



JOD Group

**Pegmoid Wash Plant, 31 Nobel Road, Eley Industrial Estate,
Edmonton, London N18 3BH**

Site Condition Report

July 2024

Site Condition Report

Pegmoid Wash Plant, 31 Nobel Road, Eley Industrial Estate, Edmonton, London N18 3BH

J O'Doherty Haulage Ltd

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|------------------|-----------------|-------------------|--------------|-----------------|--|
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THIS DOCUMENT WILL BE REVIEWED AS A RESULT OF ANY INCIDENTS WHICH MAY LEAD TO THE REQUIREMENT FOR IMMEDIATE REVIEW

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1. Introduction

- 1.1 Leivers Consultancy Ltd was commissioned by JOD Group (the "Client") to provide environmental permitting support in relation to the operation of a wash plant facility to produce recycled aggregate located at 31 Nobel Road, Edmonton, N18 3BH (the "site"). The site will be operated by JOD Group.
- 1.2 This site condition report is intended to satisfy the EA's request for such a report as part of the application for an Environmental Permit and has been developed following the guidance and template provided in the EA's Guidance for Applicants (H5) – Site Condition Report document.

Reliance and General Limitations

- 1.3 The conclusions presented in this report represent Leivers Consultancy Ltd's best professional judgment based upon the information available and the conditions existing as of the date of the review. In performing its assignment, Leivers Consultancy Ltd must rely upon publicly available information, information provided by the client and information provided by third-parties. Accordingly, the conclusions in this report are valid only to the extent that the information provided was accurate and complete. This review is not intended as legal advice, nor is it an exhaustive review of site conditions or facility compliance. Leivers Consultancy Ltd makes no representations or warranties, express or implied, about the condition of the site.
- 1.4 The scope of work for this assignment did not include collecting samples of any environmental media. As such, this review cannot rule out the existence of latent conditions.

Table 1.0 Site Details

| | |
|--|--|
| Name of the applicant | J O'Doughty Haulage Ltd (trading as JOD Group) |
| Activity address | 31 Nobel Road, Edmonton, N18 3BH |
| National grid reference | 535528 193013 |
| Document reference and dates for Site Condition Report at permit application and surrender | JOD – WP-SCR-01 Prepared July 2024 |

2. Condition of the land at permit issue

Table 2.1 - Environmental Setting

| Conditions | Source / Supporting Information | Description |
|----------------|---|--|
| Geology | British Geological Society (BGS) website, accessed July 2024 Groundsure database | <p>Information on the geology underlying the site and the area surrounding the site was obtained from electronic mapping and publicly available borehole records the British Geological Society (BGS) website.</p> <p>The geological mapping indicates that the superficial geology comprises Alluvium consisting of clay, silt, sand and gravel.</p> <p>The depth of the superficial geology is not recorded.</p> <p>The bedrock geology comprises London Clay Formation. The London Clay mainly comprises bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay. It commonly contains thin courses of carbonate concretions ('cementstone nodules') and disseminated pyrite. It also includes a few thin beds of shells and fine sand partings or pockets of</p> |

| | | |
|---------------------|--|--|
| | | <p>sand, which commonly increase towards the base and towards the top of the formation. At the base, and at some other levels, thin beds of black rounded flint gravel occurs in places. Glauconite is present in some of the sands and in some clay beds, and white mica occurs at some levels.</p> <p>The top of the London Clay Formation is taken as the top of the Claygate Member, which is distinguished from the overlying Bagshot Formation by containing finer sand without cross-bedding and in the relative abundance of clay and silt in the Claygate Member.</p> <p>The thickness of the deposit is recorded as being up to 150 m in eastern part of the London Basin (Essex).</p> |
| Hydrogeology | <p>Aquifer designation mapping available at www.magic.gov.uk accessed July 2024</p> <p>Groundsure database</p> | <p>The Aquifer Designation mapping indicates the site is partially underlain by a Secondary A Aquifer; defined as permeable formations with potential to support localised abstractions and partially underlain by an Unproductive area (defined as These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow).</p> <p>The site is located within an Objective 2 Area.</p> <p>The site is located within a Source Protection Zone 2 Outer Catchment area.</p> <p>There are two water abstractions recorded within 500m of the site, one is historical:</p> <p>Status: Historical Licence No: 29/38/08/0264 Details: Process Water Direct Source: THAMES GROUNDWATER Point: EDMONTON CONCRETE PLANT-BOREHOLE Data Type: Point</p> |

