
THE ARLEY CONSULTING COMPANY LIMITED

Chorleian House
49-51 St Thomas's Road
Chorley, Lancashire, PR7 1JE

Tel: 01257 278300
Fax: 01257 268063
Email: mailbox@taccl.co.uk

Report No 11561/32

September 2022

**SITE CONDITION REPORT
for
SANDONS FARM WASTE RECYCLING FACILITY
ADLINGTON, CHORLEY**

Prepared for

CHORLEY SAND AND AGGREGATES LIMITED

**The Office
Rigby House Farm
The Common
Adlington
Chorley
Lancashire
PR7 4DS**

T A B L E O F C O N T E N T S

1. SITE DETAILS.....	1
2. CONDITION OF THE LAND AT PERMIT ISSUE	1
3. PERMITTED ACTIVITIES	3
4. CHANGES TO THE ACTIVITY	3
5. MEASURES TAKEN TO PROTECT LAND.....	4
6. POLLUTION INCIDENTS THAT MAY HAVE HAD AN IMPACT ON LAND, AND THEIR REMEDIATION	4
7. SOIL GAS AND WATER QUALITY MONITORING	5

L I S T O F A P P E N D I C E S

Appendix A - Drawings

L I S T O F D R A W I N G S

Drawing No 11575/14 - Recycling Centre Site Plan
Drawing No 11561/14D - Site Layout Plan
Drawing No 11561/40A - Receptors (within 1 km)

Report No 11561/32 – September 2022
Sandons Farm Waste Recycling Facility: Site Condition Report

1. SITE DETAILS	
Name of the applicant	Chorley Sand & Aggregates Limited
Activity address	Sandons Farm Recycling Facility off Wigan Lane Adlington Chorley Lancashire PR7 4DL
National grid reference	SD 5939 1328
Permit Number	EPR/EB3806TM
Document reference and dates for Site Condition Report at permit application	Report No 11561/32 submitted at the time of application to vary from standard rules SR2010No12 to a bespoke permit
Document references for site plans (including location and boundaries)	Drawing No 11561/14D – Site Layout Plan Drawing No 11561/40A – Receptors

2. CONDITION OF THE LAND AT PERMIT ISSUE	
Environmental setting including: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>The site conditions at permit issue comprised a partially worked sand quarry. The quarry is currently being worked and also backfilled with inert waste under an inert landfill permit, EPR/CB3606CU. The treatment facility permitted area sits within the boundary of the inert landfill permit. The treatment facility will eventually be decommissioned, and the landfill will extend over the site to enable the final stage of quarry restoration to be carried out.</p> <p>Further details are presented in the Environmental Setting and Site Design (ESSD) for the inert landfill site (Report No 11561/20B), particularly sections:</p> <p>Section 3.1 – Geology In summary, the site is situated within a sand and gravel quarry excavated into the glacial drift above the Middle Coal Measures. The basal areas are underlain further deposits of sand and gravel with the Coal Measures at depth below them.</p> <p>Section 3.2 – Hydrology In summary, the site is situated between the Leeds and Liverpool Canal and Eller Brook, which is an eventual tributary of the River</p>

Report No 11561/32 – September 2022
Sandons Farm Waste Recycling Facility: Site Condition Report

	<p>Douglas via Wrightington Lakes and Yellow Brook. The site is not generally affected by flooding associated with the identified water courses due to its elevated position</p> <p>Section 3.5 - Hydrogeology In summary, the site is in the glacial drift overlying Carboniferous Coal Measures rocks which have been mined by opencast and underground extraction methods locally. The glacial drift is a series of undifferentiated and impersistent layers of sand, gravel and clay. These strata are classified as a Secondary A Aquifer.</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>There have been no pollution incidents specific to the treatment facility. Incidents relating to the wider site including the inert landfill and the historic non-hazardous landfill are included in the ESSD report in sections:</p> <p>Section 2.1.1 – Incidents</p> <p>Section 2.1.2 – Historical Development</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>The site sits within the quarry and was quarried out in around 2010. There is no evidence of contamination or records of site investigation in this area.</p> <p>An old pre-Landfill Directive inert waste site (Pincroft) is located within the inert landfill permit boundary. This is a source of elevated gas.</p>
<p>Baseline soil and groundwater reference data</p>	<p>Baseline soil data is available from boreholes drilled at the site, prior to issue of the inert landfill permit and in response to an improvement condition (former Pincroft Landfill Site). Only physical descriptions of the soils/wastes are available there is no chemical analysis.</p> <p>Surface water and groundwater monitoring data is available (refer to Sections 3.2.3 and 3.3.3 of the ESSD) from 2014 onwards so could not be considered baseline at permit issue but it will serve as baseline information from the point of permit variation. Detailed interpretation of the surface water and groundwater chemistry is</p>

