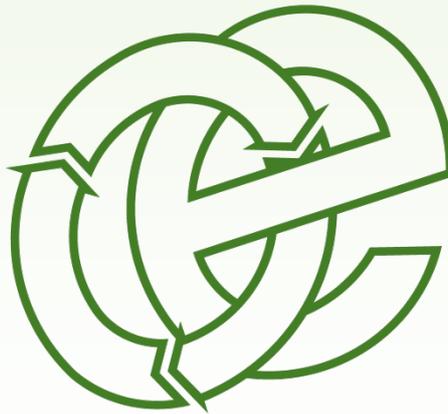


SITE CONDITION REPORT (FROM H5 TEMPLATE)

Unit 2 Tan Yard Brow, Gorton, Manchester, M18 8UJ

Cosmor Groundworks Limited

Version:	1.0	Date:	10 October 2025		
Doc. Ref:	TAN-3473-E	Author(s):	JU	Checked:	CP
Client No:	3473	Job No:	004		



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Document History:

Version	Issue date	Author	Checked	Description
1.0	10/10/2025	JU	CP	Document Submission

SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v3.0 May 2013

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	Cosmor Groundworks Limited
Activity address	Unit 2 Tan Yard Brow, Gorton, Manchester, M18 8UJ
National grid reference	SJ 89111 95973

Document reference and dates for Site Condition Report at permit application and surrender	TAN-3473-G Dated 10 October 2025
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Document references for site plans (including location and boundaries)	See Appendix I of TAN-3473-A Permit Boundary Plan TAN-3473-02 Site Layout & Fire Plan TAN-3473-03
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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:

- geology

Based on the information presented on the BGS website, the geology of the underlying superficial deposits comprises of Till, Devensian- Diamicton, Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary Period. The underlying bedrock geology consists of Chester Formation, sandstone, sedimentary bedrock formed between 250 million and 247 million years ago.

Based on the nearest public available information of borehole log (SJ89NE 772- Tan Yard Brow) located on the site this had been conducted by Manchester City Council on 2/9/1983. The initial 2.20m consisted of made ground comprising of Brick, wood, ash. Between 2.20m-3.40m consists of clay sand and ash. The final section sampled from 3.40m-7.0m consisted of very stiff brown silty and sandy clay with grey fissures, stone coal inclusions. The borehole had ended at 7.0m.

- hydrogeology

The site is underlain by a Secondary (undifferentiated) superficial aquifer, the underlying bedrock aquifer consists of a Principal Aquifer. A Principal Aquifer has a high permeability and water storage capacity.

The groundwater vulnerability of the local environment has the classification of medium to low.

Bordering the site to the north of the permit boundary is Gore Brook which stems from Gorton Lower Reservoir located to the east approximately 280m from the site's boundary.

There is no accessible data regarding locations of groundwater abstractions for water in this site's location.

The nearest surface waters are located bordering the site to the north Gore Brook and there is Gorton Lower Reservoir located to the east approximately 280m away.

The information provided by the EA and GOV.UK Flood Mapping indicated that the site is partially located within a flood zone 2 and 3 area meaning that there is medium to high risk of flooding from rivers and the sea.

<ul style="list-style-type: none"> • surface waters 	<p>Sub soils and tarmac waste accepted at the site will be tipped on a hardstanding surface in the incoming waste pile as detailed on the sites layout plan. The storage bays will benefit from having an impermeable concreted surface.</p> <p>It is considered the existing drainage system is adequate to prevent surface water from being discharged outside of the boundary. The site benefits from having sunken concrete panel fencing.</p> <p>All secondary and tertiary pollution prevention measures implemented on site comply with the standards in CIRIA C736 'Containment systems for the prevention of pollution'.</p> <p>Further mitigation measures in place to protect surface and groundwater can be found in the Environmental Risk Assessment Doc Ref. TAN-3473-D.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> • historical land-uses and associated contaminants • pollution incidents that may have affected land • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	<p>There are no available records of pollution incidents at of adjacent to the site.</p> <p>The series of historical maps on the National Library Scotland website indicate the surrounding past land uses within proximity of the site include Chemical Works, Electric Motor Works, Brick Fields, Gorton Foundry and Engineering Works. Spring Hill Farm is labelled to the North of the site in 1938 mapping with the Sluice from the Gorton Lower Reservoir outlined, the site appears to have buildings located on the premises with a railway line located east around the Leather Works.</p> <p>A site walkover survey was conducted during which no visual/olfactory evidence of existing contamination at the site was seen.</p> <p>During the site walkover survey the site surface was observed to be intact and no damage was observed. On this basis there is no evidence of damage to pollution prevention measures suggested.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>N/A</p>
<p>Baseline soil and groundwater reference data</p>	<p>Non available</p>
<p>Supporting information</p>	<p>Independently sourced information through magic maps, British geological survey, BGS Geoindex Onsure, Magic Maps and National Library of Scotland historical mapping.</p>

3.0 Permitted activities	
Permitted activities	Treatment of waste to produce soil, soil substitutes and aggregate.
Non-permitted activities undertaken	N/A

Document references for: <ul style="list-style-type: none">• plan showing activity layout; and• environmental risk assessment.	TAN-3473-03 Environmental Risk Assessment (TAN-3473-D)
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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.