| | | |
|---------------------|--|--|
| | | <p>Name: HANSON QUARRY PRODUCTS EUROPE LTD Easting: 535180 Northing: 192730</p> <p>Annual Volume (m3): 48024 Max Daily Volume (m3): 174 Original Application No: - Original Start Date: 16/05/2006 Expiry Date: 31/03/2013</p> <p>Status: Active Licence No: TH/038/0009/039 Details: Process Water Direct Source: THAMES GROUNDWATER Point: EDMONTON CONCRETE PLANT-BOREHOLE Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD Easting: 535165 Northing: 192732</p> <p>Annual Volume (m3): 38000 Max Daily Volume (m3): 174 Original Application No: NPS/WR/009198 Original Start Date: 02/05/2013 Expiry Date: 31/03/2025</p> <p>There are a further 9 active borehole abstractions noted within 2km of the site.</p> |
| Hydrogeology | <p>Ordnance Survey mapping</p> <p>Groundsure database</p> <p>Environmental Agency Flood map for planning</p> | <p>The nearest identified surface water course is Salmon's Brook (also noted as Pymmes Brook) , approximately 5m to the east of the site. Brimsdown Ditch is located approximately 175 m Northwest of the site.</p> <p>The River Lee Navigation lies approximately 420 m further to the east. The EA currently classifies this water body as being of 'poor ecological quality and 'fail' under the Water Framework Directive classification scheme for chemical quality.</p> <p>There are six active surface water abstraction point recorded within a 2 km radius of the site, the nearest being 585 m to the east:</p> |

| | | |
|------------------------------------|---|--|
| | | Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: WILLIAM GIRLING SW - NLARS POINT 48 Data Type: Point Name: Thames Water Utilities Ltd Easting: 536204 Northing: 192970 |
| Ecological Designated Sites | Groundsure database (reproduced in Appendix 2) Environment Agency | One statutory designated ecologically sensitive site is located within 2 km of the site. Chingford Reservoirs SSSI is located 504 m to the east of the site. |

Table 2.2 - Pollution History

| Conditions | Source | Description |
|----------------------------|---------------------|---|
| Pollution Incidents | Groundsure database | <p><i>Recorded Pollution Incidents</i></p> <p>The third party environmental database (Groundsure) holds no records for any pollution incidents on the site. Seven pollution incidents occurred within 250 m of the site:</p> <ul style="list-style-type: none"> • 19 m NE, 21/07/2001, pollutant Contaminated Water, Category 3 (Minor) to water • 132 m NE, 12/09/2001, pollutant Sewage Materials, Category 3 (Minor) to water • 153 m NE, 09/02/2003, pollutant Sewage Materials, No Impact • 180 m S, 08/08/2001, pollutant Oils and Fuel, Category 3 (Minor) to water • 197 m NE, 09/03/2011, pollutant Sewage Materials, Category Two (Significant) to water • 200 m N, 16/07/2001, pollutant Contaminated Water, Category 2 (Significant) to water |

