

# **SITE CONDITION REPORT TEMPLATE**

For full details, see *H5 SCR guide for applicants* v2.0 4 August 2008

**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.**

## 1.0 SITE DETAILS

Name of the applicant	RECYCLED MATERIAL SUPPLIES LIMITED
Activity address	Primrose Wharf Knights Road Silvertown E16 2AT
National grid reference	TQ40270 79908

Document reference and dates for Site Condition Report at permit application and surrender	RMS-PW-SCR-V1 December 2024
Document references for site plans (including location and boundaries)	RMS-PW-EP-01

**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.

## 2.0 Condition of the land at permit issue

Environmental setting including:	<p>The Bedrock Geology comprises of the London Clay formation.</p> <p>The Superficial Deposits comprise of Alluvium.</p> <p>The Bedrock Geology is unproductive.</p> <p>The Superficial Drift Geology is a Secondary (undifferentiated) aquifer.</p> <p>The groundwater vulnerability is Medium Low Risk.</p> <p>There are no Groundwater Source Protection Zones in the vicinity of the site.</p>
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	<p>The River Thames is south west of the site. All operations will be at least 16m from the river wall, with the waste operations taking place over 120m from the River. The wharf will be used to load aggregates/waste to and from barges. The wharf was upgraded in 2021, under approval from the Environment Agency.</p>
Pollution history including:	<p>The entire site was previously occupied by John Knights, a company that provided factories for producing meal and tallow. This included an edible oil refining plant and warehouses.</p> <p>In 2017, the London Borough of Newham issued a consent to demolish the buildings on site. This included the demolition of the 3 storey concrete framed warehouse, the 15m high steel framed production facility, steel framed open storage units and single storey brick framed gatehouse.</p> <p>All buildings were demolished, and the site was then occupied by JRL Environmental Limited.</p> <p>On 9 July 2019, the Environment Agency issued an Environmental Permit to JRL to treat waste to produce soils and aggregates. This Standard Rules permit is being surrendered. All waste has been removed from the site.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	There is no evidence of historic contamination.
Baseline soil and groundwater reference data	It is not proposed to obtain any baseline data.
<b>Supporting information</b>	<ul style="list-style-type: none"> <li>Source information identifying environmental setting and pollution incidents</li> <li>Historical Ordnance Survey plans</li> <li>Site reconnaissance</li> <li>Historical investigation / assessment / remediation / verification reports</li> <li>Baseline soil and groundwater reference data</li> </ul>

<b>3.0 Permitted activities</b>	
Permitted activities	<p>The permitted activities will include Physical Treatment of Non Hazardous Waste by crushing and washing.</p> <p>Transferring waste by River using the wharf.</p>
Non-permitted activities undertaken	<p>Storage and transfer of certified products.</p> <p>Concrete batching facility.</p> <p>Loading/unloading aggregates using the wharf.</p>

Document references for: <ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• environmental risk assessment.</li> </ul>	Plan showing layout is RMS-PW-LAY-01 The Risk Assessment is provided within document EMS-ERA-V1.
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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>	
<b>Have there been any changes to the activity boundary?</b>	
<b>Have there been any changes to the permitted activities?</b>	If yes, provide a description of the changes to the permitted activities
<b>Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?</b>	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>

## 7.0 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.

<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>
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## 8.0 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.

<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>
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## 9.0 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.

<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>
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## 10.0 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.