

SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v2.0 4 August 2008

COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION

DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7

AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.

1.0 SITE DETAILS	
Name of the applicant	Industrial Chemicals Limited
Activity address	Stoneness Road, West Thurrock, Essex, RM20 3AG
National grid reference	558620, 176660
Document reference and dates for Site Condition Report at permit application and surrender	Appendix C2 5b – site report for EA/EPR/BJ7298IF/V0037 application dated 17/01/11 18/03/2018.
Document references for site plans (including location and boundaries)	Appendix C2 5ai - current permitted area, appendix C2 5aii – proposed permitted area

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: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	Reference original permit application BJ7298IF and appendix C2 5b ii – envirocheck data.
Pollution history including: <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 	Reference original permit application for history of the site. There was only one incident reported in 2006 – reactor overflow into bunded area on process 2, the product remained inside the bunded area. There have been no incidents since then.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Site was a former combined coal/oil and gas fired power station. The knowledge of the processes and the products stored on site during the operation of the powerstation and the knowledge that nothing else had been built on the land prior to the building of the powerstation as per the historical maps in appendix C2 5bii.

	<u>No remedial work has been carried out on the site. National Power (former owners) demolished all of the buildings barring the office block and the workshop areas.</u>
Baseline soil and groundwater reference data	<u>None completed yet, but once permit has been granted, baseline sample to be taken. Baseline samples have now been taken and have identified no issues related to existing Industrial Chemical processes. The impact has come from the site's previous incarnation as an Coal/Oil/Gas fired Power station.</u>
Supporting information	<ul style="list-style-type: none"> • Source information identifying environmental setting and pollution incidents • Historical Ordnance Survey plans • Site reconnaissance • Historical investigation / assessment / remediation / verification reports • Baseline soil and groundwater reference data

3.0 Permitted activities	
Permitted activities	<u>Process 1 and process 2 currently permitted since 2003 and process 3 and process 4 are the reason that this version of H5 is being completed. There is now the addition of Process 5, Process 6, Process 7, Process 8, Process 9, Process 10, Process 11 and an expansion of the multi product protocol.</u>
Non-permitted activities undertaken	<u>Production of products used in the final manufacturing process for detergents, storage of other raw materials</u>
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<u>Appendix C2 5aiii – proposed amendment to permit BJ7298IF (whole site drawing). Appendix C2 6ii – Chlor-alkali risk assessment, appendix C2 6iii – Ferric sulphate risk assessment and C2 6iv – Chlorine modelling. New processes to be added to the permit have had the necessary H1 document completed and also using the history from other permitted sites that already have these processes on them, it can be determined that there will be little or no risk to the environment.</u>

Note:

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (*Environmental Risk Assessment - EPR H1*) or use an equivalent approach.

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.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	If yes, provide a plan showing the changes to the activity boundary. See appendix C2 5aii which shows the addition to the permitted area – the whole site is to be permitted.
Have there been any changes to the permitted activities?	If yes, provide a description of the changes to the permitted activities. There is no change to the activities currently on the site, it is just the re-location of the emission point A17 via a minor technical variation application. There are now 7 proposed new activities for this site and as such, it has now been agreed that the whole site should be under the umbrella of the permit. These changes will not come into force until the new variation has been issued. Most of the new proposed activities are shown on Appendix c2 5cii as they show the new layout, however there are 4 more activities proposed, which have not been allocated an area on site, as it is not yet been determined where they should be. Especially in relation to existing processes that will be supplying them raw materials. It has to be determined how best these plants would be supplied. These new process have emission points that have been where possible determined on the site layouts.
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	If yes, list of them No.
Checklist of supporting information <ul style="list-style-type: none"> • Plan showing any changes to the boundary (where relevant) • Description of the changes to the permitted activities (where relevant) • List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant) 	

5.0 Measures taken to protect land
<p>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.</p> <p>There has been no change to the land where the new stack is to be located. The stack has been in-situ for a number of years and as such has not had any effect on the land and was erected before the site became permitted. Borehole sampling has been carried out in areas of the site to determine if there has been any contamination from the current processes, but all data has shown is that the site's previous incarnation as a Coal/Oil/Gas fired power station has impacted on the site. No chemicals related to Industrial chemicals processes have been identified. All new plants & processes will be in approved bunds to ensure that storage requirements are met.</p>

Checklist of supporting information	<ul style="list-style-type: none"> • Inspection records and summary of findings of inspections for all pollution prevention measures • Records of maintenance, repair and replacement of pollution prevention measures
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6.0 Pollution incidents that may have had an impact on land, and their remediation

<p>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.</p> <p><u>There have been no pollution incidents where the proposed stack is located.</u></p>
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Checklist of supporting information	<ul style="list-style-type: none"> • Records of pollution incidents that may have impacted on land • Records of their investigation and remediation
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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.

This was not applicable as the stack was erected prior to the site having a permit and is located on a thick concrete slab poured in the 1960's by the sites previous owners from when they built a power station.

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	<ul style="list-style-type: none">• Site closure plan• List of potential sources of pollution risk• Investigation and remediation reports (where relevant)
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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	<ul style="list-style-type: none">• 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)
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10.0 Statement of site 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.