

Site Condition Report

Prepared on Behalf of:



Cory Brothers Limited

Site Name:

Cory Brothers Terminal

ABP West Bank

Wherstead Road, Ipswich

IP2 8NB

Environmental Permit: TBC



DOCUMENT CONTROL SHEET

Site:	Cory Brothers Limited
Project:	Bespoke Permit Application
Title	Site Condition Report
Issue	1.0
Date	12/10/2025
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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, Cory Brothers Limited, under the requirements of the Environmental Permitting (England and Wales) Regulations as amended in 2016. It is a requirement of these Regulations that a Site Condition Report accompanies the application.

1.1.2 Application Proposals:

- Application seeks to obtain an Environmental Permit for the storage of furnace ready scrap metals for export, which is essentially the SR2009 No7 as a Bespoke Permit due to the proximity of certain receptors that prevents the Operator applying for this Standard Rules set.

1.1.3 The site is located at Cory Brothers Limited, Ipswich Dock, West Bank Terminal IP1 0BS. National Grid Reference TM 16549 42567. Access to the site is gained through the Port via Wherstead Road.

1.1.4 The site is located within a remote isolated setting, which is surrounded by a work Port with numerous commercial and industrial activities being undertaken, which would not be deemed sensitive and the nearest Residential Dwelling is located over 250 metres Southeast from the site. Northeast of the site (over 600 metres) a SSSI Designation is present (Stoke Tunnel Cutting) and Southeast (over 400 metres) a Ramsar Designation (Stour & Orwell Estuaries) and SSSI Designation (Orwell Estuary) and Southwest a Local Nature Reserve (over 700 metres).

1.1.5 This desk study has been undertaken to review records and detail the environmental setting of the site and the surround area in order to describe the condition of the site at the start of the activity.

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	Cory Brothers Limited
Activity address	Ipswich Dock, West Bank Terminal, IP1 0BS.
3 Permitted activities	
Permitted activities	Bespoke Permit Activities: Metal Recycling Site (Storage Only)
Non-permitted activities undertaken	None.
Document references for: <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	Site Plan Version 1.0 Environmental Risk Assessment Document Version 1.0 Dated 12/10/25 undertaken to support the application process.
4 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> geology hydrogeology surface waters 	<u>Ground Water Source Protection Zones</u> The site located within a GPZ III Total Catchment Designation. <u>Hydrogeology Bedrock</u> Application site falls within an area of Culver Chalk Formation <u>Hydrogeology Superficial</u> The site falls within a Superficial Deposits designation. <u>Designated Environmentally Sensitive Sites</u> The site is located within 500 metres of a SSSI/Ramsar Site (Stour & Orwell Estuaries). <u>Flood Risk</u> A section of the site falls within a Flood Zone 3 Designation (an area with a high probability of flooding) and a section of the site falls within a Flood Zone 2 Designation (an area with a medium probability of flooding).

