

**SITE CONDITION REPORT FOR GAP Group
Limited - Tanker Emptying Facility - Kempson
Way, Bury St Edmonds, Suffolk, IP32 7AR.**

1.0 SITE DETAILS	
Name of the applicant	GAP GROUP Limited
Activity address	Kempson Way, Bury St Edmonds, Suffolk, IP32 7AR
National grid reference	TL 88202 63588

Document reference and dates for Site Condition Report at permit application and surrender.	V1
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Document references for site plans (including location and boundaries)	Proposed Permitted Area within application documents
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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 • surface waters 	The site is located on the Kempson Way, Bury St Edmonds, Suffolk, IP32 7AR
Pollution history including: <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 	Pollution incidents that may have affected land – No known from previous history historical land-uses and associated contaminants – the site has been used as a general industrial site with mixed uses. No visual evidence of pollution on the floor.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No evidence has been provided to the client from the landlords of the property
Baseline soil and groundwater reference data	Not available
Supporting information	<ul style="list-style-type: none"> • Source information identifying environmental setting and pollution incidents • Historical Ordnance Survey plans • Site reconnaissance • Historical investigation / assessment / remediation / verification reports • Baseline soil and groundwater reference data

Environmental setting including:

- geology
- hydrogeology
- surface waters

Geology

The British Geological Survey website shows the site is located on the Lowestoft Formation - Diamicton. Sedimentary superficial deposit formed between 480 and 423 thousand years ago during the Quaternary period.

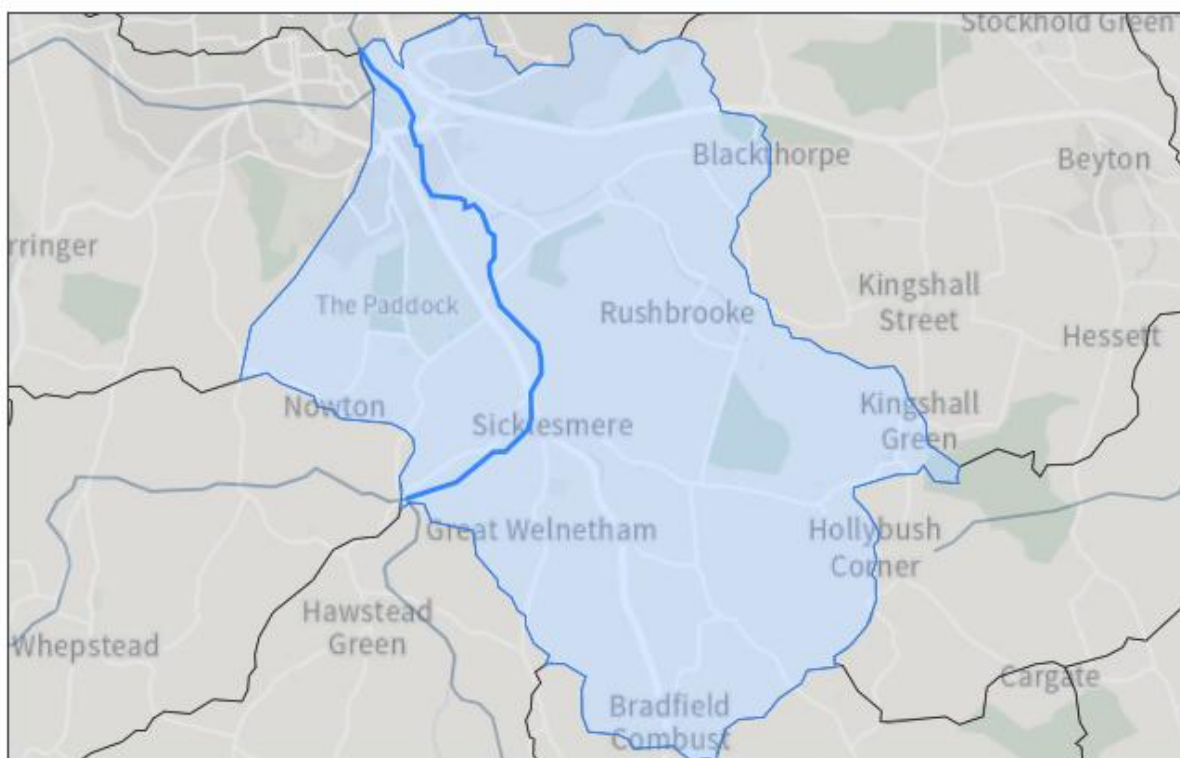
The map below shows different kinds of bedrock, with the green being Lowestoft Formation.



