SITE CONDITION REPORT (FROM H5 TEMPLATE)

Chanters Industrial Estate, Arley Way, Atherton, Manchester M46 9EH

J Fisher & Sons Ltd

Version:	1.3	**Date:**	10th June 2025		
Doc. Ref:	1898-005-E	**Author:**	IA/DY	Checked:	JFS
Client No:	1898	**Job No:**	005		

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Document History:

Version	Issue date	Author	Checked	Description
1.0	17/10/2024	IA	--	Internal draft
1.1	21/01/2025	IA	JFS	Submitted to EA
1.2	04/06/2025	IA	DY	Updated in response to EA comments
1.3	10/06/2025	IA	DY	Updated in response to EA comments

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	J Fisher & Sons Ltd
Activity address	Chanters Industrial Estate, Arley Way, Atherton, Manchester M46 9EH
National grid reference	Please refer to Permit

Document reference and dates for Site Condition Report at permit application and surrender	1898-005-E Dated 10th June 2025

Document references for site plans (including location and boundaries)	Site Drawings – Drawing nos. 1898-005- 05 (Site Layout 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: • geology	No artificial ground is recorded as present at the site based on information from the British Geological Survey (BGS). The superficial deposits comprise Till, Devensian - Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period. The bedrock geology comprises Pennine Middle Coal Measures Formation - Mudstone, siltstone and sandstone. Sedimentary bedrock formed between 318 and 309.5 million years ago during the Carboniferous period. Based on an available borehole log in the general

• hydrogeology • surface waters	vicinity of the site (SD60SE106), the ground comprises Coal & shale – Made Ground to 3.6mbgl, underlain by clay & sand – Drift to 7.0mbgl, this is underlain by grey shale to 11.2mbgl, this is underlain by broken coal and shaly coal to 12.2mbgl which is further underlain by moderately weathered grey laminated weak shale and faintly weathered grey laminated moderately strong siltstone to 13.5mbgl at which the borehole was completed. The bedrock is designated as a Secondary A aquifer whilst the superficial drift is designated as a Secondary (Undifferentiated) aquifer. The site is not situated within a groundwater source protection zone or drinking water safeguard zone with respect to groundwater or surface water. The nearest surface water is the Hindsford Brook which is approximately 125m east from the site. The information provided by the EA and Gov.UK Flood Mapping indicated that the site lies within a flood zone 1 which has a low probability of flooding from rivers and the sea.
Pollution history including: • historical land-uses and associated contaminants	The review of publicly available mapping is summarised below: • The earliest available mapping (1849 - 1894) indicates that the site itself was undeveloped and comprised agricultural fields with Chanters Farm in proximity. The surrounding land comprised a colliery and several other farms. The town of Tyldesley was located to the southeast of the site. • The site and surrounding land were developed with the Atherton Collieries, Swan Island Brick works, numerous other industrial & commercial activities and residential housing present on the available mapping data from 1929. • Over years, the land continued to be developed. In the present day the site and surrounding land comprises the Chanters Industrial Estate and continues to be used for industrial & commercial purposes. • The site itself continues to be used as a waste operation which is currently permitted to operate under a Standard Rules Permit.

• pollution incidents that may have affected land • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures	There are no recorded pollution incidents within 250m of the site. A site walkover survey has been previously undertaken at the site, during the walkover the ground and areas of impermeable concrete surfacing appeared to be intact with no damage present. The access arrangements for the site and overall site layout detailing site infrastructure have been detailed on Drawing Nos 1898-005-05. During previous site visits there was no evidence of disturbed land, discoloured water/soil or subsidence. During previous visits to the site there was no visual or olfactory evidence of contamination recorded. During previous visits to the site there was no evidence of ponding at the site. The land uses surrounding the site comprise industrial and commercial land uses which form part of the Chanters Industrial Estate. During previous site walkover surveys, the site surface was observed to be intact, and no damage was observed. On this basis there is no evidence of damage to the existing pollution prevention measures.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	N/A
Baseline soil and groundwater reference data	N/A
Supporting information	N/A

