

SITE CONDITION REPORT (FROM H5 TEMPLATE)

Holroyd Aggregates, Stockfield Road, Oldham OL9 9LL

Holroyd Skip Hire Limited

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Document History:

Version	Issue date	Author	Checked	Description
1.0	07/07/2022	TH	CP	Internal Draft
1.1	22/08/2022	CP	HSH	Application copy
1.2	11/04/2023	CP	HSH	Update to 3.0 of SCR table (typo)

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	Holroyd Skip Hire Limited
Activity address	Holroyd Aggregates, Stockfield Road, Oldham OL9 9LL
National grid reference	SD 91024 05076
Document reference and dates for Site Condition Report at permit application and surrender	STO-2985-E Dated 11 April 2023 – the site/permit is not being surrendered so Sections 4 – 10 do not require completion.
Document references for site plans (including location and boundaries)	See Appendix I of STO-2985-A Site Location Map STO/2985/01 Permit Boundary Plan STO/2985/02 Site Layout & Fire Plan STO/2985/03

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:

- geology

Based on the information presented on the BGS website, the geology of the site 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.

The superficial deposits comprise Till, Devensian - Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.

- hydrogeology

The bedrock of the site is underlain by a Secondary A aquifer and the superficial drift is described as a secondary (undifferentiated) aquifer.

The groundwater vulnerability of the local environment has the classification of medium-low.

- surface waters

The nearest surface water is located approximately 840m to the south-west of the site and comprises an unknown watercourse which would appear to connect to the Rochdale Canal which is approximately 2km from the site. The site drains generally to the south-west of the site in the direction of these watercourses but into the combined sewer network leading into the Oldham Waste Water Treatment Works located approximately 1.6km from the site.

The information provided by the EA and Gov.UK Flood Mapping indicated that the site lies within a very low risk flood zone. This means that each year this area has a chance of flooding of less than 0.1%.

Pollution history including: <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 	There are no available records of pollution incidents at or adjacent to the site. The series of historical maps indicate the site was largely undeveloped until the 1990's and in 2000's the site has been used as an aggregates storage and despatch yard which indicates there is a very low/negligible risk in terms of historical contaminants. Two site walkover surveys have been undertaken during June and August 2000 during which no visual/olfactory evidence of existing contamination at the site was seen. 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 suggested.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	N/A
Baseline soil and groundwater reference data	None available
Supporting information	Independently sourced information through magic maps, British geological survey, BGS Geoindex Onsure, DEFRA Magic Mapping data

3.0 Permitted activities	
Permitted activities	Household, Commercial & Industrial Waste Transfer Station with Treatment
Non-permitted activities undertaken	Storage and re-sale of non-waste aggregates

Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	STO/2985/03 Environmental Risk Assessment (STO-2985-D)
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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 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.