



Site Condition Report

Recorra Limited



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SITE DETAILS

Units 38/39 Juliette Way,
Purfleet Industrial Park,
Purfleet,
Essex,
RM15 4YA

OPERATOR DETAILS

Recorra Limited,
52 Lant Street,
London,
SE1 1RB

PERMIT REFERENCE

EPR/EB3135AD

DOCUMENT REFERENCE

K529.1~09~005

ISSUE DATE

17/04/2026



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DRAWINGS

REFERENCE	REV	DATE	TITLE
K529.1~20~001		17/04/2026	Permit Boundary
K529.1~20~002		05/11/2025	Sensitive Receptors Plan (1km buffer)
K529.1~20~003		04/11/2025	Site Setting Plan
Recorra Site Layout Plan		17/03/2026	Site Layout Plan
K529.1~20~004		17/04/2026	FRS Route Plan
BPR1001/05/04		08/12/2021	Drainage Plan

APPENDICES

APPENDIX	TITLE
Appendix A	Groundsure Report (GS-H6F-IM9-97V-T91, 28/04/2025)

1. SITE DETAILS

Name of the applicant	Recorra Limited, 52 Land Street, London, SE1 1RB
Activity address	Units 38/39 Juliette Way, Purfleet Industrial Park, Purfleet, Essex, RM15 4YA
National Grid Reference (NGR)	The site is centred at NGR TQ 55146 79591
Document reference and dates for Site Condition Report (SCR) at permit application and surrender	SCR document reference at permit application: (K529.1~09~005, 05/11/2025)
Document references for site plans (including location and boundaries)	Permit Boundary Plan (K529.1~20~001, 17/04/2026) Site Setting Plan (K529.1~20~003, 04/11/2025) Recorra Site Layout Plan

2. CONDITION OF THE LAND AT PERMIT ISSUE

Environmental setting including:

- geology
- hydrogeology
- surface waters

2.1. Geology

2.1.1. Made ground

There is one record of made ground on site and sixteen records of made ground within 500 m of the site proximity. The made ground on site is described as Artificial Deposits, made ground (Undivided), LEX CODE (MGR-ARTDP).

Made ground in the site proximity includes artificial deposits, of made ground (Undivided), Infilled ground LEX CODE (WMGR-ARTDP & WMGR-UNKNOWN), and worked ground LEX CODE (WGR-VOID).

2.1.2. Superficial geology

One record of superficial geology can be found on site, and 9 records of artificial geology are within 500 m of the site.

The superficial geology onsite is described as Head – Clay (unlithified Deposits Coding Scheme) with LEX CODE (HEAD-C).

2.1.3. Bedrock geology

There is one record of Bedrock geology onsite with LEX CODE (TAB-SANDU). The bedrock on site and 65m W of the site are described as Thanet Sand Formation – Sand of Thanetian Age.

2.2. Hydrogeology

2.2.1. Superficial

A Secondary undifferentiated aquifer is located onsite. Several Secondary Undifferentiated aquifers and Secondary A aquifers are located within 500 m of the site.

2.2.2. Bedrock

The bedrock aquifer onsite is a Secondary A aquifer. Records within 500 m of the site show that there are two Principal aquifers, three Secondary A aquifers, and an Unproductive aquifer.

2.2.3. Source Protection Zone

There is no record of a Source Protection Zone within 500 m of the site.

2.3. Surface Water

Seven surface water features, covering rivers, streams and lakes are recorded within 250 m of the site. There is one

WFD surface water body catchment onsite. This is the Southall Sewer and Running water Brook. The operational and management catchment for this river is Roding Beam and Ingrebourne.

2.4. Designated Sensitive Sites

Data sourced from Natural England show that there are six Sites of Special Scientific Interest (SSSI) within 2000 m of the site. These include the Inner Thames Marshes (187m SW & 585m W), Purfleet Road, Aveley (431m NE), Purfleet Chalk Pits (1183m SE, 1354m SE & 1832m SE).

There are three records of designated Ancient Woodlands within 2000 m of the site namely, Watts Wood (1130 m SE, 1432 m SE & 1734 m E).

2.5. Permits and Authorisations

There is one record of a Historical landfill waste licence (176m N) at Sandy Lane, Aveley, South Ockendon, Essex for processing Commercial, Household waste.

Sixteen licenced waste sites are located onsite and within 500 m of the site.

There are records of 44 waste exemptions onsite and within 500 m of the site. The waste exemption reference number onsite is WEX474918.

2.6. Other site context current and historical activities (e.g. Mining, Radon,)

2.6.1. Mining

Within 500 m of the site, one historical mineral planning area is located. The site name is London Road (195m N), where surface mineral workings for the extraction of sand and gravel was conducted. Fifteen non coal mining features are recorded within 1000 m of the site.