Report No 11561/32 – September 2022
Sandons Farm Waste Recycling Facility: Site Condition Report

	<p>presented in the HRA Review (Report No 11561/21).</p> <p>Although this data covers the treatment area it will also reflect operations/conditions in the inert landfill site and the historical landfill sites and so could not be isolated to the treatment facility.</p>
--	--

3. PERMITTED ACTIVITIES	
Permitted activities:	<p>Treatment of waste to produce aggregates and soil substitute including sorting, screening, crushing, blending according to SR2010No12:</p> <p>R3: Recycling/reclamation of organic substances R5: Recycling/reclamation of other inorganic material R13: Storage or waste pending any of the operations numbered R3 and R5</p>
Non-permitted activities undertaken	None
Document references for:	<p>Drawing No 11561/14D</p> <p>Report No 11561/18 Environmental Risk Assessment.</p>
<ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	

4. CHANGES TO THE ACTIVITY	
Have there been any changes to the activity boundary?	<p>Yes, it is proposed to increase the site boundary to allow more room for material storage. The current permitted area is 13,662 m² and the proposed area will be 19,324 m², an increase of 5,662 m². The proposed permit boundary is shown on Drawing No 11561/14D and the standard rules permit boundary is shown on Drawing No 11561/14.</p>
Have there been any changes to the permitted activities?	<p>Yes the following changes are proposed for the variation to a bespoke permit:</p> <ul style="list-style-type: none"> • To specifically include washing (wet screening) in the list of treatment methods. This has been carried out to date under the standard rules permit under the description of screening • Increase the throughput of waste from 75,000 tonnes per year to 200,000 tonnes per year

Report No 11561/32 – September 2022
Sandons Farm Waste Recycling Facility: Site Condition Report

	<ul style="list-style-type: none">• Add EWC 17 09 04 mixed construction and demolition waste• Remove a number of waste codes from the permit to restrict the permitted list of waste to Chapter 17 codes only, consisting of those already permitted and EWC 17 09 04 added as a new waste code.• Expand the site boundary to align with topography
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No

5. 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.

The area beneath the wash plant has been concreted to contain spillages.

Routine groundwater and surface water monitoring is undertaken for the landfill permit to assess any potential impact of the wider site. This is assessed in the HRA Review (Report No 11561/21).

6. 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.

Information relating to known pollution incidents for the wider site are described in Section 2.1.1 of the ESSD – none are attributed to activities at the treatment facility.

7. SOIL GAS AND WATER QUALITY MONITORING

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.

The following information is available for the wider site in the ESSD:

