

Port of Wisbech

784-B059539

Site Condition Report

Environmental Permit Application

Port of Wisbech Limited

May 2024

**Document prepared on behalf of Tetra Tech Limited. Registered in England number:
01959704**



Tetra Tech Manchester, 11 York Street, 2nd Floor, Manchester, United Kingdom, M2 2AW

Tetra Tech Limited. Registered in England number: 01959704
Registered Office: 3 Sovereign Square, Sovereign Street, Leeds, United Kingdom, LS1 4ER

DOCUMENT CONTROL

Document:	Site Condition Report
Project:	Port of Wisbech
Client:	Port of Wisbech Limited
Project Number:	784-B059539
File Origin:	X:\784-B059539_Port_of_Wisbech_Permit\60 Project Output\63 Published\Appendix H - Site Condition Report\Site Condition Report.docx

Revision:	Draft	Prepared by:	Gemma Allan
Date:	April 2024	Checked by:	Lauren Stanger
Status:	Draft to Client	Approved By:	Andrew Bowker
Description of Revision:			

Revision:	Final	Prepared by:	Gemma Allan
Date:	May 2024	Checked by:	Lauren Stanger
Status:	Final to EA	Approved By:	Andrew Bowker
Description of Revision:	Issue to Environment Agency		

Revision:		Prepared by:	
Date:		Checked by:	
Status:		Approved By:	
Description of Revision:			

Revision:		Prepared by:	
Date:		Checked by:	
Status:		Approved By:	
Description of Revision:			

APPENDICES

1.0 EA SITE CONDITION REPORT TEMPLATE

1.0 Site Details

Name of the applicant	Port of Wisbech Limited
Activity address	Port of Wisbech Nene Parade, Wisbech, PE13 3BB
National grid reference	TF 45689 11023

Document reference and dates for Site Condition Report at permit application and surrender	Application Site Condition Report (March 2024)
--	--

Document references for site plans (including location and boundaries)	PWL/B059539/PER/01 - Boundary Plan PWL/ B059539/PER/01 - Proposed Site Layout
--	--

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
- hydrogeology
- surface waters

Site Setting

The proposed permit area is situated at the Port of Wisbech (the Site), at Nene Parade, Wisbech, PE13 3BB. The nearest residential property is located approximately 10m east of the site. The site location and permit boundary are shown on Drawing Number PWL/B059539/PER/01.

Access to the site is achieved by an access road located directly off Crab Marsh. Access to the site can also be made via the Nene Parade entrance to the wider Port of Wisbech Site.

The proposed permit area is centred at approximate National Grid Reference (NGR) TF 45689 11023.

Geology

According to the British Geological Survey (BGS) 'Geology of Britain Viewer' the permitted area consists of Ampthill Clay Formation - Mudstone (Bedrock Geology). The London Clay Formation is a sedimentary bedrock formed between 163.5 and 157.3 million years ago during the Jurassic period.

The superficial deposit of the permitted area comprises of Tidal Flat Deposits - Clay and silt - which is a sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.

Hydrogeology

According to the Multi-Agency Geographic Information for the Countryside's (MAGIC) website, the both bedrock and the superficial drift underlying the site comprise Unproductive Aquifer.

The MAGIC website indicates that the proposed permit area is not situated within a Groundwater Source Protection Zone (GSPZ).

Hydrology

There are multiple surface water features within 1km in the site, these are listed below: -

- River Nene (adjacent west);
- Stream (445m southwest); and
- Stream (705m southwest).