Surface Waters

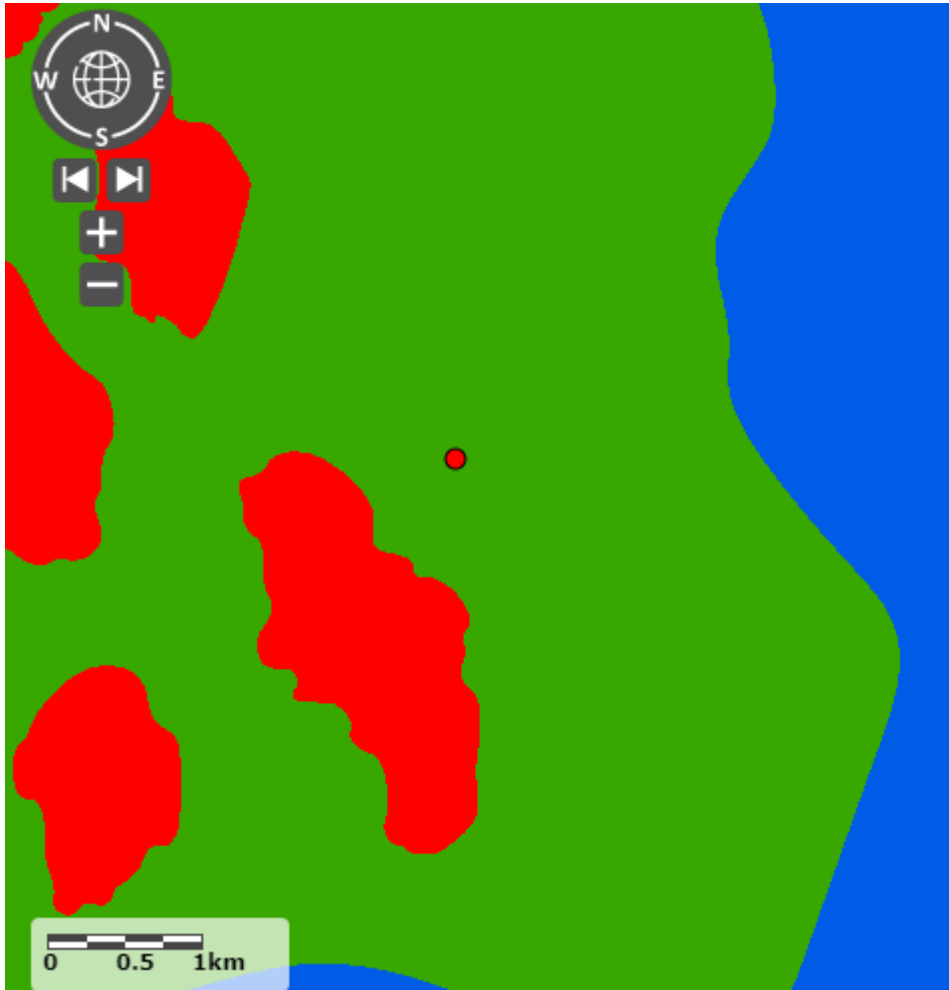
River catchment taken from Environment Agency catchment Data Explorer Site –

The site sits within the Lark (Hawstead to Abbey Gardens) Water Body part of the wider Cam catchment as shown by the Environment Agency Catchment tool.

