SITE CONDITION REPORT (FROM H5 TEMPLATE)

A2B House, Orwell Crossing, Nacton, Ipswich, IP10 0DD

A2B Online Limited

Version:	1.0	**Date:**	07 March 2025		
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Document History:

Version	Issue date	Author	Checked	Description
1.0	07/03/2025	EG	CP	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	**A2B Online Limited**
Activity address	**A2B House, Orwell Crossing, Nacton, Ipswich, IP10 0DD**
National grid reference	**TM 21174 41324**

Document reference and dates for Site Condition Report at permit application and surrender	**ORW-3301-E** **Dated 07 March 2025**

Document references for site plans (including location and boundaries)	**See Appendix I of ORW-3301-A** **Site Location Map ORW/3301/01** **Permit Boundary Plan ORW/3301/02** **Site Layout & Fire Plan ORW/3301/03**

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: • geology	Based on the information presented on the British Geological Survey (BGS) website, the bedrock geology of the site is Red Crag Formation – sand. Sedimentary bedrock formed between 3.6 and 2.1 million years ago during hr Neogene and Quaternary periods. The superficial deposits are underlain by Lowesoft Formation – sand and gravel. Sedimentary superficial deposit formed between 480 and 423 thousand years ago during the Quaternary period.
• hydrogeology	Based on the nearest public available information of borehole log (TM24SW59 – Ipswich Southern By Pass E30) approximately 140m southeast of the site. The ground comprises medium dense brown well graded sand with a little subangular to round gravel to approximately 2.4m below the subsurface. This is followed by Medium dense browl well graded sand to a depth of 6m at which the borehole waste completed. The site is underlain by a principal chalk aquifer. The groundwater vulnerability of the local environment has the classification of low.
• surface waters	The nearest surface water is the River Orwell approximately 1.8km south of the site. The information provided by the EA and Gov.UK Flood Mapping indicated that the site lies within a flood zone 1. Land within flood zone 1 has a low probability of flooding from rivers and the sea. This means in any year land has a less than 0.1% chance of flooding from rivers or the sea. RDF bales accepted for storage at the site are stored in curtain side trailers on an impermeable pad with sealed drainage system comprising of an interceptor. Integrity of the impermeable pad and drainage system are checked on a regular basis. All secondary and tertiary pollution prevention measures implemented on site comply with the standards in CIRIA C736 'Containment systems for the prevention of pollution'.

	Further mitigation measures in place to protect surface and groundwater can be found in the Environmental Risk Assessment Doc Ref. ORW-3301-D.
Pollution history including: • historical land-uses and associated contaminants • pollution incidents that may have affected land • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures	There are no available records of pollution incidents at of adjacent to the site. The series of historical maps indicate previous land use of the site and surrounding area was predominantly heathland (including Nacton and Foxs heath) with additional farmland buildings being constructed towards the end of the 1970's. Historical imagery from Google Earth Pro shows the adjacent Ransommes Industrial Estate had largely been constructed by the early 2000's with further expansion in 2006. Construction for the site which this SCR relates to begun in 2017. As stated above prior to the construction of the site the area of land was used as agricultural use which indicates no historical use of contaminants. A site walkover survey was conducted on the 17th August 2024, during which no visual/olfactory evidence of existing contamination at the site was seen. 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 suggested.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	**N/A**
Baseline soil and groundwater reference data	**Non-available**
Supporting information	**Independently sourced information through magic maps, British geological survey, BGS Geoindex Onsure.**

3.0 Permitted activities	
Permitted activities	Storage and transfer of RDF & SRF bales operating as a HCI transfer station
Non-permitted activities undertaken	**N/A**

Document references for: • plan showing activity layout; and • environmental risk assessment.	**ORW/3301/03** **Environmental Risk Assessment (ORW-3301-D)**

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.