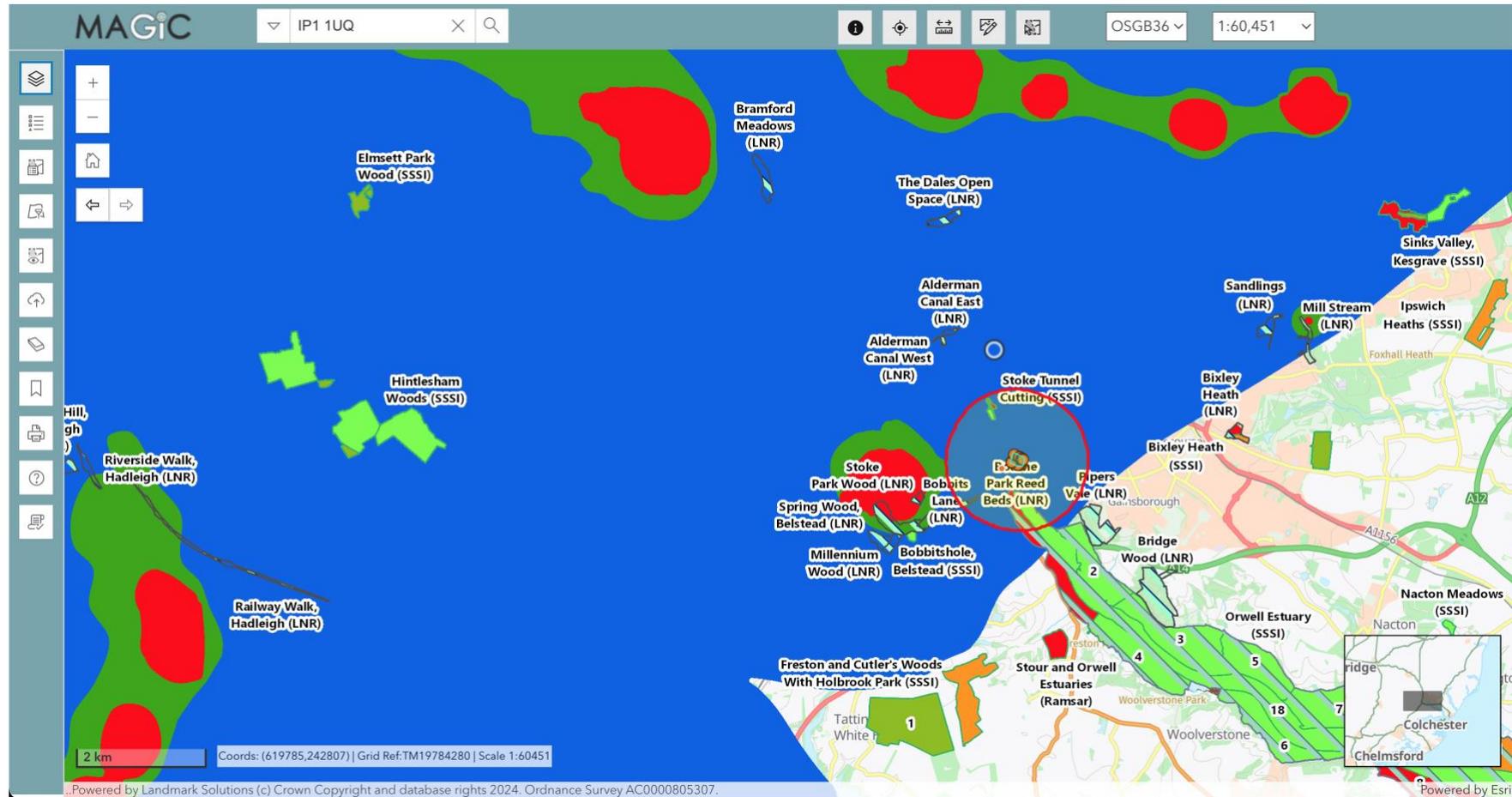
	<p><u>AQMA interrogation:</u> The site is located within an AQMA Designation for NOx.</p> <p><u>Mining & Ground Workings</u> No evidence of mining near the site.</p> <p><u>Current Land Uses</u> Scrap metal activities and commercial and industrial activities.</p>
<p>Pollution history including:</p> <ul 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>No historic evidence of land contamination or concerns around historic usage and the site was taken on at Permit issue with an impermeable surface (fully concreted site) and sealed drainage.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>No records of historic pollution incidents at the site. Previous Industrial/Commercial Operations/Waste Activities, with no evidence of contamination and the site was taken on at Permit issue with an impermeable surface (fully concreted site) and sealed drainage.</p>
<p>Baseline soil and groundwater reference data</p>	<p>Baseline for the site surfacing is an impermeable concrete surfacing with sealed drainage at the commencement of operations, which was present for the previous waste activities undertaken on the site (scrap metals).</p>
<h2>5 Changes to the activity</h2>	
<p>Have there been any changes to the activity boundary?</p>	
<p>Have there been any changes to the permitted activities?</p>	
<p>Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?</p>	

