APPLICATION SITE CONDITION REPORT

Sims Group UK Limited

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1 INTRODUCTION

1.1 Background

1.1.1 Sims Group UK Limited (Sims) is applying to the Environment Agency (EA) to vary Environmental Permit (EP) EPR/EB3803ME from a Standard Rules (SR) SR2008No21 permit to a bespoke waste activity permit. The variation is being sought to include an Authorised Treatment Facility (ATF) for the depollution of End of Life Vehicles (ELVs) and the storage of Waste Electrical and Electronic Equipment (WEEE) in addition to the existing Metal Recycling Facility (MRF) at the Sims Rondin Road site in Manchester. This application also seeks the addition of one EWC code to regularise the storage of non WEEE cables in light of regulatory position statement 276: Storing and Treating Hazardous Waste Cables.

1.1.2 A Site Condition Report (SCR) for the existing MRF is not available, therefore this SCR considers both activities.

1.1.3 To support the application to vary the permit, there is a requirement to provide a SCR.

1.1.4 This SCR has been prepared in accordance with the Environment Agencyôs H5 Horizontal Guidance.

1.1.5 This report based on information and data available at the time of preparation of the report.

1.2 Key Objectives

1.2.1 The key objectives of this report are to:

- Establish the environmental setting of the site and determine its environmental sensitivity;
- To identify the Site Conditions at the site at the point of varying the permit for the facility (baseline condition); and
- To provide conclusions on whether land quality has been impacted from historical activities.

1.3 Description of Permitted Activities

1.3.1 The existing permitted MRF forms a strategic component of a network of recycling facilities operated by the company throughout England and Wales. The site undertakes a range of waste management activities including:

- Ferrous and non-ferrous metal recycling
- Storage of depolluted ELVôs;
- Storage of Batteries.

1.3.2 The existing MRF covers the following activities:

- **R13**: Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced); and
- **R4**: Recycling/reclamation of metals and metal compounds.

1.3.3 The MRF activities will continue as permitted.

1.3.4 The additional activities as per this variation will be an ATF for the depollution of ELVs and WEEE storage. The ELV ATF to be incorporated at this site via the proposed variation will undertake the dismantling and depollution of ELVs. This includes the depollution of ELVs in accordance with guidance, through removing the vehicle battery, fuel, tyres, liquids and oils etc., and ensuring all vehicle materials are reused, recycled or safely disposed. There will be no treatment of batteries,

catalytic converters or fluids. The WEEE activities will be limited to storage, there will be no treatment of WEEE.

1.3.5 The site is already permitted for non-hazardous cables, and the addition of the EWC code for hazardous cables will not result in different or additional cables. The addition of this code is to regularise, following the change in classification.

1.3.6 As part of this variation, Sims will store materials on site. This will include storage of batteries, tyres, scrap metal, ferrous and non-ferrous metals, liquids and fuels removed from the ELVs etc. WEEE wastes will be stored on site. As a result of the variation, the following additional activities will be undertaken:

- **R3:** Recycling/reclamation of organic substances which are not used as solvents;
- **R5**: Recycling/reclamation of other inorganic materials; and
- **D15:** Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced).

1.3.7 Site drainage is shared by both the current permitted facilities and the new waste operation subject to the permit variation. The site is covered by hardstanding, and all permitted activities will be undertaken on impermeable surfaces with a sealed drainage system. A site drainage plan is provided in *Drawing 5.*

1.3.8 The site boundary will be enlarged as a result of this variation and will incorporate land where exempt waste activities have previously been carried out. There are two waste exemptions registered to the site; S2 for storing waste in a secure place and T9 for recovering scrap metal. These will be deregistered following this variation.

2 APPLICATION SITE CONDITION REPORT

2.1 Application Phase

2.1.1 This SCR, is prepared in accordance with the Environment Agency Horizontal Guidance Note H5, provides references to the various chapters of this report, where available information on the known current condition of the operational area is provided.