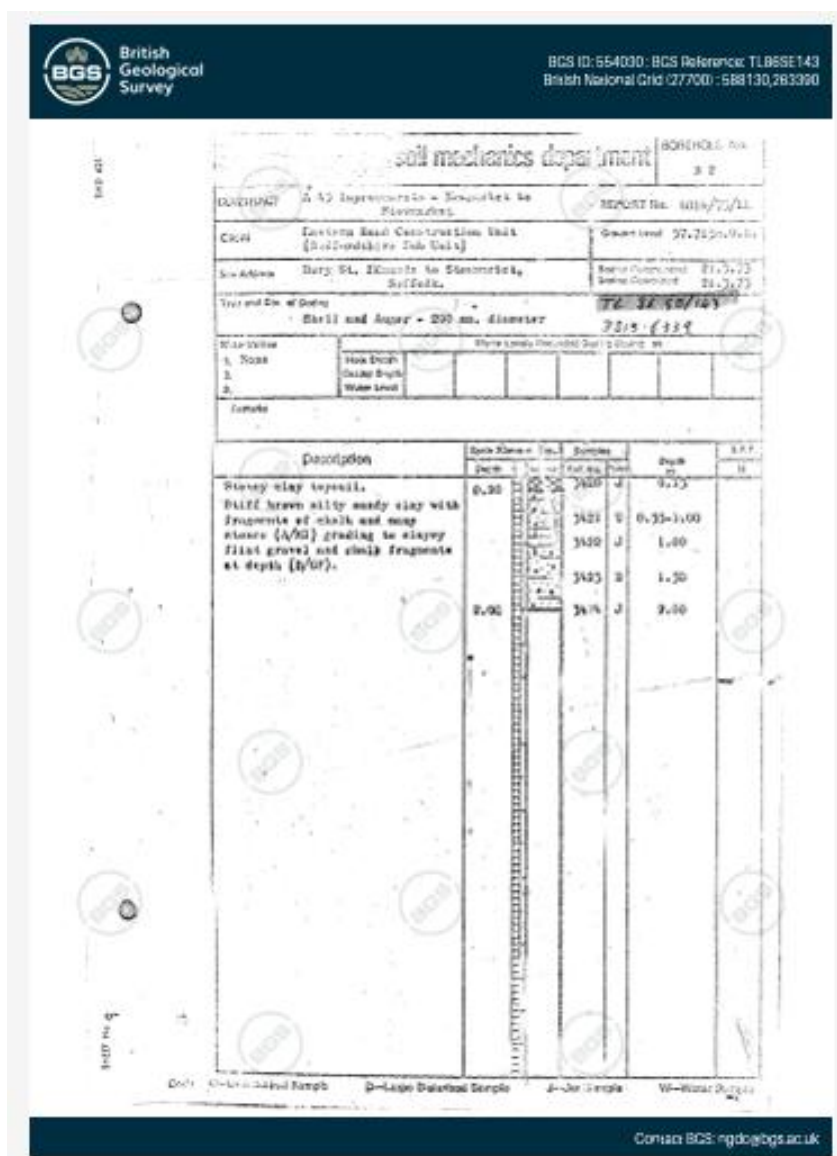


Hydrology

The proposed site is not located within a Zone II outer protection zone.