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	

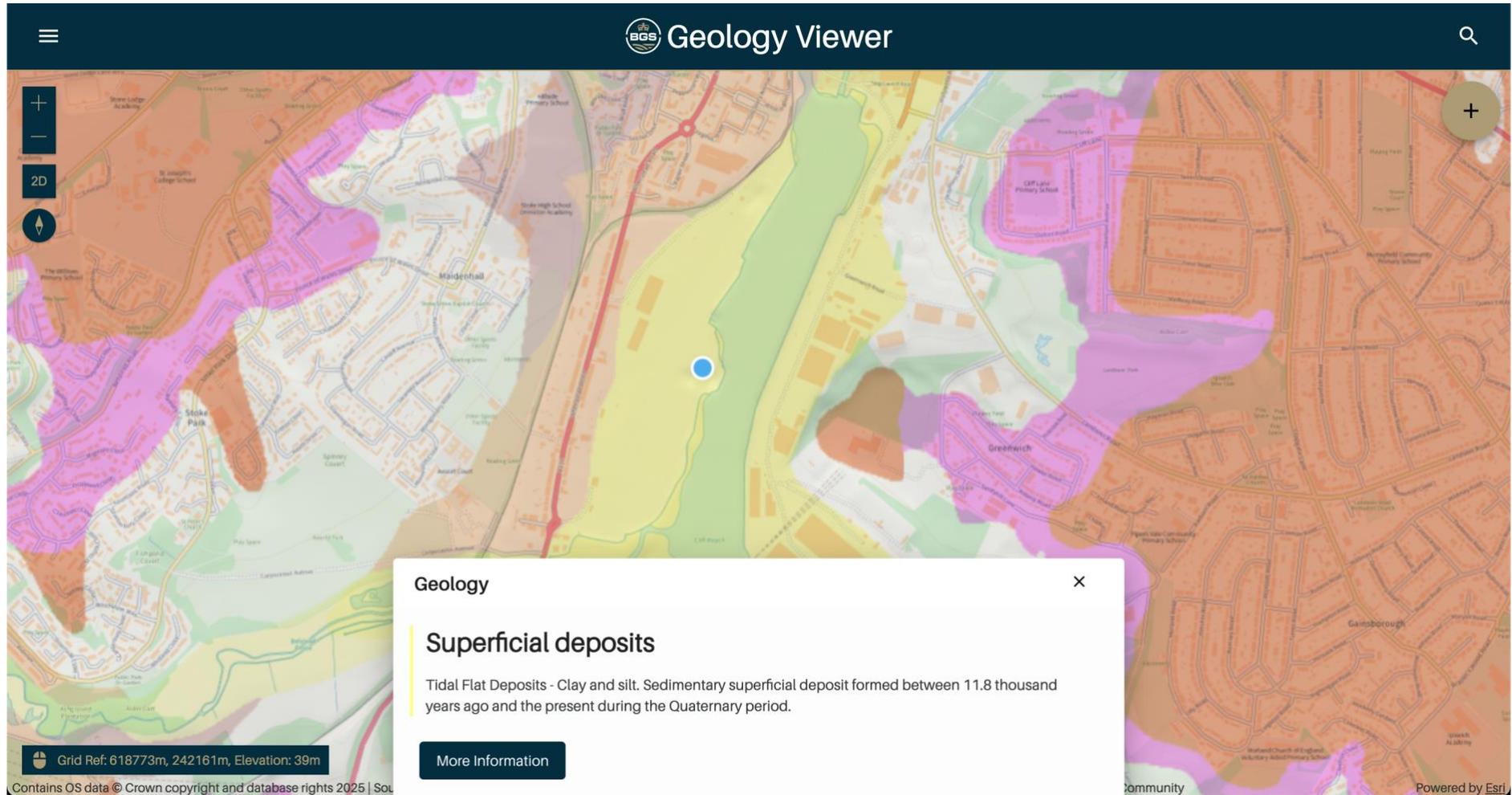
Appendix 1: Basic Environmental Risk Assessment

Environmental Risk Assessment			
Potential Media	Potential Source	Pathway	Potential Receptor
Water	Contaminated water and spillage of chemicals	Impermeable concrete surfacing with sealed drainage.	Surrounding Land/Water.
Air	Dusty waste could give rise to airborne pollutants.	Site activity conducted externally with appropriate mitigation measures in place.	Atmosphere
Soil	Contaminated water and spillage of chemicals	Impermeable concrete surfacing with sealed drainage.	Surrounding Land.

Appendix 2: Magic Interactive Tool Screenshot of Groundwater Source Protection Zones-Confirming the Site is within a Zone III Total Catchment Designation.



