

Site Condition Report

Prepared on Behalf of:
Keeble Container Services Ltd

Site Name:

Paynes Lane

Nazeing

Waltham Abbey

EN9 2EX

Environmental Permit Application Reference:

EPR/LB3804LQ/A001

DOCUMENT CONTROL SHEET

Site:	Paynes Lane
Project:	Bespoke Permit Variation Application
Title	Site Condition Report
Issue	1.0
Date	04.07.23
Produced By	<i>Shane Ronald Tasker AssocMCIWM PIEMA EA (IEMA Qualified Auditor)</i>

Distribution List
Environment Agency

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1 Context

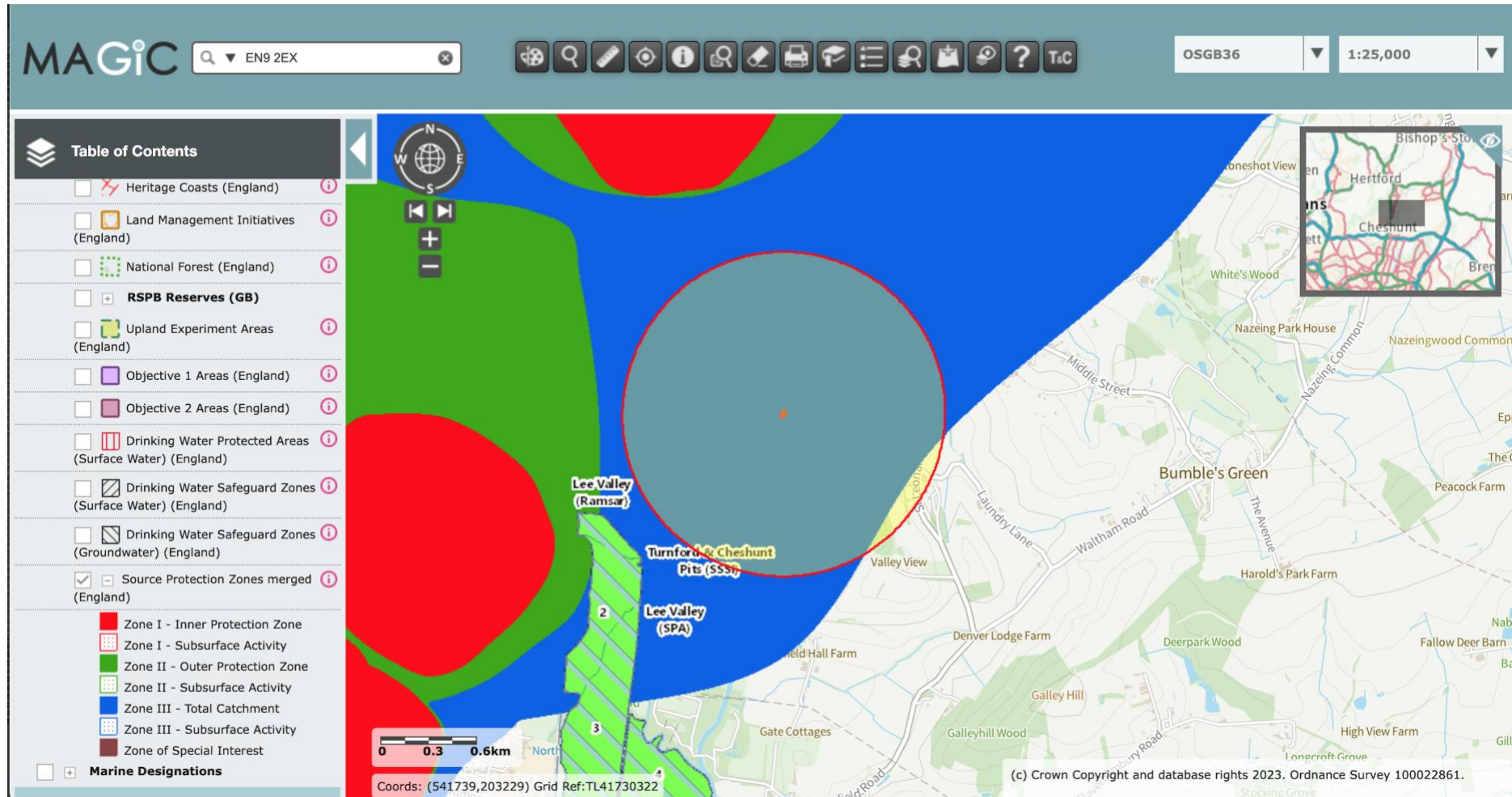
- 1.1.1 This Environmental Permit Application is submitted to the Environment Agency by the operator, Keeble Container Services Ltd, under the requirements of the Environmental Permitting (England and Wales) Regulations as amended in 2016. It is a requirement of these Regulations that any application is accompanied by a Site Condition Report .
- 1.1.2 The application will be based on ‘SR2015 No5: Household, Commercial and Industrial Waste Transfer Station (No Building) as a reference point and would have been able to apply for this Permit except for the proximity of other workplaces and the need to have an increased tonnage than authorised under the above referenced Standard Rules.
- 1.1.3 The site is located at Paynes Lane, Nazeing, Waltham Abbey, EN9 2EX. National Grid Reference TL 38142 05387. Access to the site is achieved from Paynes Lane, which leads directly to the proposed operation.
- 1.1.4 The operation is located off Paynes Lane, which is an area benefitting from numerous Commercial & industrial activities as well as an existing recycling operation adjacent to the site, which would not be deemed sensitive in nature. The operation is within 90 metres of the Lea Valley Central Local Wildlife Site (LWS), which is to the north-west of the site, as well as being within 394 metres of a European Eel Migratory Route (Protected Species), which is to the northwest-west of the site. The nearest residential receptor is over 325 metres away, which is located at the bottom of Paynes Lane
- 1.1.5 This desk study has been undertaken to review records and detail the environmental setting of the site and the surrounding area in order to describe the condition of the site.
- 1.1.6 The report has been prepared with due cognisance to the contents of relevant Environment Agency Guidance accessed from its website. In particular:
- Environmental Permitting Regulations (England and Wales) 2010 Regulatory Guidance Note, RGN 9: Surrender Version 3.0 April 2013; and
 - Horizontal Guidance Note 5 Site Condition Report Version 3.0 April 2013

