SITE CONDITION REPORT

(Based on the EA TEMPLATE)

For full details, see H5 *SCR guide for applicants* v2.0 4 August 2008

Facility Details

Manager: Mr Brian Armistead

Site:

Sinkfall Farm
Rakesmoor Lane
Barrow-in-Furness
Cumbria LA14 4QE

Land at OS Grid Ref: Grid ref: **SD2118,7358** X: 321200m Y: 473600m

Operator: **Brian Armistead Ltd** t.a. Sinkfall Recycling.

Address: Sinkfall Farm
Rakesmoor Lane
Barrow-in-Furness
Cumbria LA14 4QE

Guidance for Use

1	**COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION**	Completed 18/04/2013
2	**DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7**	Updated 2/11/2015
2	**DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7**	**Updated 8/11/2017** **Updated 21/5/2024** **Updated 25/07/2024**
3	**AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.**	

Revisions:

8/11/17	References to Sinkfall Recycling	Permit Transferred to Brian Armistead Ltd. this now used as point of reference.
	Section 4 Activities	Revised to include; wood, biomass boiler, wood drying, boundary change
	Figure 5 – Site Plan	Revised to show new boundary.
21/5/24	Updated 2.6 C and added 2.6F	Regarding site area addition land for the 'manure storage building'.
	Revised/updated Section 4	Description of Activities proposed to be varied
	Added Updated Figure 5b	Showing added land area and activities proposed to be varied
25/7/24	**Revised Figure 5b**	**Showing added land area now deleted**

1.0 SITE DETAILS	
Name of the applicant	Brian Armistead Ltd (t.a. Sinkfall Recycling)
Activity address	Sinkfall Farm Rakesmoor Lane Barrow-in-Furness Cumbria LA14 4QE
National grid reference	SD2118,7358

Document reference and dates for Site Condition Report at permit application and surrender	SCR at Permit Variation 2/11/2015 SCR at Permit Variation 8/11/2017

Document references for site plans (including location and boundaries)	Site Plan referenced as Part of Permit Application for Variation 8/11/2017 Appendix 1a

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:	**2.1**
▪ Geology	**2.2**
▪ Hydrogeology	**2.3**
▪ surface waters	**2.4**

2.1 Environmental Setting

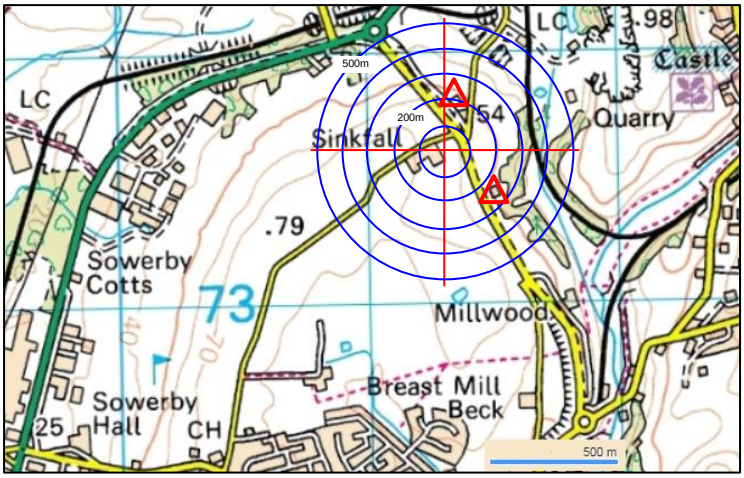
The site is set in rural countryside at a location where there is an existing facility for windrow composting of green waste, collected from Barrow-in-Furness and South Lakes area; and also aggregates and other materials reclamation and recycling activities.

There is the Town of Barrow-in-Furness beginning at 1km to the south, and there is local housing at the Thwaite Flat development to the north and Sowerby Cottages development to the west. There are two nearby properties; one just beyond 150m to the north-east and one just beyond 100m to the south-east from the nearest parts of the proposed facility. Figure 1.

There are no significant watercourses nearby.

There are trees and wooded areas alongside the A590 to the north, but these are not protected woodlands. There are no nearby footpaths.

