



Site Condition Report

GXO UK Logistics Ltd



Helping clients prosper through compliance

SITE DETAILS

GXO UK Logistics Ltd
Touchet Hall Road,
Middleton,
Manchester,
M24 2YX

OPERATOR DETAILS

GXO UK Logistics Ltd
9 Haymarket Square,
Edinburgh,
Scotland,
EH3 8RY

APPLICATION REFERENCE

EPR/LP3923MX

DOCUMENT REFERENCE

K547.1~09~005

ISSUE DATE

18/03/2026



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K547.1~09~005	09/12/2025	D1	For client review.
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ACTION	DATE	NAME
Prepared	26/11/2025	Okelani Aworabhi
Checked	09/12/2025	Elliott Howard
Approved	18/03/2026	Elliott Howard

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DRAWINGS

REFERENCE	TITLE	DATE
K547.1~20~001	Permit Boundary Plan	18/03/2026
K547.1~20~002	Site Setting Plan (2 km)	18/03/2026
K547.1~20~003	Site Layout Plan	18/03/2026

APPENDICES

APPENDIX	TITLE
Appendix A	Groundsure Report (GS-476-BGN-DF9-G7R, 6 th November 2025)
Appendix B	Historical Ordnance Survey plans (GS-7DU-1CK-21L-QU8_LS_1_1, 6 th November 2025)

1. SITE DETAILS

Name of the applicant	GXO UK Logistics Ltd 9 Haymarket Square, Edinburgh, Scotland, EH3 8RY
Activity address	GXO UK Logistics Ltd Touchet Hall Road, Middleton, Manchester, M24 2YX
National Grid Reference (NGR)	The site is centred at NGR SD 88847 07317
Document reference and dates for Site Condition Report (SCR) at permit application and surrender	SCR document reference at permit application: (K547.1~09~005, 19/12/2025)
Document references for site plans (including location and boundaries)	Permit Boundary Plan (K547.1~20~001, 18/03/2026) Site Setting Plan (K547.1~20~002, 18/03/2026) Site Layout Plan (K547.1~20~003, 18/03/2026)

2. CONDITION OF THE LAND AT PERMIT ISSUE

<p>Environmental setting including:</p> <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>2.1. Geology</p> <p>2.1.1. Made ground</p> <p>There are 10 records of artificial and made ground on site and within 500 m of the site.</p> <p>2.1.2. Superficial geology</p> <p>The superficial geology on site is Till, Devensian – Diamicton. The superficial permeability within 50 m of the site is of a mixed flow type with high maximum permeability and low minimum permeability.</p> <p>2.1.3. Bedrock geology</p> <p>The bedrock Geology on site is described as Pennine Lower Coal Measures Formation - Mudstone, Siltstone and Sandstone.</p> <p>The bedrock permeability onsite has a fractured flow type with a moderate maximum permeability and low minimum permeability.</p> <p>2.2. Hydrogeology</p> <p>2.2.1. Superficial</p> <p>A Secondary A superficial aquifer is located on site and within 500 m of the site. This is described as permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.</p> <p>2.2.2. Bedrock</p> <p>Records within 500 m of the site show the presence of a Secondary A bedrock aquifer.</p> <p>2.2.3. Source Protection Zone</p> <p>There are no source protection zones within 500 m of the site.</p> <p>2.3. Surface Water</p> <p>No surface water features are located onsite, with the nearest surface water feature located approx. 190 m north of site.</p> <p>The nearest main river is Rochdale Canal and is located approximately 247m SW of the site.</p> <p>2.4. Designated Sensitive Sites</p> <p>Data sourced from Natural England shows Rochdale Canal SSSI, a site of special scientific interest located 233 m SW of the site.</p> <p>One Special Area of Conservation - Rochdale Canal is located 236 m SW of the site. This canal has a floating water plantain which is a feature of interest.</p>
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	<p>There are 4 local natural reserves within 2 km of the site. These include Hopwood Woodlands located 952 m NW, and 1.8 km NW respectively.</p> <p>7 designated ancient woodlands are located within 2 km of the site consisting of 3 unknown Ancient & Semi-Natural Woodland located 952 m NW, 1 km NW and 1.1 km NW respectively, two Hopwood Clough located 995 m NW & 1 km NW respectively and two Oaken Bank Wood located 1.6km NW and 1.8m NW.</p> <p>Two green belts are recorded within 2 km of the site - Merseyside and Greater Manchester Green Belt located 27 m W and 278 m S.</p> <p>2.5. Permits and Authorisations</p> <p>There are two records of hazardous substance storage and suage sites located 230 m NW & 447 m NE respectively. Therse is one Licensed pollutant release (Part A(2)/B) site located 449m SW used as a crematorium.</p> <p>2.6. Other site context current and historical activities (e.g. Mining, Radon,)</p> <p>Mining – There is one record of Britpits of surface mineral workings (clay and shale) located 212 m W of the site.</p> <p>46 surface ground workings are recorded within 250 m, out of which 2 unspecified pits are located on site.</p> <p>There are two historical mining planning areas recorded within 500 m of the site related to surface mineral workings. There is one record of coal mining on site.</p> <p>Radon – One radon record can be found on site with less than 1% estimated properties affected and no radon protection measures required.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> • 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 	<p>There is no record of historical pollution on site. Records within 500m of the site show 6 pollution Incidents (EA/NRW) with minor to no impact on land.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>Not Available</p>
<p>Baseline soil and groundwater reference data</p>	<p>Soil chemistry results showing estimated baseline and background concentration of potentially harmful elements -</p>