2.2 Site Condition Report Summary

1.0 Site Details	
Name of the applicant	Sims Group UK Limited
Activity address	Sims Metal, Rondin Road, Manchester, M12 6BF.
National grid reference	SJ 86199 97318,
Site area (ha)	1.07 ha
Document reference and dates for Site Condition Report at permit application and surrender	230412 R JER9618 JB Sims Manchester Site Condition Report V2 R0
Document references for site plans (including location and boundaries):	Drawing 1 ï Site Location Plan Drawing 2 ï Site Layout Plan

2.0 Condition of the land at permit issue	
Environmental setting including: • Topography • Geology • Hydrogeology • Hydrology • Environmental Consents, Licences, Authorisations, Permits and Designations	Details of the environmental setting are provided in *Section 4* of this SCR and Baseline Report.
Pollution history including: • Location, nature of incidents or direct discharges that may have affected soil or groundwater • Historical land uses and associated contaminants	Details of the environmental setting are provided in *Section 4* of this SCR and Baseline Report.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Details regarding historical contamination are provided in *Section 4* of this SCR and Baseline Report.
Baseline soil and groundwater reference data	Details regarding baseline soil and groundwater reference data at the site are provided in *Section 4* of this SCR and Baseline Report
Supporting information	Permit Variation Application Supporting Information

3.0 Permitted activities	
Permitted activities	Details regarding permitted activities (proposed and existing) on the site are provided in *Section 1.3* of this SCR

3.0 Permitted activities	
Non-permitted activities undertaken	N/A
Document references for: • plan showing activity layout; and • environmental risk assessment.	Drawing 2 ï Site Layout Plan Appendix E ï Environmental Risk Assessment

3 SUBSTANCES AND RAW MATERIALS

3.1.1 Table 3-1 below summarises the waste codes that are currently accepted at the site. An asterisk (*) after the waste code indicates that the waste is hazardous.

Table 3-1 Waste Codes currently accepted on site

Waste Code	Waste Type
02	**wastes from agriculture, horticulture, aquaculture, forestry, hunting and fishing, food preparation and processing.**
02 01	***wastes from agriculture, horticulture, aquaculture, forestry, hunting and fishing***
02 01 10	waste metal
12	**wastes from shaping and physical and mechanical surface treatment of metals and plastics**
12 01	***wastes from shaping and physical and mechanical surface treatment of metals and plastics***
12 01 01	ferrous metal filings and turnings
12 01 03	non-ferrous metal filings and turnings
15	**waste packaging, absorbents, filter materials, wiping cloths and protective clothing not otherwise specified**
15 01	***Packaging (including separately collected municipal packaging waste***
15 01 04	metallic packaging
16	**wastes not otherwise specified in the list**
16 01	***end-of-life vehicles containing neither liquids nor other hazardous components***
16 01 06	end-of-life vehicles containing neither liquids nor other hazardous components
16 01 17	ferrous metal
16 01 18	non-ferrous metal
16 01 22	discarded components not otherwise specified
16 01 01	lead batteries*
17	**construction and demolition wastes (including excavated soil from contaminated sites)**
17 04	***metals (including their alloys)***
17 04 01	copper, bronze, brass
17 04 02	aluminium
17 04 03	lead
17 04 04	zinc
17 04 05	iron and steel
17 04 06	tin
17 04 07	mixed metals
17 04 11	cables other than those mentioned in 17 04 10
19	**wastes from waste management facilities, off-site waste water treatment plants and preparation of water intended for human consumption/industrial use**
19 01	***wastes from incineration or pyrolysis of waste***
19 01 02	ferrous materials removed from bottom ash
19 10	**wastes from shredding of metal-containing wastes**

19 10 01	iron and steel waste
19 10 02	non-ferrous waste
19 12	**wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified**
19 12 02	ferrous metal
19 12 03	non-ferrous metal
20	**municipal wastes (household waste and similar commercial, industrial and institutional wastes) including separately collected fractions**
20 01	***separately collected fractions (except 15 01)***
20 01 33*	lead batteries*
20 01 40	metals