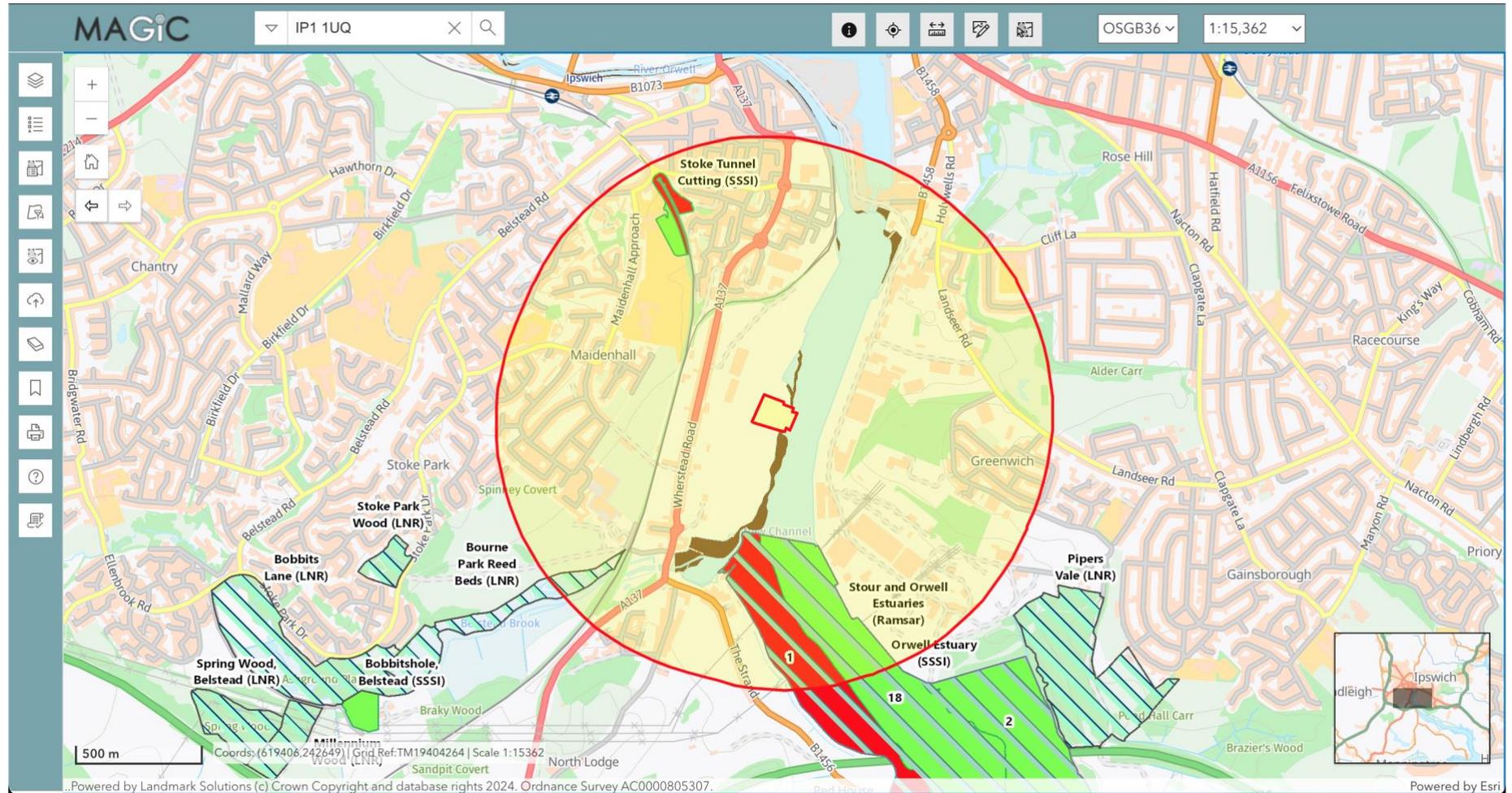
Appendix 3: Hydrogeology Screenshot of Aquifer Designation (Superficial Map).



