

**SHORT TERM OPERATING RESERVE FACILITY,
LAND AT MANCHESTER ROAD, PEAKSNOOK,
CARRINGTON, MANCHESTER. M31 4NW
FORSA ENERGY**

SITE CONDITION REPORT

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	Carrington Generation Limited
Activity address	Land at Manchester Road, Peaksnook, Carrington, Manchester. M31 4NW
National grid reference	372395, 392565
Document reference and dates for Site Condition Report at permit application and surrender	Permit application: Appendix D Site Condition Report (Forsa Peaksnook Carrington-Site Condition Report V1 27-08-21)
Document references for site plans (including location and boundaries)	Appendix A Site Plan (Carrington Generation Limited Gas and Electrical Easement: Proposed Lease Area and Layout Dwg. No. FE/017/372 22/02/2021)

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: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>Site History</p> <ul style="list-style-type: none"> • Initially farm land until mid 1980s. • A historical landfill then present running parallel to the Manchester Ship Canal, site is within the former landfill towards the south western end of the landfill. • A waste licence was held between June 1988 and September 2003 under Environmental Permitting Regulations Ref. NR1/L/VWM002, accepting inert, industrial, commercial and special waste. The operator and licence holder was Viridor Waste Management Limited. • The Environment Agency website indicates that the Peaks Nook landfill site received waste between 1988 and 1996. It also indicates that gas control measures had been in place (no longer present). • Site was not completed to its intended maximum level or capped to modern standard. • Gas fired electric peaking station lies immediately to the southwest of the development area, this is also on the landfill. <p>Geology</p> <ul style="list-style-type: none"> • The site is underlain by varying depths (up to 11.5m) of Landfill. The Landfill is variable but is generally comprised of clay bound gravel or gravelly clay with low to high cobble contents of brick,

	<p>concrete, plastic, tarmac, asphalt, wood and metal and localised ACMs.</p> <ul style="list-style-type: none"> • Drift deposits from 11.5 to 31 m: <ul style="list-style-type: none"> • Alluvium (clay) 7.20-8.4 m thick; • Glaciofluvial (sands & gravels) 3.60 to 8.80 m thick; and • Glacial Till (a clay with sand and gravel) 3.00 to 5.00 m thick. • Wilmslow Sandstone Formation at around 31m bgl. <p>The development will have a granular piling mat over the above over the majority of the site covered with concrete.</p> <p>Hydrogeology</p> <ul style="list-style-type: none"> • Aquifer (drift) – Secondary A • Aquifer (solid) – Principal • The soils are listed as having a high vulnerability to leaching. • The site is not within a source protection zone around a groundwater abstraction borehole <p>Surface waters</p> <ul style="list-style-type: none"> • None present on site or within 100 m of site. • The Manchester Ship Canal is located at c. 100m to the west of the Site at its nearest point. This water course is designated by the EA as a Main (Primary) River.
<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 	<ul style="list-style-type: none"> • Site former unlined landfill accepting inert, industrial, commercial and special waste (mainly asbestos). Notwithstanding this, investigations have shown that the majority of the landfill is construction and demolition waste. • Landfill is unlined but it is constructed on alluvial clay which acts as a natural liner. • No specific pollution incidents.
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<ul style="list-style-type: none"> • Asbestos locally in landfill. • Local hydrocarbon odours in trial pits. • The risk assessments have concluded that no remediation measures are required to address the long term risks to any potential receptors other than the risk due to ground. Total concentration of contaminants generally relatively low with localised elevated PAHs and TPH but risk assessments indicate remediation is not required. • Gas monitoring indicates that Characteristic Situation 3 gas protection measures are to be adopted for the development in line with BS8485:2015. • In terms of groundwater quality and risk to controlled waters most samples had concentrations of potential contaminants lower than Tier 1 assessment levels/water quality targets. Exceedances of mainly PAHs and TPH but the measured concentrations were not significantly higher than the screening criteria. With more detailed assessment but due to the presence of low permeability alluvium and Glacial Till, it is considered that it is unlikely that there is currently a significant risk is posed to

	<p>controlled groundwater within the bedrock aquifer and the development will not increase the risk to controlled waters.</p> <ul style="list-style-type: none"> • The development area currently has a relatively thin cap. • The development will have a granular piling mat over the above over the majority of the site covered with concrete. • The required ground gas protection measures are the only required remedial measures. • Note that the adjacent gas peaking plant had no remediation other than having ground gas protection measures.
Baseline soil and groundwater reference data	For further details of the above and potential contamination see Redstart Report No. 189.00-1 Rev B of 17/08/21 submitted as part of the Planning Application for the development. Specifically see Appendix A of this report.
Supporting information	<ul style="list-style-type: none"> • 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 <p>For further details of the above and potential contamination see Redstart Report No. 189.00-1 Rev B of 17/08/21 submitted as part of the Planning Application for the development.</p>

3.0 Permitted activities	
Permitted activities	Section 1.1. Part A (1)(a) Burning any fuel in an appliance with a rated thermal input of 50 or more megawatts.
Non-permitted activities undertaken	N/A
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	Appendix A Site Plan Carrington Generation Plant NTS, Appendix I Environmental Risk Assessment

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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none">• Description of soil gas and/or water monitoring undertaken• Monitoring results (including graphs)
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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	<ul style="list-style-type: none">• Site closure plan• List of potential sources of pollution risk• Investigation and remediation reports (where relevant)
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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	<ul style="list-style-type: none">• 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)
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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.