report indicates that there are no permitted groundwater abstractions within 1 kilometre of the site.

The Envirocheck report outlines that the site is in an area which may be affected by coal mining activity.

There site is within 100 metres of a Source Protection Zone III (total catchment).

4.2 Hydrology

The following watercourses are within 1 km of the proposed site boundary. Further detail is provided within reports P123-R02-F1 and P123-R06-F1. Only the closest receptor in each direction is listed (note, distances given are measured using Ordnance Survey data provided by Promap).

- North West. Approximately 325 metres, Daffydingle Pool
- South. Approximately 800 metres: Pond

The Envirocheck report indicates that there are no surface water abstractions within 1 km of the site.

4.3 Ecological Receptors

Searches using the Multi Agency Geographic Information for the Countryside (MAGIC) and Nature on the Map were undertaken to identify whether the site is within 2 km of the following sensitive receptors:

- Local Nature Reserves;
- National Nature Reserves;
- Sites of Special Scientific Interest (SSSI);
- Sites with international designations (Ramsar, Special Areas of Conservation, Special Protection Areas);
- Biodiversity Action Plan Priority Habitats;

- Geological SSSI;
- Ancient Woodland.

There are a number of receptors which have been identified and are listed within P123-R02-F1. The closest ecological receptor is an area of Deciduous Woodland Biodiversity Action Plan Priority Habitat approximately 110 metres to the South of the installation boundary.

4.4 Natural Impacts

4.4.1 Radon Potential

The property is in a lower probability radon area, as less than 1% of homes are above the action level.

4.4.2 Flood Risk

The site is not located within a known flood risk area.

4.5 Landfill

The Envirocheck report found no historical landfill sites within the site boundary.

5 Land Pollution History

5.1 Historical Development of the Site and Adjacent Land

The following map series have been analysed in order to establish the significant historical developments of the site and adjacent land:

Scale 1:1,250 and 1:2,500 – 1882 to 1996;

Scale 1:10,000, 10,560 and 1:25,000 – 1886 to 2014.

The earliest map reviewed of 1882 Scale 1:2,500, shows the site with a railway track running from North to South, partially inside and along the North Western installation boundary. A footpath running from West to East through the middle of the installation boundary is shown on the map along with a footpath running adjacent to the South Eastern Boundary. The surrounding land use at this time, consists of mining to the North, South and West of the site with fields to the East. There is a label on the map 'Himley Colliery'. Development of a pit to the South West and partially within the South Western portion of the installation boundary is shown on the map of 1919 Scale 1:2,500.

There is no change to developments within the installation boundary up to the 1972 – 1976 map scale 1:10,000 map. This map no longer details the railway track along the North Western Installation Boundary, the footpath within the site boundary, or the footpath to the South East of the site. The pit within the South Western portion of the site is also no longer present. A large structure has been developed adjacent to the West of the site.

The map of 1977 Scale 1:25,000 details the development of a building within the North Western portion of the site and a building developed adjacent to and slightly within the North Western corner of the site.

The 1980 – 1988 map Scale 1:10,000 map details one large structure in the North Western portion of the site. This structure is labelled as 'Abattoir'. Two further structures are detailed adjacent to the Northern site boundary and a further development is shown adjacent to the South Western site boundary.

A development is shown adjacent to the Eastern installation boundary on the 1992 map Scale 1:2,500. The development is labelled as the 'Oak Industrial Park'. Two structures have been developed adjacent to the Western site boundary which are both labelled as 'Factory'. An electrical substation and a circular structure labelled as 'Tank' are also adjacent to the Western site boundary.

The final map reviewed, published 2014, Scale 1:10,000 shows further development of the abattoir building within the North West portion of the installation boundary. A structure has also been developed in the South Eastern corner of the site. There has been further development of the structures adjacent to the South West of the site.

5.2 Potential Contamination Sources from Historical Land Use

The historical land uses of the site and / or surrounding land which may have given rise to land contamination are:

- Abattoir;
- Mining.

The Envirocheck Report outlines that there has been no recorded pollution incidents on site which may have led to ground contamination.

Potential contaminants associated with historical land use may comprise:

- Organic materials;
- Materials used in food production process.

Of the above list, organic materials are deemed to the only materials that could be consistent with Relevant Hazardous Substances (RHS) associated with the proposed installation activities.

5.3 Site Management Discussions

Site Management have confirmed that there have been no recorded pollution incidents, nor any use of the land which may have led to significant ground contamination issues that they are aware of.