Section 4.4.3 – Landfill Gas Monitoring Infrastructure & Results

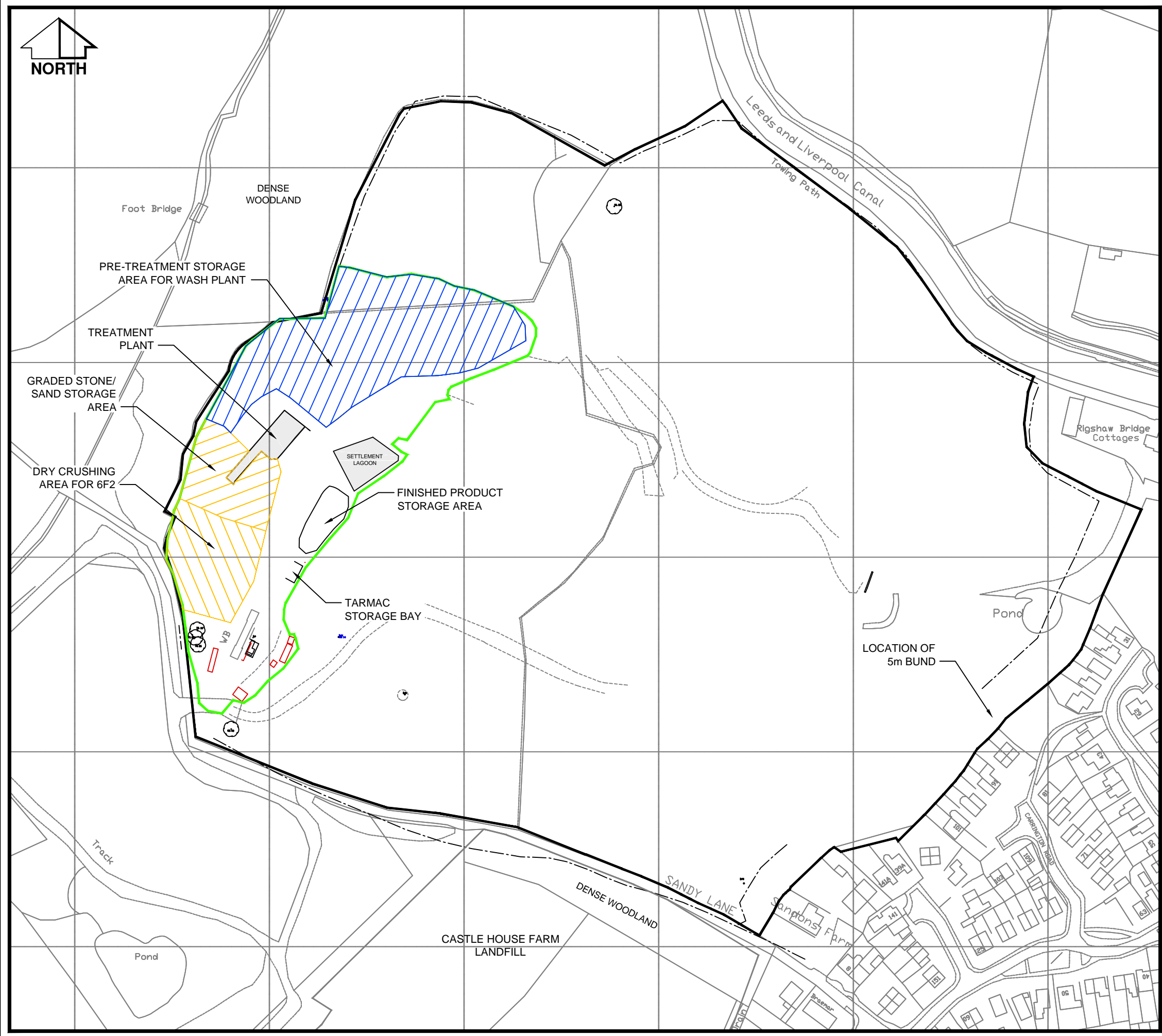
Section 5.4.2 – Surface water Quality

Section 5.5.5 – Groundwater Quality

C Gettinby
PhD BSc (Hons) MCIWM
Director

APPENDIX A

Drawings



KEY

	RECYCLING CENTRE BOUNDARY
	PERMIT BOUNDARY FOR EPR/CB3606CU

NOTES: TOPOGRAPHIC SURVEY CONDUCTED IN DECEMBER 2018.

REV.	DESCRIPTION	DATE	BY
D	MINOR AMENDMENTS	30/08/22	MYB
C	ADDED ARTIFICIAL GEO BARRIER, SCALE CHANGED	31/10/19	MYB
B	MINOR MODIFICATIONS	31/10/19	MYB
A	REVISED RECYCLING CENTRE BOUNDARY, ADDED STORAGE AREAS, CHANGED SCALE	10/10/19	MYB

THE ARLEY CONSULTING COMPANY LIMITED

Chorleian House
49-51 St Thomas's Road
Chorley, Lancashire PR7 1JE

Tel: 01257 278300
Fax: 01257 268063
E-mail: mailbox@tacl.co.uk

CLIENT:

