# 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 Au	gust 2018	
Doc. Ref:	3921-2185-E	Author:	ТВ	Checked:	RS
Client No:	2185	Job No:	3921		



# Oaktree Environmental Ltd

Waste, Planning & Environmental Consultants



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# **Document History:**

Version	Issue date	Author	Checked	Description
1.0	28/08/2018	ТВ		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	3921-2185-D
Condition Report at permit application and surrender	Dated 28 August 2018
Document references for site plans (including	See Appendix I of 3921-2185-A
location and boundaries)	Gee Appendix For 3921-2103-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:	Based on information taken from the British		
• geology	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.		
	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.		

<ul> <li>hydrogeology</li> </ul>	The Chester Formation bedrock is regarded as a Principal Aquifer whilst the Glaciofluvial deposits and Devensian Till are regarded as Secondary A and Secondary (undifferentiated) Aquifers respectively.
	The nearest surface water is Sykes Reservoir approximately 440m to the north. An unnamed pond lies 480m southeast whilst the River Mersey is approximately 1.6km north of the site.
	Due to the removal of publically viewable information from the EA's "Whats In My Backyard", the Environment Agency were contacted with regards to; -Flood risk mapping - Location groundwater/surface water abstractions, -Locations of historic and recorded landfill,
surface waters	-chemical and biological surface water quality designations or; -Water quality monitoring
	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.
Pollution history including:	
pollution incidents that may have affected land	The review of publically available mapping indicates the site historically comprised generally vacant land bound by the North Western Railway to the west and Adswood Lane (now Adswood Road) to the south and east. An additional railway line and associated embankments annotated as the Stockport Junction Line is present approximately 5m to the north of the site from 1898 mapping (later annotated as dismantled in the 1971-1976 mapping).
	No significant change occurs between this time and the 1934 mapping other than the construction of a warehouse and sidings approximately 50m northeast of the site. The 1934 mapping indicates the presence of sludge beds in the southwestern corner of the site extending southwards, in addition a superheater and pipe works building with associated travelling crane and tanks has been constructed immediately south of the site.
historical land-uses and associated contaminants	The works building appears to have been extended within the permit boundary by 1959 to 1961 mapping, whilst the sludge beds are no longer present and the land to the north of the site appears to have been annotated as a refuse heap. A depot and abattoir are also present 60 north at this time.
any visual/olfactory evidence of existing contamination	noral at this time.

evidence of damage to pollution prevention measures	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.  A site walkover was carried out by Oaktree
	Environmental and no visual/olfactory evidence of existing contamination was observed.
	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.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	None available.
Baseline soil and groundwater reference data	None
Supporting information	

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

### 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 boundary?	changes to the activity	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><li>Description of the changes</li><li>List of 'dangerous substitution</li></ul>	ng any changes to the boundary (where relevant) of the changes to the permitted activities (where relevant) angerous substances' used/produced by the permitted nat were not identified in the Application Site Condition ere 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
- 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
- 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.