2 Site Details	
Name of the applicant	Keeble Container Services Ltd
Activity address	Paynes Lane, Nazeing, Waltham Abbey, EN9 2EX
National grid reference	TL 38142 05387
3 Permitted activities	
Permitted activities	Household, Commercial & Industrial Transfer Station.
Non-permitted activities undertaken	None Proposed Currently.
Document references for: <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	<p>Site Plan Version 1.0 (Detailing Permitted Boundary)</p> <p>Environmental Risk Assessment Document Version 1.0 undertaken to support the application process.</p>
4 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> geology hydrogeology surface waters 	<p><u>Ground Water Source Protection Zones</u> The site is within a Zone III Total Catchment Designation.</p> <p><u>Aquifer Designation Bedrock</u> The proposed site is located within a Secondary A Designation.</p> <p><u>Aquifer Designation Superficial Drift</u> The proposed site is located within a Secondary A Designation.</p> <p><u>Hydrogeology Bedrock</u> The site is located above a Lambeth formation.</p> <p><u>Hydrogeology Superficial Deposits</u> The site is located above an Alluvium Formation.</p> <p><u>Designated Environmentally Sensitive Sites</u> The site is not located within 1000 metres of a SSSI, European Site and Ramsar Site, but is located within 1000 metres of a Local Wildlife Site &</p>

	<p>Protected Species/Migratory Routes (European Eel).</p> <p><u>Flood Risk</u> The site is located within Flood Risk Zone 3 Designation.</p> <p><u>AQMA interrogation:</u> The site is located within an AQMA designation for NOx only.</p> <p><u>Mining & Ground Workings</u> No evidence of mining near the site.</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><u>Pollution Incidents</u> No evidence of pollution incidents.</p> <p><u>Contaminants</u> No evidence of land contamination.</p> <p><u>Surface & Drainage</u> The proposed operational area subject to this application will benefit from an impermeable concrete surfacing and sealed drainage.</p> <p><u>Site Use History:</u> Historic use of the land would have been commercial and industrial with the proposed operator, benefitting from a number of waste Exemptions.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation, and verification reports (where available)	None.
Baseline soil and groundwater reference data	There has been no monitoring/data at the Site to form a baseline.

5 Changes to the activity	
Have there been any changes to the activity boundary?	
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?	
6 Measures taken to protect land	
7 Pollution incidents that may have had an impact on land, and their remediation	
8 Soil gas and water quality monitoring (where undertaken)	
9 Decommissioning and removal of pollution risk	
10 Reference data and remediation (where relevant)	
11 Statement of site condition	

Appendix 1: Magic Interactive Tool Screenshot of Groundwater Source Protection Zones-Confirming the Site is not within a GPZ.

