

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	Universal Glass Ltd
Activity address	Universal Glass, Rotherham Road, Dinnington, Sheffield, S253RD
National grid reference	SK 51145 86652

Document reference and dates for Site Condition Report at permit application and surrender	N/A
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Document references for site plans (including location and boundaries)	432-1_D1_Permit, 432-1_D2_Site Layout, 432-1_D3_Fire Appliance and Storage Locations, 432-1_D4_Uilities, 432-1_D5_Sensitive Receptors, 432-1_D6_Emergency Residential Notification, 432-1_D7_Hydrant Locations
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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 	<p>Geology The bedrock beneath the site is the Pennine Upper Coal Measures Formation - mudstone, siltstone and sandstone. There are no superficial deposits beneath the site. According to the BGS GeoIndex tool, there are no faults cross cutting the site.</p> <p>Hydrogeology The bedrock is classed as a Secondary A Aquifer. The site has Medium groundwater vulnerability. The site is not located within a Source Protection Zone</p> <p>Surface Waters There are no surface water features within the site boundary. The nearest surface water feature is Eel Mires Dyke, approximately 50m to the north of the site boundary. There is also a large pond approximately 190m to the west of the site.</p>

<p>Pollution history including:</p> <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 	<p>No specific pollution incidents are known to have occurred at the site.</p> <p>Historically, the site has been used as part of a former gas works. The site has also historically been used as a head office / hub by Murphy and Sons Ltd (Murphy Group) who are a civil engineering company. Between 2016 and 2018, the site was put up for let for open storage, warehousing and offices. Universal Glass Ltd acquired the site in 2024.</p> <p>This site history has the potential to have caused spill related pollution incidents, either from vehicles or substances brought onto the site. However, there is an impermeable surface across the site with a sealed drainage system.</p> <p>There is no odour at the site.</p> <p>There is potential for Made Ground Deposits to exist beneath the site. There is potential for these Made Ground Deposits to contain asbestos.</p> <p>It is considered that there is a moderate risk of soil/groundwater contamination and a moderate risk of hazardous ground gas at the Site.</p> <p>It is not apparent that any damage to the impermeable surface or sealed drainage system has occurred.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>A planning application at the site submitted in 2021 (Rotherham ref: RB2021-1922) included a Geo-Environmental Risk Assessment, though no intrusive site investigations were carried out.</p>
<p>Baseline soil and groundwater reference data</p>	<p>N/A</p>
<p>Supporting information</p>	<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

<h3>3.0 Permitted activities</h3>	
<p>Permitted activities</p>	<p>Waste glass recycling.</p> <p>These permitted activities:</p> <ul style="list-style-type: none"> ● acceptance and storage and repackaging of waste

	<ul style="list-style-type: none"> • sorting, screening, separation, screening, crushing and compaction of waste for recovery • R13, R3 and R5 <p>The site physically treats glass waste streams, producing glass sand products. The stockpiling of incoming material and the crushing and screening of material is carried out outside. Glass product is stockpiled, bagged and stored inside.</p>
Non-permitted activities undertaken	Bagging of product once end of waste has been reached.
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	Application Bespoke 432-1_D2_Site Layout v2, Application Bespoke 432-1_D3_Fire appliance and storage locations 12062025, Application Bespoke 432-1_D4_Uilities 12062025, Application Bespoke 432-1_D5_Sensitive Receptors, Application Bespoke 432-1_D6_Emergency Residential Notification, Application Bespoke 432-1_D7_Hydrant Locations, Application Bespoke 432-1 ERA

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	<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	
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	<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

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	<ul style="list-style-type: none"> • 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:

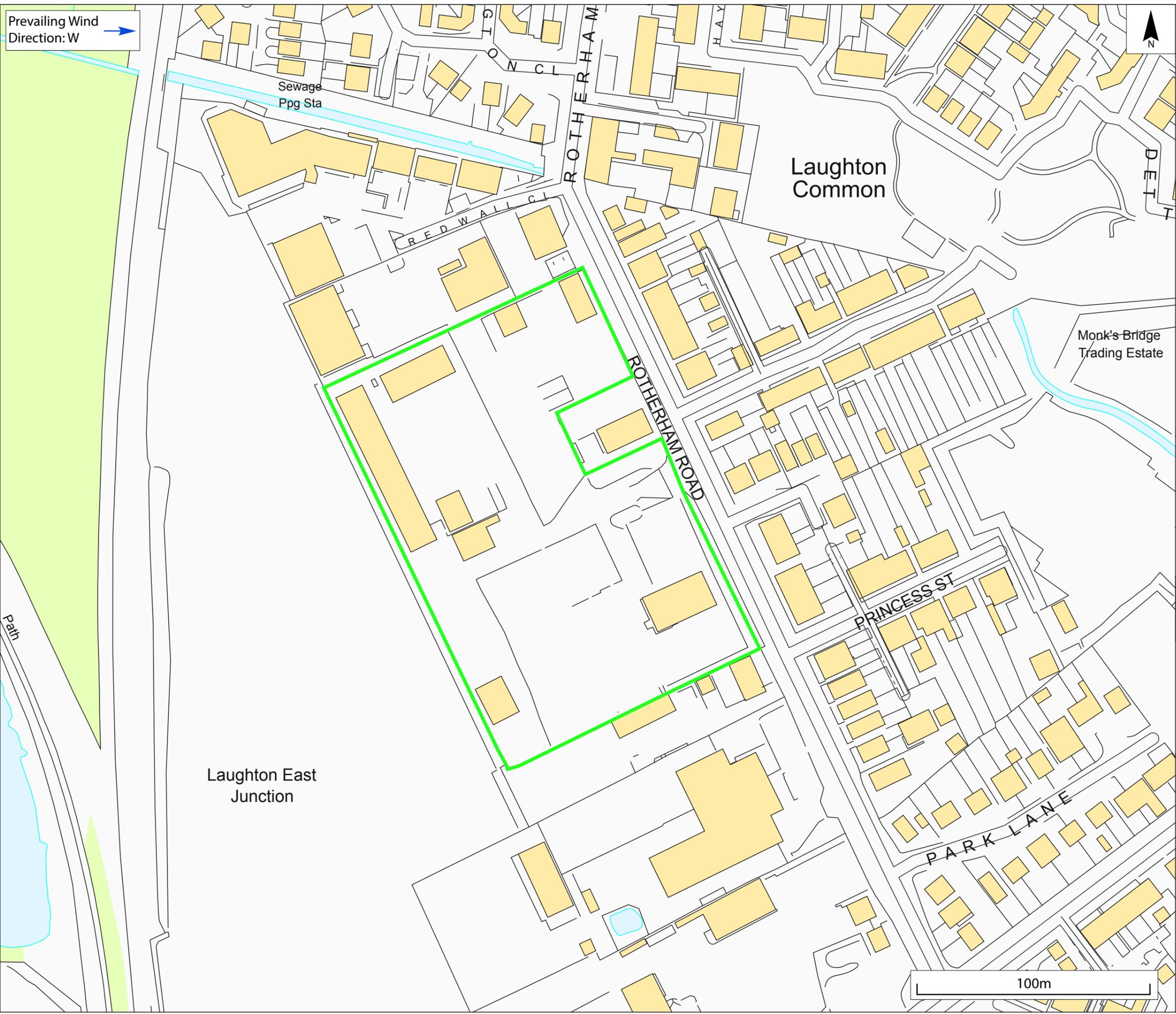
- the permitted activities have stopped
- decommissioning is complete, and the pollution risk has been removed
- the land is in a satisfactory condition.

Prevailing Wind
Direction: W



Drawing Title: Permit Boundary

Key:
 Permit Boundary



Notes:

Drawn by:	JG
Checked by:	JMS, MS
Approved by:	JMS

The Mineral Planning Group Ltd.
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Scale:

1:1,500 @A3

Client:

Universal Glass Ltd.

Site:

Rotherham Road, Dinnginton

Drawing Number:	432/1_P1_Permit	Rev:	1.0
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Date:
05/02/2024