| | | |
|------------------------------------|--|---|
| | | <ul style="list-style-type: none"> 220 m S, 03/12/2002, pollutant Dust, no impact <p>The majority of incidents relates to the release of contaminated water/sewage to the north, north-east of the site. These incidents are considered unlikely to have resulted in any long-term impacts within the installation boundary.</p> <p><i>Contaminated Land Register Entries</i></p> <p>None recorded within 2 km of the site.</p> |
| Historical Land Uses | <p>Historical ordnance survey mapping</p> <p>Groundsure database</p> | <p><i>On Site</i></p> <p>Aerial photography from Google Earth, dated 1945, showed the site was undeveloped scrubland.</p> <p>The OS map edition of 1973 confirms that the site was undeveloped land at this date.</p> <p>The Groundsure database confirms a number of unspecified works on site between 1920 and 1952</p> <p><i>Surrounding Area</i></p> <p>The historic OS maps confirm that the area around the site was predominantly in agricultural/undeveloped scrubland use until post-war industrialisation of the area began.</p> <p>The majority of the industrial area was developed by 1961, albeit the site itself was one of the last parcels of land to be developed within the industrial area.</p> |
| Waste Management Facilities | Groundsure database | <p><i>Landfill Sites</i></p> <p>The Groundsure database does not record any historical or current landfill sites on site.</p> <p>There are three known (closed) landfill sites within 2 km of the site:</p> <ul style="list-style-type: none"> 102 m W, Montague Road, Edmonton. First recorded |

| | | |
|--------------------------------|---------------------|---|
| | | <p>31/12/1896, last recorded 31/12/1953</p> <ul style="list-style-type: none"> • 203 m NW, Montague Road, Edmonton, operator , P T Read and Company, first recorded 31/12/1958, last recorded 31/12/1965 • 241 m E, Picketts Lock Lane, Edmonton, first recorded 31/12/1952, last recorded 31/12/1971 <p><i>Waste Treatment Sites</i></p> <p>Within 250 m of the site, the Groundsure database confirms the previous use of the site as a scrap metal yard, from August 2018.</p> <ul style="list-style-type: none"> • Off-site, the database confirms the use of the adjacent site as a waste transfer station. • 200m SE, there is record of a refuse incineration plant in operation since 1974. |
| Environmental Permits | Groundsure database | <p><i>Part A(1) Environmental Permits</i></p> <p>There are 47 Part A(1) Environmental Permits within a 1 km radius of the site of which 20 are noted as being 'effective'.</p> <p><i>Part A(2)/B Environmental Permits</i></p> <p>There are 11 Part A(2)/B Environmental Permits within 1 km of the site.</p> |
| Current Site Activities | | <p>The site is currently an open area of hard-surfaced land covering approximately 0.56 ha. The site is generally flat and is accessed off the A1055 Meridian Way via Nobel Road.</p> <p>The site was until recently used as a scrap metal yard. The site has now been cleared and any buildings associated with the previous use demolished and removed off-site.</p> |

| | | |
|---|---------------------|--|
| Contaminated Land Register | Groundsure database | There are no records within 500 m of any sites designated under Part 2a of the Environmental Protection Act |
| Evidence of Historical Contamination | Groundsure database | <p>Prior to 2018, the site has been used predominantly for storage of aggregates and there are no records of any industrial processes taking place on the site.</p> <p>The site was used for a limited period of time as a scrap metal yard between 2019 and 2023. As the site was fully hard-surfaced (concrete) during the period storage of metal took place, the potential for ground contamination is considered to be low.</p> |

3. Permitted Activities

| | |
|--|---|
| Permitted Activities | <p>The proposed activity at the site is to operate a wash plant with the intention of producing recycled aggregate from construction and demolition waste.</p> <p>The majority of the waste will be supplied by the adjacent Waste Transfer Station also operated by the applicant.</p> <p>The facility will require a Section 6.4 A(1) Environmental Permit which will be regulated by the Environment Agency.</p> |
| Non-Permitted Activities Undertaken | The importation, storage and sale of primary aggregate. |
| Document References for: Site Location Plan Site Layout Plan Site Drainage Plan Environmental Risk Assessment | <ul style="list-style-type: none"> • Appendix 1 – Site Location Plan JOD-ED-WP-01 • Appendix 1 – Site Layout Plan JOD-ED-WP-02 • Appendix 1 Site Drainage Plan JOD-ED-WP-03 • JOD-WP ERA-01 |

