



Site Conditioning Report Mack Contracts Ltd

Wallsend Research Station

Davy Bank

Wallsend

NE28

November 2021

MACK

SITE CONDITION REPORT TEMPLATE

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	Mack Contracts Ltd
Activity address	Wallend Research Station, Davy Bank, Wallsend, NE28 6UZ
National grid reference	NZ30743 66029
Document reference and dates for Site Condition Report at permit application and surrender	Mack Contracts Ltd - SCR
Document references for site plans (including location and boundaries)	Drawing 001, Drawing 002, Drawing 003, Drawing 004

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>Geology, Hydrogeology & Hydrology</p> <p><i>Artificial Ground</i> Concrete / Made ground of dense fragmented brick gravel and ash, as noted on BH data from BGS data</p> <p><i>Bedrock Geology</i> Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone. Sedimentary Bedrock formed approximately 310 to 318 million years ago in the Carboniferous Period. Local environment previously dominated by swamps, estuaries and deltas.</p> <p><i>Superficial Geology</i> Made ground underlain by by sandy gravel. Formed up to 2 million years ago in the Period. Local environment previously dominated by no interpretation of the environment of deposition.</p> <p>Hydrogeology</p> <ul style="list-style-type: none"> ▪ <i>Groundwater Vulnerability</i> <p>The MAGIC search shows the</p>

	<p>groundwater vulnerability to contamination as low. BGS data from BH logs at Davy Bank show water strike at 3m below ground level.</p> <ul style="list-style-type: none"> ▪ <i>Discharges to Groundwater</i> <p>No discharges to groundwater are listed within 500 m of the Site.</p> <ul style="list-style-type: none"> ▪ <i>Groundwater Abstractions</i> <p>No groundwater abstractions are listed within 500 m of the Site.</p> <ul style="list-style-type: none"> ▪ <i>Groundwater Flooding</i> <p>The Environment Agency Flood risk search for the site is listed as having a low flooding potential. Therefore the site has limited potential for groundwater flooding to occur.</p> <p>There are no surface waters in direct contact with the site.</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>The site was an industrial unit in relation to the ship building industry on the bank of the Tyne. Ryton Engineering Ltd purchased the existing boat building yard of RD Lambie at Davey Bank, Wallsend, in 1972. Following on from that use the site has had a history of being used as a waste transfer station for inert waste and non hazardous wastes.</p> <p>Operator - Graham Brown, Holystone Waste Management, Impetus Waste Management were the last operators of the yard area and also the adjacent cement bonded asbestos clad building (that is currently in use by a operator shredding wood).</p> <p>During the life of the site for the acceptance of putrescible non hazardous wastes by the previous operator there had been a number of complaints in relation to odour. The current operator is not going to accept odorous waste.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	<p>None undertaken visual photographs taken of site surfaces prior to taking over site.</p> <p>Small areas of bonded asbestos visible that have broken off building (will be hand picked and disposed of).</p>
Baseline soil and groundwater reference data	BGS Borehole logs for the area.
Supporting information	<ul style="list-style-type: none"> • Photographs below

3.0 Permitted activities	
Permitted activities	Inert Waste Transfer Station with Treatment

Non-permitted activities undertaken	Non Waste Framework directive materials brought back by contractors from jobs before being assessed as waste or non waste. S" exemption for storage of wood and metal skips from NWF Directive materials from contractors.
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	Drawings 001,002,003,004

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.

Site Photographs:

Photo 1



Photo description:

Taken towards South of site looking at middle bay 2. Site surface is concrete covered with loose materials.

Photo 2



Photo description:

Taken towards South west portion of the site looking at some stone left in the far bay1 approx 20t of material. Site surface is concrete covered with loose materials.

Photo 3



Photo description:

Taken towards South portion of the site looking at some ceramics and stone left in the far left corner of bay 3 approx 2T of material. Site surface is concrete covered with loose materials.

Photo 4



Photo description:

Taken towards North west corner of the site looking at some stone left in the bay approx 1.5T of material. Site surface is concrete covered with loose materials.

Photo 5



Photo description:

Taken towards North east towards entrance to site. Site surface is concrete covered with loose materials where the low point of the yard is and surface rain water collects (due to no formal drainage). At the top rear of the photo large stockpile of wood can be seen it belongs to the adjacent west wood processor operating in the building.

In the rear of the picture soils can be seen in the bay.

The existing onsite materials will be tested and removed off site by the landlord or processed by arrangement once the permit is issued.