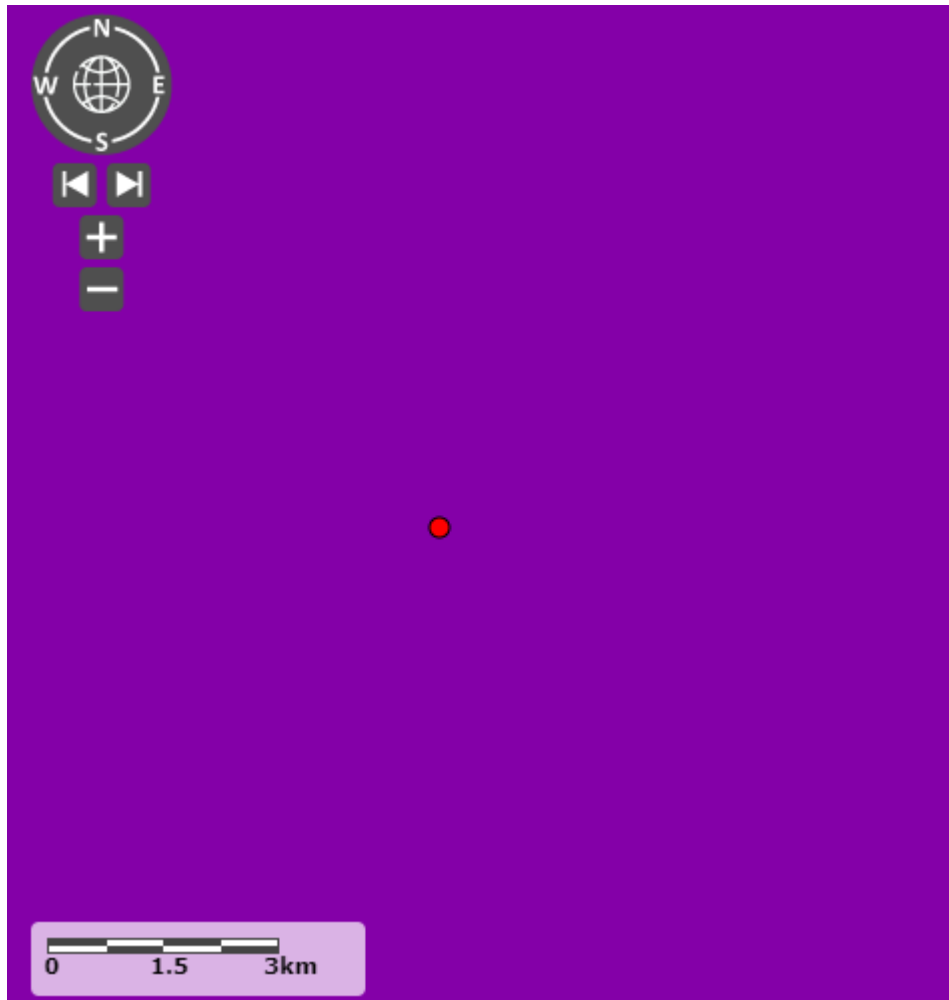
Records from the British Geological Society's (BGS) provided the following information taken from local vicinity –



Boreholes show that the area has layers of clay.

Secondary (B) aquifer - Source Magic Map

The site is located within a Principal aquifer.



Pollution history including:

Pollution incidents that may have affected land

Historical land-uses and associated contaminants

Local Permitted Activities

There are no permitted activities within a mile of the site.

Any visual/olfactory evidence of existing contamination

The permitted area is concrete. Existing drains have all been mapped and assessed and those that will serve the proposed waste operation flow to the foul sewer.