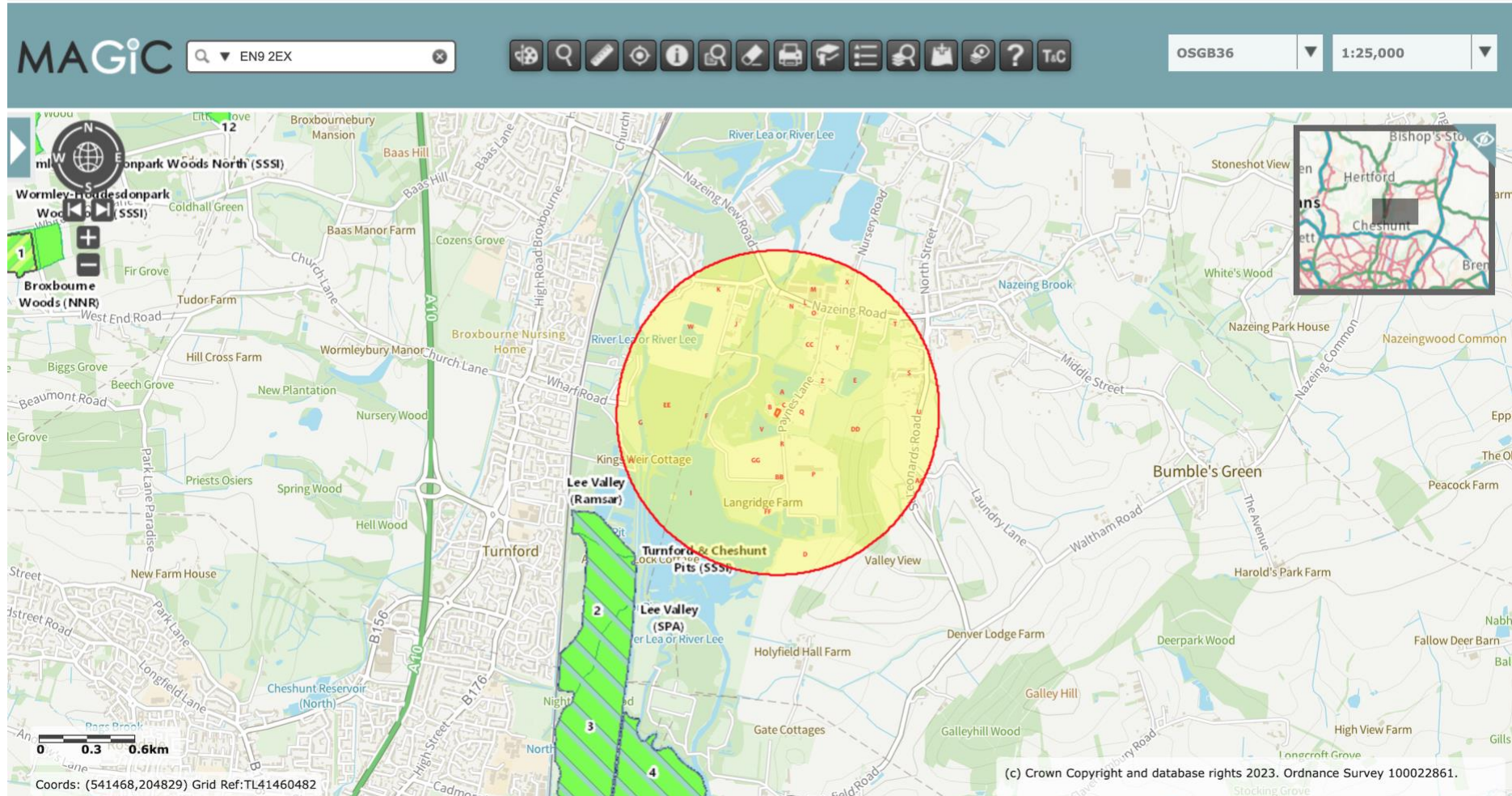


Site: Paddock Wood

Project: Standard Rules Permit Variation Application

Document Title: Site Condition Report v1.0 Submission 23.03.2021

Appendix 2: Magic Interactive Tool Screenshot confirming the site is within 1000 metres of specifically identified receptors.