Figure 1. Location of nearby Dwellings



2.2 Local Environmental Sensitivities

The local land area, its location and proximity to nearby environmentally sensitive areas has been researched and considered. Reference has been made to the Multi-Agency Mapping 'MAGIC' on the internet at http://www.magic.gov.uk/MagicMap.aspx.... And Environment Agency 'What's in my Backyard'.

The local environment has been checked for the following and marked where there is an issue:

		Yes	No	Comment
i	AONB		x	
ii	National Nature reserve		x	Sandscale Haws NNR >1 km to the NW
iii	National Park		x	
iv	NP Lake District		x	
v	Ramsar Site England		x	Duddon Estuary >1 km to the WNW
vi	SSSI		x	North Walney National Nature reserve NW
vii	SSSI 33		x	Area west of Sowerby wood
viii	Special Area Conservation		x	
ix	Special Protection Area		x	Duddon Estuary >1 km to west
x	NVZ		x	
xi	Groundwater Abstraction		x	Nearest is 820 m WSW of area, west of Barrow Mill. 2nd is south of Barrow Mill
xii	Groundwater Source Protection Zone 3		x	Begins south of a line from Rakesmoor Farm across fields 110 m south of Roundbank field (see fig 3)
xiii	Wells and springs		x	None identified locally, from OS maps.

Figure 2. Location of nearest SSSI

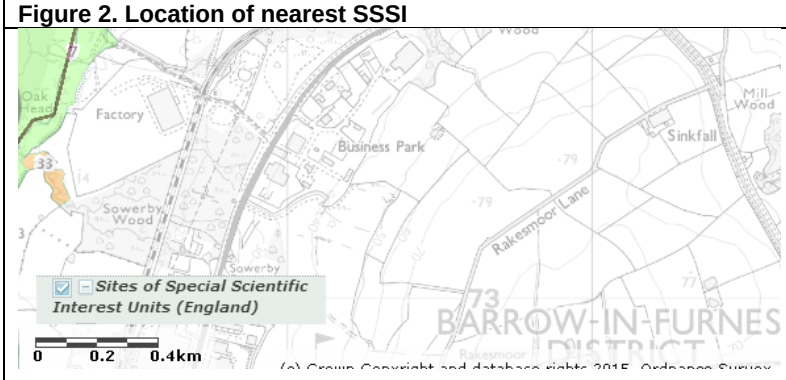


Figure 2. Location of nearest NVZ

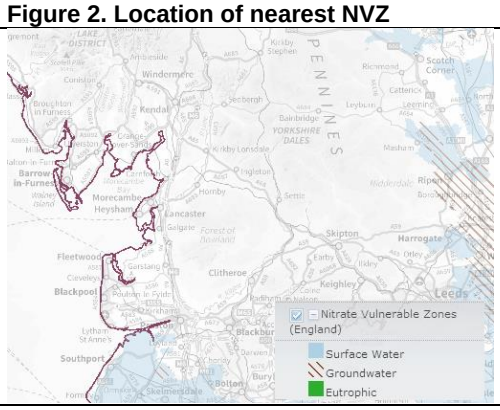
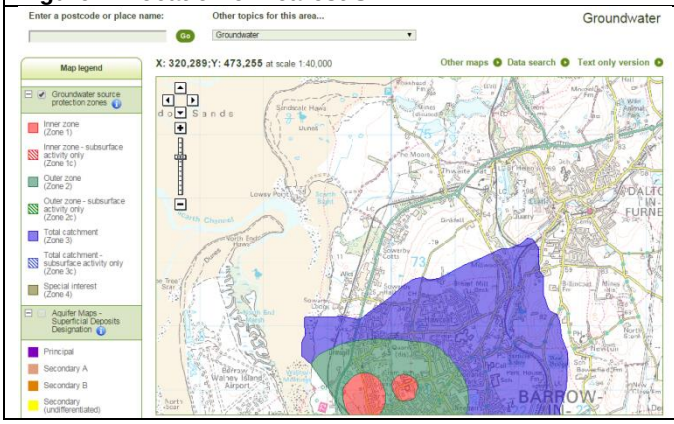
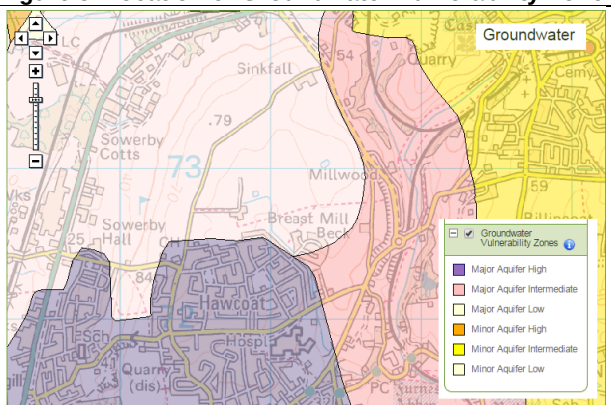