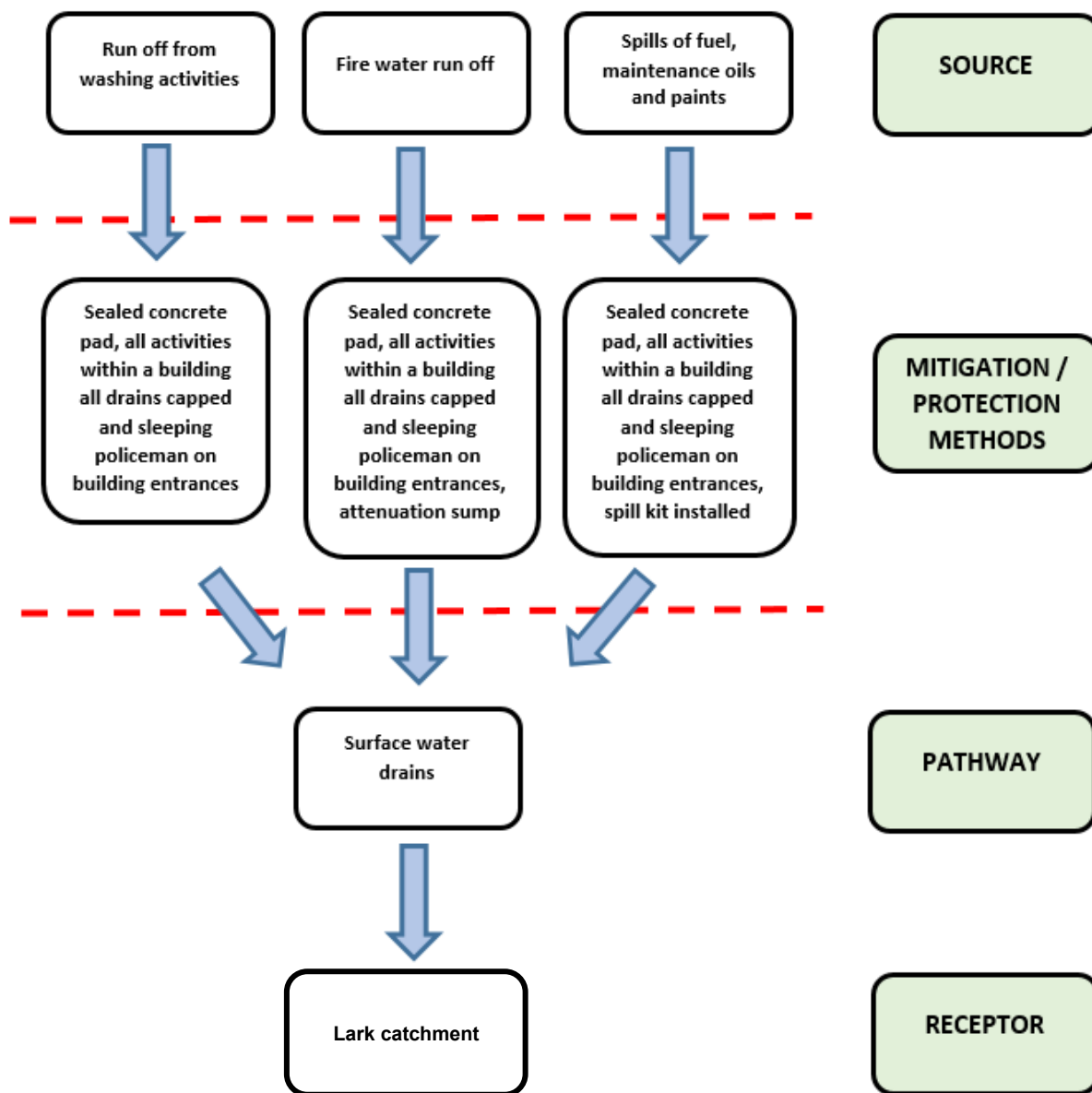
Evidence of damage to pollution prevention measures

The concrete pad is intact and in excellent condition as it was installed by GAP.

