

# Engreen Environmental Consultants Ltd.

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**Report Title:**

**Site Condition Report**

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**Client:**

**Woolley Bros.  
(Wholesale Meats)  
Limited**

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**Issue Date:**

**October 2020**

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**Report Reference:**

**P179-R05-F1**

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**Submitted to:**

Environment Agency

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**Main Contributors:**

Edward Bennett (Engreen)

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**Authorised for issue by:**



David Green  
MA, C Eng, FICHEM E

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P179-R05-D2	July 2020	Updated with clients comments.
P179-R05-F1	19.10.2020	Finalised for EA Issue

## Contents

1	Introduction	1
1.1	Background	1
1.2	SCR Scope	1
1.3	Sources of Information	1
1.4	Report Format	1
2	Site Details	3
2.1	Site Details	3
2.2	Condition of the Land at Permit Issue	3
2.3	Permitted Activities	3
3	Site Description	5
3.1	Site Description	5
3.2	Potential Contamination Sources from Proposed Use	6
4	Environmental Setting	7
4.1	Geology and Hydrology	7
4.2	Hydrology	7
4.3	Ecological Receptors	7
4.4	Natural Impacts	8
4.5	Landfill	8
5	Land Pollution History	9
5.1	Historical Development of the Site and Adjacent Land	9
5.2	Potential Contamination Sources from Historical Land Use	9
5.3	Site Management Discussions	10

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# 1 Introduction

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## 1.1 Background

The following Site Condition Report (SCR) has been developed for the Woolley Bros Rother Valley Abattoir located in Holbrook, Sheffield in support of their Environmental Permit Variation application. The National Grid Reference for the centre of the site is SK 44803 82046. The report is based on the Environment Agency's 'H5 Site condition report – guidance and templates' guidance.

The abattoir is located on an industrial estate located in Holbrook to the South East of Sheffield. The main activity undertaken at the abattoir is the slaughtering of cattle. A Permit Variation application is to be made as a result of the company expanding their business which will result in an increase of the existing Permit Boundary.

Further details of the Environmental Permit Variation application can be found within the report reference P179-R01-F1, Site Information.

## 1.2 SCR Scope

This SCR has been developed as part of a permit variation application for the Woolley Bros operated Rother Valley Abattoir. This SCR only covers the additional land to be covered within the revised Permit boundary as shown by the 'Revised Permit Boundary Plan' within the report referenced P179-R06-F1 Site Drawings.

The SCR submitted as part of the Original Permit application covers the site area within the existing Permit Boundary.

## 1.3 Sources of Information

The following sections detail the sources of desk study information searched in order to describe the environmental setting and, in particular, to determine the potential for substances to be present in, on or under the land associated with present and past uses of the site and its surrounding areas.

### 1.3.1 Sources of Environmental Data

The Envirocheck report referenced 242727485\_1\_1, 17<sup>th</sup> May 2020, has been used to provide the following data:

- Ordnance Survey Historical Mapping ;
- British Geological Survey data sets;
- Environment Agency data sets.

This report was produced following their appraisal of ground conditions below part of the proposed site area:

Further sources of environmental data were provided using internet based searches to establish:

- Groundwater Source Protection Zones;
- Nature and conservation receptors.

## 1.4 Report Format

This report has been set out as follows:

- Site Details;
- Site Description;
- Environmental Setting;

- Land Pollution History;
- Summary.

## 2 Site Details

### 2.1 Site Details

1.0 SITE DETAILS	
Name of the applicant	Woolley Bros. (Wholesale Meats) Limited
Activity address	Rother Valley Way, Holbrook, Sheffield, South Yorkshire, S20 3RW
National grid reference	SK 44803 82046
Document reference and dates for Site Condition Report at permit application and surrender.	P179-R05-F1 Site Condition Report
Document references for site plans (including location and boundaries)	P179-R06-F1 Site Drawings

### 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>	The environmental setting of the site is detailed in Section 4 of this report.
Pollution history including: <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>	The pollution history assessment for the site area has been detailed in Section 5 of this report.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	The pollution history assessment for the site area has been detailed in Section 5 of this report.
Baseline soil and groundwater reference data	-
Supporting information	The source information used to produce the Site Condition Report has been listed in Section 1.3 above. There are no Relevant Hazardous Substances (RHS) stored on site.