	<p>Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil from the site are given below.</p> <p>Arsenic - 25 - 35 mg/kg (Onsite)</p> <p>Bio-accessible Arsenic – No data</p> <p>Lead - 300 - 600 mg/kg (Onsite)</p> <p>Bio-accessible Lead - 240 – 360 mg/kg (Onsite)</p> <p>Cadmium - 1.8 mg/kg (Onsite)</p> <p>Chromium - 60 - 90 mg/kg (Onsite)</p> <p>Nickel - 15 - 30 mg/kg (Onsite)</p>
<p>Supporting information</p>	<ul style="list-style-type: none"> • Groundsure Report (Appendix A) • Historical Ordnance Survey plans (Appendix B)] • British Geological Survey¹ • DEFRA’s Magic Map² • BGS Estimated Background Soil Chemistry data (GS-476-BGN-DF9-G7R, 6th November 2025).

¹ [BGS Geology Viewer - British Geological Survey](#)

² [Magic Map Application \(defra.gov.uk\)](#)

3. PERMITTED ACTIVITIES

Permitted activities	<p>The application will permit the following activities:</p> <ul style="list-style-type: none"> • Cardboard waste – bulked and baled prior to dispatch. • Plastics – packaging and containers, bulked and baled prior to dispatch. • Aluminium/metal tins, cans – sorted, bulked prior to dispatch. • Glass – bulked prior to dispatch. • Waste Oil – received in containers, bulked and palletised prior to dispatch. • Food Waste – received in totes, bulked and stored within dedicated building prior to dispatch. <p>Permitted activity codes for the waste transfer activities are listed below:</p> <ul style="list-style-type: none"> • R13: Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where the waste is produced). • R12: Exchange of waste for submission to any of the operations numbered R1 to R. Including preliminary operations prior to recovery including bulking, baling and repackaging.
Non-permitted activities undertaken	Not Applicable
<p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>Site Layout Plan (K547.1~20~003, 18/03/2026) Environmental Risk Assessment (K547.1~09~004, 18/03/2026)</p>

Tables below are to be completed through the lifetime of the permit, as and when necessary.

4. CHANGES TO THE ACTIVITY

Have there been any changes to the activity boundary?	
Have there been any 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?	
Checklist of supporting information	•

5. MEASURES TAKEN TO PROTECT LAND

Checklist of supporting information	
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6. POLLUTION INCIDENTS THAT MAY HAVE HAD AN IMPACT ON LAND, AND THEIR REMEDIATION

Checklist of supporting information	•
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7. SOIL GAS AND WATER QUALITY MONITORING (WHERE UNDERTAKEN)

Checklist of supporting information	•
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8. DECOMMISSIONING AND REMOVAL OF POLLUTION RISK

Checklist of supporting information	

9. REFERENCE DATA AND REMEDIATION (WHERE RELEVANT)

Checklist of supporting information	

10. STATEMENT OF SITE CONDITION

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