SITE CONDITION REPORT (FROM H5 TEMPLATE)

Sutton Wharf, Rochehall Way, Purdeys Industrial Estate, Rochford, SS4 1JU

Allsort Grab Services Ltd

Version:	1.0	**Date:**	01 March 2022		
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Document History:

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1.0	01/03/2022	IA	--	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	**Allsort Grab Services Ltd**
Activity address	**Sutton Wharf, Rochehall Way, Purdeys Industrial Estate, Rochford, SS4 1JU**
National grid reference	**Please refer to Permit**

Document reference and dates for Site Condition Report at permit application and surrender	**3117-001-E** **Dated 01 March 2022**

Document references for site plans (including location and boundaries)	**Permit Boundary Plan 3117-001-02** **Site Layout Plan 3117-001-03**

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	**No artificial ground is recorded as present at the site based on information from the British Geological Survey (BGS).** **The bedrock geology comprises the London Clay Formation - Clay, Silt And Sand. Sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by deep seas.** **The superficial deposits comprise Tidal Flat Deposits - Clay And Silt. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by shorelines (U).**

• hydrogeology	**Based on the nearest available borehole log in the general vicinity of the site (TQ89SE6), the ground comprises made ground to 0.38mbgl; underlain by clay/soft grey clay to 0.91mbgl; underlain by chalk/clay to 1.22mbgl; underlain by silty, grey peaty clay to 3.05mbgl; this is underlain by gravel and sand to 4.42mbgl which is further underlain by firm clay to 5.49mbgl at which the borehole was completed.** **Another nearby borehole (TQ88NE272) shows that the ground comprises clayey silt to 0.50mbgl; underlain by sandy clayey silt, medium yellowish brown. Roots and carbonaceous material present to 2.50mbgl; underlain by firm silty clay, medium yellowish brown streaked with pale blue and containing some gravel passing at 3.60m into soft clayed sandy silt to 5.10mbgl; this is underlain by pebbly sand, mainly medium and some fine sand with fine and coarse gravel to 9.20mbgl which is underlain by stiff silty clay, olive grey to 11.0mbgl at which the borehole was completed.**
• surface waters	**The bedrock and superficial drift as both designated as unproductive aquifers.** **The site is not within a groundwater source protection zone or drinking water safeguard zone with respect to groundwater.** **There are 2no. recorded Environmental Permits to discharge to surface or ground water within 250m of the site.** **The nearest surface water is the River Roach which is proximately 80m from the site.** **Due to the removal of publicly viewable information from the EA's "What's In My Backyard", the Environment Agency were contacted with regards to;** **- Location groundwater/surface water abstractions,** **- Chemical and biological surface water quality designations or;** **- Water quality monitoring** **The information provided by the EA and Gov.UK Flood Mapping indicated that the site does not lie within a flood zone.**

Pollution history including: • historical land-uses and associated contaminants	**The review of publicly available mapping Is summarised below:** • **The earliest available mapping (1880) indicates that the site itself was undeveloped and immediately surrounded by the River Roach and rural land. The town of Rochford was located to the west of the site.** • **By 1938 the site and surrounding land had been developed into a shipyard (Rochford Shipyard) with clay pits to the west and Mills to the north.** • **By 1999 Purdeys Industrial Estate has been developed with several commercial and industrial activities present in the immediate area. The site itself remained undeveloped.** • **The industrial estate continued to be developed throughout the years and the site started to be developed some time around 2018. In the present day the site and surrounding land continues to be used for industrial & commercial purposes.**
• pollution incidents that may have affected land	**There is no available data with regards to recorded pollution incidents within 250m of the site.**
• any visual/olfactory evidence of existing contamination	**A site walkover survey was undertaken, and the ground appeared to be intact with no damage to the surface. The site surface currently comprises a hardstanding surface.** **The access arrangements for the site and overall site layout detailing site infrastructure have been detailed on Drawing No 3117-001-03.** **During the site visit there was no evidence of disturbed land, discoloured water/soil or subsidence.** **An olfactory assessment was carried out during the survey. At the time of the assessment there was no visual or olfactory evidence of contamination recorded.** **No liquids were being discharged from the site. All surface water on site will be consistent with the current situation.** **During the time of the survey there was no evidence of ponding at the site. There was no presence of any surface water features.**

• evidence of damage to pollution prevention measures	**The land uses surrounding the site comprised industrial and commercial land uses.** **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.**
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	**N/A**

3.0 Permitted activities	
Permitted activities	**Proposed Bespoke Environmental Permit for the Physical Treatment of non-hazardous wastes i.e. Inert and CDE Wastes.**
Non-permitted activities undertaken	**Storage and distribution of virgin aggregates.**

Document references for:	
• plan showing activity layout; and	**Plans located in Appendix I of EMS (Doc. Ref. 3117-001-A)**
• environmental risk assessment.	**Environmental Risk Assessment (3117-001-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 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	• 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	• 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	• 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.