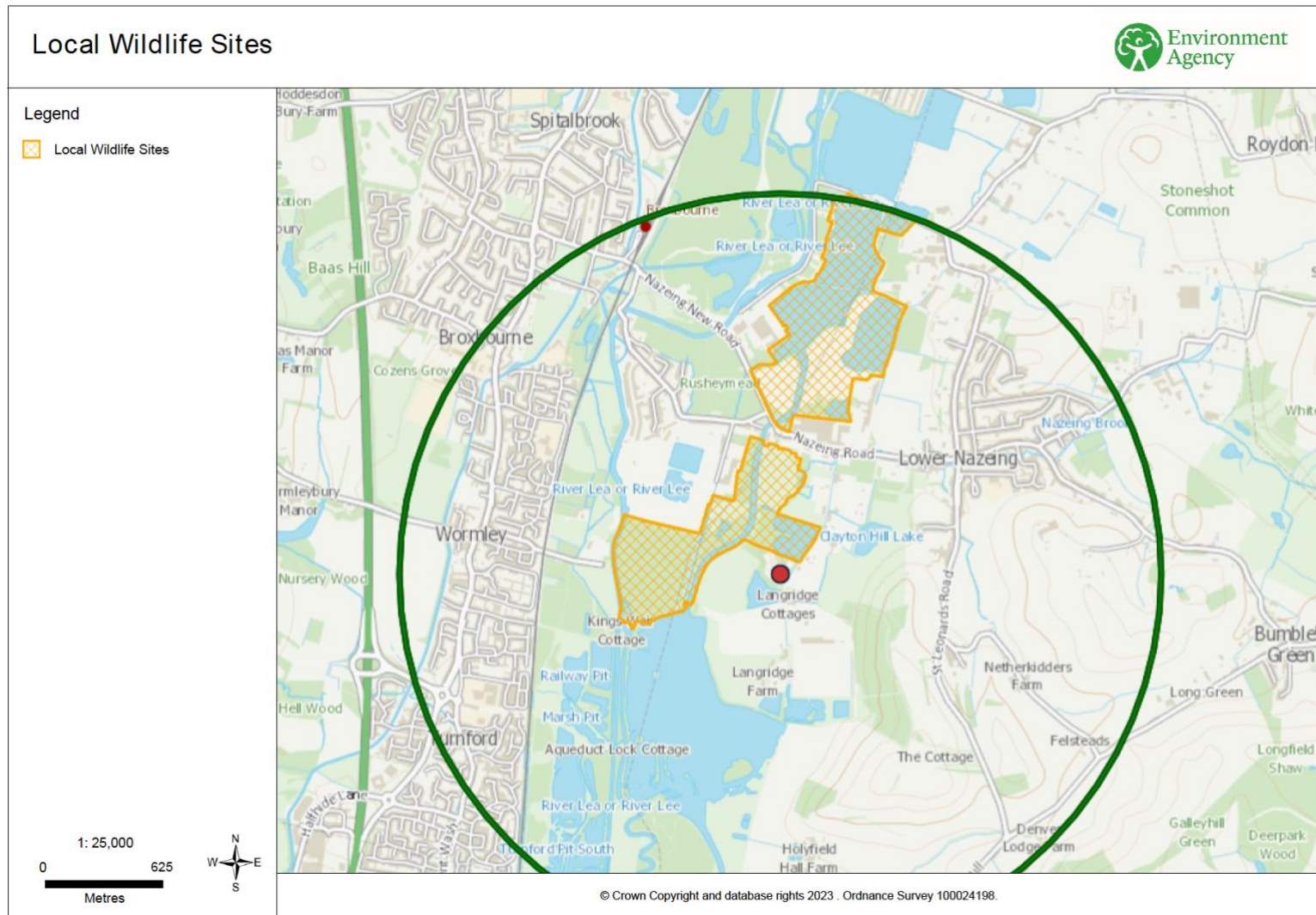


Site: Paddock Wood

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Appendix 3: Environment Agency Screenshots confirming the site is within 1000 metres of a Local Wildlife Site & Protected Species/Migratory Routes.



Site: Paynes Lane
Project: Bespoke Permit Variation Application
Document Title: Site Condition Report v1.0 Submission 04.07.23

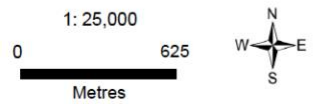
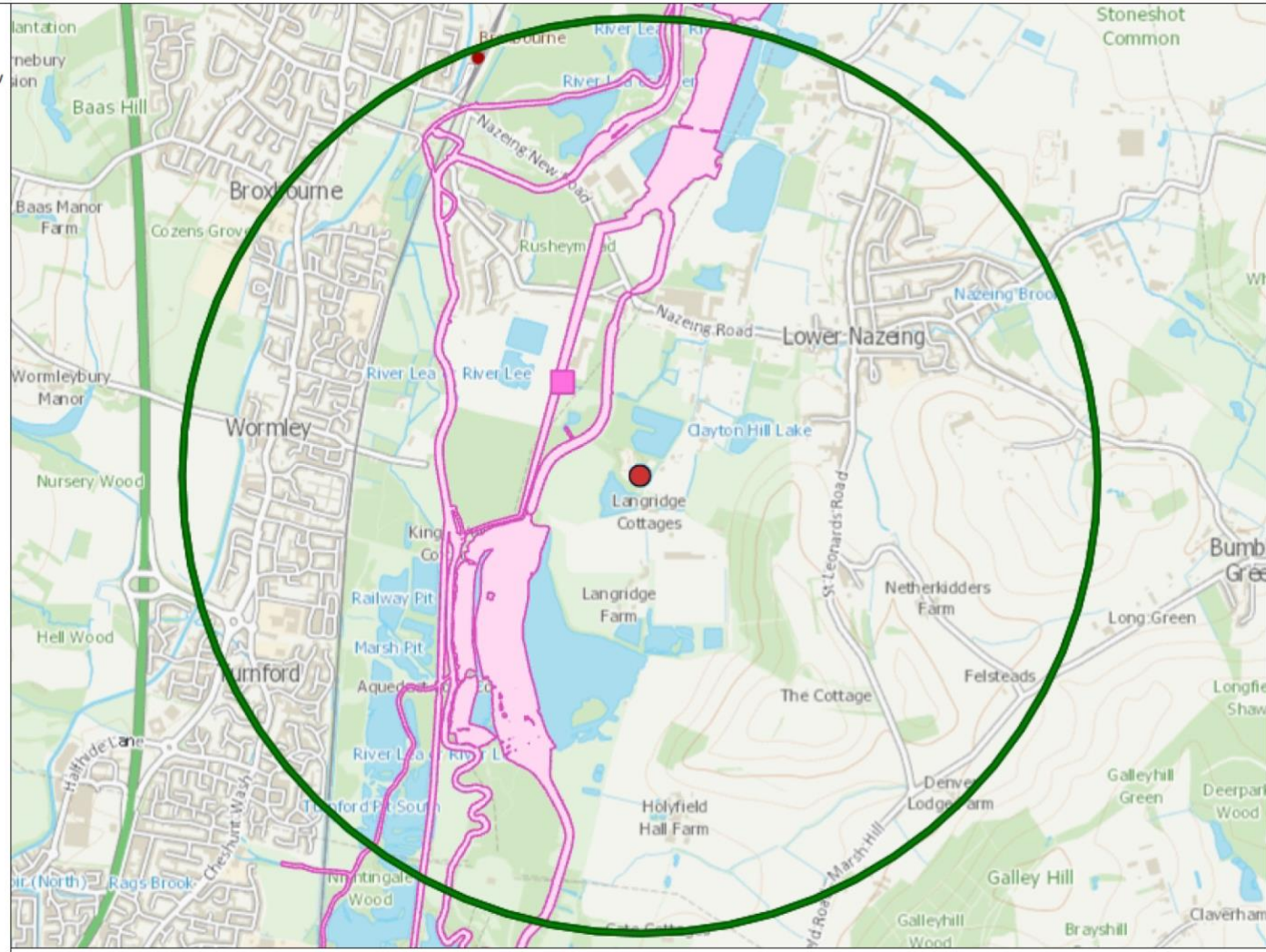
Protected Species



