SITE CONDITION REPORT TEMPLATE

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

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	Pukka Pies Limited
Activity address	The Halfcroft, Syston, Leicester, LE7 1LD
National grid reference	SK 61994 11866

Document reference and dates for Site Condition Report at permit application and surrender	Permit Application submitted 22nd July 2021, Site Condition Report Appendix 14 of application

Document references for site plans (including location and boundaries)	The following site plans were provided at permit application stage:

Drawing Name	**Drawing Date**	**Document Ref Permit Application**
Site Ownership Location Plan (Drawing PP-20-201)	July 2020	Appendix 5
Permit Boundary Plan (Drawing PP-20-202)	July 2020	Appendix 6
Factory Plan – Ground Floor (Drawing PP-20-119)	July 2020	Appendix 7
Factory Plan – First Floor (Drawing PP-18-102)	January 2018	Appendix 8
Site Drainage Plan (Drawing PP-20-132.01 RevB)	November 2020	Appendix 9
Emission Point Plan (Drawing PP-20-206)	June 2021	Appendix 10
Waste Skip Location Plan (Drawing PP-20-205)	July 2020	Appendix 39

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 • hydrogeology • surface waters	See Phase 1 Contaminated Land Desktop Study completed by Sub Surface August 2020 Report no. M3436 (Appendix 12 of permit application)
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	See Phase 1 Contaminated Land Desktop Study completed by Sub Surface August 2020 Report no. M3436 (Appendix 12 of permit application)
Evidence of historic contamination, for example, historical site investigation, assessment,	See Phase 1 Contaminated Land Desktop Study completed by Sub Surface August 2020

remediation and verification reports (where available)	Report no. M3436 (Appendix 12 of permit application)
Baseline soil and groundwater reference data	See Phase 1 Contaminated Land Desktop Study completed by Sub Surface August 2020 Report no. M3436 (Appendix 12 of permit application)
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

3.0 Permitted activities	
Permitted activities	Bespoke installation Part A(1) Section 6.8 The site treats animal and vegetable raw materials and has a finished product production capacity greater than 75 tonnes per day where animal material is equal to 10 or more of the weight of the finished production capacity.
Non-permitted activities undertaken	None – a list of directly associated activities are included in the permit
Document references for: • plan showing activity layout; and • environmental risk assessment.	Site Plans as per Section 1.0 above Environmental Risk Assessment – Appendix 15 H1 Risk Assessment – Appendix 16 EA Conservation Screening – Appendix 17

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.