3.1.2 In addition to the above, the following EWC codes will need to be included in the proposed variation:

Table 3-2: Waste codes accepted in the variation

Waste Code	Waste Type
16	**wastes not otherwise specified in the list**
16 01	***end-of-life vehicles containing neither liquids nor other hazardous components***
16 01 03	end of life tyres
16 01 04*	end of life vehicles
16 01 21*	hazardous vehicle components ï catalytic converters containing RCF matting
16 02	***wastes from electrical and electronic equipment***
16 02 09*	transformers and capacitors containing PCBs
16 02 11*	discarded equipment containing chlorofluorocarbons, hydrochlorofluorocarbons and hydrofluorocarbons
16 02 13*	discarded equipment containing hazardous components other than those mentioned in 16 02 09 to 16 02 12
16 02 14	discarded equipment other than those mentioned in 16 02 09 to 16 02.13
16 02 15*	hazardous components removed from discarded equipment
16 02 16	components removed from discarded equipment other than those
16 06	**batteries and accumulators**
16 06 02	Ni-Cad batteries
16 06 03	mercury-containing batteries
16 06 04	alkaline batteries (except 16 06 03)
16 06 05	other batteries and accumulators
17	**Construction and demolition wastes (including excavated soil from contaminated sites)**
17 04	**Metals (including their alloys)**
17 04 10*	Cables containing oil, coal tar and other hazardous substances
20 01	***separately collected fractions (except 15 01)***
20 01 23*	discarded equipment containing chlorofluorocarbons
20 01 33*	Batteries and accumulators included in 16 06 01, 16 06 02 or 16 06 03

	and unsorted batteries and accumulators containing these batteries.
20 01 34	Batteries and accumulators other than those mentioned in 20 01 3
20 01 35*	discarded electrical and electronic equipment other than those mentioned in 20 01 21 and 20 01 23 containing hazardous components
20 01 36	discarded electrical and electronic equipment other than those mentioned in 20 01 21, 20 01 23 and 20 01 35

3.1.3 As well as the above wastes received at the site, outputs from the bulking, sorting and treatment processes will also be stored and will include:

- Waste diesel
- Waste petrol
- Mixed fuel
- Waste coolant
- Oil filters
- Waste oil
- Air conditioning unit gases
- Lead acid batteries
- Depolluted ELVs
- Hazardous vehicle components ï catalytic converters containing RCF matting*
- Sorted ferrous metals
- Sorted non-ferrous metals
- WEEE.

3.1.4 The depolluted ELV may be flattened or baled. Any unsorted metals brought into the site pre-treatment will be sorted into ferrous and non-ferrous metals. The maximum stockpiles for materials stored on site are as follows:

- The maximum pile for non-ferrous metal will be 50 ï 150 m^3
- The maximum pile for ferrous metal will be 750 m^3
- The maximum pile size for depolluted ELVõs is 100 x 150 m^3
- The maximum pile size for tyres will be 50 m^3
- The maximum pile size for lead acid batteries will be 30 m^3
- The maximum quantity of any one stockpile of waste oil, waste petrol, waste diesel, dirty/mixed fuel and waste coolant will be 1000 litres in bunded tanks
- The maximum quantity of any one stockpile of brake fluid will be 205 litres in bunded tanks
- The maximum quantity of any one stockpile of air con gases will be 2 x 12 kg cylinders
- The maximum quantity of any one stockpile of oil filters will be 2 x 205 litre drums.

3.2 Incoming Wastes

3.2.1 The incoming waste materials in Table 3-1 and Table 3-2 are not considered hazardous for the purpose of this site condition report, with the exception of lead acid batteries, un-depolluted ELVõs, hazardous vehicle components, and some WEEE waste. The hazardous nature of these incoming waste materials is discussed below.

3.3 Lead Acid Batteries

3.3.1 Lead acid batteries have been identified as a hazardous substance due to their high corrosivity and flammability, and their high toxicity to the environment. However, lead acid batteries are not treated on site and are stored in their largest form prior to removal to a suitably authorised facility. Batteries will be disconnected and removed from un-depolluted ELV without delay following receipt and before ELV are stockpiled for depollution. Batteries will be stored in leak proof acid resistant battery boxes. All permitted activities will be undertaken on impermeable surfaces with a sealed drainage system. Therefore, there is a very low risk of contamination to ground as a result of this variation.