4. CHANGES TO THE ACTIVITY

Table 4-1: Changes to the Activity

| | |
|--|---|
| Have there been any changes to the activity boundary? | <i>Not applicable at Permit Application. To be completed by the operator should changes to the permitted activity boundary change during the lifetime of the permit.</i> |
| Have there been any changes to the permitted activities? | <i>Not applicable at Permit Application. To be completed by the operator should changes to the permitted activities change during the lifetime of the permit.</i> |
| Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities? | <i>Not applicable at Permit Application. To be completed by the operator should there be changes to the dangerous substances during the lifetime of the permit.</i> |
| Checklist of supporting information | <i>Not applicable at Permit Application. Supporting documentation to be provided by the operator should there be changes to any of the above during the lifetime of the permit.</i> |

5. MEASURES TAKEN TO PROTECT LAND

Table 5-1: Measures Taken to Protect Land

| | |
|--|--|
| <i>Operator to complete this section during the permit and at Permit Surrender using records collected during the life of the permit to summarise whether pollution prevention measures have worked.</i> | |
| Checklist of supporting information to include: | |
| 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. POLLUTION INCIDENTS THAT MAY HAVE HAD AN IMPACT ON LAND, AND THEIR REMEDIATION

Table 6-1: Pollution incidents that may have had an impact on land, and their remediation

Not required for Permit Application.

Operator to complete this section during the permit and at Permit Surrender to summarise any pollution incidents that may have damaged the land. Operator to describe how each one was investigated and remedied. If this is not possible can't, the operator will need to collect land and /or groundwater reference data to assess whether the land has deteriorated during the permitted period.

Checklist of Supporting
Information

- Records of pollution incidents that may have impacted on land.
- Records of their investigation and remediation.

7. SOIL GAS AND WATER QUALITY MONITORING (WHERE UNDERTAKEN)

Table 7-1: Soil gas and water quality monitoring (where undertaken)

| | |
|--|--|
| <p><i>Not applicable at Permit Application.</i></p> <p><i>Operator to provide details of soil gas and/or water monitoring and a summary of the findings and say whether it shows that the land deteriorated as a result of the permitted activities. If it did, the operator is to outline how it was investigated and remedied.</i></p> | |
| Checklist of Supporting Information | <ul style="list-style-type: none">• Description of soil gas and/or water monitoring undertaken.• Monitoring results (including graphs). |

8. DECOMMISSIONING AND REMOVAL OF POLLUTION RISK

Table 8-1: Decommissioning and removal of pollution risk

| | |
|---|---|
| <p><i>Not applicable at Permit Application.</i></p> <p><i>At Permit Surrender operator is to describe how the site was decommissioned and demonstrate that all sources of pollution risk have been removed. Operator to describe whether the decommissioning had any impact on the land and outline how this was investigated and remedied.</i></p> | |
| 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). |

9. REFERENCE DATA AND REMEDIATION (WHERE RELEVANT)

Table 9-1: Reference data and remediation (where relevant)

Not required at Permit Application.

At Permit Surrender, operator is to say whether collection of land and/or groundwater data was required. Or say that it wasn't required from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows that the land has not deteriorated.

If land and/or groundwater reference data is collected, summarise what this entailed, and what the 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 was done to remedy this. Confirm that the land is now in a "satisfactory state" at surrender.