With reference to the Flood Map for Planning Service (FMPS) website, the proposed permit area is situated in a Flood Zone 3 area. As defined on the FMPS website, Flood Zone 3 areas comprise land assessed as having a high probability of

	<p>flooding from rivers and the sea.</p> <p><u>Ecology</u></p> <p>A nature and heritage screen was conducted for the site (EPR/CP3222SF/P001) this determined the following designated ecological habitats within 1km of the site: -</p> <p>There is also a number of Deciduous Woodlands within 1km.</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>Specific previous operations that have occurred within the permitted area consist of a petrochemical storage facility in the central section of the permitted area which has been out of operation for around 20 years. Also, the southern section of the permitted area was used for a scrap metal permitted activity until 2017.</p> <p>With reference to historic maps dated from 1900 to present, the following activities were identified on the site and the surrounding area: -</p> <p>1900- 1910: The proposed permit area comprises a central rail line, mooring posts to the west and Dock Cottage to the east. A timber yard is located to the south of the site boundary.</p> <p>1920-1950: The timber yard to the south of the site changed land use to ‘Saw Mill’ and expanded to incorporate the south of the proposed permit area. Swimming baths can be observed to the north of the site.</p> <p>1960 - 1980: The southern area of the proposed site comprises a factory while the central area is occupied an oil storage depot and timber yard. The swimming baths are on longer observed on site with the area occupied by the sawmill.</p> <p>1990-2000: The factory to the south of the site is depicted as “works” and the land to the south of the proposed boundary is depicted as a Quay.</p> <p>Present Day: The land was purchased in 2004 is currently owned by Port of Wisbech Limited and used to run an established load and discharge operation, currently holding the sole stevedoring licence from Fenland District Council enabling the company to load and un-load all the ships that use Port of Wisbech. The site predominantly stores timber product within the ownership boundary.</p> <p>There is no visual olfactory evidence of contamination on site within the Environmental Permit Boundary. However, the historical land use of the site for the purpose which this application relates may have led to isolated hot spots of contamination from leaks and spills associated with plant</p>

	and delivery vehicles on site
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	There is no recorded evidence of historic contamination within the current permit area.
Baseline soil and groundwater reference data	None provided.
Supporting information	None provided.

3.0 Permitted activities

Permitted activities	<p>The site is to be operated as an RDF Waste Transfer Station to allow for the storage of baled RDF prior to export to near continent. The facility will accept up to 75,000 tonnes of RDF per annum.</p> <p>The proposed treatment activities will be undertaken as waste operations and will comprise the R and D Codes provided in Annex II to Directive 2008/98/EC.</p> <ul style="list-style-type: none"> • R13 - Storage of waste consisting of materials for submission to any operation numbered R1 to R12, but excluding temporary storage pending collection on the site where it is produced; and, • D15 - Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced).
Non-permitted activities undertaken	<p>The operator owns the area of land to the south of the proposed permit area.</p> <p>Currently, Port of Wisbech Limited runs an established load and discharge operation, holding the sole stevedoring licence from Fenland District Council enabling the company to load and un-load all the ships that use Port of Wisbech. The Site predominantly stores timber product within the ownership boundary. This activity does not require a permit and thus will not be covered within this permit application. No activities which require a permit will be carried out at this area.</p>
<p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>The environmental permit boundary is provided as Drawing Number: PWL/B059539/PER/01.</p> <p>The layout of the site is provided on Drawing Number: PWL/B059539/LAY/01.</p> <p>An Environmental Risk Assessment is provided as Appendix</p>

D to the Environmental Permit Variation Application.

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.

5.0 Changes to Existing Activities	
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	<ul style="list-style-type: none"> • PWL/B059539/PER/01 - Site Location and Environmental Permit Boundary; • PWL/B059539/REC/01 - Receptor Plan; • PWL/B059539/LAY/01 - Site Layout Plan • Application Forms; • Pre-Application Discussions (Dated February 2024); • Operating Techniques (Dated April 2024); • Environmental Risk Assessment (Dated April 2024); • Fire Prevention Plan (Dated April 2024); • Noise Impact Assessment and Noise Management Plan (Dated April 2024); • Dust Management Plan (Dated April 2024); • Odour Management Plan (Dated April 2024); • Site Condition Report (Dated April 2024); and, • Non-Technical Summary (Dated April 2024).

5.0 Measures taken to protect the 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

- 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.

- 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

- 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.