3.4 End of Life Vehicles

3.4.1 ELVs have been identified as hazardous waste due to the hazardous fluids and components they contain until being depolluted. However, all permitted activities will be undertaken on impermeable surfaces with a sealed drainage system. Therefore, there is a very low risk of contamination to ground as a result of this variation.

3.5 Hazardous Vehicle Components - Catalytic Converters Containing RCF Matting

3.5.1 Hazardous Vehicle Components - Catalytic Converters Containing RCF (refractory ceramic fibre) Matting are considered a hazardous substance. This is because RCF is classified as a Cat 1B carcinogen with properties similar to asbestos. However, all permitted activities will be undertaken on impermeable surfaces with a sealed drainage system. Therefore, there is a very low risk of contamination to ground as a result of this variation.

3.6 Waste Diesel

Diesel has been identified as a hazardous substance due to its high flammability and explosive risk when stored under pressure. However, procedures are in place to ensure fuels, oils and combustible liquids are appropriately stored in bunded storage to prevent leaks and spills. All permitted activities will be undertaken on impermeable surfaces with a sealed drainage system. Therefore, there is a very low risk of contamination to ground as a result of this variation.

3.7 Waste Petrol

3.7.1 Petrol has been identified as a hazardous substance due to its high flammability. However, procedures are in place to ensure fuels, oils and combustible liquids are appropriately stored in bunded storage to prevent leaks and spills. All permitted activities will be undertaken on impermeable surfaces with a sealed drainage system. Therefore, there is a very low risk of contamination to ground as a result of this variation.

3.8 Mixed Fuel

3.8.1 Mixed fuel has been identified as a hazardous substance due to its high flammability. However, procedures are in place to ensure fuels, oils and combustible liquids are appropriately stored in bunded storage to prevent leaks and spills. All permitted activities will be undertaken on impermeable surfaces with a sealed drainage system. Therefore, there is a very low risk of contamination to ground as a result of this variation.

3.9 Waste Coolant

3.9.1 Waste coolant has been identified as a hazardous substance. However, procedures are in place to ensure fuels, oils and combustible liquids are appropriately stored in bunded storage to prevent leaks and spills. All permitted activities will be undertaken on impermeable surfaces with a sealed drainage system. Therefore, there is a very low risk of contamination to ground as a result of this variation.

3.10 Oil Filters

3.10.1 Oil filters have been identified as a hazardous substance as they may contain contaminants until these have been removed. All permitted activities will be undertaken on impermeable surfaces with a sealed drainage system. Therefore, there is a very low risk of contamination to ground as a result of this variation.

3.11 Waste Oil

3.11.1 Waste oil has been identified as a hazardous substance due to its high combustive nature and toxicity to the environment. However, procedures are in place to ensure fuels, oils and combustible liquids are appropriately stored in bunded storage to prevent leaks and spills. All permitted activities will be undertaken on impermeable surfaces with a sealed drainage system. Therefore, there is a very low risk of contamination to ground as a result of this variation.

3.12 Air Con Gases

3.12.1 Air con gases have been identified as a hazardous substance due to certain components within it being identified as hazardous. However, as the substance is a gas, the risk of pollution to ground is low.

3.13 WEEE Waste

3.13.1 Hazardous WEEE listed in Table 3-2, including End of Life Fridges (ELF) and certain small mixed WEEE, is stored on site pending consignment to a suitably authorised facility. WEEE waste is not treated on site.

3.13.2 The majority of this WEEE waste is part of a solid material. Hazardous refrigerants are fully contained units and are not treated on site in any way whereby a pollutant linkage could be created. Coolants and foam are also fully contained. Therefore, the pollutant potential to ground or groundwater is extremely limited. The potential for contamination of ground and groundwater is minimised by the following:

- The material will be stored only in the designated storage area which is underlain with impermeable pavement.
- A sealed drainage system is in place on the site; and
- The incoming hazardous waste and separated fractions are solid, any spillage would be cleared up immediately using dry techniques.

