

SITE CONDITION REPORT (FROM H5 TEMPLATE)

Moss House, 77, Moss Lane, Macclesfield, Cheshire, SK11 7TT

Cheshire Demolition & Excavation Contractors Limited

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Document History:

Version	Issue date	Author	Checked	Description
1.0	08/03/2022	TH	CP	Internal Draft
1.1	26/05/2022	EC/CP	CP	Application copy

SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v3.0 May 2013

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	Cheshire Demolition & Excavation Contractors Limited
Activity address	Moss House, 77, Moss Lane, Macclesfield, Cheshire, SK11 7TT
National grid reference	SJ9124471494
Document reference and dates for Site Condition Report at permit application and surrender	MOSS-2984-G Dated 26 May 2022
Document references for site plans (including location and boundaries)	See Appendix I of MOSS-2984-A Site Location Map MOSS/2984/01 Permit Boundary Plan MOSS/2984/02 Site Layout & Fire Plan MOSS/2984/03

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

Based on the information presented on the BGS website, the geology of the north of the site comprises of the Helsby sandstone formation which is sandstone, pebbly (gravelly). This sedimentary bedrock was formed approximately 242 to 247 million years ago in the Triassic period. The local environment was previously dominated by rivers.

The south of the site is underlain by the Tarporley siltstone formation. Siltstone, mudstone and sandstone. Sedimentary bedrock formed approximately 242 to 250 million years ago in the Triassic period. The local environment previously was dominated by lakes.

The superficial deposits are underlain by peat which was formed up to 3 million years ago in the quaternary period previously dominated by organic accumulations.

- hydrogeology

Based on the nearest public available information of borehole log (SJ97SW26 – Danes Moss OBH 5) approximately 600m south west of the site, the ground comprises glacial deposits of fill approx. 10m below the subsurface. This is followed by peat with a depth of 1.3m. Then below the peat is clay with a depth of 3.7m at which the borehole was completed with a depth of 15m.

The site is underlain by a principal aquifer to the north of the site. This is a principal sandstone aquifer up to 600m thick and yielding up to 135 L/s. The quality is good but hard and become saline beneath the confining mercia mudstone.

The south of the site is underlain by a secondary A aquifer which has low productivity. It has a large argillaceous sequence with occasional sandstones yielding less than 0.5L/s of water that can be highly mineralised. Confines the underlying Sherward Sandstone aquifer.

The groundwater vulnerability of the local environment has the classification of low.

<ul style="list-style-type: none"> • surface waters 	<p>The nearest surface waters are located directly east of the site named the river Bollin, the site is in the catchment of the river Bollin which is a tributary of the river Dean. The site also lies near the Macclesfield Canal.</p> <p>The information provided by the EA and Gov.UK Flood Mapping indicated that the site lies within a very low risk flood zone. This means that each year this area has a chance of flooding of less than 0.1%.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> • historical land-uses and associated contaminants • pollution incidents that may have affected land • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	<p>There are no available records of pollution incidents at or adjacent to the site. The series of historical maps indicate open fields and some buildings from 1871-1954 which indicates no historical use of contaminants.</p> <p>A site walkover survey was conducted during which no visual/olfactory evidence of existing contamination at the site was seen.</p> <p>During the site walkover survey the site surface was observed to be intact and no damage was observed. On this basis there is no evidence of damage to pollution prevention measures suggested.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	N/A
Baseline soil and groundwater reference data	None available
Supporting information	Independently sourced information through magic maps, British geological survey, BGS Geoindex Onsure.

3.0 Permitted activities	
Permitted activities	Hazardous Household, Commercial & Industrial Waste Transfer Station with Treatment and Physical Treatment of Non-Hazardous Waste
Non-permitted activities undertaken	N/A

<p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>MOSS/2984/03</p> <p>Environmental Risk Assessment (MOSS-2984-D)</p>
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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	<ul style="list-style-type: none"> 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.