ROMFORD NORTH SITE

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.

V2.0 4 August 2008

1.0 SITE DETAILS	
Name of the applicant	ISDC Developments (No.2) Ltd
Activity address	Romford North Data Centre 3 King George Close Eastern Avenue Romford RM7 7PN
National grid reference	TQ 50290 89820

Document reference and dates for Site Condition Report at permit application and surrender	This version of the document is the Site Condition Report at permit application (September 2014) with SECTIONS 1-3 completed.

Document references for site plans (including location and boundaries)	Please see diagrams at the following locations: Section 10 Plans: The development plan is: 10.1 Development Plan.pdf The EPR permit boundary 10.2 EPR Boundary.pdf Section 11 Site Drawings Section 12 Environmental Maps Section 13 Supplementary Documents (including Planning statements)

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: • Geology • Hydrogeology • Surface waters	 The underlying geology of the site is London Clay, overlain by Hackney Gravels, overlain by Made Ground. The superficial aquifer is of variable permeability but the bedrock is of low permeability. The site is not near any designated source protection zones.

Pollution history including: • pollution incidents that may have affected land	There have been are no historical contaminative uses of the site identified, although there is a historical landfill site located to the west (King George's Playing Fields). There are some potentially contaminative land uses adjacent to the site, including works and warehouses. The soil chemistry maps do not show any significant elevated concentrations of heavy metals.
• historical land-uses and associated contaminants	The site is located adjacent to Hubbinet Industrial Estate in Romford. The site is surrounded by residential properties adjacent to the east and north and by commercial/industrial properties to the south and west. The River Rom runs to the west of the site. The development site is located on King George Close in the town of Romford in Essex. Historically this site was open land prior to the land being used as a Brick Works by 1920. This was demolished during the 1960s and by 1971 a warehouse was located on site. It has been used for industrial purposes since then. The surrounding area has supported various industrial and potentially contaminative land uses, including works and warehouses. No sensitive land uses have been identified.
• any visual/olfactory evidence of existing contamination	The Site Sensitivity Map shows there to be a historical landfill to the west of the site (King George's Playing Fields) as well as various Industrial Land Uses around the vicinity of the site, including the Works to the south/southeast.
• evidence of damage to pollution prevention measures	The Environment Agency register shows and that there have been numerous pollution incidents to controlled waters, i.e. the River Rom in close proximity to the site.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	The soil contamination maps for the area show that heavy metal concentrations (arsenic, cadmium and nickel) are all significantly lower than the Soil Guideline Values for the corresponding land use. The chromium concentrations are estimated to be within 90 – 120 mg/kg and the lead concentrations are between 300 – 600 mg/kg
Baseline soil and groundwater reference data	None available
Supporting information	8.1 Site Condition Report_v2.pdf

3.0 Permitted activities	
Permitted activities	Operation of standby generators, associated equipment and storage of fuel
Non-permitted activities undertaken	Operation of a high resilience data centre
Document references for: • plan showing activity layout; and • Environmental risk assessment.	10.1 Development Plan.pdf 10.2 EPR Boundary.pdf Section 11 Site Drawings Section 6: Site operating procedures, describe the operation of the activities The EPR H1 environmental risk assessment is located at Application Section 4: H1 Risk Assessment.pdf

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.
Have there been any changes to the permitted activities?	If yes, provide a description of the 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?	If yes, list of them
Checklist of supporting information	• 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	
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	• Inspection records and summary of findings of inspections for all pollution prevention measures • Records of maintenance, repair and replacement of pollution prevention measures

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	• Records of pollution incidents that may have impacted on land • Records of their investigation and remediation

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	• **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	• **Site closure plan** • **List of potential sources of pollution risk** • **Investigation and remediation reports (where relevant)**

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	• 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)

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.