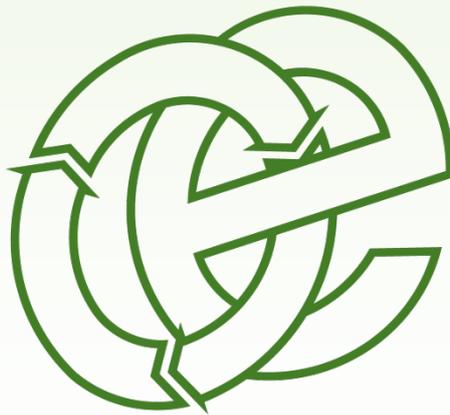


SITE CONDITION REPORT (FROM H5 TEMPLATE)

4 Groby Road North, Audenshaw, Manchester, M34 5HG

Kenny Services Limited

Version:	1.2	Date:	09 December 2025		
Doc. Ref:	GRO-477-I	Author:	JU	Checked:	MM
Client No:	477	Job No:	001		



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Document History:

Version	Issue date	Author	Checked	Description
1.0	26/02/2025	JU	MM	Internal Draft
1.1	27/02/2025	JU	MM	Submission copy
1.2	09/12/2025	JU	MM	Re submission copy

EA 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	Kenny Services Limited
Activity address	4 Groby Road North, Audenshaw, Manchester, M34 5HG
National grid reference	SJ 91976 97634
Document reference and dates for Site Condition Report at permit application and surrender	GRO-477-D ERA Dated 09 December 2025
Document references for site plans (including location and boundaries)	GRO/477/01, GRO/477/02A Site Location Plan & Permit boundary plan

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 	<p>There is no record of artificial ground at the site. The superficial deposits comprise, Till, Devensian-Diamiction. The bedrock geology comprises pennine upper coal measures formation - mudstone, siltstone and sandstone.</p> <p>The nearest available borehole log in the general vicinity of the site (Job Number: P4034, undertaken by Celtic Technologies Ltd). The borehole was drilled to a depth of 15.0 m. The first 0.20 m consists of made ground/concrete. The 0.20-0.60 m horizon consists of made ground, loose black sand and gravel with the gravel predominantly being ash, gravel, coarse clinker and slag with occasional brick. The 0.60 m to 6.8 m horizon includes made ground with a mixture of firm grey slightly sandy slightly gravelly clay, loose to medium dense black</p>

		<p>In the 1904 mapping the site remains undeveloped with several embankments and water bodies located to the south of the site. The site is enclosed by the canal to the north and the two railway lines north and south of the site. There are a number of buildings located to the east of the site the other side of Hanover Street.</p> <p>In 1945 mapping labelled on the site is a towing path which takes up the majority of the sites surface. There are now outlines of buildings located south. There are no longer the ponds/water bodies that have been outlined on the site previously. There has been substantial development surrounding the site with Ashton Colliery located north of the site the other side of the canal and residential development located south of the site.</p> <p>In the present day mapping the site and the surrounding land is largely industrial with some residential properties located south of the site on Audenshaw Road.</p>
pollution incidents that may have affected land		There is no readily available information regarding pollution incidents in this area of the site. The compliance history for the standard rules permit also reflects this finding.
any visual/olfactory evidence of existing contamination		None identified. No liquids were being discharged from the site that have not been permitted. The area of the site benefits from having a concreted surface.
<ul style="list-style-type: none"> evidence of damage to pollution prevention measures 		None identified
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)		None identified
Baseline soil and groundwater reference data		None identified
Supporting information	None identified	

3.0 Permitted activities	
Permitted activities	The site currently is operated by Kenny Waste Management Limited under a standard rules permit (SR2015No10) EPR-HB3207GK-A001.
Non-permitted activities undertaken	None
Document references for: <ul style="list-style-type: none">• plan showing activity layout; and• environmental risk assessment.	Site layout & Fire Plan, Drawing No. GRO/477/03 Document Ref: GRO-477-D-ERA

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.