Checklist of Supporting
Information

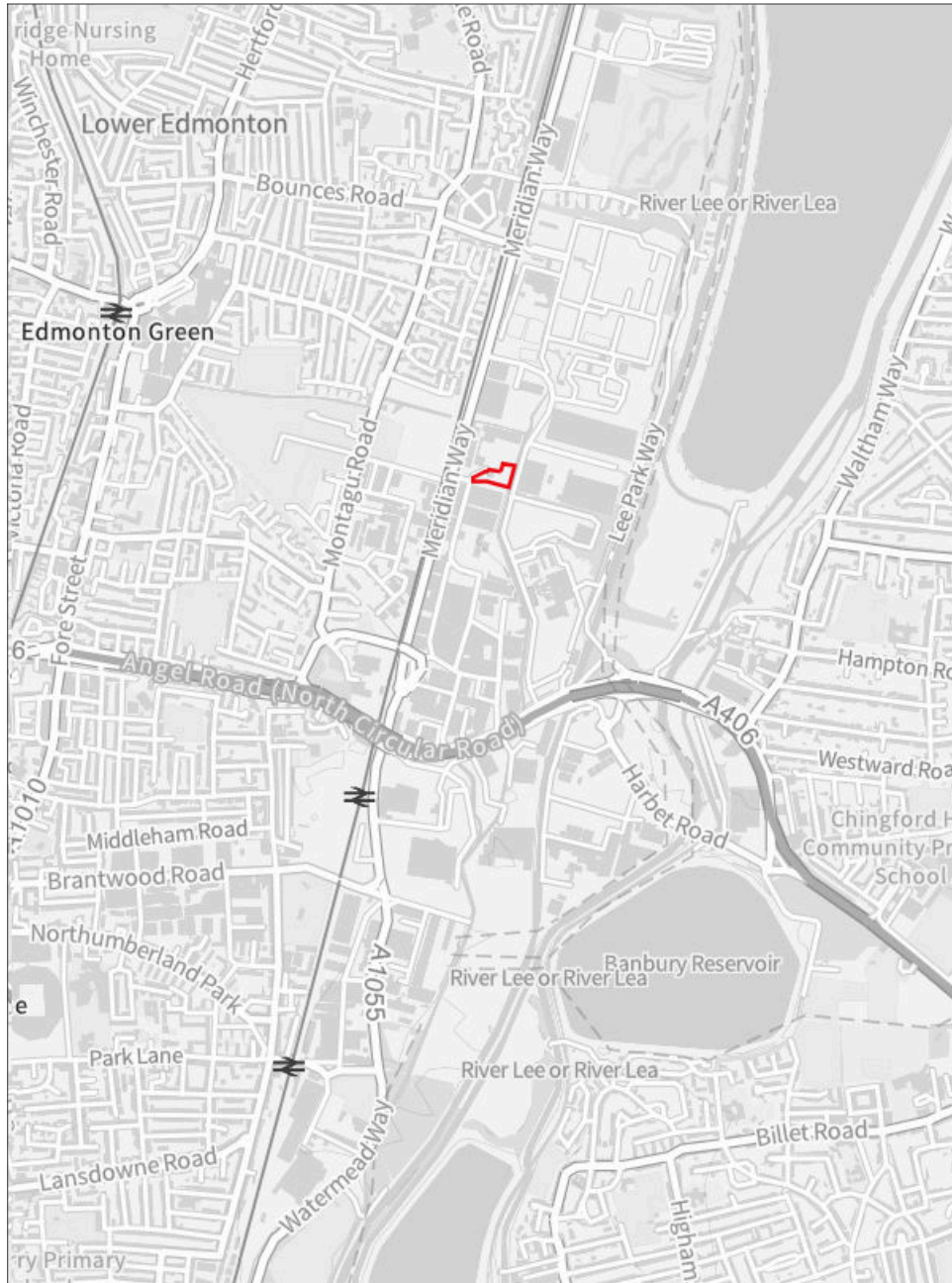
- Land and/or groundwater data collected at application (if collected)
- Land and/or groundwater data collected at surrender (where needed)
- Assessment of satisfactory state
- Remediation and verification reports (where undertaken)


10. STATEMENT OF SITE CONDITION

Table 10-1: Statement of site condition

| |
|---|
| <p><i>Not required at Permit Application.</i></p> <p><i>At Permit Surrender, using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:</i></p> <ul style="list-style-type: none"><i>the permitted activities have stopped;</i><i>decommissioning is complete, and the pollution risk has been removed; and</i><i>the land is in a satisfactory condition.</i> |
|---|