3.0 PERMITTED ACTIVITIES	
Permitted activities	Refer to existing permit and document ref: 1898-005-F for details of proposed activities.
Non-permitted activities undertaken	N/A
Substances to be used/stored on-site and Pollution Prevention Measures	A stage 1 – 3 assessment has been carried out. The following substances will be used and stored on site: - Foamed Bitumen - Diesel - Maintenance oils - Ad-blue Of the above substances, the only potentially relevant hazardous substance which is stored at the permitted facility is Foamed Bitumen which is stored in a sealed container with a capacity of 40 tonnes. It is worth noting that diesel, ad-blue & maintenance oils are used within the process and delivered to the site when required. However, these substances are stored offsite and therefore outside of the permitted facility, the storage of these substances will therefore pose no risk to land i.e. soil and groundwater. The only potential 'relevant hazardous substances' as defined within the European Commission Guidance concerning baseline reports under Article 22(2) of Directive 2010/75/EU on industrial emissions and CLP Regulations (EC) No 1272/2008 is the **Diesel, Ad-blue, Maintenance Oils and Foamed Bitumen** - The foamed bitumen will be accepted at the site in containers delivered into the onsite sealed containers via enclosed lines. - The maintenance oils will be transferred to the site and utilised where required, drip trays and spill kits will always be readily available to tackle any potential spillage at the site. A Spillage procedure is in place at the site - Diesel and Ad-blue will be transferred on to the site when required using sealed containers and pumped into the relevant plant and

	machinery, drip trays and spill kits will always be readily available to tackle any potential spillage at the site. A Spillage procedure is in place at the site The above relevant hazardous substances are stored within sealed tanks on an impermeable concrete pad which further removes any potential pathway to soil and/or groundwater. Details of the onsite spillage procedure is detailed below and within the EMS. **Spillage Procedure** Fuels and liquids which are stored on site will be contained within a bunded receptacle/container to contain any primary leaks and benefit from further secondary containment. If any oil and vehicle maintenance chemicals are kept on site, they will be stored securely. In the event of a spillage a spill containment kit (absorbent pads, booms or granules) will be used to prevent further spillage and the contaminated absorbents placed in a skip for disposal to a suitably permitted facility All site surfaces will be inspected daily for the presence of spillages when the site is in operation. Debris will be swept as required and placed in a skip for further processing on site and sent to a suitably permitted site. Any wastes which would be classified as having the potential to cause polluting runoff are stored within the impermeable concrete area. Based on the above, there are sufficient pollution prevention measures in place, such that the risk to soil and ground water is considered negligible as there is not considered to be any significant pathway between source and receptor and therefore there is no requirement to provide baseline soil and groundwater data.

Document references for:	
• plan showing activity layout; and	Plans located in Appendix I of EMS (Doc. Ref. 1898-005-A)
• environmental risk assessment.	Environmental Risk Assessment (1898-005-D)

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?	There will be no changes to the permit boundary as part of this application. A fully detailed scaled layout and permit boundary plan has been produced and submitted as part of this application. Please refer to existing EP for confirmation of the permit boundary and Drawing No 1898-005-05 for details of the operational site layout.
Have there been any changes to the permitted activities?	In addition to activities permitted under the Standard Rules Permit. The operator proposes to accept >10 tonnes per day of hazardous wastes for treatment with a storage capacity exceeding 50 tonnes storage at any one time. As part of the variation the site will not be increasing the throughput, overall storage capacity (currently permitted at 40,000 tonnes) or operational intensity. A variation to the existing EP is therefore required to include an installation activity within the permit. The installation activity will be undertaken within the existing permit boundary. The operations are illustrated on the layout plans i.e. Drawing No 1898-005-05. The non-installation activities i.e. acceptance, processing and storage of non—hazardous wastes will remain as authorised within the existing permit.
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	N/A
Checklist of supporting information	• Plan showing changes to operational layout- See Drawing Nos 1898-005-05. • Description of the changes to the permitted activities – See 'PERMIT APPLICATION SUPPORTING DOCUMENT' (Doc Ref: 1898-005-F) • List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report – N/A

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. N/A	
Checklist of supporting information	• 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. There have been no records of any pollution incidents at the site during the lifetime of the permit.	
Checklist of supporting information	• 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. N/A	
Checklist of supporting information	• Description of soil gas and/or water monitoring undertaken • Monitoring results (including graphs)

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	• Site closure plan • List of potential sources of pollution risk • 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	• 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)

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.