



# SITE CONDITION REPORT

Environmental and sustainability solutions provided to  
**RESOURCE RECYCLING SOLUTIONS LTD**

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Author: Joel Pimm	Reviewer: Martin Ropka
	

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## REVISION LOG

Revision	Details	Date
0.1	First draft	19/12/2023
0.2	Internal review	26/02/2024
0.3	Internal review	18/03/2024
0.4	Amendments following internal review	21/03/2024
1.0	First Issue	28/03/2024

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## 1.0 SITE DETAILS

<b>Name of the applicant</b>	Resource Recycling Solutions Ltd
<b>Activity address</b>	Iron House Farm Lancaster Road Out Rawcliffe Lancashire PR3 6BP
<b>National grid reference</b>	341162, 444756

<b>Document reference and dates for Site Condition Report at permit application and surrender</b>	<ul style="list-style-type: none"> <li>• Document reference: RRS 12 – Site Condition Report</li> <li>• Date at application: 08/03/2024</li> </ul>
<b>Document references for site plans (including location and boundaries)</b>	<ul style="list-style-type: none"> <li>• RRS 02 – Site Location Plan</li> <li>• RRS 03 – Site Layout Plan</li> </ul>

## 2.0 CONDITION OF THE LAND AT PERMIT ISSUE

<b>Environmental setting</b>	<p>Iron House Farm is located off Lancaster Road, 17km south of Lancaster and 9km west of the M6 motorway. The village of Out Rawcliffe is situated to the southwest at a distance of 3km. The site is situated within an area that is of agricultural use with some residential. The site is also surrounded by fields in all directions and two forests; one to the north called Tarn Wood and the one to the south called Williamson's Wood. There are properties directly to the north of the site, mainly dealing in farming and horses. There are other farming properties surrounding the site at a greater distance away of at least 300m.</p> <p>The nearby sensitive receptors include Moss Cottage, a residential property approximately 130m north of the eastern portion of the site.</p> <p>A large area of concrete covers the majority of the site activity where processing currently takes place. The impermeable concrete pad is in adequate condition across the site with no areas of cracking or heavy wear visible. The areas to be extended shall be located to the south of the southern site boundary and shall be covered with impermeable concrete with a sealed drainage system.</p>
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**Geology**

The site is underlain by the solid geology of the Sherwood Sandstone Group consisting of sandstones and pebbly sandstones with lesser amounts of conglomerate and minor amounts of mudstone and siltstone. Superficial deposits have been identified on geological mapping, indicating three types of superficial deposits within the site boundary at or near surface.

The underlying geology of permitted site boundary is as follows:

- The bedrock (i.e., rock types far below the surface) beneath the site is classified as Sherwood Sandstone Group formed between 272.3 million to 268.8 million years ago during the Guadalupian period. The bedrock consists of fine- to very coarse-grained feldspathic sandstones, interbedded with grey siltstones and mudstones, with subordinate marine shaly mudstone, claystone, coals and seatearths.
- The main superficial deposit on site is identified on geological mapping as Peat which covers most of the site to the central and western side. To the northeast the site there is a small amount of Till, Devensian rock which is a Diamicton rock type. On the southwest of the site, there are Tidal Flat Deposits which constitute a Clay and Silt rock type.

**Hydrogeology**

The hydrogeological features of the subsurface features of the site are presented below:

- The Bedrock Aquifer under the site is designated as Principal Aquifer. Principal aquifers are highly permeable underground layers that serve as crucial sources of groundwater for various uses, including local water supplies and contributing to river base flow.
- The Superficial Aquifer under the majority of the site is designated as Unproductive Strata. The Superficial Aquifer under the far northeast corner of the site is designated as Secondary Aquifer - Undifferentiated.

**Groundwater**

The groundwater characteristics for the site location are presented below:

- The site is situated within groundwater source protection Zone III.
- The groundwater vulnerability of the land on which the site is located is classified as Secondary Superficial Aquifer - Medium Vulnerability in the northeast of the site, Principal Bedrock Aquifer - Low Vulnerability in the

