



**FOYLE MEATS  
MELTON RD  
SIX HILLS  
MELTON MOWBRAY  
LE14 3PR**

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Environmental Permit Application

Site Condition Report

Document Ref: Attachment B.2.3.A

**SITE CONDITION REPORT**  
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**The objectives of this report are to:**

- Collate and present data from pre-existing site assessments;
- Provide a benchmark of the environmental condition of the site so that future liabilities are clearly identified;
- Allow assessment of the operator's protection of the environment (particularly groundwater and land but also surface water, air quality, odour and noise), upon surrendering of the licence;
- Develop a conceptual model/ Identify all possible pollution linkages;
- Clarify the processes behind the decision that further site assessments are not necessary;
- Provide information that will help the company implement and maintain an environmental management system (EMS) and comply with environmental legislation.

1.0 Site Details	
Name of the applicant	Foyle – Melton Mowbray
Activity address	Six Hills, Leicestershire, LE14 3PD, United Kingdom
National grid reference	SK 64641 20983 (Grid Ref Source: <a href="https://gridreferencefinder.com/">https://gridreferencefinder.com/</a> )
Document reference and dates for Site Condition Report at permit application and surrender	Attachment B.2.3.A – Site Condition Report, Attachment B.2.3.B – S.C.R. Supporting Information, Attachment B.2.3.C – Baseline Report. Date of Application: 19 <sup>th</sup> March 2025
Document references for site plans (including location and boundaries)	Attachment B.2.2 – Foyle-Melton Mowbray_Site Map

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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	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> <li>• Geology</li> <li>• Hydrogeology</li> <li>• Surface Waters</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Geological setting:</b> Attachment B.2.3.B: SCR Supporting Information – Section 2.2: Geology.</li> <li>• <b>Hydrogeological setting:</b> Attachment B.2.3.B: SCR Supporting Information – Sections: 2.3: Hydrogeology, 2.7: Groundwater Source Protection and Vulnerability, 2.8: Water Abstraction</li> <li>• <b>Surface Water setting:</b> Attachment B.2.3.B: SCR Supporting Information – Sections: 2.9: Surface Water, 2.10 Flood Risk, 2.12 Discharge Consents.</li> </ul> <p><u>Also See:</u> Attachment B.3.3: Emissions to Surface Water.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Pollution incidents:</b> Attachment B.2.3.B: SCR Supporting Information – Sections: 2.4 Historical Uses of Site, 2.5 Pollution Incidents, 2.6 Landfill Sites.</li> <li>• <b>Historical land-uses and associated contaminants:</b> Attachment B.2.3.B: SCR Supporting Information – Sections: 2.4 Historical Uses of Site, 2.6 Landfill Sites</li> </ul>

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2.0 Condition of the land at permit issue	
	<ul style="list-style-type: none"> <li>• <b>Visual/olfactory evidence of existing contamination:</b> Attachment B.2.3.B: SCR Supporting Information – Section: 3.0 Site Reconnaissance.</li> <li><u>Also See:</u> Attachment B.3.8: Odour Impact Assessment Report</li> <li>• <b>No evidence found of significant damage to pollution prevention measures:</b> Attachment B.2.3.B: SCR Supporting Information – Section: 3.0 Site Reconnaissance.</li> <li><u>Also See:</u> Attachment C.3: Bund Assessment.</li> </ul>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Attachment B.2.3.B: SCR Supporting Information – Sections: 2.4 Historical Uses of Site, 2.6 Landfill Sites.
Baseline soil and groundwater reference data	Attachment B.2.3.B: SCR Supporting Information – Sections: 2.2 Geology, 2.3 Hydrogeology, 2.7 Groundwater Vulnerability and Source Protection, 2.8 Water Abstraction.
Supporting Information	Attachment B.2.3.B: SCR Supporting Information sections: 2.1: Sources of Information. 6.0: References  <u>Also See:</u> Attachment B.2.3.C: Baseline Report.

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<b>3.0 Permitted activities</b>	
Permitted activities	<p><b>Environmental Permitting Reg's 2016</b></p> <p><b>Schedule 1:</b> Activities, Installations And Mobile Plant</p> <p><b>Part 2:</b> Activities</p> <p><b>Chapter 6:</b> Other Activities</p> <p><b>Section 6.8:</b> The Treatment Of Animal And Vegetable Matter And Food Industries;</p> <p><b>Part A(1):(b):</b> <i>Slaughtering animals at a plant with a carcass production capacity of more than 50 tonnes per day.</i></p> <hr/> <p><b>Schedule 1:</b> Activities, Installations and Mobile Plant</p> <p><b>Part 2:</b> Activities</p> <p><b>Chapter 6:</b> Other Activities</p> <p><b>Section 6.8:</b> The Treatment of Animal And Vegetable Matter And Food Industries;</p> <p><b>Part A(1):(d):</b> <i>Treatment and processing, other than exclusively packaging, of the following raw materials, whether previously processed or unprocessed, intended for the production of food or feed (where the weight of the finished product excludes packaging)</i></p> <p><b>(i)</b> <i>Only animal raw materials (other than milk only) with a finished production capacity greater than 75 tonnes per day.</i></p>
Non-permitted activities undertaken	Attachment B.3.1: Directly Associated Activities (DAA's)
Document references for: <ul style="list-style-type: none"> <li>plan showing activity layout; and</li> <li>environmental risk assessment</li> </ul>	<ul style="list-style-type: none"> <li>Site and Boundary Map (Attachment B.2.2)</li> <li>Process Flow Chart (Attachment B.3.13.2 – Appendix A &amp; B)</li> <li>H1 Risk Assessment (Attachment B.2.5)</li> </ul>

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**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.

[See attachment B.2.5 H1 Environmental Risk Assessment](#)

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4.0 Changes to the activity	
Have there been any changes to the activity boundary?	Not applicable as site is in permit application phase
Have there been any changes to the permitted activities?	Not applicable as site is in permit application phase
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	Not applicable as site is in permit application phase
Checklist of supporting information	Not applicable as site is in permit application phase

5.0 Measures taken to protect land	
Not applicable as site is in permit application phase	
Checklist of supporting information	Not applicable as site is in permit application phase

6.0 Pollution incidents that may have had an impact on land, and their remediation	
None – See Site Condition Report – Support Information	
Checklist of supporting information	Site Condition Report

7.0 Soil gas and water quality monitoring (where undertaken)	
Not applicable as site is in permit application phase	
Checklist of supporting information	Not applicable as site is in permit application phase

8.0 Decommissioning and removal of pollution risk	
Not applicable as site is in permit application phase	
Checklist of supporting information	Not applicable as site is in permit application phase

9.0 Reference data and remediation (where relevant)	
Not applicable as site is in permit application phase	
Checklist of supporting information	Not applicable as site is in permit application phase

10.0 Statement of site condition	
Not applicable as site is in permit application phase	