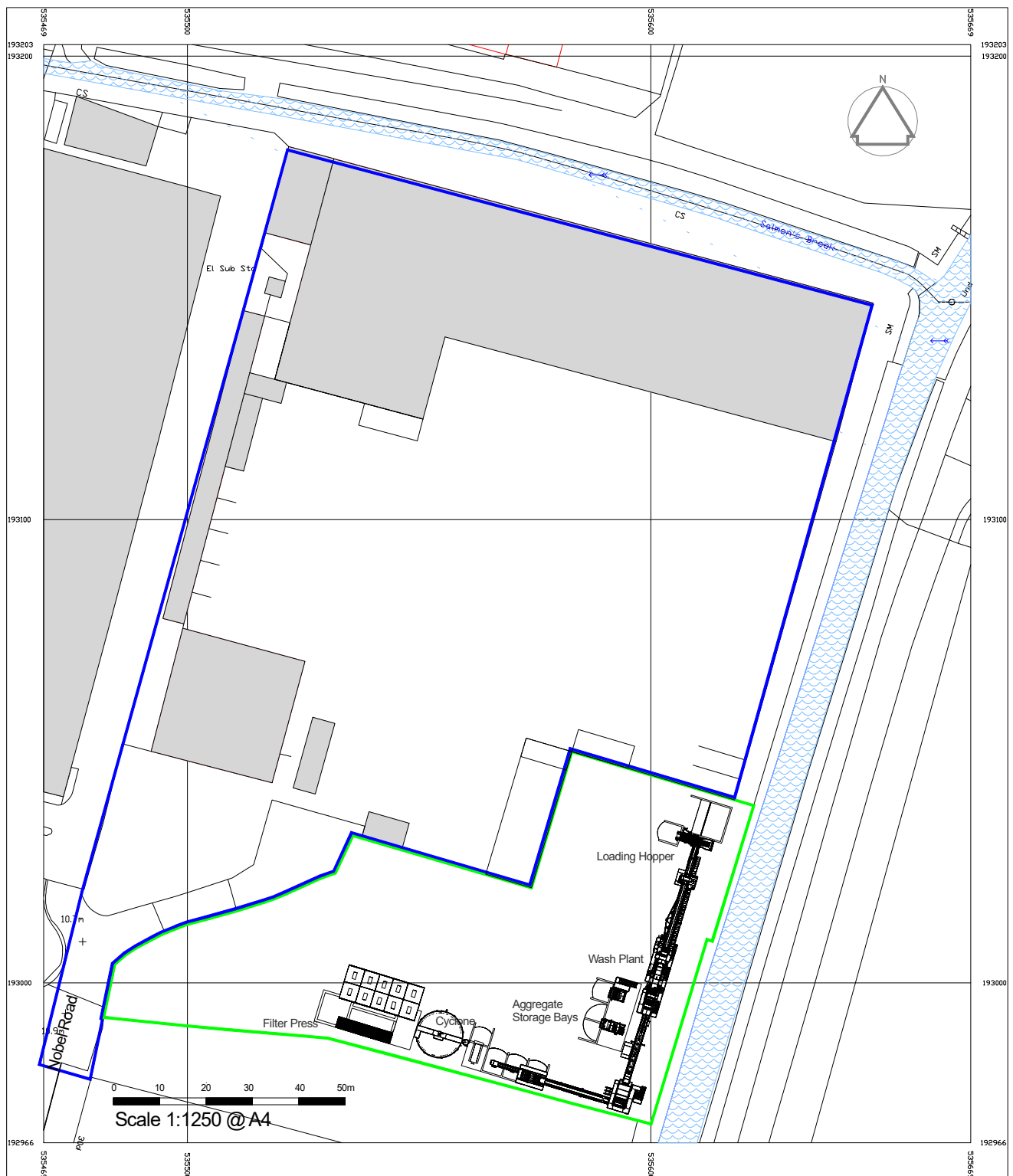
Appendix I – DRAWINGS



| | | | |
|---|--|--|--|
|  | Client J O'Doherty Haulage Ltd | Plan Title Edmonton Wash Plant Location Plan | Drawn M Leivers Date May 24 Plan No. JOD-ED-WP-01 |
|---|--|--|--|



