

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 | |
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| Name of the applicant | GTR Management Ltd |
| Activity address | 651-664 Ajax Avenue, Slough Trading Estate, Slough, SL1 4BG |
| National grid reference | Centred approximately at National Grid Reference 495960, 180770 |
| Document reference and dates for Site Condition Report at permit application and surrender | Site Condition Report – Application Part Only |
| Document references for site plans (including location and boundaries) | Site Infrastructure Plan_1 |

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 | |
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| Environmental setting including: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters | <p>Likely geo-environmental issues associated with soil and groundwater conditions have been established through a desk-top review of freely available historical mapping, British Geological Survey (BGS) and Environment Agency records relating to the Site and its environmental setting.</p> <p>According to published BGS mapping (Sheet 255, Beaconsfield, 1:50,000 solid and drift) the Site is indicated as being superficial deposits of the Langley Silt Member comprising clay and silt which in turn is underlain by the Taplow Gravel Member comprising sand and gravel. The underlying bedrock of the Lambeth Group also comprises clay and silt. It is understood that beneath the Lambeth Group the Seaford and Newhaven Chalk Formations is at depth. Given the current development, Made Ground is likely to be present overlying the Langley Silt Member on Site. No BGS boreholes are available for the Site, but one located approximately 200m to the north-east (SU98SE364) recorded approximately 19m of a combination of sand, gravel, silts and clay from surface.</p> |

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| | <p>According to the Environment Agency the Site is located within a Zone 2 (Outer Protection Zone) and Zone 3 (Total Catchment) groundwater Source Protection Zone (SPZ). The superficial Taplow Gravel Member is classified as a Principal Aquifer, and Lambeth Group bedrock and Seaford and Newhaven Chalk bedrock are considered Secondary A Aquifer and Principal Aquifer, respectively. The superficial deposits of the Langley Silt are considered unproductive strata (non-aquifer).</p> <p>According to the environmental database data, there are nine licensed abstraction records from groundwater located within 1 km of the Site. Three records are related to Aeroserve Euro Limited for laundry use corresponding to two licences, five are related to Unilever Uk Limited and Sara Lee households & Pers'L Care for non-evaporative cooling, general cooling and spray irrigation purposes all corresponding to the same licence. The sixth licence is related to Equinix (UK) Ltd for evaporative cooling.</p> <p>The Environment Agency data indicates that the site itself is at very low risk of flooding from the rivers or sea, as well as from surface water. The nearest surface water feature is a small ponded area marked as an Outfall located approximately 132 m to the east of the Site. According to the environmental database data, there are no licensed abstraction records from surface water located within 500 m of the Site.</p> <p>The Site is not within close proximity (1,000m) to a statutory ecological receptor (e.g. Natura 2000 site, or of any environmentally sensitive site (e.g. SSSI).</p> |
| <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 • evidence of damage to pollution prevention measures | <p>A review of the available historical mapping was conducted, which indicated that the Site was undeveloped until 1955. Buildings do not appear on historical mapping until 1961, when several factories, warehouses and an unnamed building are shown. By 1969 to 1974, the buildings appear to be occupied by factories and engineering works, as well as a series of squared structures marked as tanks, which remain mapped until 1995. It is unclear whether these were removed, decommissioned or kept at the Site.</p> <p>Based on the Preliminary Risk Assessment & Geo-Environmental Assessment, completed through revision of publicly available information and previous reports for the Site, several potential on- and off-site sources of pollution have been identified linked to historic land uses, including:</p> |

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| | <ul style="list-style-type: none"> • Presence of Asbestos Containing Materials associated with Made Ground deposits on site. • Potential presence of PCBs associated with the operation of a potential electrical sub-station/storage feature). • Potential mobile contaminants, TPH, PAHs and VOCs associated with the presence of historical storage tanks recorded on mapping from 1969. • Potential contamination from aerosols, adhesives, paint, solvents, petrols and diesels associated with the former engineering works. • Potential contaminants associated with the presence of a railway line adjacent to the site, including coal, fuels, oils and waste products. • Potential migration of contaminants and hazardous ground gases from nearby off-site sources. <p>The site is not yet operational, therefore no previous pollution incidents have been recorded yet.</p> <p>Once operational, key potential sources of pollution are associated with the storage, delivery and use of fuel.</p> |
| Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available) | <p>An intrusive ground investigation was conducted by Delta-Simons from 8th to 15th March 2021, which consisted of a series of trial pits, soakaway trial pits, dynamic sampler holes and Cable Percussive Boreholes to assess the potential linkages of pollution and provide geotechnical information.</p> <p>A summary of the conclusions is provided below:</p> <ul style="list-style-type: none"> • Widespread significant contamination of the soils have not been identified at the Site. • Asbestos (chrysotile and amosite fibres) was identified site-wide, albeit all at concentrations <0.001 mg/kg. • Localised, marginal exceedances of three PAH (benzo[b]fluoranthene, benzo[a]pyrene and dibenz(a,h)anthracene) have been identified in the east of the Site at a single location. The contamination was confirmed to be contained within the shallow soils of the Made ground. • Widespread significant groundwater contamination has not been identified at that Site. No contaminant concentrations have been detected in concentrations above relevant GAC. |
| Baseline soil and groundwater reference data | Baseline soil and groundwater reference data is presented in the Preliminary Risk Assessment & Geo-Environmental |

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| | Assessment completed by Delta Simons in June 2021, which has been included as part of this permit application. |
| Supporting information | <ul style="list-style-type: none"> • Preliminary Risk Assessment & Geo-Environmental Assessment – 651-664 Ajax Avenue, Slough Trading Estate, prepared by Delta-Simons, ref: 21-0205.01 dated June 2021. • Historical investigation / assessment / remediation / verification reports • Baseline soil and groundwater reference data |

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| 3.0 Permitted activities | |
| Permitted activities | <p>Operation of 21 diesel back-up generators with an aggregate thermal input capacity of approximately 186.4 MWTh to provide energy to the site during emergency situations (e.g. power supply failure).</p> <p>The proposed capacity exceeds the threshold for an Environmental Permit under Schedule 1, Section 1.1. Part A(1) of the Environmental Permitting (England and Wales) Regulations 2016 (as amended), namely: “Burning any fuel in an appliance with a rated thermal input of 50 or more megawatts”.</p> <p>The generators will be solely operated in emergency situations and during regular testing.</p> <p>Associated activities include:</p> <ul style="list-style-type: none"> • the storage of diesel in 6 no. 150,000 litres double-skinned storage tanks installed within a bunded area. • Associated underground network of pipes connecting the diesel storage tanks with the back-up generators. These are vacuumed underground lines, consisting of single flexible pipes, which provide early detection in the event of leaks. • Loading bay associated with the diesel storage area. The loading bay has a containment capacity of 7,000 litres in the event of a loss of containment from tankers. The loading bay is connected, via manually operated pumps, to an oil interceptor prior to the effluent’s discharge into the surface water local network. |
| Non-permitted activities undertaken | |
| Document references for: | <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. |

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 | |
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| 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 | |
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| 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 | |
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| 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.

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| Checklist of supporting information | <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.

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| Checklist of supporting information | <ul style="list-style-type: none">• Site closure plan• List of potential sources of pollution risk• Investigation and remediation reports (where relevant) |
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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.

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| Checklist of supporting information | <ul style="list-style-type: none">• 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) |
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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.