4 ENVIRONMENTAL SETTING

4.1 Site Setting and Sources of Desk Study Information

4.1.1 The site is located off Rondin Road, Manchester. To the north is Rondin Road and beyond that are industrial and waste facilities and a garden centre. To the east is Rondin Road, beyond that is an industrial train care facility associated with the nearby railway tracks. To the south are railway tracks and Ardwick train station with a freight terminal, residential and further industrial uses beyond that, and to the west of the site is industrial land associated with Ardwick train station.

4.1.2 The nearest residential properties are located on Anthony Close approximately 170 m to the southeast of the site. The nearest school is Dean Trust Ardwick Secondary School 367 m to the southeast of the site.

4.1.3 The primary sources used for this Site Condition Report are as follows:

- Groundsure Data
- Publicly available datasets from the EA[1]
- Information held by the British Geological Survey relating to geology and hydrogeology.

4.2 Topography

4.2.1 The site is generally flat and level and of a similar level to the surrounding area.

4.3 Geology and Hydrogeology

4.3.1 The bedrock geology at the site is as follows:

- Collyhurst Sandstone Formation ï Sandstone. Sedimentary bedrock formed between 298.9 and 272.3 million years ago during the Permian period. This bedrock is underlain by a Principal Aquifer.
- Manchester Marls Formation ï Mudstone. Sedimentary bedrock formed between 272.3 and 252.2 million years ago during the Permian period. This bedrock is underlain by a Secondary B Aquifer.

4.3.2 The superficial geology at the site is as follows:

- Till, Devensian - Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period. This is underlain by a Secondary Undifferentiated Aquifer.

4.3.3 The site is not located within a source protection zone (SPZ).

4.4 Hydrology

4.4.1 The EAôs Flood Map for Planning[2] indicates that the site is located within flood zone 1. This means it has a low probability of flooding from rivers and the sea.

4.4.2 There are no surface water features within 250 m of the site. The nearest surface water feature is the River Medlock located approximately 600 m to the northwest of the site.

[1] Public registers (data.gov.uk)

[2] https://flood-map-for-planning.service.gov.uk/

4.5 Man-made Pathways

4.5.1 No man-made pathways have been identified.

4.6 Environmental Consents, Licences, Authorisations, Permits and Designations for the Site and Surrounding Areas

Water Discharges and Abstraction Licences

4.6.1 There are three discharge consents that relate to outfalls located 253 m southwest, 369 m east and 371 m northwest of the site. These consist of sewage discharges (sewer storm overflow).

4.6.2 There are no water abstractions within 500 m of the site.

Landfill Sites

4.6.3 Information from the EA indicates that there are no active or recent landfill sites within 500 m of the site.

Waste / Permitted Sites

4.6.4 There are two historical waste sites located 38 m northeast and 40 m northwest of the site. These consist of a Waste Recycling Station and a Waste Treatment and recycling facility.

4.6.5 There are five active or recently closed waste sites under Environment Agency regulation within 250 m of the site. These are outlined in Table 4-1: Active or recently closed waste sitesTable 4-1 below:

Table 4-1: Active or recently closed waste sites

Site Name	Permit reference	Permitted Activity
Howarth Metals	EA/EPR/MB3832AC/A001	75kte Metal Recycling Site
P Mc Guinness & Co Ltd	Unavailable	Household, Commercial & Industrial Waste Transfer Station
Birch Skip Hire	A/EPR/PP3291EE/V002	Household, Commercial & Industrial Waste Transfer Station
Birch Plant & Waste Services Ltd	Unavailable	Household, Commercial & Industrial Waste Transfer Station
Ashton Old Road Recycling Depot	EA/EPR/GB3930AM/A001	Treatment of waste to produce soil 75,000 tpy

* Groundsure identifies Howarth Metals, however this site has been taken over by Sims and currently operates under permit EPR/EB3803ME, as per this application.

Statutory Designated / Sensitive Sites within 1 km

4.6.6 There are no statutory designated sites within 1 km.

Mining

4.6.7 The site is within a coal mining affected area. However, as this variation does not require any structural changes to the site this is not considered further in this report.