Figure 4. Location of nearest SPZ	Figure 5. Location of Groundwater Vulnerability Zone
	

2.3 Geology

Soil Types

The soil type is variable within the locality. See Figure 6 below. The site is within the area of 'Clifton' soil which is a slowly permeable seasonally waterlogged reddish fine and coarse loamy soil.

Figure 4 – Soil Types and Characteristics within the locality.

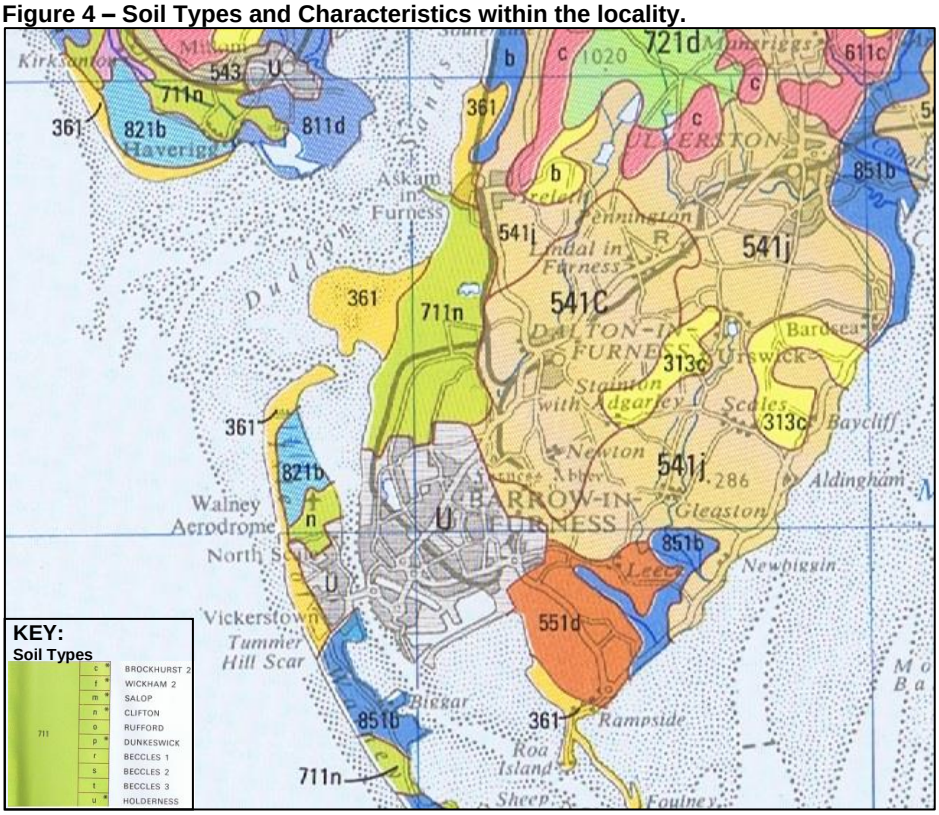


Table 1 Key to Soil map

Ref	Association	Geology	Soil Characteristics	Land use/ cropping
711 n	Clifton	Reddish Till	Slowly permeable seasonally waterlogged reddish fine and coarse loamy soils and similar soils, with slight seasonal waterlogging Some deep coarse loamy soils, seasonally affected by groundwater	Cereals and grassland. Some potatoes
541 j	Denbigh 1	Paleaozoic Slaty mudstone and siltstone	Well drained fine loamy and fine silty soils over rock. Some similar soils with slowly permeable subsoils and slight seasonal waterlogging. Shallow soils and some bare rock locally.	Stock rearing in the uplands, dairying and some cereals in moist lowlands. Coniferous and deciduous woodland and rough grazing on steep slopes.