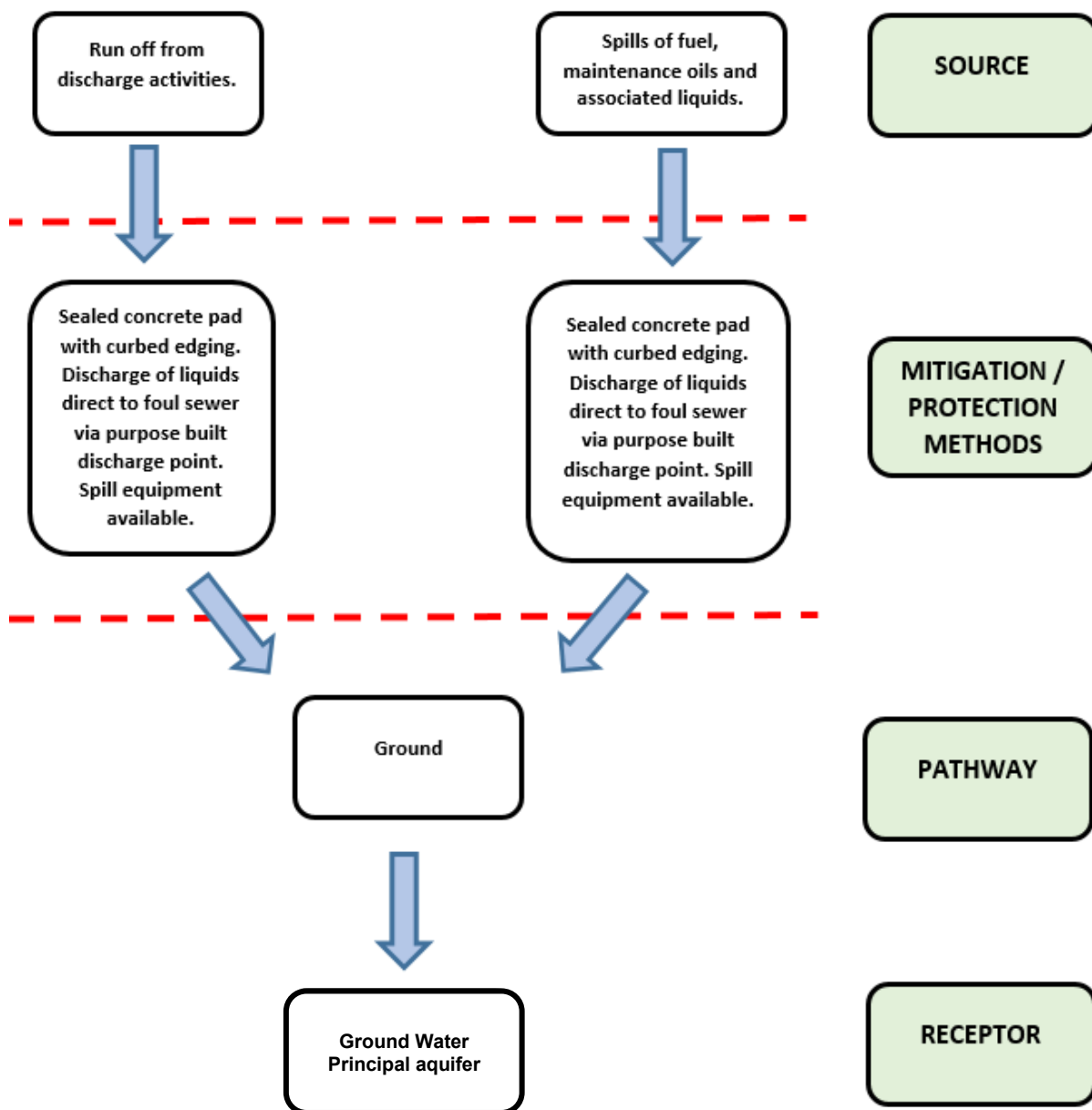
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)

The following is known about sites history. Prior to the area being developed as a business park the site and surrounding land was established agricultural land.