There are six records of Britpits within 500 m of the site. The mining works carried out range from surface mineral working such as Quarry, Sand Pit, Clay Pit or Opencast Coal Site to Recycled material, construction and demolition materials recovered for use as secondary aggregates. The recorded mining features are located 193m NW, 299m N, 312m NW, 454m E, 457m E and 499m N respectively.

	Two records of mining cavities related to chalk mining are located within 1000 m of the site at Aveley, Essex, 677m SE & 795m E. 2.6.2.Radon Radon was recorded onsite. Less than 1% of properties were affected and the incident did not require any radon protection measures.
Pollution history including: • 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	Records within 500 m of the site show that there are 30 pollution incidents (EA/NRW) involving pollutants such as diesel, lubricating oils and fuel, demolition and construction materials and waste, other inert materials or waste and firefighting run off.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	There are 55 BSG Boreholes shafts and wells within 250 m of the site used for site investigation works. 10 of these boreholes are located on site.
Baseline soil and groundwater reference data	Baseline groundwater reference data is not available. The BSG estimated background soil chemistry taken within 50 m of the site is given below for Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. Onsite & 43m S Arsenic - 15 - 25 mg/kg Lead – 100 mg/kg, Bioaccessible Lead - 60 mg/kg Cadmium - 1.8 mg/kg Chromium - 60 - 90 mg/kg Nickel - 15 - 30 mg/kg
Supporting information	• Groundsure Report (Appendix A) • Historical Ordnance Survey plans (Appendix B) • British Geological Survey¹ • DEFRA's Magic Map² • Baseline soil and groundwater reference data - Groundsure Report (GS-H6F-IM9-97V-T91)

¹ [BGS Geology Viewer - British Geological Survey](#)

² [Magic Map Application \(defra.gov.uk\)](#)

3. PERMITTED ACTIVITIES

Permitted activities	Operations at the site involve the receipt, storage, treatment and dispatch of predominantly non-hazardous waste, although there will be a small proportion of hazardous wastes to be stored on site, and outlined in the List of Waste (K529.1~09~008). Treatment operations are limited to baling, shredding and manual (including mobile plant assisted) sorting/separation and compaction. The following waste management operations will be carried out at the facility (codes taken from Waste Framework Directive 2008/98/EC Annex II): • R3: Recycling or reclamation of organic substances which are not used as solvents (including composting and other biological transformation processes). • R4: Recycling or reclamation of metal and metal compounds. • R5: Recycling or reclamation of other inorganic materials. • R13: Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection on the site where the waste is produced). • D15: Storage pending D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced).
Non-permitted activities undertaken	N/A
Document references for: • plan showing activity layout; and • environmental risk assessment.	Recorra Site Layout Plan Environmental Risk Assessment (K529.1~09~003, 17/04/2026)

4. CHANGES TO THE ACTIVITY

Have there been any changes to the activity boundary?	Yes, the permit boundary is increasing to include the yard area currently housing the exemption activities. See Permit Boundary Plan (K529.1~20~001)
Have there been any changes to the permitted activities?	Current Standard Rules Permits & Waste Exemption: • Standard Rules SR2008No14_75kte • Standard Rules SR2008No23_75kte • S2 waste exemption WEX474918: Aim of application: amalgamate the above and add additional EWC codes consisting of hazardous and non-hazardous materials. Treatment activities will remain the same. See the List of Waste (K529.1~09~008) for all waste that will be accepted and stored onsite.
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No
Checklist of supporting information	• Permit Boundary Plan (K529.1~20~001) • Sensitive Receptors Plan (K529.1~20~002) • Site Setting Plan (K529.1~20~003) • Recorra Site Layout Plan • Management System Summary (K529.1~09~001) • Fire Prevention Plan (K529.1~09~002) • Environmental Risk Assessment (K529.1~09~003) • Non-Technical Summary (K529.1~09~004) • Site Condition Report (K529.1~09~005) • Dust Management Plan (K529.1~09~006) • Odour Management Plan (K529.1~09~007) • List of Waste (C) (K529.1~09~008; 009) • Pest Management Plan (K529.1~09~010)

5. MEASURES TAKEN TO PROTECT LAND

Checklist of supporting information	

6. POLLUTION INCIDENTS THAT MAY HAVE HAD AN IMPACT ON LAND, AND THEIR REMEDIATION

Checklist of supporting information	

7. SOIL GAS AND WATER QUALITY MONITORING (WHERE UNDERTAKEN)

Checklist of supporting information	

8. DECOMMISSIONING AND REMOVAL OF POLLUTION RISK

Checklist of supporting information	

9. REFERENCE DATA AND REMEDIATION (WHERE RELEVANT)

Checklist of supporting information	

10. STATEMENT OF SITE CONDITION

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