



# SITE CONDITION REPORT FOR STOLTHAVEN DAGENHAM LTD

Stolthaven Dagenham

Report for: Stolthaven Dagenham Limited

**Customer:**

Stolthaven Dagenham Ltd

**Customer reference:**

ED18482

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23/11/2023

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# 1. INTRODUCTION

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Ricardo has been commissioned by Stolthaven Dagenham Ltd (SDL) to support on the permit application for the Stolthaven Dagenham Ltd facility, Choats Road, Dagenham, RM9 6PU, hereafter referred to as “the Facility”. This document forms part of the environmental permit application referenced EPR/MB3004LK/A001. This document has been prepared in partnership with SDL to develop and produce a Site Condition Report (SCR). To support this application for an environmental permit, a baseline SCR is required in accordance with Article 22(2) of IED (Site Closure), which states that:

*“Where the activity involves the use, production or release of relevant hazardous substances and having regard to the possibility of soil and groundwater contamination at the site of the installation, the operator shall prepare and submit to the competent authority a baseline report before starting operation of an installation or before a permit for an installation is updated for the first time after 7 January 2013. The baseline report shall contain the information necessary to determine the state of soil and groundwater contamination so as to make a quantified comparison with the state upon definitive cessation of activities.”*

This application SCR has been prepared in accordance with the Environment Agency’s H5 Guidance<sup>1</sup> on preparing an SCR, using the template provided in the H5 guidance document to satisfy the requirement for a baseline report under the IED. In accordance with the H5 Guidance and Article 22(2), the objective of the SCR is to record and describe the condition of the land at the site prior to commencement of operations under the permit. The SCR will provide a point of reference and baseline environmental data so that when the permit is surrendered it can be demonstrated that there has been no deterioration in the condition of the land as a result of the proposed operations and ensure that the condition of the land is in a ‘satisfactory state’ on surrender of the permit.

The relevant sections of the Environment Agency’s SCR template (1 – 3) have been completed in the preparation of this document (see section 2), which comprises the following:

- Site details.
- Condition of the land at permit issue:
  - Geology.
  - Hydrogeology.
  - Hydrology.
- Pollution History.
- Evidence of historic contamination.
- Permitted activities.

Section 4 to 7 of the SCR template will be maintained during the life of the permit and Sections 8 to 10 will be completed and submitted in support of the application to surrender the permit.

All waste will be stored and treated on areas with impermeable concrete surfacing and sealed drainage to eliminate any direct pathways to soil and groundwater. Minor spillages, if they occur, will be dealt with immediately by trained staff using appropriate spill response procedure and spill kits located around the site. The possibility of any significant releases to land or groundwater occurring during the lifetime of the permit is therefore limited and it is considered that the above substances pose a low risk to land and groundwater.

The facility will operate with due regard to the conditions of the environmental permit and all relevant environmental legislation to ensure that land and groundwater is protected during the lifetime of the site and that the land is in a satisfactory state when the permit is eventually surrendered.

Due to the previous land uses at the site it is considered that there is likely to be existing/historical contamination from the same substances that may pose a limited pollution risk in this case. This is described in Section 2.

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<sup>1</sup>Environmental permitting: H5 Site condition report - GOV.UK ([www.gov.uk](http://www.gov.uk))

## 2. SITE CONDITION REPORT H5 TEMPLATE

### 2.1 SITE DETAILS

1.0 Site Details	
Name of the applicant	Stolthaven Dagenham Limited
Activity address	Stolthaven Dagenham, Choats Road, Barking, Dagenham, RM9 6PU
National grid reference	TQ 48822 81930

Document reference and dates for Site Condition Report at permit application and surrender	Environmental permit application reference EPR/MB3004LK/A001.  ED18482_Stolt_Dagenham_Site_Condition_Report
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Document references for site plans (including location and boundaries)	
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### 2.2 CONDITION OF THE LAND AT PERMIT ISSUE

