1. **Site Condition Report**

**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 | Yorkshire Water Ltd | |
| Activity address | Hull Waste water Treatment Works  Hull Road, Salt End, Hull, HU12 8EY | |
| National grid reference | TA 16313 28979 | |

|  |  |
| --- | --- |
| Document reference and dates for Site Condition Report at permit application and surrender | Permit application, June 2021. |

|  |  |
| --- | --- |
| Document references for site plans (including location and boundaries) | Please see drawings within permit application supporting document |

**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:   * geology * hydrogeology * surface waters | | The site sits within Flood Zone 3 (land having 1 in 100 or greater annual probability of river flooding, although the area benefits from flood defences located along the Humber River and tributaries to the south west of the site. The permitted activities are separated from the Humber River to the south, a number of offsite properties. The A1033 runs along the southern boundary of the site, along with a rail line which runs into the industrial area between the works and the Humber River  The bedrock geology underlying the site consists of the Flamborough Chalk Formation. The superficial deposits are tidal flat deposits consisting of unconsolidated sediment, mainly mud and/or sand. The bedrock aquifer is a principal aquifer. The superficial drift aquifer is unproductive.  The bedrock and superficial deposits are classified as Secondary A aquifers.  The site sits outside any source protection zone for groundwater. |
| Pollution history including:   * 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 | | Publicly available maps suggest that between 1855 and 1950 the predominant land use at the site was fields. Maps from 1891 demonstrate the establishment of Salt End Grange/Grange Farm.  From 1891 a few small buildings and some track roads leading from the main road were also present.  From approximately 1906 to about 1950 maps demonstrate a small Methodist Church/Chapel present approximately at the site location. A 1927 map demonstrates both the church/chapel and farm, and approximately 10 more small buildings.  A map from 1955 demonstrates a timber yard, shed, sawmills, and associated buildings, and a small chapel farm to the north of the site. The timber yard was the primary land use at the site until at least 1993.  The A road is constructed around 1990.  The land to the south of the works, gains a refinery, including storage tanks by 1930, which has remained on site ever since, along with additional tank farms and industrial premises in this area. |
| Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available) | | None |
| Baseline soil and groundwater reference data | | None collected |
| **Supporting information** | No historic supporting information included, Yorkshire Water will use internal drawings to identify any issues. Area of land within the permit boundary is impermeable and no waste storage undertaken. | |

|  |  |
| --- | --- |
| **3.0 Permitted activities** | |
| Permitted activities | Offloading of tanker trade waste into site inlet, for treatment within the main works flow. There is no storage of waste within the permit. |
| Non-permitted activities undertaken | Operation of wider sewage treatment works |
| Document references for:   * plan showing activity layout; and * environmental risk assessment. | See permit application supporting document, including revised environmental risk assessment |

**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** | * 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** | * 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** | * 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** | * **Description of soil gas and/or water monitoring undertaken** * **Monitoring results (including graphs)** |

|  |  |
| --- | --- |
| **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. | |
| **Checklist of supporting information** | * **Site closure plan** * **List of potential sources of pollution risk** * **Investigation and remediation reports (where relevant)** |

|  |  |
| --- | --- |
| **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. | |
| **Checklist of supporting information** | * 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** |
| 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. |