Legend

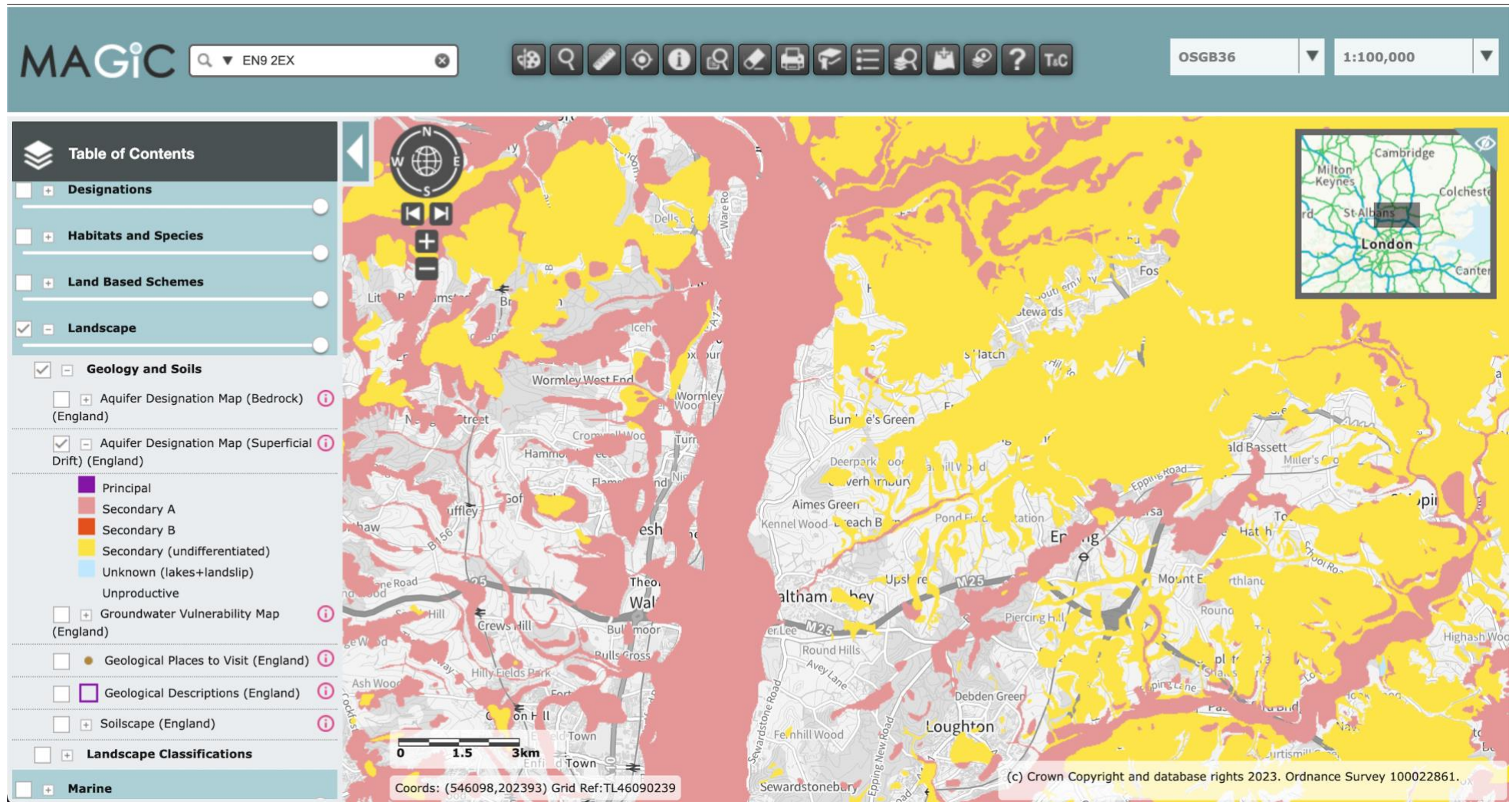
Protected species screened for Env Permits - complete set