Basic Conceptual Site Model (CSM) showing the source-pathway-receptor linkage and how they are to be broken - Surface Water – River Cam



Basic Conceptual Site Model (CSM) showing the source-pathway-receptor linkage and how they are to be broken - Ground Water – Secondary Aquifer

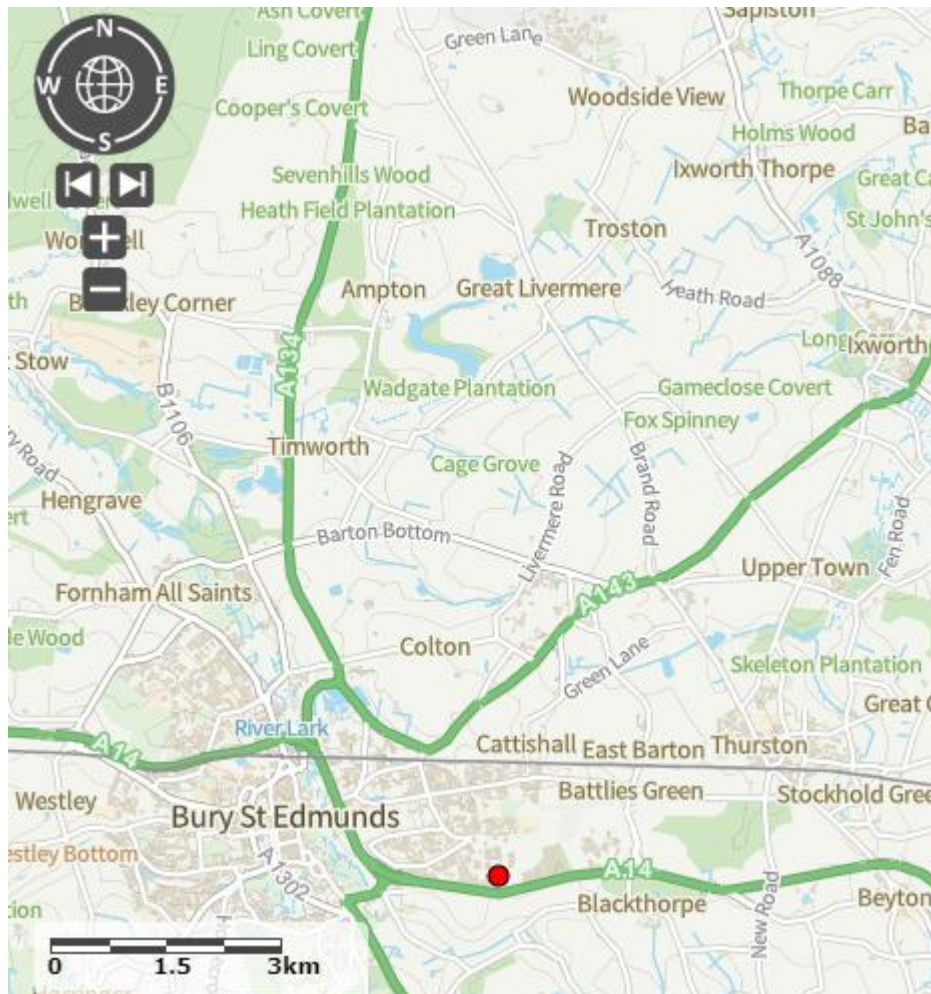


Description of nearby surface water features/watercourses and the potential risks

The site is located within the River Cam.

Drains – The whole operation is carried out on an impermeable concrete pad that forms part of a sealed drainage system. This drains to the foul sewer with permission from Anglian Water via a Trade Discharge Consent. The pad is edged with a concrete curb. This also protects from spills of plant fuel, grease or any other liquids entering surface water drains,

Site location in proximity to the River Lark



3.0 Permitted activities	
Permitted activities	Transfer, screening, storage and discharge of portaloo and septic tank wastes.
Non-permitted activities undertaken	Related activities to serve the waste management activity including – <ul style="list-style-type: none"> - Office - Maintenance of plant and equipment
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	Site plan Site layout / drainage plan

Permitted activities

The permitted activity is transfer, screening, storage and discharge of portaloo and septic tank liquid wastes.

Non-permitted activities undertaken

The site has a small office area and plant workshop. The office is used solely for office activities and is not located within the permitted area. The workshop area is used for maintaining the company's fleet of road sweepers.

There is storage of hand tools, power tools, welding equipment and COSHH items within a COSHH cabinet.