2.4 Hydrogeology

Being of slow permeability at the site the risk to groundwater is low. The Groundwater Vulnerability is Low. Checks of local ordnance survey maps reveal no evidence of springs, or wells. The nearest water abstraction point is shown in figure 4 (Source Protection Zone) and the inner zone is approximately 2.25km distant from the Sinkfall Recycling Site.

2.5 Surface waters

There are no surface waters immediately adjacent to the site. The site is at a high point and the surrounding fields have drainage and some perimeter ditches. There is a road ditch to the south east. There are no direct connections of drains or ditches from the site to any drainage systems and the risk to surface waters is very low.

Flood Risk

The site is at a high point and there is no risk of surface flooding.

2.6 Pollution History

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	**A** **B** **C** **D**
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	**N/A**

2.6 A Pollution incidents that may have affected land

The site of the composting and recycling facility is in current use. There is no history of pollution incidents that may have affected the land. The surrounding farmland has not had contaminated materials applied to it. Soil tests have been undertaken in the nearby soils and there is no evidence of contamination.

2.6 B historical land-uses and associated contaminants

The land on which the site is located has historically been used for agriculture and in recent years has been utilised as a covered windrow composting site. This has been in accordance with a Waste Management Licence (Environmental Permit) and all activities have been undertaken on impermeable surfaces.

2.5 C any visual/olfactory evidence of existing contamination

There is no visual or olfactory evidence of existing contamination.

2.5 D evidence of damage to pollution prevention measures

The pollution prevention measures in place at the site include:

- Strict control of input materials
- Certification to PAS100 Quality Protocol
- Impermeable surface to composting area
- Sealed drainage to drain sump and storage within steel tank
- Covered areas (buildings)

- Security fencing and gates

2.5 E Baseline soil and groundwater reference data

Baseline soil and groundwater reference data		
Supporting information	• 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	**2.6 A** **2.6 B** **2.6 C** **2.6 D** **2.6 E**

2.6 A Source information identifying environmental setting and pollution incidents

The site is in current use for composting and waste reclamation and recycling. There have been no known pollution incidents, no dumping or depositing of wastes and no spills or leakages into the ground at this site.

2.6 B Historical Ordnance Survey plans

None available for this specific area.

2.6 C Site reconnaissance

The site was visited by David Baldwin an environmental consultant. David is EPOC and FACTS Certificated and registered with WAMITAB. The site was inspected on 14/07/2015.

The site was inspected and there was no evidence of contaminated liquor or solid material escaping to the ground or surface water. There were no adverse signs of effluent or water ponding on the surfaces within the area of the Permit.

The site was visited by David Baldwin an environmental consultant. David is EPOC and FACTS Certificated and registered with WAMITAB. The site was inspected on 8/5/2024.

The site was inspected and there was no evidence of contaminated liquor or solid material escaping to the ground or surface water. There were no adverse signs of effluent or water ponding on the surfaces within the area of the Permit. There were several building construction projects underway.

The 'new' Manure Building to the NW was constructed and being finished. This is being added to the Permit area. More details follow at 2.6E and Table 3.

2.6 D Historical investigation / assessment / remediation / verification reports

There is no other evidence of historical investigations, assessments, or remediation records.

2.6 E Baseline soil and groundwater reference data

Soil samples were taken by coring the soil to intersection of Topsoil with subsoil. The Soil tests results are shown below. These relate to the site plan at figure 9.

Table 2: Soil Sample Test Results

		pH	Cd	Cr	Cu	Ni	Zn	Pb	Hg	Ar
	Sample Location		**mg/kg of soil**							
1*	SINKFALL	6	0.12	46.32	14.14	18.03	50.09	27.48	0.08	9.96
2*	COW PASTURE	6.2	0.13	37.67	17.72	15.56	66.46	34.66	0.06	9.34

** Refer to Figure 5 for location of soil sampling points.*

Table 3: UK Average Soil Potentially Toxic Element Levels

		Cd	Cr	Cu	Ni	Zn	Pb	Hg
	UK Av. mg/kg	0.7	39	18	23	82	40	~

The soil is a coarse loam. The pH is normal. The potentially toxic elements show no significant elevation above what is normal for undisturbed soils

The Potentially Toxic Element (pte) levels have been compared against the averages for the UK (DEFRA Soil Code) and the site sample values can be seen to contain low levels of pte's by comparison.