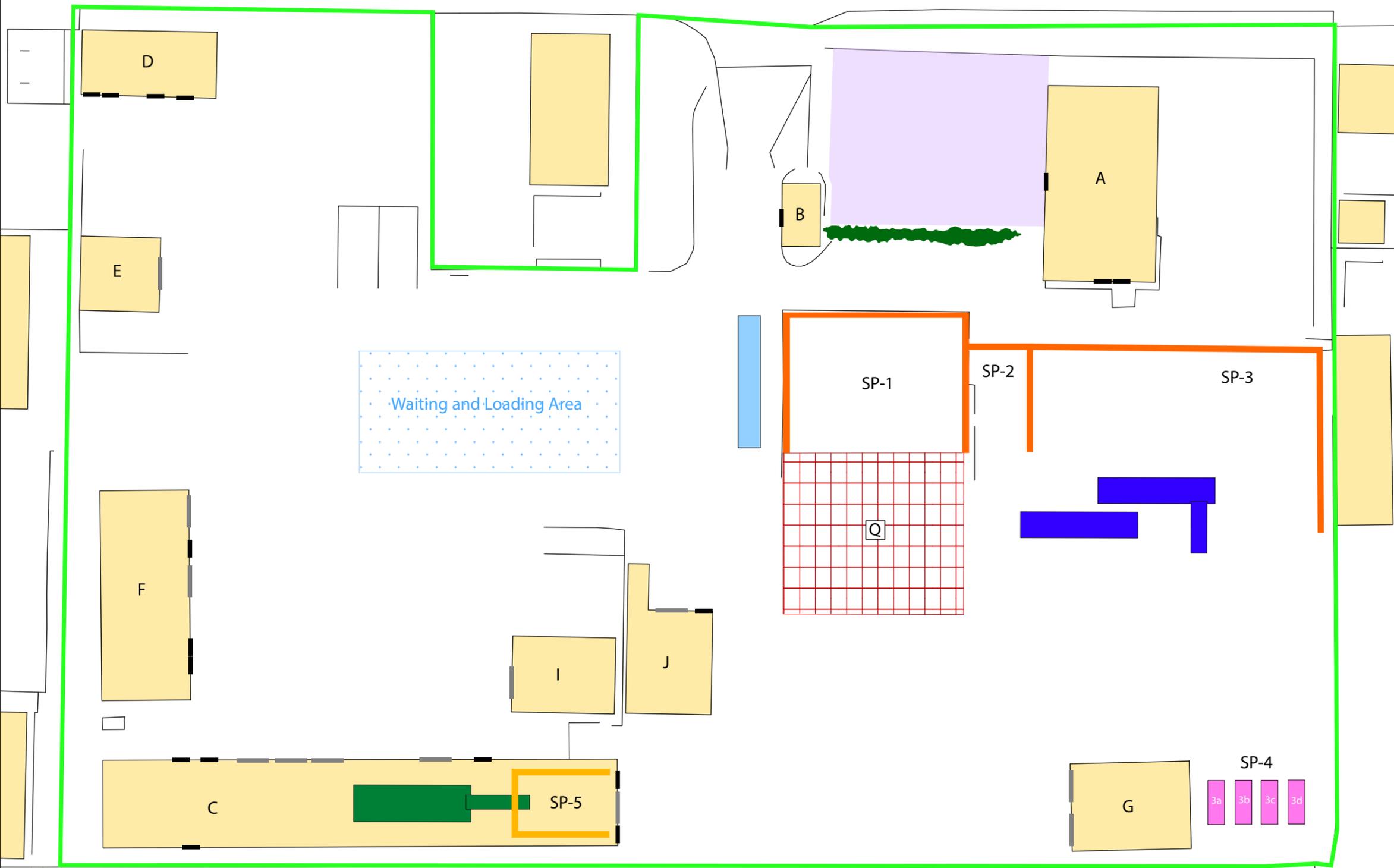
Prevailing Wind Direction: W



Drawing Title: Site Layout Plan

ROTHERHAM ROAD

- Key:**
- Permit Boundary
 - Weighbridge
 - Crusher
 - Screening Area
 - 4m high Lego Block Walls
 - 6m high Lego Block Walls
 - Door
 - Roller Shutter Door
 - 🌳 Trees
 - Carpark
 - A Headoffice
 - B Weighbridge Office
 - C Main Warehouse
 - D Quality Control Testing
 - E Building E: not related to waste activities
 - F Product Storage-bagged
 - G Bagging Shed
 - I Product Storage-bagged
 - J Site Workshop
 - SP-1 Main incoming waste stockpile
 - SP-2 Secondary incoming waste stockpile
 - SP-3 Processing area
 - SP-4 Incidental waste (a: paper, b: plastic, c: metal, d: cork)
 - SP-5 Product stockpile
 - 40 yard skip
 - Flexible Fire Quarantine area
 - Waiting and Loading Area



Notes:

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Approved by:	JMS

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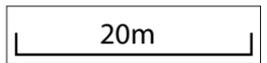
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Client:
Universal Glass Ltd.

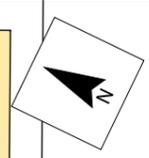
Site:
Rotherham Road, Dinnginton

Drawing Number:	Rev:
432/1_P2_Site Layout	2.1

Date:
20/08/2025



Prevailing Wind Direction: W



Rotherham Road

Mains tap for Fire Hydrants on site

Drawing Title: Fire Appliance Locations

- Key:**
- Permit Boundary
 - Weighbridge
 - Crusher
 - Screening Area
 - Lego Block Walls
 - Spill Kit
 - Hydrant
 - Fire Extinguisher
 - Fire Blanket
 - Door
 - 🌳 Trees
 - Carpark
 - A Headoffice
 - B Weighbridge Office
 - C Main Warehouse
 - D Quality Control Testing
 - E Building E
 - F Product Storage-bagged
 - G Bagging Shed
 - I Product Storage-bagged
 - J Site Workshop
 - SP-1 Main incoming waste stockpile
 - SP-2 Secondary incoming waste stockpile
 - SP-3 Processing area
 - SP-4 Incidental waste (a: paper, b: plastic, c: metal, d: cork)
 - SP-5 Product stockpile
 - 40 yard skip
 - OC Oil and Chemical Storage
 - Impermeable Surface
 - Osmo Barrier and Clay Drain Mat Storage
 - Battery Storage