-  Protected species, non fish
-  Protected fish
-  Protected fish migratory route



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Appendix 3: Magic Interactive Tool Screenshot of Aquifer Designation Map (Superficial Drift England)

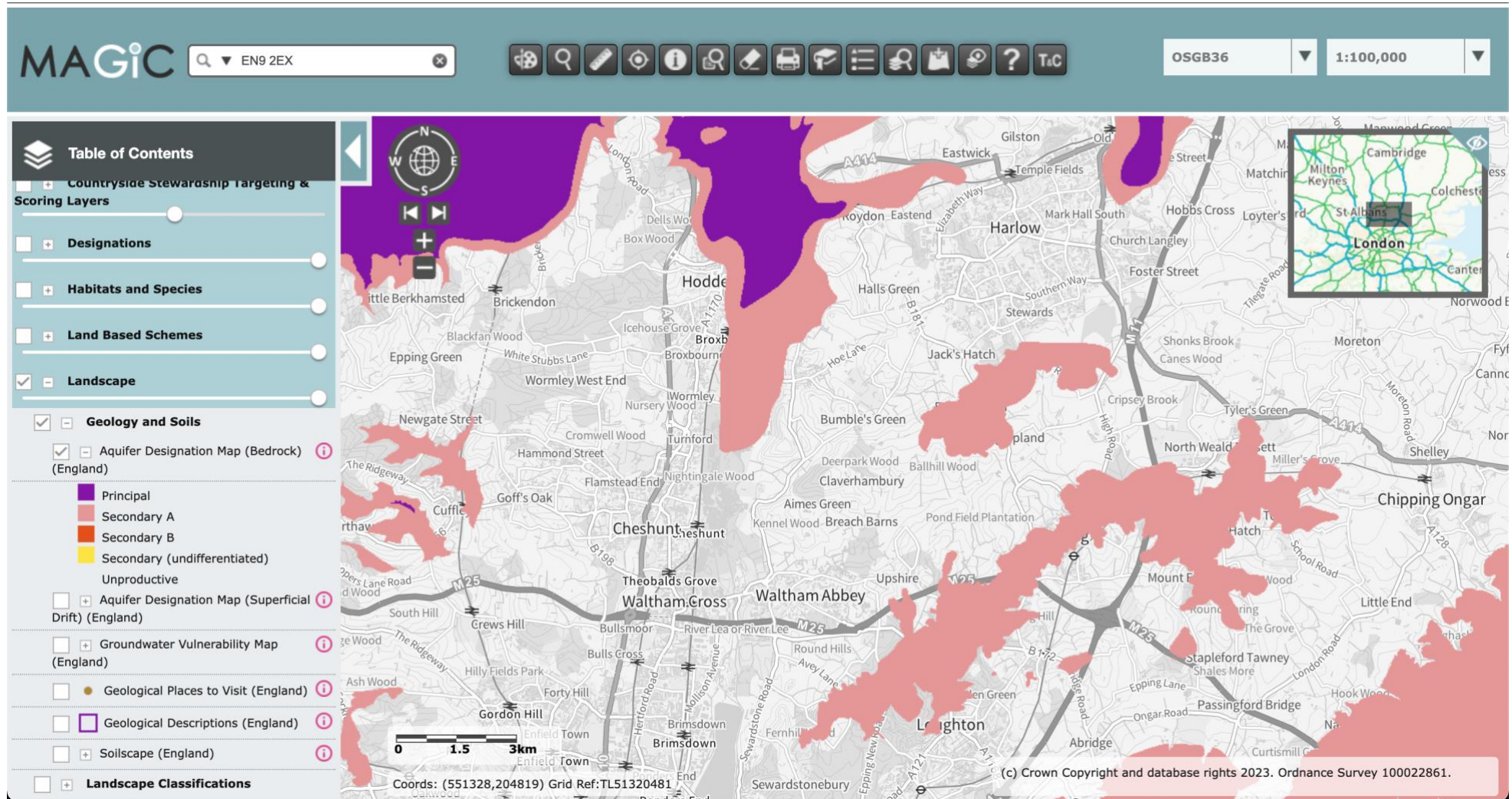


Site: Paynes Lane

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Appendix 4: Magic Interactive Tool Screenshot of Aquifer Designation Map (Bedrock England)



Appendix 5: BGS Geology Screenshot of Bedrock Geology.

