

SITE CONDITION REPORT (FROM H5 TEMPLATE)
Unit 24, Adswood Road Industrial Estate, Adswood Road,
Stockport SK3 8LF
Cheadle Skip Hire

Version:	1.0	Date:	28 August 2018		
Doc. Ref:	3921-2185-E	Author:	TB	Checked:	RS
Client No:	2185	Job No:	3921		



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1.0	28/08/2018	TB		Internal draft

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	Cheadle Skip Hire
Activity address	Unit 24, Adswood Road Industrial Estate, Adswood Road, Stockport SK3 8LF
National grid reference	SJ 89005 88587
Document reference and dates for Site Condition Report at permit application and surrender	3921-2185-D Dated 28 August 2018
Document references for site plans (including location and boundaries)	See Appendix I of 3921-2185-A Site Location Map 3921/2185/01 Permit Boundary Plan 3921/2185/02

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 	<p>Based on information taken from the British Geological Society (BGS) viewer, it is considered that the superficial deposits at the site comprise Glaciofluvial deposits (sand and gravel) across much of the west of the site, whilst the eastern portion of the site is underlain by Devensian Till (diamicton). This in turn is underlain by the Chester Formation (sandstone) bedrock.</p> <p>The nearest publically available borehole records is SJ88NE238 (approximately 60m to the southeast) which records bituminous surfacing on hardcore to a depth of 0.4m bgl underlain by grey clayey silty sand to 0.60m bgl, loose yellow/brown silty fine to medium sand from 0.60 to 1.9m bgl and loose to medium dense brown slightly clayey silty fine sand with thin clay bands from 1.9m bgl to 5.0m bgl.</p>

<ul style="list-style-type: none"> evidence of damage to pollution prevention measures 	<p>No significant change is observed on the remaining historical maps (up to 1984) other than the dismantling of the rail line immediately north of the site.</p> <p>A site walkover was carried out by Oaktree Environmental and no visual/olfactory evidence of existing contamination was observed.</p> <p>Due to the removal of publically viewable information from the EA's "Whats In My Backyard", no information is available with regards to pollution incidents. A request has been submitted to the EA with regards to this information (dated 28/08/2018) and this report will be updated upon receipt of the information.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>None available.</p>
<p>Baseline soil and groundwater reference data</p>	<p>None</p>
<p>Supporting information</p>	

<p>3.0 Permitted activities</p>	
<p>Permitted activities</p>	<p>Unit 24 - Waste transfer station as shown in permit ref EAWML/50219.</p>
<p>Non-permitted activities undertaken</p>	<p>None</p>
<p>Document references for:</p> <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	<p>Plans located in Appendix I of Management System (Doc. Ref. 3921-2185-A)</p> <p>Environmental Risk Assessment (3921-2185-D)</p>

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 supporting information	of <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 supporting information	of <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 supporting information	of <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 supporting information	of	<ul style="list-style-type: none">• Description of soil gas and/or water monitoring undertaken• Monitoring results (including graphs)
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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.