

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	The NWH Group
Activity address	NWH Waste Services Ltd, Factory Road, Blaydon on Tyne and Wear, Newcastle, NE21 5RU
National grid reference	NZ 18890 63703
Document reference and dates for Site Condition Report at permit application and surrender	
Document references for site plans (including location and boundaries)	NWH/036/PLAN/101A

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	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>Geology</p> <p><i>Artificial Ground</i> Made ground. Anticipated to be present to c. 2-5m bgl and containing brick, ash, and concrete rubble.</p> <p><i>Superficial Deposits</i> Alluvium deposits of clay, silt, sand and gravel. Anticipated to be present to >30m bgl. Borehole records indicate the presence of soft organic silty clays, clayey silty sands and sand and gravel horizons.</p> <p><i>Bedrock</i> Pennine Middle Coal Measures Formation comprising mudstone, siltstone, and sandstone, with associated coal seams.</p> <p><i>Geological Structure</i> Shallow dip to the east.</p> <p>Hydrogeology The superficial deposits within the site area are classified as a Secondary A Aquifer, defined as permeable layers capable of</p>

	<p>supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.</p> <p>The bedrock is classified as a Secondary A Aquifer. Secondary A aquifers are generally fractured or potentially fractured formations and do not have a high primary permeability. Although not producing large quantities of water for abstraction, they are important for local supplies and may supply base flow to rivers.</p> <p>The site does not lie within a Source Protection Zone.</p> <p>No site-specific information is available with respect to the depth to groundwater beneath the site. However, records of nearby boreholes indicate that the groundwater level is likely to be c. 5m bgl, in continuity with the level of the adjacent River Tyne and affected by tidal influence.</p> <p>Surface Water</p> <p>The nearest graded surface watercourse is the River Tyne, which flows in an eastward direction immediately adjacent to the west of the site.</p> <p>The site is in Flood Zone 1 for the risk of flooding from Rivers or Sea without defences. The chance of flooding each year is less than 1 in 1000 (0.1%). An area of Flood Zone 3 is located adjacent to the site to the north.</p> <p>Parts of the site are within a low-risk zone (1000-year return) for the risk of flooding from surface water.</p>
<p>Pollution history including:</p> <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 	<p>Pollution Incidents</p> <p>There have been two substantiated pollution incidents, both classified as a significant incident with respect to land impact, registered by the Environment Agency within 1km of the site.</p> <p>Both were located 250m south of the site, occurring in November 2002 and October 2004. The pollutants are described as general biodegradable and in conjunction with the dates these incidents are not considered likely to have introduced significant contamination to the site.</p> <p>Historical Land Uses</p> <p>1857: The site has been developed for industrial use and contains a fire brick and sanitary pipe works, part of a lampblack works in the north, and part of a bottle works in the south.</p> <p>1897-1920: the bottle works is now disused.</p>

	<p>1936: no significant change.</p> <p>1950: no significant change.</p> <p>1967-1984: The lampblack and bottle works are now labelled as work buildings / fireclay works.</p> <p>1993 -2006: The firebrick works has now been demolished; the site is now largely unoccupied other than some small buildings in the south.</p> <p>2019: the site is now occupied by the present-day office / warehouse building.</p> <p>The site has therefore been subject to some previous industrial use and there is potential for some existing contamination.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	<p>A site investigation was undertaken in July 2019. Four boreholes were drilled. All four encountered made ground, which comprises concrete hardstanding, coal, brick and mudstone fill, underlain by artificial ground comprising silts to approximately 4 m bgl. The natural ground is generally organic silts, clays, sands and gravels until approximately 30 m bgl where Glacial Till (clay) is encountered.</p> <p>Further information regarding any existing contamination will be available once the laboratory testing and borehole monitoring has been completed. The results will be forwarded to the Environment Agency.</p>
Baseline soil and groundwater reference data	To be submitted once available.
Supporting information	

3.0 Permitted activities	
Permitted activities	Household, Commercial and Industrial Waste Transfer Station. The site has concrete surfacing and a sealed drainage system. Non-inert wastes will be stored and treated within a building.
Non-permitted activities undertaken	N/A
Document references for: <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	Drawing reference: NWH/036/PLAN/101A Accident and Amenity Risk Assessment NT14507/005

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.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	To be completed on surrender
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 supporting information	of <ul style="list-style-type: none"> • Plan showing any changes to the boundary (where relevant) • Description of the changes to the permitted activities (where relevant) • List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)

5.0 Measures taken to protect land	
To be completed on surrender	
Checklist supporting information	of <ul style="list-style-type: none"> • Inspection records and summary of findings of inspections for all pollution prevention measures • Records of maintenance, repair and replacement of pollution prevention measures

6.0 Pollution incidents that may have had an impact on land, and their remediation	
To be completed on surrender	
Checklist supporting information	of <ul style="list-style-type: none"> • Records of pollution incidents that may have impacted on land • Records of their investigation and remediation

7.0 Soil gas and water quality monitoring (where undertaken)	
To be completed on surrender	
Checklist supporting information	of <ul style="list-style-type: none"> • Description of soil gas and/or water monitoring undertaken • Monitoring results (including graphs)

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

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

10.0 Statement of site condition	
To be completed on surrender	