COMAH

4.6.8 There are no records of any operations under the Control of Major Accident Hazards (COMAH) Regulations 1999, located within 500 m of the site.

Radon

4.6.9 The site is located in an area where less than 1% homes are estimated to be at or above the Action Level, and no radon protective measure are necessary.

4.7 Historic Land uses and Potential Contamination

4.1 The site and the surrounding area were located on railway sidings running east to west associated with a Goods and Mineral Depot between c. 1889 and 1989. A Goods Shed is located adjacent to the western boundary of the site between 1889 and 1971. Between 1983 and 1989 the site was associated with Ardwick West Freight Terminal. Historical maps indicate the site was located on undeveloped industrial land, with onsite buildings developed after 2010. The site has been operating as a MRF since 2013.

4.2 There are some hazardous materials currently used on site, as described in Section 3, which present a low risk of contamination to groundwater and soil. This is because all hazardous liquids are appropriately stored in bunded storage to prevent leaks and spills, and all permitted activities will be undertaken on impermeable surfaces with a sealed drainage system. In the event of a leak and spill, there is a positive drainage system on site that would direct the substance to the sewer. Therefore, there is no risk to ground from the activities on site as a result of this variation.

4.8 Previous Ground Investigation

4.8.1 A previous Phase 2 Site Investigation was undertaken by Castings Technology International CTI Environmental in April 2008. The aim of this ground investigation was to quantify the existing contamination status of soil and groundwater, and obtain information on the concentration of volatile organic compounds (VOC) in the ground gas. The investigation concluded there was little contamination to groundwater from metals, chlorides and sulphates. No VOCs were found in any of the boreholes.

4.8.2 A Surrender Site Condition Report was undertaken by Ecus Environmental Consultants in August 2016. The objective of this report was to provide soil contamination data to allow a comparison between the site condition at the time the permit was issued and surrender. The report concluded the following:

- Values of soil pH and concentrations of heavy metals, sulphate, sulphide and PAH were generally below or only slightly higher than concentrations determined during the original reference data collection investigation.
- The concentration of TPH encountered at 0.5m bgl in WS01 was approximately twice the highest concentration encountered in the nearby samples from the reference data collection.
- Site operations were a likely cause of the increased TPH concentration. This is because hydrocarbons were released in this area of the site during the operational phase of the installation from a nearby metal crushing machine, and the installation's pollution control

system in this area (surface water drainage kerb) was known to have been damaged by site operations.

- Remedial works were recommended for the area of TPH contamination

4.8.3 A further Surrender Site Condition Report including remedial works was undertaken by Ecus Environmental Consultants in November 2017 in support of the surrender of the Part A2 Environmental Permit (aluminium recycling). The purpose of the excavation works was to remediate hydrocarbon contamination of soils in the area subject to TPH contamination, full details of the targeted areas are provided in Appendix B.

4.8.4 Following remediation, the laboratory test results indicated that the TPH concentration of the remaining in situ soils were all below the target threshold of 1,200 mg/kg confirming that that substantial removal of the hydrocarbon contaminated soils was achieved within the area of concern and that no further remediation works are likely to be required.

4.8.5 This investigation concluded that the remedial work undertaken was considered sufficient to have returned the site to a comparable condition to that which existed before the permit was granted. The site condition post remediation will inform the baseline for the areas targeted for remediation.

4.9 Potential Historic Contaminants

4.9.1 The site has been used as a Metal Recycling Facility since 2013. Prior to this, historic maps indicate that the site was located on a Goods and Mineral Depot and associated railway sidings.

