

Greenwich Soil Treatment Facility

784-B066441

Site Condition Report

Environmental Permit Application

Hanson Quarry Products Europe Ltd

May 2025

Document prepared on behalf of Tetra Tech Limited. Registered in England number
01959704

DOCUMENT CONTROL

Document:	Site Condition Report
Project:	Greenwich Soil Treatment Facility
Client:	Hanson Quarry Products Europe Ltd
Project Number:	784-B066441
File Origin:	\\lds-dc-vm-101\Data\Projects\784-B066441_Appleford_Permit_Variation\60 Project Output\61 Work in Progress\Greenwich\Appendix G - Site Condition Report\Site Condition Report.docx

Revision:	Final	Prepared by:	Lauren Stanger
Date:	May 2025	Checked by:	Gemma Allan
Status:	Final	Approved By:	Andrew Bowker
Description of Revision:			

Revision:		Prepared by:	
Date:		Checked by:	
Status:		Approved By:	
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Status:		Approved By:	
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1.0 EA Site Condition Report Template

1.0 Site Details	
Name of the applicant	Hanson Quarry Products Europe Ltd
Activity address	Tunnel Avenue, London, SE10 0QE
National grid reference	TQ 38942 79499

Document reference and dates for Site Condition Report at permit application and surrender	Application Site Condition Report (May 2025)
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Document references for site plans (including location and boundaries)	GRE/B066441/PER/01 – Permit Boundary Plan GRE/B066441/LAY/01 - Proposed Site Layout
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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:

- geology
- hydrogeology
- surface waters

Site Setting

The site is situated on the eastern bank of the River Thames approximately 800m northwest of the centre of Greenwich and is centred at approximate National Grid Reference (NGR) TQ 38942 79499. The application site is detailed on Drawing Number GRE/B066441/PER/01.

The site is predominantly industrialised area surrounded by additional industrial and commercial properties with the River Thames immediately to the west.

Access to the site is achieved via Tunnel Avenue which leads off Blackwall Tunnel Southern Approach (A102).

Geology

According to the British Geological Survey (BGS) 'Geology of Britain Viewer' the bedrock of the proposed permit area consists of London Clay Formation – Clay and Silt. This is a sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period.

The superficial deposit of the proposed permit area comprises of Alluvium- clay, silt, sand, and peat. This is a superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.

Hydrogeology

According to the Multi-Agency Geographic Information for the Countryside's (MAGIC) website, the south and west of the proposed site area partially lies within a Secondary A Bedrock Aquifer. The whole of the proposed area lies over a Secondary (undifferentiated) Superficial Drift Aquifer.

The site does not lie in a source protection zone.

Hydrology

There are multiple surface water features within 1km in the site, these are listed below: -

- River Thames (25m west).
- South Dock (720m northwest).
- Millwall Dock (1km southwest).
- Blackwall Basin (775m northwest).

	<ul style="list-style-type: none"> • Greenwich Peninsula Ecology Park (905m southeast). • Blackwall Lane Stream (870m southeast). • Former Cubitt Town Dry Dock (720m southwest). • Leerdam Drive Pond (680m southwest). <p>With reference to the Flood Map for Planning Service (FMPS) website, the proposed permit area is situated in a Flood Zone 3 area. As defined on the FMPS website, Flood Zone 3 areas comprise land assessed as having a high probability of flooding from rivers and the sea.</p> <p><u>Ecology</u></p> <p>A nature and heritage screen was conducted for the site (EPR/SP3723LK/P001) this determined the following designated ecological habitats and protected species within 1km of the site: -</p> <ul style="list-style-type: none"> • River Thames and Tidal Tributaries (LWS) (200m west). • Atlantic Salmon migratory route (up to 500m). • Allis Shad migratory route (up to 500m). • European Eel migratory route (up to 500m). • River Lamprey migratory route (up to 500m). • Sea Lamprey migratory route (up to 500m). • Smelt (up to 500m). • Smelt migratory route (up to 500m). • Twait Shad migratory route (up to 500m).
<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 	<p>With reference to historic maps dated from 1900 to present, the following activities were identified on the site and the surrounding area: -</p> <p>1840-1890: Maps identify the site as Chemical Works</p> <p>1894-1940: Victoria Works (Linoleum) are identified on-site. Asbestos works are noted to the north of the site on some historic maps.</p>

<ul style="list-style-type: none"> evidence of damage to pollution prevention measures 	<p>1940-1970: Site identified as works and Imperial Wharf/Victoria Wharf.</p> <p>1970 – Present day: The proposed site has consistently been used as a site of industry throughout this time however activity is not specified further than “works.”</p> <p>There is no visual olfactory evidence of contamination on site within the Environmental Permit Boundary. However, the historical land use of the site for the purpose which this application relates may have led to isolated hot spots of contamination from leaks and spills associated with plant and delivery vehicles on site.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>There is no recorded evidence of historic contamination within the current permit area.</p>
<p>Baseline soil and groundwater reference data</p>	<p>None provided.</p>
<p>Supporting information</p>	<p>None provided.</p>

<h3>3.0 Permitted activities</h3>	
<p>Permitted activities</p>	<p><u>Soil Washing and Physical Treatment Facility</u></p> <p>Hanson seek to apply for an environmental permit for a Soil Washing Facility and a Non-Hazardous Waste Treatment Facility that will process a maximum of 800,000 tonnes of non-hazardous soils per annum. The activities on site will comprise of both dry recycling and soil washing to produce quality aggregates, soils and clay products for construction projects.</p> <p>The proposed activities will be undertaken as waste operations and will comprise the R and D Codes provided in Annex II to Directive 2008/98/EC.</p> <ul style="list-style-type: none"> R3 – Recycling / reclamation of organic substances which are not used as solvents. R5 - Recycling/reclamation of other inorganic compounds. R13 - Storage of waste pending any of the operations numbered R1 to R12 (excluding

	<p>temporary storage, pending collection, on the site where it is produced).</p> <ul style="list-style-type: none"> • D15 - Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced).
<p>Non-permitted activities undertaken</p>	<p>There will be no non-permitted activities undertaken in the permitted area.</p>
<p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>The environmental permit boundary is provided as Drawing Number: GRE/B066441/PER/01.</p> <p>The layout of the site is provided on Drawing Number: GRE/B066441/LAY/01.</p> <p>An Environmental Risk Assessment is provided as Appendix D to the Environmental Permit Application.</p>

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.

5.0 Changes to Existing Activities	
Have there been any changes to the activity boundary?	No
Have there been any changes to the permitted activities?	No
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	<ul style="list-style-type: none"> • GRE/B066441/PER/01 - Site Location and Permit Boundary Plan; • GRE/B066441/REC/01 – Receptor Plan; • GRE/B066441/LAY/01 - Site Layout Plan • Application Forms; • Pre-Application Discussions (Dated May 2025); • Operating Techniques (Dated May 2025); • Environmental Risk Assessment (Dated May 2025); • Noise Management Plan (Dated May 2025); • Dust Management Plan (Dated May 2025); • Site Condition Report (Dated May 2025); • Wash Water Management Plan (Dated May 2025); and, • Non-Technical Summary (Dated May 2025).

5.0 Measures taken to protect the 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.

- 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 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.