	<p>west, and Principle Bedrock Aquifer - Low Vulnerability which is situated in the southeast. These are areas that offer some groundwater protection and are intermediate between medium and low vulnerability.</p> <ul style="list-style-type: none"> <li>• There is no designated potential for groundwater flooding to occur on site.</li> <li>• There are no groundwater abstraction licences recorded within 1km of the site.</li> </ul> <p><b>Flooding</b></p> <ul style="list-style-type: none"> <li>• The site is in Flood Zone 1 according to the EA Flood map for planning tool. This indicates that it has a low probability of flooding from rivers and the sea. The far northeast of the site has limited potential for groundwater flooding to occur.</li> </ul> <p><b>Hydrology</b></p> <ul style="list-style-type: none"> <li>• The nearest surface water feature, the Hales Rushes Watercourse, runs immediately to the east of the site and is identified as an inland river approximately 8m east of the site boundary.</li> </ul>
<p><b>Pollution history</b></p>	<p><b>Historical Land Use</b></p> <ul style="list-style-type: none"> <li>• The historical land use within the site boundary is indicated from historical mapping, dating back to 1847.</li> <li>• <b>1847-1848:</b> The site is identified as an empty field. The site runs alongside a small lane called Hornby's Lane. The land in the immediate vicinity of the site is of agricultural use with numerous farms and cottages nearby like Brook farm, Lousanna and Try Farm.</li> <li>• <b>1892:</b> The majority of the site is now shown to be made up of rough pasture and Moss Cottage now is located in close proximity to the north of the site. Chathill Farm appears to the south.</li> <li>• <b>1895:</b> No change in land use on or around the site.</li> <li>• <b>1912:</b> No change in land use on or around the site.</li> <li>• <b>1913:</b> No change in land use on or around the site.</li> <li>• <b>1932:</b> No change in land use on or around the site.</li> <li>• <b>1933:</b> No change in land use on or around the site.</li> <li>• <b>1955:</b> No change in land use on or around the site.</li> <li>• <b>1968:</b> Nurseries at Moss Cottage appear opposite from the site.</li> <li>• <b>1970:</b> No change in land use on or around the site.</li> <li>• <b>1992:</b> No change in land use on or around the site.</li> <li>• <b>1994:</b> No change in land use on or around the site.</li> <li>• <b>2001:</b> Satellite imagery shows one building appear on eastern extremity of the site. The site seems to be used for agricultural purposes.</li> <li>• <b>2006:</b> No change in land use on or around the site.</li> </ul>

	<ul style="list-style-type: none"><li>• <b>2023:</b> Multiple buildings appear on eastern portion of the site. This is the site office building, canteen, weighbridge, workshop and storage.</li></ul> <p><b><u>Pollution Incidents</u></b></p> <ul style="list-style-type: none"><li>• There has been 1 substantiated pollution incident. This was in November 2007 and was a Category 2 impact for air and water and a Category 3 impact for land. This was located 280m from the eastern edge of the site boundary. The pollutant is described as contaminated water from firefighting run-off.</li><li>• It is not considered that the impacts of this incident will have affected site at the time or still be affecting the site currently.</li><li>• There have been 1 recorded pollution incidents to controlled waters in March 1999. This incident was 192m to the east of the site which was a Category 3 Minor Incident. The pollutant was described as organic chemicals, specifically, diesel fuels. The name of the receiving water was not recorded.</li></ul> <p><b><u>Waste Register</u></b></p> <ul style="list-style-type: none"><li>• There are no BGS recorded Landfill Sites within 1km of the site.</li><li>• There are no historical landfill sites within 1km of the site boundary.</li><li>• There are no Local Authority recorded landfill sites within 1km of the site boundary.</li><li>• There are no Environment Agency regulated landfill sites within 1km of the site.</li><li>• There are no active Licensed Waste Management Facilities within 1km of the site.</li><li>• There are three potential infilled land sites, one non-water and two water. The non-water site use is located 145m southwest and the use is categorised as Unknown Filled Ground (Pit, quarry etc). The date of mapping is 1994. The both the potential infilled water sites are located 104m north and the use is categorised as Unknown Filled Ground (Pond, marsh, river, stream, dock etc). The date of mapping of these sites are 1895 and 1913.</li></ul> <p><b><u>Industrial Activity</u></b></p> <ul style="list-style-type: none"><li>• There are three permitted sites within 1km of the site, however all three are now inactive. The first of the three sites was operated by H W Rowe, classified as insulation materials 354m east from RRS. The second was operated by B W A Fabs Ltd, classified as machinery - industrial &amp; commercial 365m east. The third site was operated by Trade Transmissions, classified as gearboxes 359m southeast.</li><li>• There is no other industrial activity around the site. The area around the site is generally of agricultural use.</li></ul>
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<b>Baseline soil and groundwater reference data</b>	<p>No baseline soil and groundwater reference data were collected for the site on submission of the application. As the site had been in agricultural use before the current applicant's development of a composting facility, there are considered to be no significant levels of contamination on site relating to historical activities. The same applies to this variation as it is considered that there are no significant levels of contamination of the land on which the site is to be expanded.</p> <p>The following estimated soil chemistry data of the land beneath the site has been provided:</p> <table border="1" data-bbox="434 622 1388 920"> <thead> <tr> <th>Parameter</th> <th>Concentration (mg/kg)</th> </tr> </thead> <tbody> <tr> <td>Arsenic</td> <td>&lt;15</td> </tr> <tr> <td>Cadmium</td> <td>&lt;1.8</td> </tr> <tr> <td>Chromium</td> <td>60-90</td> </tr> <tr> <td>Lead</td> <td>&lt;100</td> </tr> <tr> <td>Nickel</td> <td>&lt;30</td> </tr> </tbody> </table>	Parameter	Concentration (mg/kg)	Arsenic	<15	Cadmium	<1.8	Chromium	60-90	Lead	<100	Nickel	<30
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<b>Supporting information</b>	<ul style="list-style-type: none"> <li>• Appendix A: Historical Site Maps</li> <li>• Appendix B: Environmental Setting Maps</li> <li>• Appendix C: Datasheet</li> </ul>												

