

SITE CONDITION REPORT (FROM H5 TEMPLATE)

Higginshaw Lane, Oldham, OL1 3LA

Recycling PVC Ltd

Version:	1.1	Date:	22 August 2025		
Doc. Ref:	2531-002-E	Author:	IA	Checked:	RPVC
Client No:	2531	Job No:	002		



Oaktree Environmental Ltd

Waste, Planning & Environmental Consultants



Oaktree Environmental Ltd, Lime House, Road Two, Winsford, Cheshire, CW7 3QZ

Tel: 01606 558833 | Fax: 01606 861183 | E-Mail: sales@oaktree-environmental.co.uk | Web: www.oaktree-environmental.co.uk
REGISTERED IN THE UK | COMPANY NO. 4850754

Document History:

Version	Issue date	Author	Checked	Description
1.0	12/05/2023	IA	--	Application Copy
1.1	22/08/2025	IA	--	Application resubmission

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	Recycling PVC Ltd
Activity address	Higginshaw Lane, Oldham, OL1 3LA
National grid reference	Please refer to Permit
Document reference and dates for Site Condition Report at permit application and surrender	2531-002-E Dated 22 August 2025
Document references for site plans (including location and boundaries)	Permit Boundary Plan 2531-002-02 Site Layout Plan 2531-002-03

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	
Environmental setting including: <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>The bedrock geology comprises the Pennine Lower Coal Measures Formation - Mudstone, siltstone and sandstone. Sedimentary bedrock formed between 319 and 318 million years ago during the Carboniferous period.</p> <p>Till, Devensian - Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.</p> <p>Based on the nearest available borehole log in the</p>

<ul style="list-style-type: none"> hydrogeology 	<p>general vicinity of the site (SD90NW652), the ground comprises made ground – brick pavements over sand and brick fill to 0.15mbgl; underlain by made ground - dense black and brown very silty sandy clay bound gravel and cobbles to 1.50mbgl, underlain by made ground – brown disturbed silty sandy friable boulder clay to 5.00mbgl, underlain by firm brown silty sandy laminated clay with occasional sand to 5.30mbgl, underlain by firm to stiff brown silty sandy slightly friable fissured boulder clay and medium dense brown fine to coarse sand and gravel to 7.20mbgl, underlain by stiff dark brown and grey mottled very silty sand clay/fragmented weather muddy siltstone and dark grey/black hard fragmented slightly silty mudstone to 10.90mbgl at which the borehole was completed.</p> <p>The bedrock is designated as a Secondary A aquifer and the superficial drift is designated as a Secondary (undifferentiated) aquifer.</p> <p>The site is not within a groundwater source protection zone or drinking water safeguard zone with respect to groundwater.</p> <p>There are no recorded Environmental Permits to discharge to surface or ground water within 250m of the site.</p> <p>The nearest surface water is a drainage ditch which is approximately 150m from the site.</p> <p>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.</p>
<ul style="list-style-type: none"> surface waters 	

<p>Pollution history including:</p> <ul style="list-style-type: none"> historical land-uses and associated contaminants pollution incidents that may have affected land any visual/olfactory evidence of existing contamination evidence of damage to pollution prevention measures 	<p>The review of publicly available mapping is summarised below:</p> <ul style="list-style-type: none"> The earliest available mapping (1910) indicates that the site itself was developed with the site and surrounding land comprising a gas works, sanitary works and old quarry with residential properties to the south. The town of Oldham was located to the southwest of the site. By 1932 the site and surrounding land remained the same, however the gas and sanitary works became disused. The industrial estate continued to be developed throughout the years. In the present day the site and surrounding land continues to be used for industrial & commercial purposes. <p>There is no available data with regards to recorded pollution incidents within 250m of the site.</p> <p>A site walkover survey was undertaken, and the ground appeared to be intact with no damage to the surface.</p> <p>The access arrangements for the site and overall site layout detailing site infrastructure have been detailed on Drawing No 2531-002-03.</p> <p>During the site visit there was no evidence of disturbed land, discoloured water/soil or subsidence.</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 will be consistent with the current situation.</p> <p>During the time of the survey there was no evidence of ponding at the site. There was no presence of any surface water features.</p> <p>The land uses surrounding the site comprised industrial and 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>
<p>Evidence of historic contamination, for example,</p>	<p>None available</p>

historical site investigation, assessment, remediation and verification reports (where available)	
Baseline soil and groundwater reference data	None
Supporting information	N/A

3.0 Permitted activities	
Permitted activities	Bespoke Physical Treatment Facility
Non-permitted activities undertaken	N/A

Document references for:	
<ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	<p>Plans located in Appendix I of EMS (Doc. Ref. 2531-002-A)</p> <p>Environmental Risk Assessment (2531-002-D)</p>

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?	Not applicable
Checklist of supporting information	<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 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	
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

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	<ul style="list-style-type: none"> 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.