### 2.3 Permitted Activities

3.0 Permitted activities	
Permitted activities	Environmental Permitting (England and Wales) Regulations SI 2016/1154
Non-permitted activities undertaken	None within the Site Boundary.

<p>Document references for:</p> <ul style="list-style-type: none"><li>• plan showing activity layout; and</li><li>• environmental risk assessment.</li></ul>	<p>The site layout is detailed on the 'Site Layout Plan' within the report referenced P179-R06-F1. Environmental risk has been assessed within the reports P179-R02-F1.</p>
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## 3 Site Description

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### 3.1 Site Description

#### 3.1.1 Site Changes

The site is expanding existing operations by extending the Northern part of the abattoir building to increase capacity for chilling, cutting, preparing, and dispatching of meat products. The extension of the site extends outside of the current Permit boundary and therefore the Installation boundary must be expanded to ensure it covers the extension of the abattoir. The permit boundary is to be extended to include the extension of the building, yard areas serving the extension and the Site Offices at Vantage House.

#### 3.1.2 Topography

The proposed area to be included within the Site boundary is relatively flat. There is a stepped gradient running North to South along the Eastern site boundary, where the land drops down to the East, that is to be included within the Permit. This will be profiled as required as part of site access and drainage infrastructure works undertaken as part of the development of site.

#### 3.1.3 Drainage Description

The extended Permit Boundary will incorporate the existing Site Offices at Vantage House. There are two existing discharges that will be added to the Permit from this site area. These discharge points are on the Western Site Boundary and are for –

- foul domestic effluent from the office block discharging to foul sewer.
- clean roof rainwater runoff and storm overflow from the office and staff car parks to surface water sewer.

Further details of the drainage systems included as part of the Environmental Permit Variation application can be found within the report reference P179-R01-F1, Site Information and the Drainage Plan within P179-R06-F1.

#### 3.1.4 Operational Areas and Bunds

All new operational areas to be included within the Permit Boundary will be fitted with an impermeable surface.

#### 3.1.5 Vegetation

Areas of the proposed site area are covered in grass. Site Management have confirmed that this vegetation appeared in good health.

#### 3.1.6 Neighbouring Land Uses

The immediate neighbours to the site comprise:

- North – waste facility / industrial unit;
- East – Woodland;
- South – Industrial units;
- West – Public highway.

#### 3.1.7 Surface Water Features

There are no surface water features within the Site boundary.

### 3.2 Potential Contamination Sources from Proposed Use

The potential contamination sources from the proposed use are:

- Fuel leaks and spillages from parked, moving vehicles.
- Spillages of ABP / Product.

It should be noted that the environmental risk associated with these materials has been assessed as being insignificant (see reports P179-R01-F1 and P179-R02- F1).



## 4 Environmental Setting

### 4.1 Geology and Hydrology

The Table 4.1 below outlines the geological sequence beneath the site.

<b>Stratigraphy</b>	<b>Thickness</b>	<b>Aquifer Status</b>	<b>Assumed Hydraulic Gradient</b>	<b>Abstractions Within 1km</b>
Made ground	Unknown	-	-	-
Superficial Geology = None Recorded	-	-	-	-
Pennine Middle Coal Measures Formation – Sandstone and Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone.	Unknown	Secondary A Aquifer	East	1

It is assumed that the ground beneath the site will have varying permeability rates.

It is assumed that any hydraulic gradient, if present, is anticipated to be to the East, towards the closest identified surface water receptor.

The Envirocheck report indicates that there is one permitted groundwater abstraction within 1 kilometre of the site.

The Envirocheck report outlines that the site is in an area ‘*that may*’ be affected by coal mining activity.

The site is not located within a Source Protection Zone.

### 4.2 Hydrology

The following watercourses are within 1 km of the proposed site boundary. Further detail is provided within reports P179-R02-F1 and P179-R06-F1. Only the closest receptor in each direction is listed (Note, distances given are measured using Ordnance Survey data provided by Promap, unless stated)).