4.9.2 The contaminants of concern related to railway sidings include: metals, sulphate, asbestos, PAHs, PCBs and chlorinated aliphatic hydrocarbons. The potential source-pathway-receptor linkages and associated risks upon operation of the proposed facility, are summarised in the Conceptual Site Model (CSM) in Table 4-2 below:

Table 4-2: Conceptual Site Model

Source	Pathways	Receptor	Risk
On site (current) Raw materials and waste outputs	Soil leaching/aqueous migration	Human health (site users) Groundwater (principal aquifer)	Very Low
On site (historical) Asbestos PCBs	Vapour inhalation Soil leaching/aqueous migration	Human health (site users) Groundwater (principal aquifer)	Very Low
Off site (current) Railway: Polycyclic aromatic hydrocarbons (PAHs) PCBs Fuel oils	Vapour inhalation Soil leaching / aqueous migration	Human health (site users) Groundwater (principal aquifer)	Very Low
Off site (historical) Railway: Polycyclic aromatic hydrocarbons (PAHs) PCBs Fuel oils	Vapour inhalation Soil leaching / aqueous migration	Human health (site users) Groundwater (principal aquifer)	Very Low

5 OPERATION SITE CONDITION REPORT

5.1 Operational Phase

5.1.1 This SCR, prepared in accordance with the EA ñH5 Site Condition Reportò guidance (Ref. 3), contains information on the condition of the site during the operational phase of the facility.

5.2 Site Condition Report Summary

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.	See Figure 1 and Figure 2 showing the revised site boundary following this variation and the boundary change.
Have there been any changes to the permitted activities? If yes, provide a description of the changes to the permitted activities	See section 1.3
Have any ódangerous substancesôñot identified in the Application Site Condition Report been used or produced as a result of the permitted activities? If yes, list them	See section 3.
Checklist of supporting information	Figures 1 & 2 1.

5.0 Measures taken to protect land	
The site maintains records of inspection and maintenance including details of any repairs.	
Checklist of supporting information	N/A

6.0 Pollution incidents that may have had an impact on land, and their remediation	
No recorded pollution incidents	
Checklist of supporting information	N/A

7.0 Soil gas and water quality monitoring (where undertaken)	
No further monitoring to date other than that provided in Section 4.8	
Checklist of supporting information	N/A

6 SURRENDER SITE CONDITION REPORT

6.1.1 At permit surrender, the following sections of the SCR template (EPR H5) will be completed and submitted to the EA as part of the permit surrender application. Information that has been gathered over the lifetime of the Permit will be used to identify whether the land is in a satisfactory condition. If necessary, surrender reference data will be collected and remediation will be undertaken if required.

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	1. Site closure plan 2. List of potential sources of pollution risk 3. 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	1. Land and/or groundwater data collected at application (if collected) 2. Land and/or groundwater data collected at surrender (where needed) 3. Assessment of satisfactory state 4. 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: 1. the permitted activities have stopped 2. decommissioning is complete, and the pollution risk has been removed 3. the land is in a satisfactory condition

7 CONCLUSIONS

7.1.1 RPS has undertaken an assessment of the site condition at Sims MRF on Rondin Road, Manchester in support of an application to vary an environmental permit. The primary purpose of this report is to provide information to the Environment Agency in relation to the operations and to provide them with a framework against which potential future contamination issues will be assessed.

7.1.2 The site is a parcel of land associated with Sims MRF. The site has been operational as a MRF since 2013. Prior to this, the site was associated with a Goods and Mineral Depot.

7.1.3 The published geology of the site indicates the bedrock geology under the site to be Collyhurst Sand Formation and Manchester Marls Formation. This bedrock is underlain by a Principal Aquifer and Secondary B Aquifer respectively. The superficial deposits comprise Till, Devensian - Diamicton underlain by a Secondary Undifferentiated Aquifer.

7.1.4 The baseline condition was originally set out in a different report *(see Section 4.8)* and was supplemented by further works in remediation.

7.1.5 From a review of all materials used, stored and produced on site, there is a low risk of contamination to ground as a result of the activities in the proposed variation.

REFERENCES

1. Public Registers Online Public Registers Online (data.gov.uk)
2. Flood Map for Planning Flood map for planning - GOV.UK (flood-map-for-planning.service.gov.uk)

Appendix A
GROUNDSURE REPORT

Appendix B
SITE INVESTIGATION REPORTS

APPLICATION SITE CONDITION REPORT

Sims Group UK Limited

2024-05-24

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