CHORLEY SAND & AGGREGATES LIMITED

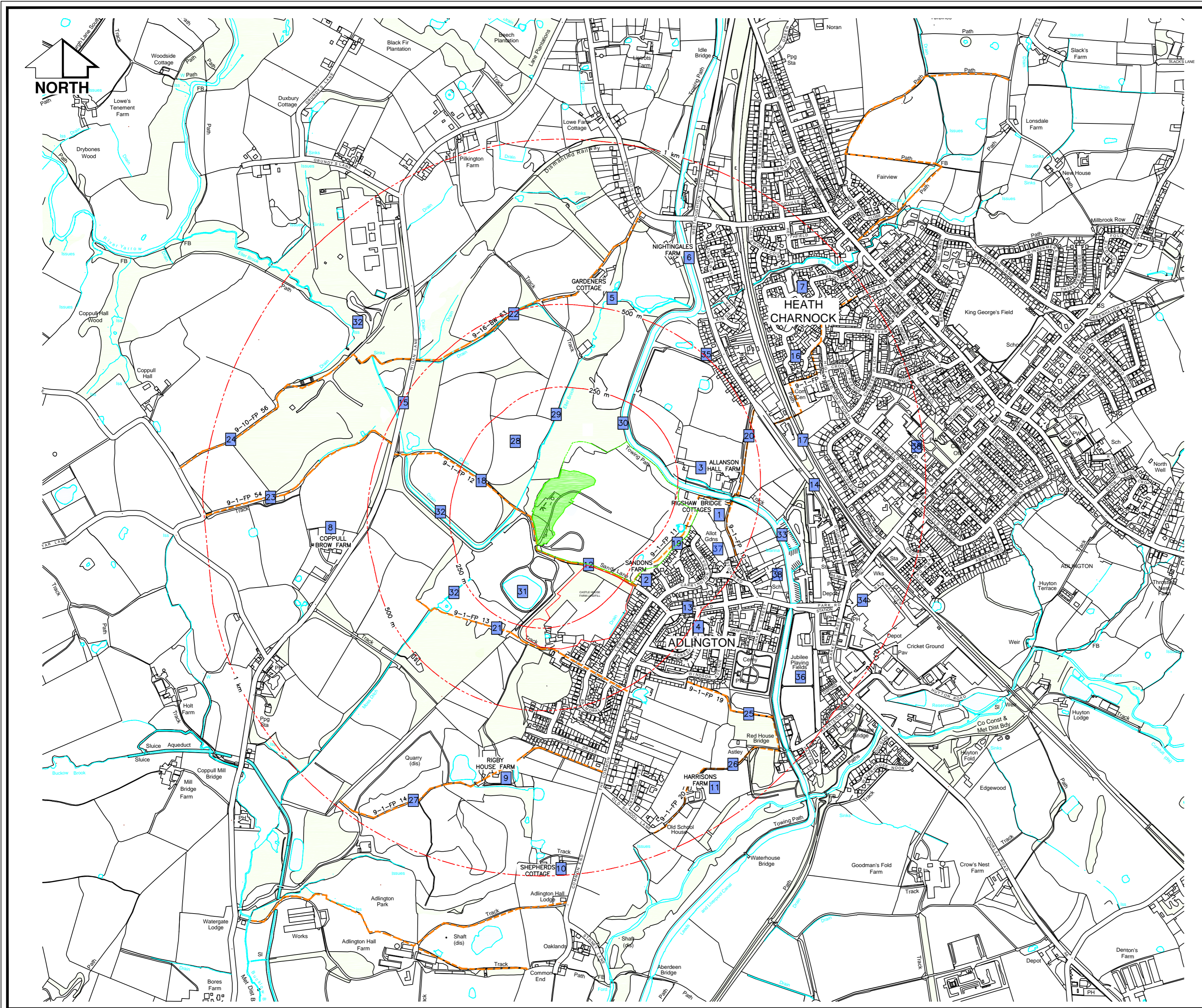
JOB TITLE:

SANDONS FARM RECYCLING FACILITY

DRAWING TITLE:

SITE PLAN

DRAWN BY. MC	APPROVED BY. ML	DRAWING No. 11561/14D
DATE. 26/04/2013	SCALE ● A3. 1:2000	



KEY

- AGGREGATE RECYCLING FACILITY
- PERMIT BOUNDARY FOR EPR/CB3606CU
- RECEPTOR DISTANCE OFFSETS
- PUBLIC FOOTPATH
- 28 RECEPTOR REFERENCE (REFER TO REPORTS 11561/18 & 11561/31)



ORDNANCE SURVEY CROWN COPYRIGHT 2020. LICENCE NUMBER 10002432.

REV.	DESCRIPTION	DATE	BY
A	AMENDED SITE BOUNDARY, MINOR MODS	22/08/22	MYB

THE ARLEY CONSULTING COMPANY LIMITED

Chorleian House
49-51 St Thomas's Road
Chorley, Lancashire PR7 1JE

Tel: 01257 278300
Fax: 01257 268063
E-mail: mailbox@tacl.co.uk

CLIENT:

CHORLEY SANDS & AGGREGATES LIMITED

JOB TITLE:

SANDONS FARM RECYCLING FACILITY

DRAWING TITLE:

RECEPTORS

DRAWN BY: MYB	APPROVED BY: CG	DRAWING No. 11561/40A
DATE: 02/04/2020	SCALE: 1:8,000	

THE ARLEY CONSULTING COMPANY LIMITED

Chorleian House
49-51 St Thomas's Road
Chorley, Lancashire, PR7 1JE

Tel: 01257 278300
Fax: 01257 268063
Email: mailbox@taccl.co.uk