2.6 F Baseline soil and groundwater reference data THIS COMPONENT IS NOW DELETED

~~Permit Boundary Revision May 2024~~

~~With the proposal to revise the boundary and include the manure storage building as indicated in figure 5b, additional soil samples have been taken of the land area for that site.~~

		~~pH~~	~~P~~	~~K~~	~~Mg~~	~~Ca~~	~~S~~	~~Mn~~	~~Cu~~	~~Bo~~	~~Zn~~	~~Mo~~	~~Fe~~	~~Na~~
	~~Sample Location~~		~~ppm – equates to mg/kg of soil~~											
~~3~~	~~8 Midden Field~~	~~6.6~~	~~37~~	~~131~~	~~145~~	~~2308~~	~~5~~	~~51~~	~~8.7~~	~~1.23~~	~~11.6~~	~~0.05~~	~~1010~~	~~35~~

~~Lancrop Labs Sample Ref: 10/05/2019 E 312185/08~~

3.0 Permitted activities	
Permitted activities	Previous activities were in accordance with the Permit. The new activities are proposed to include the reclamation of aggregates from street sweepings, the de-watering of fresh-water drilling muds and soils manufacture.
Non-permitted activities undertaken	Other exemptions e.g. T6
Document references for: • plan showing activity layout; and • environmental risk assessment.	Attached Within Non-Technical Summary Appendix 2.

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.

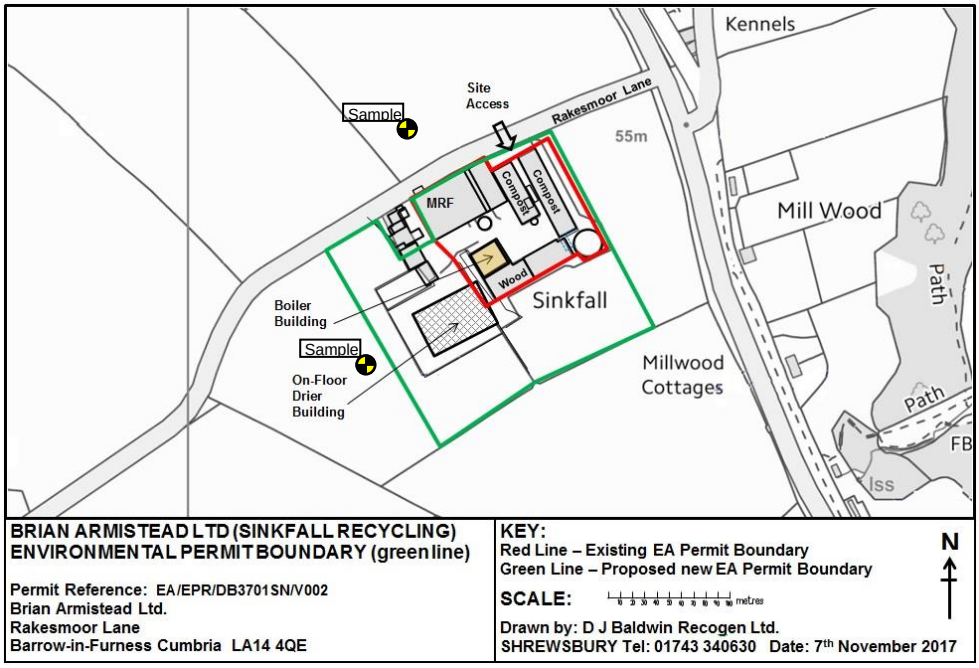
These include substances that would be classified as 'dangerous' under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

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. YES there have been revisions 8/11/17 YES there are revisions proposed 21/05/2024 Please refer to the site plan referenced: Site Plan. (reproduced below for ease of reference)
Have there been any changes to the permitted activities?	If yes, provide a description of the changes to the permitted activities YES – there are changes to activities YES there have been revisions 8/11/17 YES there are revisions proposed 21/05/2024 YES – there are proposed changes/additions to the activities Previous activities were in accordance with the Waste Management Licence for Composting and waste recycling. The added activities include the reclamation of aggregates from street sweepings, the de-watering of fresh-water drilling muds and soils manufacture. There is now a biomass fuelled boiler at the site (Permitted under a PART B Permit with the Local Authority). November 2017 revisions include, waste drying, and a boundary revision. The Non-Technical Summary provides further description. Proposed Variations 21/05/2024, include: ~~Added building as Fig 5b~~ **This building addition has been deleted** Transfer and Treatment. Transfer of Hazardous wastes and clinical wastes, and Animal By-Products Effluent Storage facility to be upgraded.
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 NO. There are no ‘dangerous substances’ used or proposed.