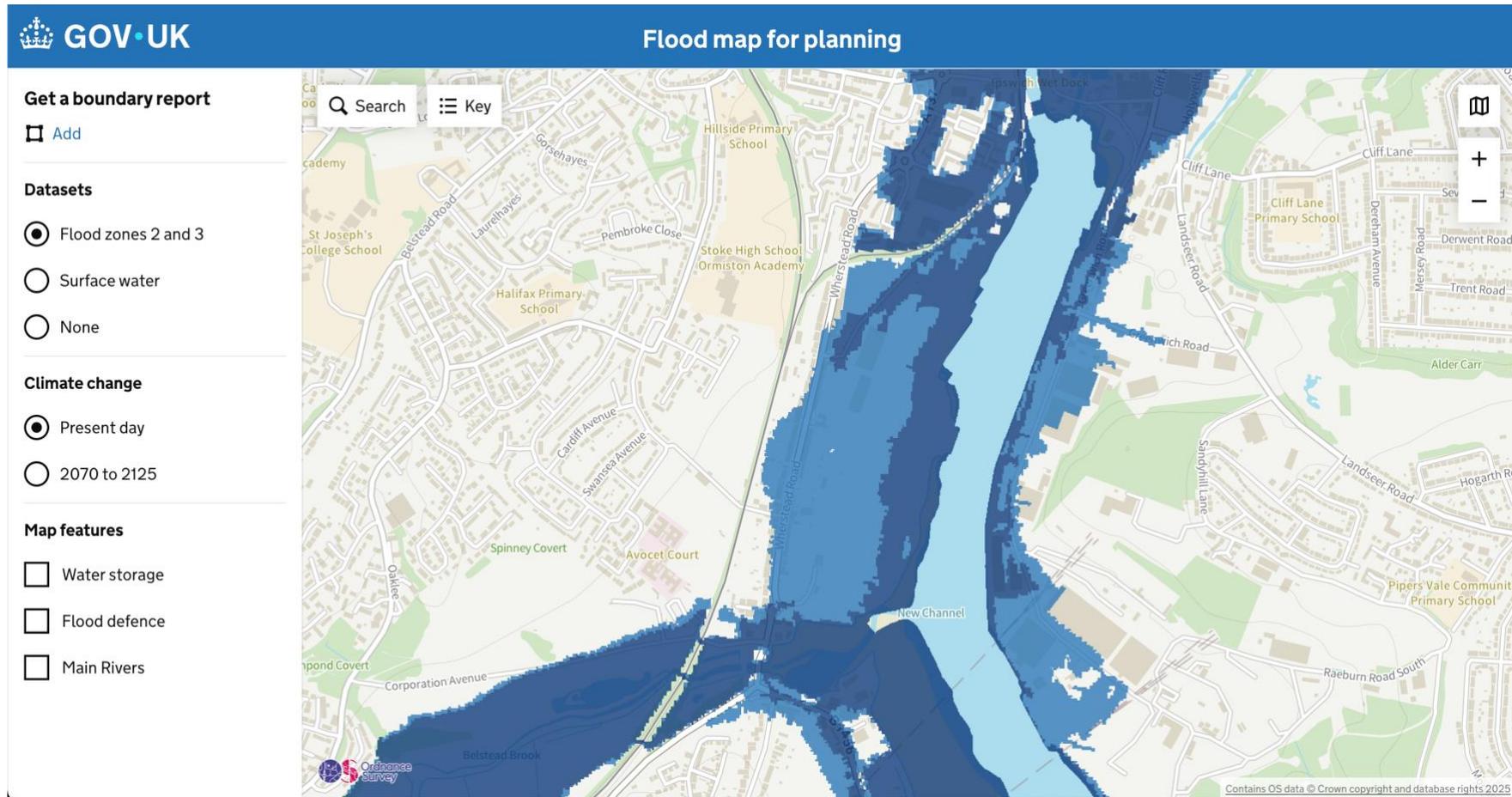
Appendix 4: Hydrogeology Screenshot of Aquifer Designation (Bedrock Map).

The screenshot displays the BGS Geology Viewer interface. The top navigation bar includes the BGS logo, the text "Geology Viewer", and a search icon. On the left, a sidebar contains "MAP LAYERS" with "Superficial Geology" and "Bedrock Geology" (selected), and "OPTIONS" with "Select Basemap" and "Settings". Below the sidebar, the version "Version 0.0.53 (BETA)" is shown. The main map area displays a colorful bedrock geology map with a blue location marker. A pop-up window titled "Geology" is open, showing "Bedrock geology" information: "Culver Chalk Formation - Chalk. Sedimentary bedrock formed between 83.6 and 72.1 million years ago during the Cretaceous period." and a "More Information" button. The bottom right corner of the map area includes the text "Powered by Esri".

Appendix 5: Magic Interactive Tool Screenshot of Receptors Within 1000 Metres of the Site.



Appendix 5: EA Flood Map For Planning-Confirming the Site within a Flood Zone 2 & 3 Designation.



Appendix 6: Screenshot taken from DEFRA's AQMA Interactive Map.