Notes:

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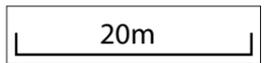
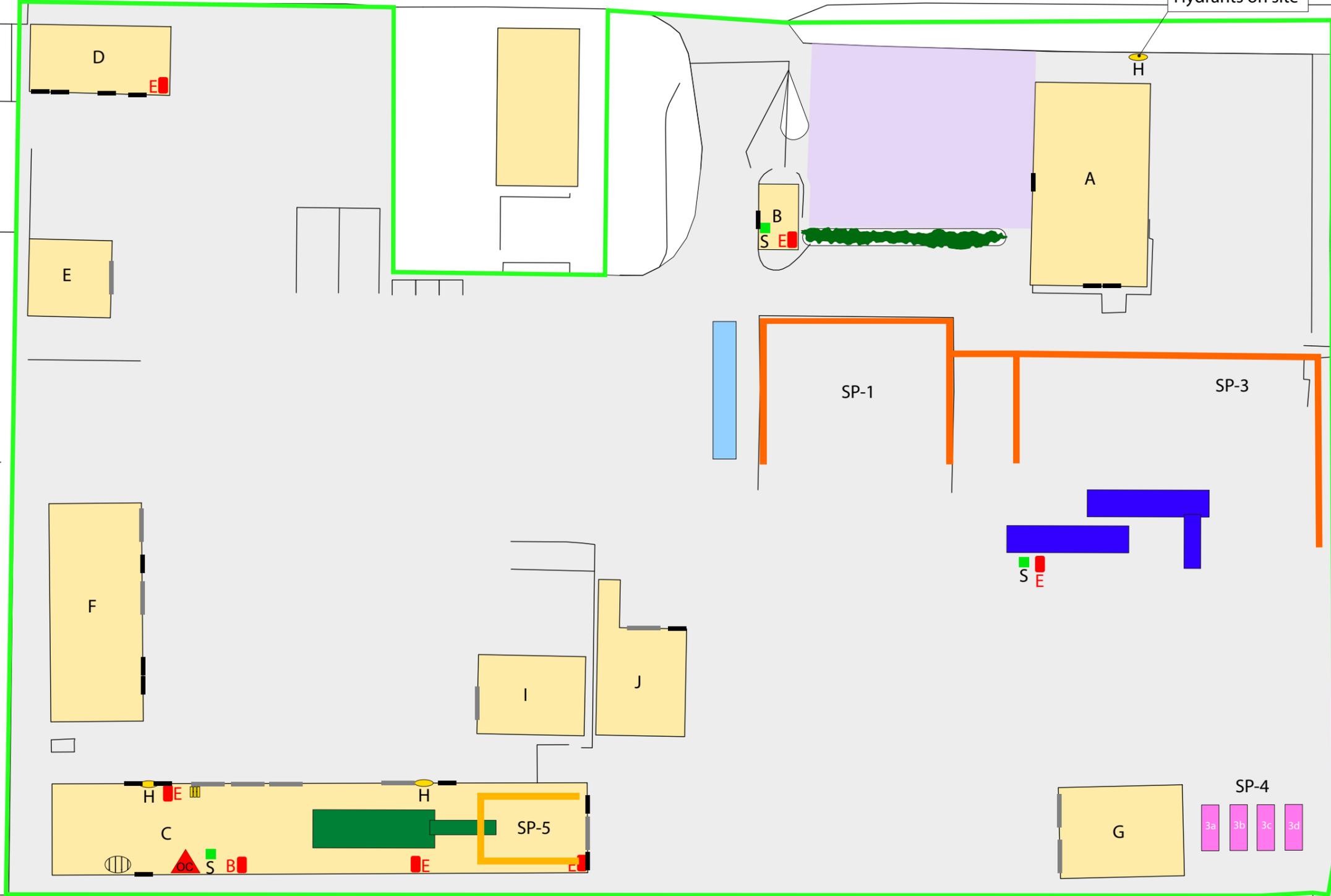
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Client:
Universal Glass Ltd.