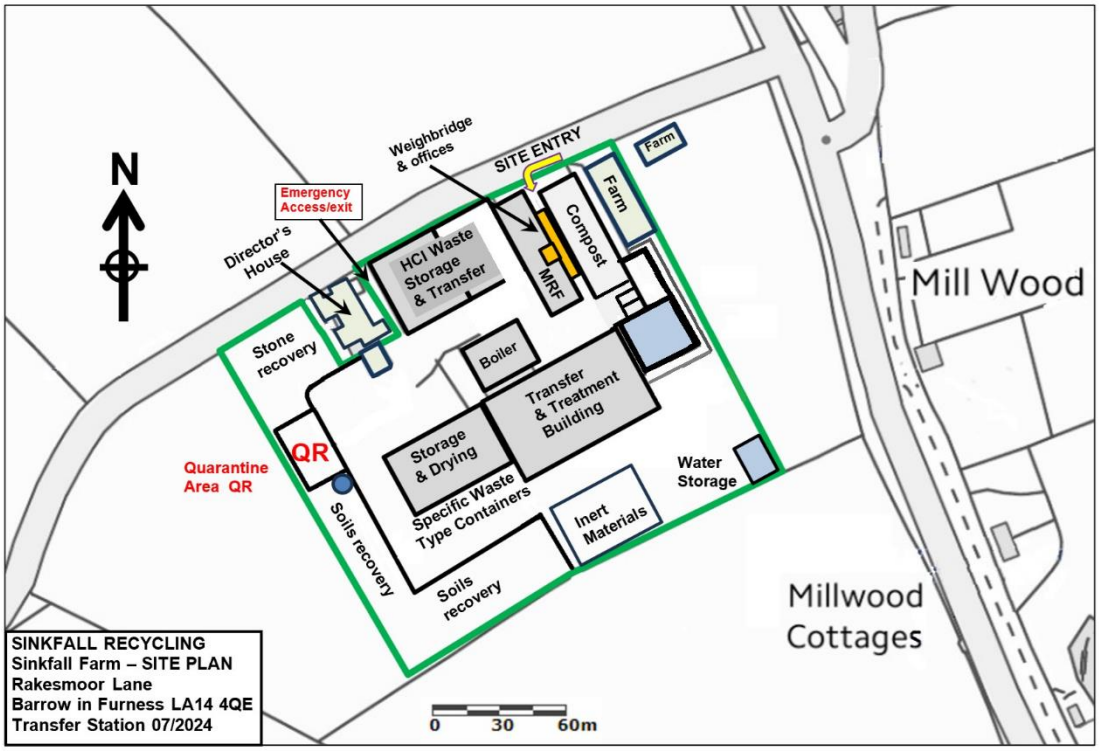
Checklist of supporting information	Plan showing any changes to the boundary (where relevant) Description of the changes to the permitted activities (where relevant) List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)

Figure 5 – Brian Armistead Ltd. - Sinkfall Recycling – Site Plan 2017. (refer also to Appendix for A3 sized Drawing)



** Refer to Table 2. Markers show the location of the soil sampling referred to.*

Figure 5b – Brian Armistead Ltd. - Sinkfall Recycling – Site Plan 2024. (amended July 2024)



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

Other than the recent data provided at section 2.6, there are no additional data

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

There have been no known Pollution Incidents at this site (as at 8/11/2017)
There have been no known Pollution Incidents at this site (as at 21/05/2024)
There have been no known Pollution Incidents at this site (as at 25/07/2024)

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)

There have been no further soil, gas or water monitoring undertaken at this site (21/05/2024)

From this point, no further information has been added as at 8/11/2017.
From this point, no further information has been added as at 21/05/2024.
From this point, no further information has been added as at 25/07/2024.

From this point, no further information has been added as at 8/11/2017.
From this point, no further information has been added as at 21/05/2024.
From this point, no further information has been added as at 25/07/2024.

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.