



Wakerley Inert Landfill

Environmental Permit Application

Site Condition Report

December 2019

Prepared on behalf of Mick George Limited





Document Control

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| Project: | Wakerley Inert Disposal Permit Application | |
| Client: | Mick George Limited | |
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EA Site Condition Report Template

| 1.0 Site Details | |
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| Name of the applicant | Mick George Limited |
| Activity address | Wakerley Quarry Laxton Park Laxton Northamptonshire NN17 3AZ |
| National grid reference | SP 94500 97800 |
| Document reference and dates for Site Condition Report at permit application and surrender | Application Site Condition Report (December 2019) |
| Document references for site plans (including location and boundaries) | MGL-A099077-PER-01 – Site Location and Phasing Sequence Plan MGL-A099077-PER-02 – Site Location and Environmental Permit Boundary Environmental Risk Assessment (Appendix C of the Environmental Permit Application) |

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 | |
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| Environmental setting including: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters | <p><u>Site Setting</u></p> <p>The application site is situated at Wakerley Quarry which is located approximately 0.5km south west of the village of Wakerley. The site location and the environmental permit boundary is shown on Drawing Number MGL-A099077-PER-01.</p> <p>The immediate surroundings of the site comprise agricultural land to the north and west with extensive woodland (Wakerley Great Wood) to the east and south. The nearest residential dwellings to the application site are situated approximately 500m north of the site at Wakerley.</p> <p><u>Geology</u></p> <p>According to the British Geological Survey’s (BGS) ‘Geology of Britain Viewer’, the majority of the bedrock below the site is the Lower Lincolnshire Limestone Member which is being extracted as part of the quarrying operations. In the south eastern corner of the site the Lincolnshire Limestone is overlain by argillaceous rocks with subordinate sandstone and limestone of the Rutland Formation. The bedrock under the site was formed approximately 166 to 170 million years ago in the Jurassic Period. The superficial deposits comprise diamicton (till, Middle Pleistocene) which was formed approximately 2 million years ago in the Quaternary Period. These deposits will be removed from the site as a result of the extraction works.</p> <p><u>Hydrogeology</u></p> <p>With reference to the Multi-Agency Geographic Information for the Countryside’s (MAGIC) website ‘What’s in my backyard’, the site is not situated within a Groundwater Source Protection Zone (GSPZ).</p> <p>According to the MAGIC website, the west of the application site comprises a Principal Aquifer which are</p> |



defined as are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. The east of the site overlies a Secondary B aquifer which are predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Surface waters

The nearest surface water feature to the site is an eastward flowing ditch /drain which runs along the southern boundary of the application site. There is also the River Welland which is located approximately 850m north of the application site and flows in a north easterly direction.

According to the Flood Map for Planning Service (FMPS), the application site is not situated in an area at risk of flooding.

Ecology

A 'Nature and Heritage Conservation Screen' (EPR/HB3300HY/A001) was requested from the Environment Agency. The screen determines the presence of any site of nature and heritage conservation, or protected species or habitats that may be impacted by the proposal.

The results of the screen identified the following:-

- 3 Local Wildlife Sites (LWS) within 200m of the application site;
- 2 ancient woodlands within 200m of the application site;
- 2 protected habitats within 500m of the application site; and
- Areas within 500m of the application site that comprise protected species such as the European eel.



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| | <p>Further details of these sites can be found in the Nature and Heritage Conservation Screen results which are appended in the Environmental Risk Assessment (Appendix C of the Environmental Permit Application).</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>With reference to historic maps dated from the 1886 to 1942, the site has largely comprised open agricultural land. From 1943 to 1945, the majority of the application site was utilised as a transport airfield (Royal Air Force Spanhoe) which was used by the Royal Air Force and United States Army Air Forces during World War II. After the war in 1945, the airfield was closed and restored back to agricultural.</p> <p>In November 1962, planning consent was granted by Northamptonshire County Council (NCC) for the working of ironstone and overlying minerals at the site. Under the provisions of the Environment Act 1995, the planning consent was classified as an Active Phase 1 site.</p> <p>In March 2008, a planning application was submitted to NCC for an extension to the existing consent. This application was approved by the Development Control Committee in July 2011 and the permission was issued in December 2015 (reference 08/00026/MIN) following the signing of a Section 106 agreement.</p> <p>Following the issue of planning permission 08/00026/MIN, a number of planning applications have been submitted to NCC in relation to the application site. Details of these applications are provided in the Environmental Setting and Site Design document (Appendix D of the Environmental Permit Application).</p> <p>Application 19/00060/WASFUL for the importation of suitable inert material to the quarry site to restore land close to pre-development contours to produce a more naturalistic profile upon restoration across the entire site than approved at present was submitted in September 2019.</p> <p>There is no evidence of any damage to pollution on site within the Environmental Permit boundary. However,</p> |

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| | there may have been some localised spills of petrol and/or diesel as a result of the historical land uses. |
| Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available) | There is no evidence of historic contamination within the site boundary. |
| Baseline soil and groundwater reference data | None provided. |
| Supporting information | None provided. |

| 3.0 Permitted activities | |
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| Permitted activities | <p>The proposal entails the importation of inert waste to infill and restore the quarry void that will be created following mineral extraction activities. The total works will be undertaken across five phases (Phase A-E) as shown on Drawing Number W4-18-01. However, this permit application is only dealing with Phases A and B to the south of the site.</p> <p>It is considered that the proposed activities at Wakerley Inert Landfill will fall under the following Recovery and Disposal codes, provided for in Annex II to Directive 2008/98/EC of the European Parliament and The Council of 19th November 2008 Waste.</p> <ul style="list-style-type: none"> • D1: Deposit into or on to land. |
| Non-permitted activities undertaken | <p>With regards to the permitted activities that will be undertaken within the wider application site, there will be an access road located to the north east of the site. This will be the primary access point to the site. The site office will be located to the north east of the site as shown on Drawing Number MGL-A099077-PER-01 as well as the weighbridge which will be used to undertake on site verification checks of incoming wastes. Details of these checks are provided in the Operating Techniques (Appendix B of the Environmental Permit Application).</p> |
| <p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. | <p>MGL-A099077-PER-01 – Site Location and Phasing Sequence Plan</p> <p>Environmental Risk Assessment (Appendix C of the Environmental Permit Application)</p> |

Note:



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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 HI*) 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 | |
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| Have there been any changes to the activity boundary? | N/A |
| Have there been any changes to the permitted activities? | N/A |
| 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 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 the land | |
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| 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 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 |

| 6.0 Pollution incidents that may have had an impact on land, and their remediation | |
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| 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 of supporting information | <ul style="list-style-type: none"> • Records of pollution incidents that may have impacted on land • Records of their investigation and remediation |



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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 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 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.