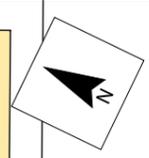
Site:
Rotherham Road, Dinnginton

Drawing Number:	Rev:
432/1_P3_FPP	1.1

Date:
20/08/2025



Prevailing Wind Direction: W



Rotherham Road

Drawing Title: Utilities Locations

Key:

- Permit Boundary
- Weighbridge
- Crusher
- Screening Area
- 4m high Lego Block Walls
- 6m high Lego Block Walls
- Impermeable Surface
- Door
- Roller Shutter Door
- 🌳 Trees
- Carpark
- Interceptor
- Foul drainage
- - - Channel Drain
- Water Pipe
- Manhole
- Gully
- Manhole via Interceptor
- Gully via Interceptor
- Gas Pipe

Stockpile Legend:

- SP-1 Main incoming waste stockpile
- SP-2 Secondary incoming waste stockpile
- SP-3 Processing area
- SP-4 Incidental waste (a: paper, b: plastic, c: metal, d: cork)
- SP-5 Product stockpile

Building Legend:

- A Headoffice
- B Weighbridge Office
- C Main Warehouse
- D Quality Control Testing
- E Building E
- F Product Storage-bagged
- G Bagging Shed
- I Product Storage-bagged
- J Site Workshop

Other Symbols:

- 40 yard skip

Notes:

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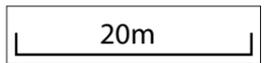
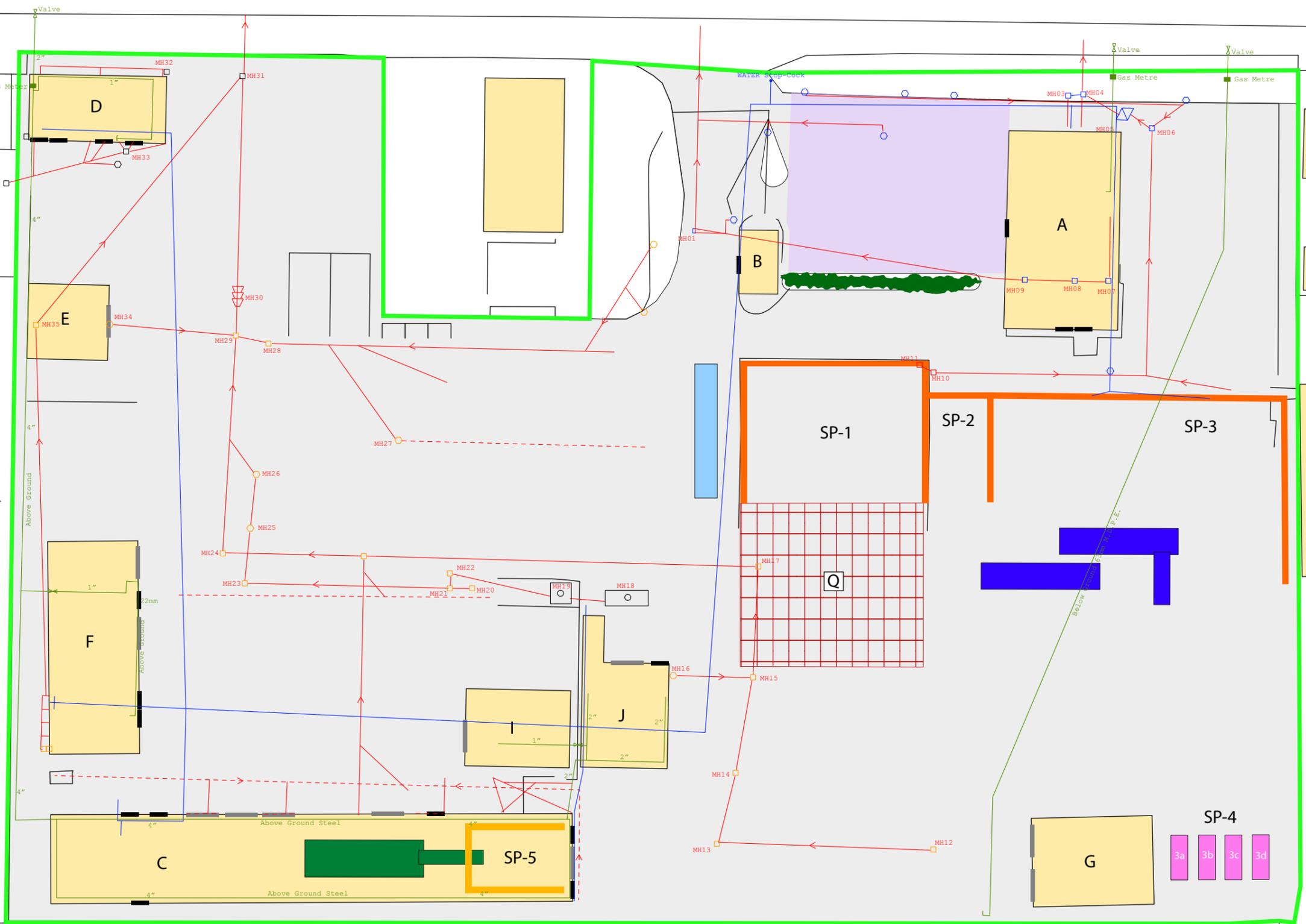
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1:600 @A3

Client:
Universal Glass Ltd.