The screenshot displays the BGS Geology Viewer interface. The top navigation bar includes the BGS logo and the text 'Geology Viewer'. On the left, a sidebar contains a menu icon, a search icon, and a list of layers. The 'Bedrock Geology' layer is selected and expanded, showing an 'About this layer:' section with a definition of bedrock geology. Below this are icons for 'Info', 'Opacity', and 'Legend'. A second layer, 'Combined Geology', is also visible. Underneath is an 'OPTIONS' section with links for 'Select Basemap', 'Settings', 'Contact BGS', and 'More data? Try BGS GeoIndex'. The bottom of the sidebar shows 'Version 0.0.53 (BETA)'. The main map area shows a geology map with two blue circular markers. A pop-up window titled 'Geology' is open over one of the markers, displaying the title 'Bedrock geology' and the text: 'Lambeth Group - Clay, silt and sand. Sedimentary bedrock formed between 59.2 and 47.8 million years ago during the Palaeogene period.' A 'More Information' button is located at the bottom of the pop-up. The map itself shows various geological features, including a river, fields, and buildings. The bottom right corner of the map area has the text 'Powered by Esri'.

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Appendix 6: BGS Geology Screenshot of Superficial Deposits.

The screenshot displays the BGS Geology Viewer interface. At the top, the BGS logo and 'Geology Viewer' title are visible. The left sidebar contains a 'MAP LAYERS' section with 'Superficial Geology' selected, and an 'OPTIONS' section with 'Select Basemap' and 'Settings'. The main map area shows a geographical view with two blue circular markers. A popup window titled 'Geology' is open, displaying the following information:

Geology ×

Superficial deposits

Alluvium - Clay, silt, sand and gravel. Sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.

[More Information](#)

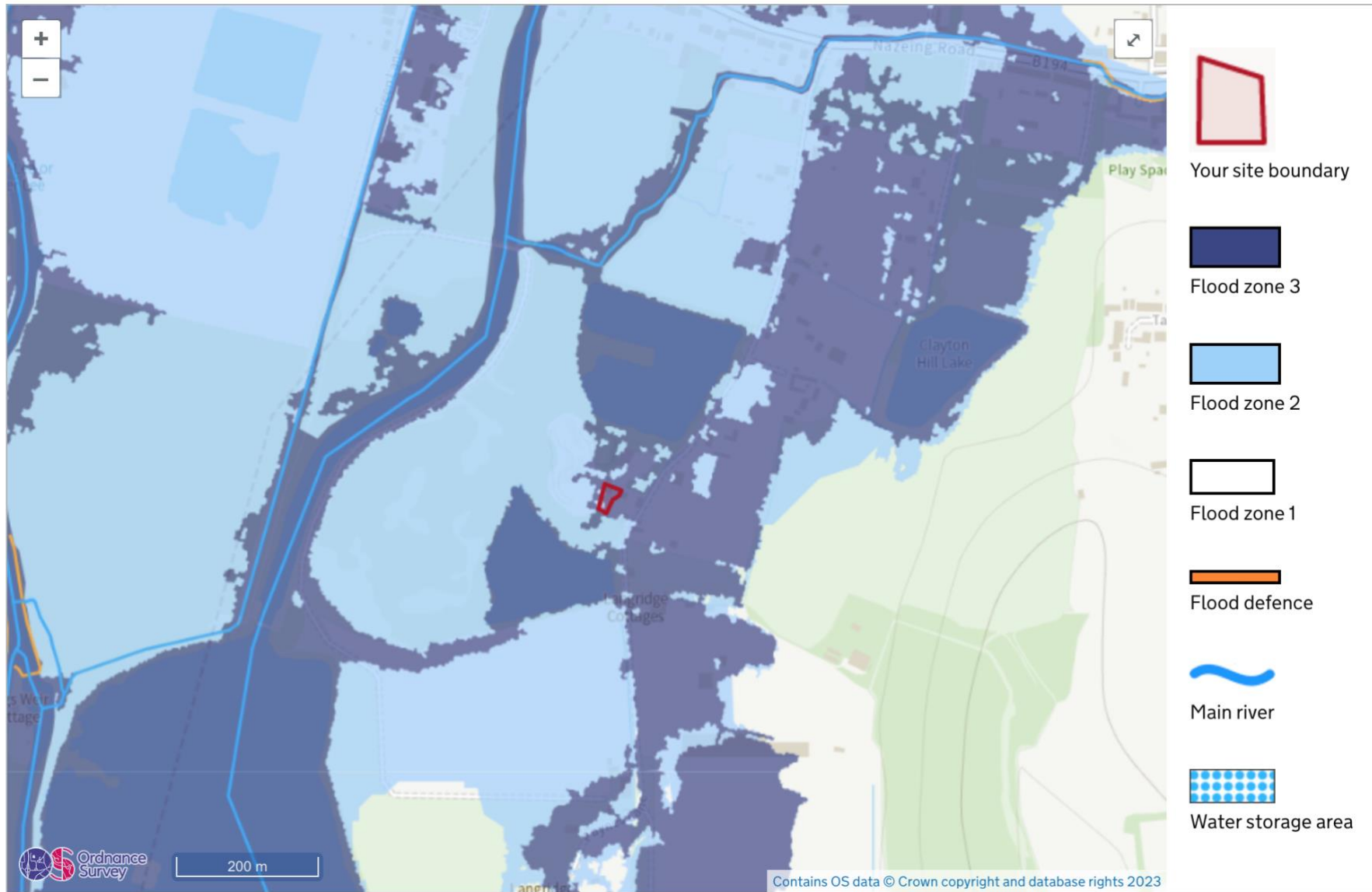
At the bottom of the interface, the text 'Version 0.0.53 (BETA)' is visible on the left, and 'Powered by Esri' is visible on the right.

