



SHARP SKIPS LTD.

**Botany Way Waste Transfer Station,
Beacon Hill Industrial Estate
Botany Way,
Purfleet,
RM19 1SR**



SITE CONDITION REPORT

May 2024



1.0 SITE DETAILS

Name of the applicant	Sharp Skips Ltd.
Activity address	Botany Way Waste Transfer Station Beacon Hill Industrial Estate Botany Way Purfleet RM19 1SR
National grid reference	TQ55880 78294 [entrance to site]

Document reference and dates for Site Condition Report at permit application and surrender	Site Condition Report: dated 21 May 2024 The operator encloses a copy of the environmental setting sourced from the Magic Map/DEFRA website for the site that shows: ○ receptors ○ geology A review of the site history by Google Earth is also provided. This document forms part of an application for a new bespoke environmental permit.
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Document references for site plans (including location and boundaries)	Drawing – SSL Sharp site boundary Map – Aquifer zone Map – GPZ Flood risk map – EA Flood risk – EA Soilscape
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2.0 Condition of the land at permit issue

Environmental setting including: • geology • hydrogeology • surface waters	Geology: a review of MagicMap borehole log confirms that London Clay is identified at approx. 1.5m to 17m and is then underlain by Reading Beds to a depth of approx. 30m. Hydrogeology: the site is considered on Magic Map as being within a principal aquifer (bedrock) but outside an aquifer (superficial drift) with high groundwater vulnerability. However, for the scope of this report into the additional land to be included in the boundary of the environmental permit it is noted that there the additional and is impermeably surfaced to protect potential emissions to groundwater. BGS borehole log review of a CTRL 1994 suggests groundwater at c4m bgl. Surface waters: the Magic Map review of flooding confirms that there is very low risk of flooding from surface water and rivers and sea.
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	The closest surface water, Mar Dyke, is 800m NW of the site. The existing site has been used as a haulage and distribution facility [no hazardous or potentially polluting activities e.g. oil storage and distribution] under the same ownership since 2003. There have been no pollution incidents originating from the site. The site surfacing is impermeable. A review of aerial photos of Google Earth, show the site(s) being impermeably surfaced for at least 15 years. There are no water abstraction licences [surface water] for >1.5km from the site. There are no water abstraction licences [ground water] for >1.5km from the site. At the site there are no reported breaches of the site infrastructure, see below.
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	The land considered under this report is owned by the operator and is impermeably surfaced. Prior to the application for the environmental permit a new full retention interceptor in line with PPG3 requirements will be installed in the area close to the site entrance/exit which is the lowest point of the site. There have been no visual observations of any historic pollution generated from the previous owner/operator during a site walk-over [23 April 2024]. There are no recorded incidents of historic pollution from site activities dating back to 2001.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	A walk-over visual review of the application site confirms that the whole site is/will be impermeably surfaced and drains to sealed drainage. There have been no visual observations of any historic pollution – see above. No intrusive ground condition survey was undertaken and is not required by the permit application.
Baseline soil and groundwater reference data	See above.
Supporting information	As listed in section 1 of this report.



3.0 Permitted activities

Permitted activities	The application that this report refers to is that of an application for a new bespoke environmental permit for the treatment of non-hazardous wastes. The application is for 300,000 tonnes per annum. The list of wastes is as detailed in the EA's SR2015 No6 environmental permit.
Non-permitted activities undertaken	None.
Document references for: • plan showing activity layout; and • environmental risk assessment.	SSL site layout drawing SSL ERA



• 4.0 Changes to the activity	
• Have there been any changes to the activity boundary?	•
• Have there been any 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?	•
• Checklist of supporting information	•

• 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	•

• 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	•



- 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

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- 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

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- 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

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- 10.0 Statement of site condition

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