Site:
Rotherham Road, Dinnginton

Drawing Number: 432/1_P4_Uilities	Rev: 1.1
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Date:
20/08/2025



Prevailing Wind Direction: W 



Drawing Title: Sensitive Receptor

- Key:
-  Permit Boundary
 -  Residential Areas
 -  Industrial / Commercial Areas
 -  Priority: Deciduous Woodland
 -  Priority: No main habitat but additional habitat exists
 -  Hospital
 -  Care Home
 -  Pylon
 -  Electricity substation

Notes:

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Checked by:	JMS, MS
Approved by:	JMS

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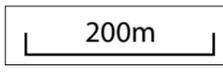
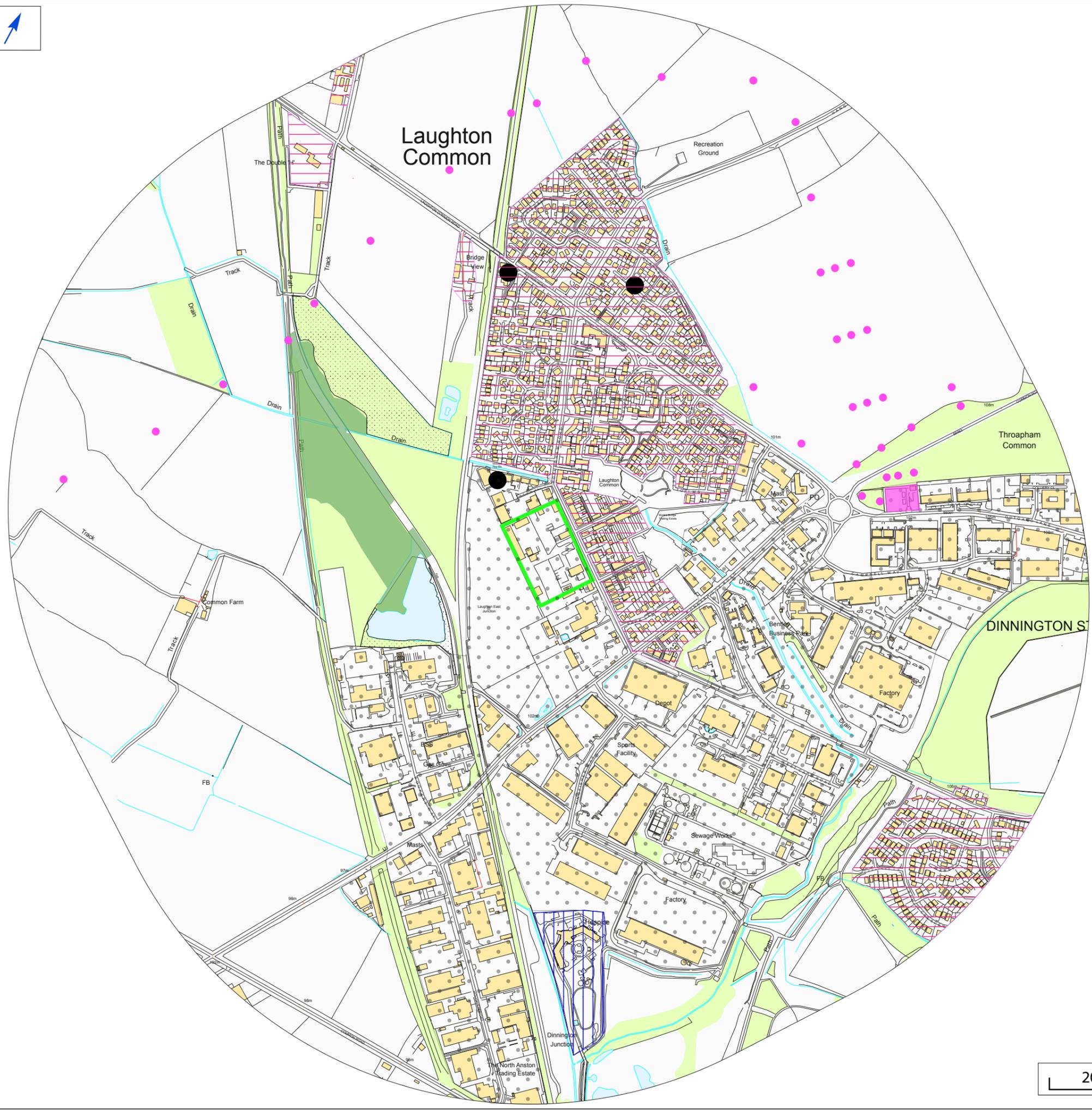
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Client:
Universal Glass Ltd.