- Land drain c. 380 metres to the North East.
- Rother Valley Lake c. 260 metres to the East.
- Pond c.325 metres to the South.
- Pond c.250 metres to the South West.

The Envirocheck report indicates that there are no surface water abstractions within 1 km of the site.

### 4.3 Ecological Receptors

Searches using the Multi Agency Geographic Information for the Countryside (MAGIC) and Nature on the Map were undertaken to identify whether the site is within 2 km of the following sensitive receptors:

- Local Nature Reserves;
- National Nature Reserves;
- Sites of Special Scientific Interest (SSSI);
- Sites with international designations (Ramsar, Special Areas of Conservation, Special Protection Areas);
- Biodiversity Action Plan Priority Habitats;
- Geological SSSI;

- Ancient Woodland.

There are a number of receptors which have been identified and are listed within P179-R02-F1. The closest ecological receptors are areas of Deciduous Woodland Biodiversity Action Plan Priority Habitat adjacent to the South and East of the Site boundary.

#### **4.4 Natural Impacts**

##### **4.4.1 Radon Potential**

The property is in a lower probability radon area, as less than 1% of homes are estimated to be at or above the action level.

##### **4.4.2 Flood Risk**

The site is not located within a known flood risk area.

#### **4.5 Landfill**

The Envirocheck report has identified a historical landfill site within and in close proximity to the proposed Permit boundary. The historical landfill site is shown as running from North to South just inside and parallel to the Eastern boundary of the proposed Permitted area. From a review of the Envirocheck, this landfill site was located at Meadow Gate Lane to the North of site.

## 5 Land Pollution History

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### 5.1 Historical Development of the Site and Adjacent Land

The following map series have been analysed in order to establish the significant historical developments of the site and adjacent land:

Scale 1:1,250, 1:2,500 – 1893 to 1999;

Scale 1:10,000, 1:10,560 and 1:25,000 – 1854 to 2020.

The earliest map reviewed of 1895 Scale 1:2,500, which details all of the new site area to be included within the Permit boundary, shows this area and surrounding areas to the North, South and West as undeveloped farmland. There is a railway running North to South near to the Eastern site boundary.

The railway is labelled as the Holbrook Colliery Branch on the map of 1898, Scale 1:2,500, with the railway being expanded so that its embankment now runs parallel to and just inside of the Eastern site boundary.

A band of woodland is detailed running West to East in the Southern portion of the new site area on the map published in 1923, Scale 1:2,500. This area of woodland has reduced to only occupying the South Western portion of the new site area by 1956, as shown by the map published in 1956, Scale 1:2,500.

The map published 1977-1982, Scale 1:2,500 no longer shows woodland within the site area and Rother Valley Way adjacent to the West of site. However, the map of 1981-1991 Scale 1,1250 shows an area of scrubland covering the majority of the proposed Permitted area and development of the abattoir to the South. This map also indicates a reduction in size of the railway network that was previously just inside of the Eastern site boundary. This is now located further to the East of the proposed Permit boundary.

Development of a building within the area to be included within the Permit Boundary is shown on the Ariel Photograph dated 1999. This shows what is now the Vantage House Office block to the North West of the site and access road adjacent to the Northern site boundary.

The final historical map set available for review, published 2020 scale 1:10,000, shows further development of the abattoir to the South.

### 5.2 Potential Contamination Sources from Historical Land Use

The historical land uses of the site and / or surrounding land which may have given rise to land contamination are:

- Agricultural uses.
- Landfilled materials.
- Materials used in food production process.

The Envirocheck Report outlines that there have been no recorded pollution incidents on site which may have led to ground contamination.

Potential contaminants associated with historical land use may comprise:

- Organic materials;
- Fertilisers;
- Pesticide and herbicides.

Of the above list, organic materials are deemed to be the only materials that could be consistent with Relevant Hazardous Substances (RHS) associated with the proposed installation activities.

### **5.3 Site Management Discussions**

Site Management have confirmed that there have been no recorded pollution incidents, nor any use of the land which may have led to significant ground contamination issues that they are aware of.