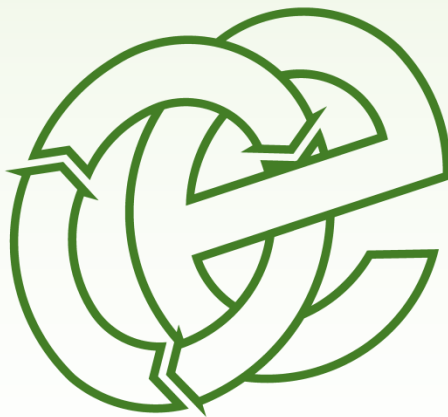


SITE CONDITION REPORT (FROM H5 TEMPLATE)

Morson Road, Enfield, EN3 4NQ

A&P Skips Limited

Version:	1.0	Date:	01 September 2022		
Doc. Ref:	3101-001-E	Author:	IA	Checked:	AMI
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Document History:

Version	Issue date	Author	Checked	Description
1.0	01/09/2022	IA	--	Application Copy

SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v3.0 May 2013

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	A&P Skips Limited
Activity address	Morson Road, Enfield, EN3 4NQ
National grid reference	Please refer to Permit
Document reference and dates for Site Condition Report at permit application and surrender	3101-001-E Dated 01 September 2022
Document references for site plans (including location and boundaries)	Permit Boundary Plan 3101-001-02 Site Layout Plan 3101-001-03

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: <ul style="list-style-type: none"> • geology • hydrogeology 	<p>No artificial ground is recorded as present at the site based on information from the British Geological Survey (BGS).</p> <p>The bedrock geology comprises the London Clay Formation - Clay, silt and sand. Sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period.</p> <p>The superficial deposits comprise the Kempton Park Gravel Member - Sand and gravel. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.</p> <p>Based on the nearest available borehole log in the general vicinity of the site (TQ39NE222), the ground</p>

<ul style="list-style-type: none">• surface waters	<p>comprises reinforced concrete (Made Ground) to 0.25mbgl; underlain by brick fragments, gravel and ashes in light brown sandy clay matrix to 1.20mbgl; underlain by firm mottled brown/green contaminated silty clay with flint gravel to 1.75mbgl; this is underlain by dense medium to coarse flint gravel and dark brown/grey sand to 4.50mbgl; underlain by firm dark brown/grey silty clay and stiff fissured dark grey silty clay to 10.0mbgl at which the borehole was completed.</p> <p>The bedrock is designated as an unproductive aquifer whilst the superficial drift is designated as a secondary A aquifer.</p> <p>The site is not within a groundwater source protection zone or drinking water safeguard zone with respect to groundwater.</p> <p>There is 1 no. recorded Environmental Permits to discharge to surface or ground water within 250m of the site.</p> <p>The nearest surface water is the William Girling Reservoir which is approximately 350m from the site.</p> <p>Due to the removal of publicly viewable information from the EA's "What's In My Backyard", the Environment Agency were contacted with regards to;</p> <ul style="list-style-type: none">- Location groundwater/surface water abstractions,- Chemical and biological surface water quality designations or;- Water quality monitoring <p>The information provided by the EA and Gov.UK Flood Mapping indicated that the site partially lies within a flood zone 2.</p>
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<p>Pollution history including:</p> <ul style="list-style-type: none"> historical land-uses and associated contaminants pollution incidents that may have affected land any visual/olfactory evidence of existing contamination 	<p>The review of publicly available mapping is summarised below:</p> <ul style="list-style-type: none"> The earliest available mapping (1879) indicates that the site itself was undeveloped and comprised rural land which was immediately surrounded by the Great Eastern Railway and South Marsh/Chingford Marsh. The town of Ponders End was located to the west of the site. By 1881 the site remained undeveloped, but the surrounding land had been developed into a Wharf, gas works and several mills. By 1898 the site was developed into the Corticine works (linoleum) with a sewage pumping station to the south. The site and surrounding land continued to be developed throughout the years with several industrial & commercial premises present in the area. In the present day the site and surrounding land continues to be used for industrial & commercial purposes. <p>There is no available data with regards to recorded pollution incidents within 250m of the site.</p> <p>A site walkover survey was undertaken, and the ground appeared to be intact with no damage to the surface.</p> <p>The access arrangements for the site and overall site layout detailing site infrastructure have been detailed on Drawing No 3101-001-03.</p> <p>During the site visit there was no evidence of disturbed land, discoloured water/soil or subsidence.</p> <p>An olfactory assessment was carried out during the survey. At the time of the assessment there was no visual or olfactory evidence of contamination recorded.</p> <p>No liquids were being discharged from the site. All surface water on site will be consistent with the current situation.</p> <p>During the time of the survey there was no evidence of ponding at the site. There were no presence of any surface water features.</p> <p>The land uses surrounding the site comprised industrial and commercial land uses.</p>
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<ul style="list-style-type: none"> evidence of damage to pollution prevention measures 	<p>During the site walkover survey the site surface was observed to be intact and no damage was observed. On this basis there is no evidence of damage to pollution prevention measures.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	None available
Baseline soil and groundwater reference data	None
Supporting information	N/A

3.0 Permitted activities	
Permitted activities	Proposed Bespoke Environmental Permit
Non-permitted activities undertaken	N/A

<p>Document references for:</p> <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	<p>Plans located in Appendix I of EMS (Doc. Ref. 3101-001-A)</p> <p>Environmental Risk Assessment (3101-001-D)</p>
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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.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	If yes, provide a plan showing the changes to the activity boundary.
Have there been any changes to the permitted activities?	If yes, provide a description of the 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?	If yes, list of them
Checklist of supporting information	<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	
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.	
Checklist of supporting information	<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	
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.	
Checklist of supporting information	<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)	
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.	
Checklist of supporting information	<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	
<p>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.</p>	
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)	
<p>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.</p> <p>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.</p>	
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	
<p>Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:</p> <ul style="list-style-type: none"> • the permitted activities have stopped • decommissioning is complete, and the pollution risk has been removed • the land is in a satisfactory condition. 	