### 3.0 PERMITTED ACTIVITIES

<b>Permitted activities</b>	<p><b>Current</b></p> <p>Resource Recycling Solutions Ltd.'s Bespoke Environmental Permit (EPR/QB3036RB) permits the Open Windrow Composting (OWC) Site to accept and process a maximum of 75,000 tonnes of biodegradable green waste for composting per year.</p> <p><b>Proposed</b></p> <p>It is proposed that the site boundary be expanded at the southern end of the site to enable the site to accept and process green waste, comingled food and green waste or food waste only through an In-Vessel Composting (IVC) system. This proposed permit will also integrate previous waste exemptions for recycling aggregates, processing soil, and processing wood. The maximum throughput at the site will stay the same at 75,000 tonnes of waste per year.</p>
<b>Non-permitted activities undertaken</b>	<p>There are no non-permitted activities undertaken. RRS have a registered T5 waste exemption for screening and blending waste (reference number WEC384717). The site has previously held</p>

	exemptions for T6 (treating waste wood) and U1 (use of waste in construction).
<b>Document references for:</b> <ul style="list-style-type: none"> <li>• <b>Plan showing activity layout</b></li> <li>• <b>Historical land use maps</b></li> <li>• <b>Site sensitivity maps</b></li> </ul>	<ul style="list-style-type: none"> <li>• RRS03 – Site Layout Plan</li> <li>• Appendix A: Historical Site Maps</li> <li>• Appendix B: Environmental Setting Maps</li> <li>• Appendix C: Datasheet</li> </ul>

#### 4.0 CHANGES TO THE ACTIVITY

<b>Have there been any changes to the activity boundary?</b>	It is proposed to expand the site boundary to the south of the site. The changes will allow expansion along the southern boundary to allow for additional space for waste treatment.
<b>Have there been any changes to the permitted activities?</b>	This report accompanies an application to vary the permit to accept and process green waste, comingled food and green waste or food waste only as through an IVC system in addition to processing green waste through the existing OWC system. This proposed permit will also integrate current and previous waste exemptions for recycling aggregates, processing soil, and processing waste wood. The maximum tonnage will stay the same at 75,000 tonnes per year.
<b>Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?</b>	Dangerous substances have not been used or produced as a result of the permitted activities.
<b>Checklist of supporting information</b>	

## 5.0 MEASURES TAKEN TO PROTECT LAND

The expanded areas of the site will be covered with an impermeable surface and will contain a sealed drainage system. This will meet the requirements of CIRIA C736 guidance.

<b>Checklist of supporting information</b>	
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## 6.0 POLLUTION INCIDENTS AND REMEDIATION

No pollution incidents that may have damaged the land have occurred on the site.

<b>Checklist of supporting information</b>	
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## 7.0 SOIL, GAS AND WATER QUALITY MONITORING

Soil, gas and water quality monitoring has not taken place.

<b>Checklist of supporting information</b>	
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## 8.0 DECOMMISSIONING AND REMOVAL OF POLLUTION RISK

N/A

<b>Checklist of supporting information</b>	
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## 9.0 REFERENCE DATA AND REMEDIATION

<b>Checklist of supporting information</b>	
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## 9.1 Statement of Site Condition