

SITE CONDITION REPORT (FROM H5 TEMPLATE)

1 Riley Close, Royal Oak, Daventry, NN11 8QT

UK (Rubber) Recycling Ltd

Version:	1.0	Date:	11 November 2020		
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Document History:

Version	Issue date	Author	Checked	Description
1.0	11/11/2020	IA	CP	Application copy

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	UK (Rubber) Recycling Ltd
Activity address	1 Riley Close, Royal Oak, Daventry, NN11 8QT
National grid reference	SP 55689 63599
Document reference and dates for Site Condition Report at permit application and surrender	RIL-2848-E Dated 11 November 2020
Document references for site plans (including location and boundaries)	See Appendix I of RIL-2848-A Site Location Map RIL/2848/01 Permit Boundary Plan RIL/2848/02 Site Layout & Fire Plan RIL/2848/03

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	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> • geology 	<p>No artificial ground is recorded as present at the site based on information from the British Geological Survey (BGS).</p> <p>Part of the site is in an area where the superficial deposit comprises Oadby Member - Diamicton. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by ice age conditions (U).</p> <p>The bedrock geology comprises the Dyrham Formation - Siltstone and Mudstone, Interbedded. Sedimentary Bedrock formed approximately 183 to 191 million years ago in the Jurassic Period. Local environment previously dominated by shallow seas.</p>

<ul style="list-style-type: none">• hydrogeology	<p>The nearest publicly available borehole record is SP56SE21 (approximately 0.30km to the south). The borehole records made ground comprising Soil to 0.30mbgl. This is underlain by Silty clay, sandy between 2.5m – 3.5m brownish grey with pebbles of chalk, flint sandstone and siltstone to 10.20mbgl. This is further underlain by Siltstone, ironstained to 10.40mbgl at which the borehole was completed.</p> <p>The superficial deposits are designated as a Secondary (undifferentiated) Aquifer whilst the bedrock is regarded as a Secondary (undifferentiated) Aquifer.</p> <p>There is one abstraction licence within 2km of the site. The licence is a surface water abstraction and is held by Style Conferences Ltd; the purpose of which is Spray Irrigation – Direct.</p> <p>There are no recorded Environmental Permits to discharge to surface water within 250m of the site.</p> <p>The site is situated within a Drinking Water Safeguard Zone with respect to surface water.</p> <p>The site is not situated within a Drinking Water Safeguard Zone with respect to groundwater.</p> <p>The nearest surface water is a small stream approximately 800m to the west of the site.</p>
<ul style="list-style-type: none">• surface waters	<p>Due to the removal of publicly viewable information from the EA’s “What’s In My Backyard”, the Environment Agency were contacted with regards to;</p> <ul style="list-style-type: none">- Flood risk mapping- Location groundwater/surface water abstractions,- Chemical and biological surface water quality designations or;- Water quality monitoring <p>The information provided by the EA and Gov.UK Flood Mapping indicated that the does not lie within a flood zone.</p> <p>There are several current or former EA / Local Authority historical landfills within 2km of the site; the nearest being approximately 850m south west of the site.</p>

<p>Pollution history including:</p> <ul style="list-style-type: none">historical land-uses and associated contaminantspollution incidents that may have affected land	<p>The review of publicly available mapping is summarised below:</p> <ul style="list-style-type: none">The earliest available mapping (1884) indicates that the site and immediate surrounding land was undeveloped and comprised agricultural land with Manor Farm to the north west and Daventry to the south east.By 1971 the surrounding land was developed with industrial and warehouse buildings constructed immediately to the west and south of the site.By 1973 the surrounding land had been developed further with other industrial premises present on the application site and immediately surrounding.The surrounding land continued to be developed throughout the years to the present day with several industrial and commercial buildings being constructed. In the present day the site itself and surrounding land continues to be used for industrial and commercial purposes. <p>There are several pollution incidents recorded within 1km of the site; with the nearest being approximately 490m south/ south east of the site. The incident occurred on the 17th July 2002. The pollutant type was recorded as a chemical odour that had atmospheric pollutants and effects. The incident was recorded as having:</p> <ul style="list-style-type: none">Category 2 (Significant) impact to waterCategory 4 (No impact) to airCategory 3 (Minor) impact to land <p>There have been several other recorded pollution incidents approximately >900m to the north of the site and due to the distance they would not have impacted the site.</p> <p>Based on the types of pollution, the proximity to the application site, and the dates that the pollution incidents occurred, there is no risk of pollution at the site. The recorded pollution incidents would not have affected the quality of land at UK (Rubber) Recycling Ltd.</p> <p>The access arrangements for the site and overall site layout detailing site infrastructure have been detailed on Drawing No RIL-2848/03. There are no overhead</p>
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<ul style="list-style-type: none"> any visual/olfactory evidence of existing contamination evidence of damage to pollution prevention measures 	<p>cables above the site and all operations are carried out away from the access.</p> <p>During the site visit there was no evidence of disturbed land, discoloured water/soil or subsidence. The site had no evidence of vegetation at the site.</p> <p>An olfactory assessment was carried out during the survey. At the time of the assessment there was no visual or olfactory evidence of contamination recorded.</p> <p>No liquids were being discharged from the site. All surface water on site enters the drainage system or is either absorbed into the ground.</p> <p>During the time of the survey there was no evidence of ponding at the site.</p> <p>The land uses surrounding the site comprised other industrial/commercial land uses.</p> <p>During the site walkover survey the site surface was observed to be intact and no damage was observed. On this basis there is no evidence of damage to pollution prevention measures.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	None available.
Baseline soil and groundwater reference data	None
Supporting information	N/A

3.0 Permitted activities	
Permitted activities	Proposed Bespoke Environmental Permit for a Tyre Recycling Facility
Non-permitted activities undertaken	None.
Document references for: plan showing activity layout; and environmental risk assessment.	Plans located in Appendix I of Management System (Doc. Ref. RIL-2848-A) Environmental Risk Assessment (RIL-2848-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?	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 supporting information	of <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 supporting information	of <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 supporting information	of <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 supporting information	of	<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.