Appendix E – Site Condition Report

1.0 SITE DETAILS	
Name of the applicant	Associated Waste Management Limited
Activity address	Clement Works, Clement Street, Darnall, Sheffield, South Yorkshire, S9 5EA.
National grid reference	SK38553 88828

Document reference and dates for Site Condition Report at permit application and surrender	SCR at Variation Application July 2024 (extension of land) (this document). SCR submitted to support variation application for addition of land 2019. The original Waste Management Licence was issued in 2007 ahead of the requirement for a Site Condition Report at application.

Document references for site plans (including location and boundaries)	243037/P/D/002B

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 site is located within a commercial/ industrial location, surrounded by the Sheffield and Tinsley Canal to the north-west, and commercial/ industrial units to the northeast and southeast. **Geology** BGS mapping shows no recorded Superficial Deposits at the site. The site is shown to be underlain by Bedrock geology of the Pennine Middle Coal Measures Formation (Mudstone, siltstone and sandstone). BGS records show 4 borehole records within the wider site boundary. The boreholes were drilled in 1976 and are recorded adjacent to the northern boundary of the site. The borehole SK38NE238 drillers log records the following strata: Made Ground of ashes, bricks and stones to 3.20m below ground level (begl) overlying weathered grey shaly mudstone to extent of borehole at 5m. Borehole SK38NE237 records Made Ground

	of ash, clay and stones to 1m begl, overlying firm grey silty clay to 1.15m, overlying mottled silty clay with pebbles to 2.05m, overlying completely weathered clayey mudstone to 3.40m, overlying weathered green shaly mudstone to 5m begl at extent of borehole. Borehole SK38NE236 records Made Ground of ash, clay and stones to 0.85m begl, underlain by Made Ground of yellow/brown clay to 1.15m, underlain by completely weathered clayey mudstone to 2.35m, underlain by weathered shaly mudstone to borehole extent at 5m begl. Borehole SK38NE239 records Made Ground of ash and stone to 2.10m begl underlain by Stiff brown/grey mottled clay to 3.40m, underlain by weathered grey shaly mudstone to borehole extent at 5m begl. **Hydrogeology** The Bedrock geology (Pennine Middle Coal Measures) underlying the site is classified as Secondary B aquifer. Secondary B aquifers are defined as '*predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers*.' **Surface Water** The nearest surface water feature is the Sheffield and Tinsley Canal located from 10 m northwest of the site. The nearest main surface watercourse is the River Don located approximately 800 m northwest of the site. The Environment Agency flood map shows the site to be in Flood Zone 1 and is not considered at a significant risk of fluvial flooding.
Pollution history including: • 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	The land use on the wider site from the late 1850's up until the mid-1900's, comprised open undeveloped land bounded by the Sheffield and Tinsley canal to the north-west. From the mid-1900's the northern border of the site was occupied by a steel works, recorded as having been superseded by a heat treatment works in 1954. The centre of the site was recorded as a steel stockyard from the mid-1900's through to the 1970/80's. From 1982 onwards the site was recorded as a warehouse and the current site entrance and office was developed. Aerial imagery from 2002 to 2018 records the site being used for materials storage with associated haulage vehicles and scrap yard. 2020 to 2024 imagery records the construction of storage bays, with material processing equipment and haulage vehicles. The proposed extension area is currently an

	open storage yard occupied by skips and associated plant. The area is seen to be capped with aggregate. Anecdotal evidence indicates that some historic infilling has occurred to reprofile the area. A desk-top study of the baseline and environmental setting has been undertaken to assess the site history, identify any potential sources of contamination and inform a preliminary risk assessment (PRA). The PRA recommends that a site-wide ground investigation is undertaken. The investigation should aim to identify the thickness of any Made Ground underlying the site and characterise the underlying soils to determine the presence of any residual contaminants associated with the former/current land uses. The testing suite for soils should include (but not limited to); Total Petroleum Hydrocarbons (TPH), Polycyclic Aromatic Hydrocarbons (PAH), Volatile Organic Compounds (VOC) and Semi-Volatile Organic Compounds (SVOCs), heavy metals, and asbestos screen.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	The ground investigation work has commenced on site. Once the works are complete, this document will be updated with the findings for the proposed extension area.
Baseline soil and groundwater reference data	
Supporting information	• 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	The storage and transfer of wastes including hazardous wastes. The treatment of non-hazardous wastes including the manual and mechanical sorting, shredding, and screening of wastes for recycling or recovery.
Non-permitted activities undertaken	N/A
Document references for: • plan showing activity layout; and • environmental risk assessment.	An Environmental Risk Assessment has been provided in Appendix G of the main application document (EPVA) to assess the proposed change to the area covered by the permit.

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?	This SCR supports an application to vary the existing environmental permit (EPR/ CB3504HM) to increase the permitted boundary of the site to incorporate additional land adjacent to the existing site as shown in drawing 243037/P/D/002B.
Have there been any changes to the permitted activities?	No changes have been made to the permitted activities since the original application was made in 2007. In addition to this current application to vary the environmental permit (EPR/CB3504HM) to increase the existing permitted boundary, an application was made in 2019 which was also predominantly to increase the existing site boundary. This variation did not change any of the permitted activities. This proposed extension area will allow the construction of a building for the transfer and treatment of waste. A full description of the proposed changes is provided in the documents that support the application to vary the environmental permit.
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No
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.