Site:
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Drawing Number:	Rev:
432/1_P6_Sensitive Receptor	1.0

Date:
20/08/2025



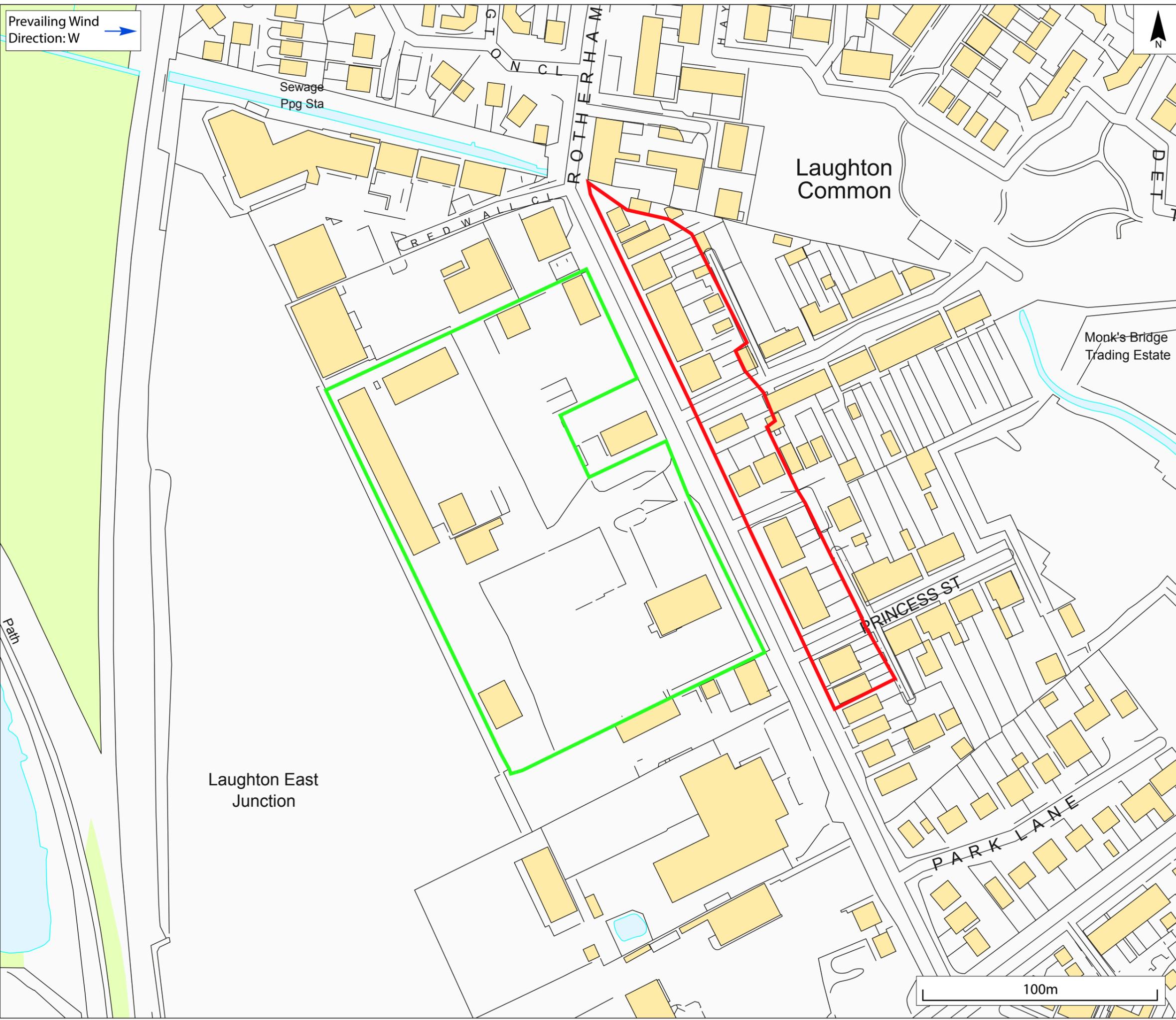
Prevailing Wind
Direction: W



Drawing Title:
Emergency Residential Notification

- Key:
- Permit Boundary
 - Residential Properties to be notified in the event of a fire

Neighbouring commercial properties listed in the FPP would also need to be contact, either by phone or in person