2.0 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> <li>geology</li> <li>hydrogeology</li> <li>surface waters</li> </ul>	<p><b>Geology</b></p> <p>The British Geological Survey Geology Viewer<sup>2</sup> indicates that the site is situated on a bedrock geology of Thanet Formation – Sand. This is sedimentary bedrock which was formed between 59.2 and 56 million years ago during the Palaeogene period. The Thanet Formation occurs in the central and eastern London Basin, as far north as southern Suffolk, where it passes laterally into the Ormesby Clay Member. To the west of London, it is overstepped by the Upnor Formation.</p> <p>The British Geological Survey Geology Viewer also indicates that the site is on a superficial deposit of Alluvium – clay, silt, sand and peat. This is a sedimentary superficial deposit formed between 11.8 thousand years and the present during the Quaternary period. Alluvium is a general term for clay, silt, sand and gravel. It is the unconsolidated detrital deposited by a river, stream or other body of</p>

<sup>2</sup> [BGS Geology Viewer - British Geological Survey](#)

	<p>running water as a sorted or semi-sorted sediment in the bed of the stream or on its floodplain or delta.</p> <p><b><u>Hydrogeology</u></b></p> <p>The site is located on a Secondary aquifer A (River Terrace Gravels and Thanet Sand Formation) overlying the Principal Chalk Aquifer, Thanet formation typically composed of homogeneous, bioturbated, glauconitic silty fine-grained sand, with sandy silt.</p> <p><b><u>Hydrology</u></b></p> <p>The site is not located on a ground water protection zone (GPZ).</p> <p><b><u>Flooding</u></b></p> <p>The Government’s flood map for planning<sup>3</sup> indicate that the site is within Flood Zone 3 which is classified as land with a high probability of flooding from rivers and the sea due to the proximity of the River Thames.</p> <p>No protection is offered by the Thames flood barrier as the facility is downstream of it.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<p><b><u>Pollution History</u></b></p> <p>There are no records or visible/olfactory evidence of any onsite pollution incidents or existing contamination on the site.</p> <p><b><u>Historical Land-uses</u></b></p> <p>The site is within a wider industrial district in the London Borough of Barking and Dagenham, situated adjacent to the River Thames and to the south of Dagenham.</p> <p>Historical records indicate that the site was undeveloped land from pre-1870 with the site located on a marsh land which was liable to flooding. By 1916 a jetty had been constructed and a railway line had been built and stretched across the northern area of the site. By 1940, two warehouse buildings had been built towards the north-east of the site with the site continuing to expand over the following years. By 1972, the site was approximately similar to that of the present day.</p> <p>The surrounding areas of the site have a deep industrial history, including the bulk storage of liquids, gas and oil depot.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>A Phase 1 Environmental Assessment report was undertaken by WSP in 2007 for the site (see Appendix A). The report concluded that there is likely to be widespread contamination</p>

<sup>3</sup> <https://flood-map-for-planning.service.gov.uk/>

	<p>at a site of this nature, which has an industrial history and been operating for approximately 100 years. The report outlines that in the absence of further information, it is not possible to discount the possibility that there is significant impact to the underlying soil and groundwater at the site.</p> <p>Annual groundwater monitoring has been undertaken at the site with the latest report (Annual Groundwater Monitoring Interpretative Report, (AECOM, January 2021)) concluding that contaminants were found in monitoring locations (see Appendix B).</p>
Baseline soil and groundwater reference data	<p>Phase I Environmental Assessment, TDG, Choats Road, Dagenham, Essex, UK, (WSP, August 2007)</p> <p>Annual Groundwater Monitoring Interpretative Report, Stolthaven Dagenham Ltd, Project Number: 60546332, (AECOM, January 2021).</p>
<b>Supporting information</b>	n/a

## 2.3 PERMITTED ACTIVITIES

<b>3.0 Permitted activities</b>	
Permitted activities	Application for a bespoke waste permit authorising the reception, handling, storage, and treatment of up to 300,000 tonnes of non-hazardous waste per annum.
Non-permitted activities undertaken	Storage of fuels and chemicals under the Control of Major Accident Hazards (COMAH) regulations.
Document references for:	<p>Please see attached:</p> <ul style="list-style-type: none"> <li>Stolthaven Dagenham permit boundary plan</li> <li>ED18482 Stolthaven Dagenham Environmental Risk Assessment</li> </ul>

### 3. APPENDICES

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Appendix A - Phase I Environmental Assessment (WSP, August 2007) - Attached as a separate document.

Appendix B - Annual Groundwater Monitoring Interpretative Report (AECOM, January 2021 - Attached as a separate document.



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