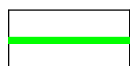
Scale 1:25000 @ A4



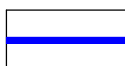
Client
**J O'Doherty
Haulage Ltd**

Plan Title
**Edmonton Wash Plant
Proposed Layout**

Drawn
M Leivers
Date
May 24
Plan No.
JOD-ED-WP-02



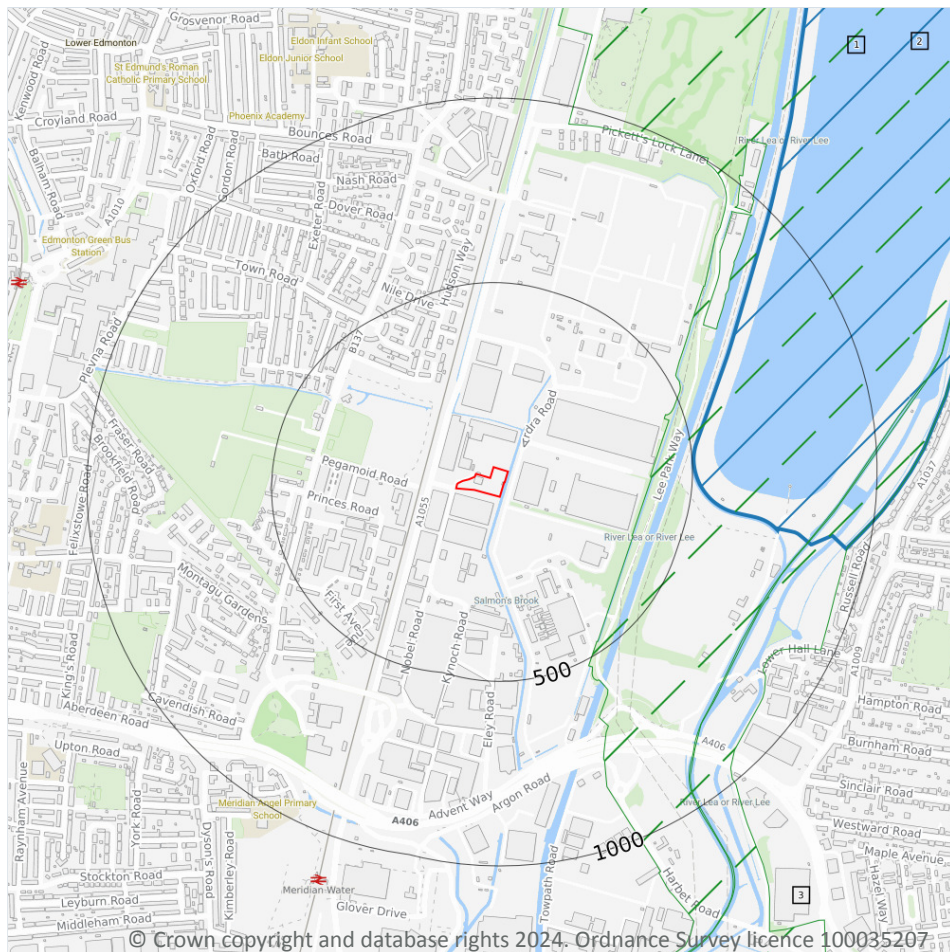
Permit Application Boundary



Permit Boundary EPL/JP3795EL

Appendix II – Groundsure Ecological Data

11 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- Green Belt

11.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on [page 148 >](#)

| ID | Location | Name | Data source |
|----|----------|----------------------|-----------------|
| 2 | 504m E | Chingford Reservoirs | Natural England |