Site: Paynes Lane

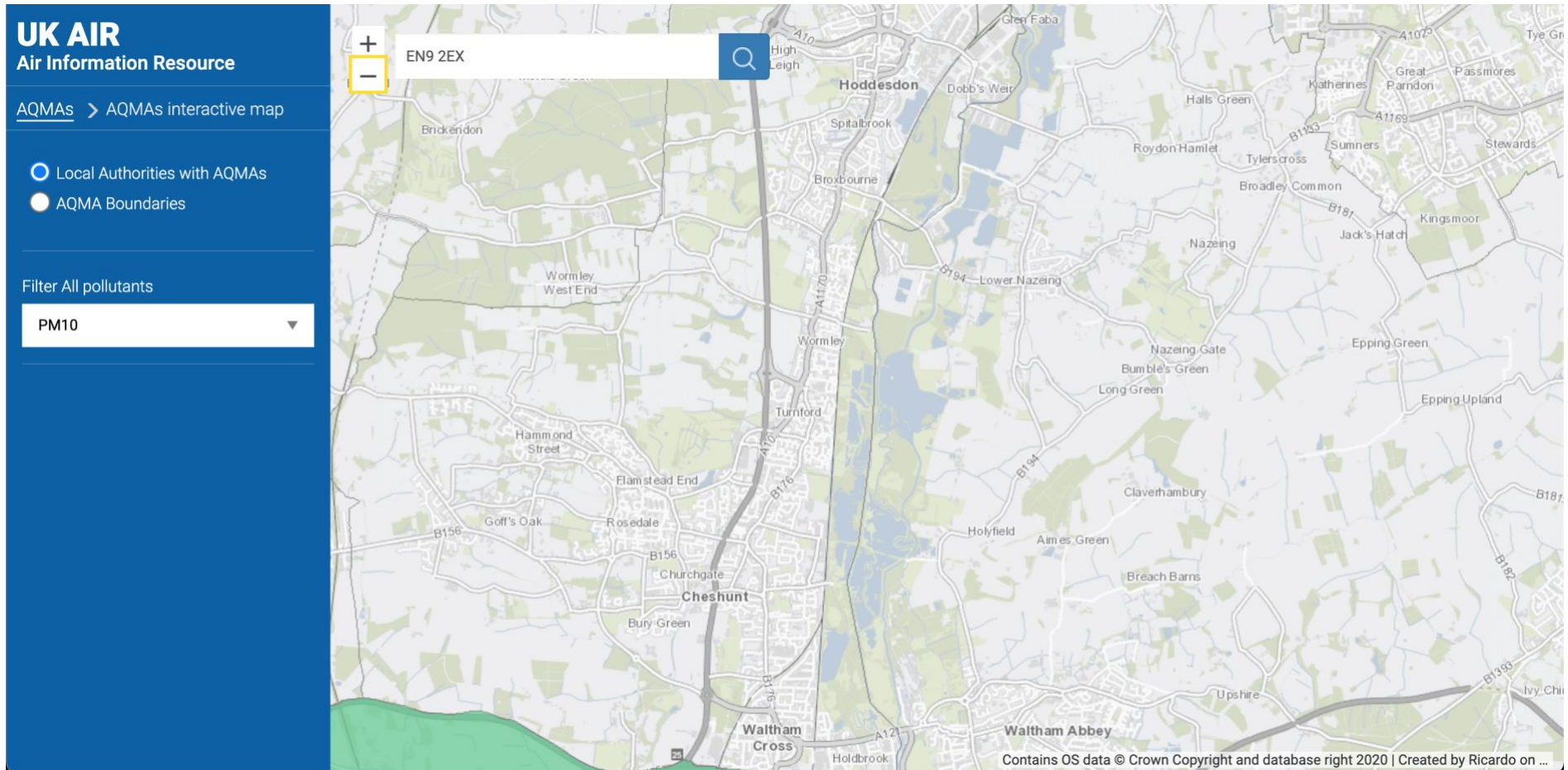
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Appendix 7: EA Flood Map For Planning-Confirming the Site is not within a Flood Zone



Appendix 8: Screenshot taken from DEFRA's AQMA Interactive Map confirming the site is not within an AQMA for PM10's.



Appendix 9: Screenshot taken from DEFRA's AQMA Interactive Map confirming the site is within an AQMA for NOx.