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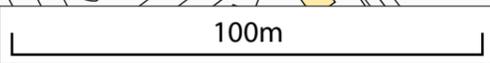
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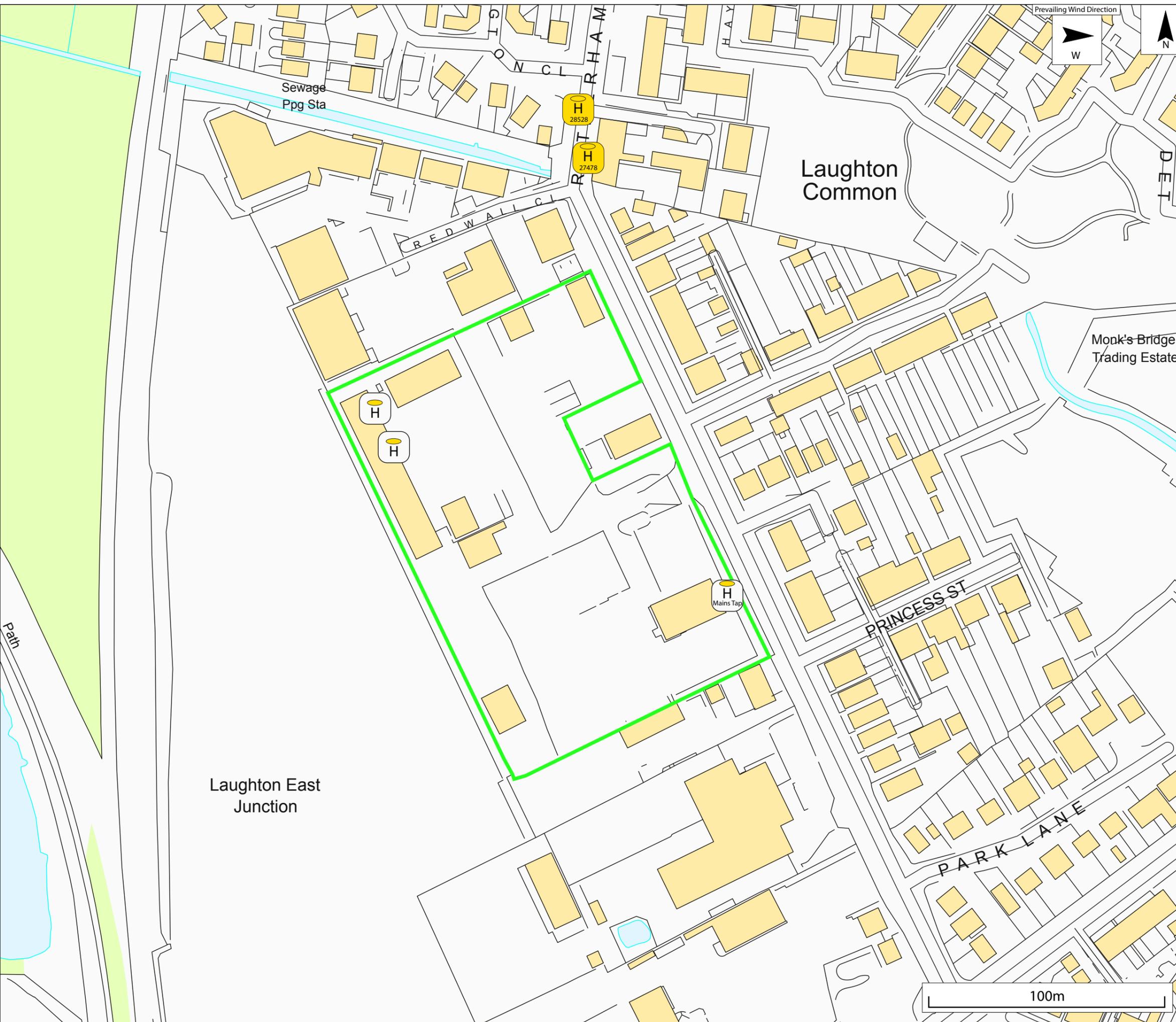
Client:
Universal Glass Ltd.

Site:
Rotherham Road, Dinnginton

Drawing Number:	Rev:
432/1_P6_Residential Notification	1.1

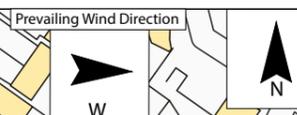
Date:
20/08/2025





Drawing Title:
Fire Hydrant Location

- Key:
-  Permit Boundary
 -  South Yorkshire Fire Hydrant and reference
 -  On-Site Fire Hydrant



Notes:

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Scale:
1:1,500 @A3

Client:
Universal Glass Ltd.

Site:
Rotherham Road, Dinnginton

Drawing Number:	Rev:
432/1_P7_Hydrant Location	1.0

Date:
26/02/2024