

European Metal Recycling Limited

Site Condition Report

Document Title	Site Condition Report	
Revision	V1.1	
Date	12/03/2024	
Document Reference	CUP-A05 – Site Condition Report	
Author	Carl Lerpiniere	<i>CLerpiniere</i>
Reviewer	Mark Brookes	<i>MBrookes</i>

Version No.	Date	Description of change
0.1	02/07/2021	First Draft
0.2	02/07/2021	Internal Review
1.0	05/07/2021	First Issue
1.1	12/03/2024	Activities Update
1.2	02/05/2024	Update with EMR business name after acquisition

CONTENTS

1.0	SITE DETAILS	1
2.0	CONDITION OF THE LAND AT PERMIT ISSUE.....	2
3.0	PERMITTED ACTIVITIES	7
4.0	CHANGES TO THE ACTIVITY	8
4.1	Measures Taken to Protect Land.....	8
4.2	Pollution Incidents and Remediation.....	8
4.3	Soil Gas and Water Quality Monitoring	9
5.0	DECOMMISSIONING AND REMOVAL OF POLLUTION RISK.....	10
5.1	Reference Data and Remediation	10
5.2	Statement of Site Condition	10

1.0 SITE DETAILS

Name of the applicant	European Metal Recycling Limited
Activity address	1 Gould Avenue TeesAMP Riverside Park Middlesbrough TS2 1EQ
National grid reference	NZ 48006 20273

Document reference	CUP-A05 – Site Condition Report
Document references for site plans (including location and boundaries)	Site Location Plan – CUP_001 External & Internal Site Layout Plans – CUP_002 Whole Site v1.1

2.0 CONDITION OF THE LAND AT PERMIT ISSUE

<p>Environmental setting</p>	<p>European Metal Recycling Limited (hereon referred to as 'EMR') is applying for a bespoke installation environmental permit for the processing of waste cables at Tees AMP, 1 Gould Avenue, TS2 1EQ.</p> <p>The site situated on an industrial estate, within a mixed-use industrial area, approximately 1km north-west of the centre of the town of Middlesbrough, and approximately 3.5km east of the town of Stockton-on-Tees. Immediately north and east of the site are several industrial units. To the immediate west of the site is the River Tees and to the south of the site is a small patch of green land with bushes with a railway line and residential are beyond.</p> <p><u>Geology</u></p> <p>The underlying geology of the site is as follows:</p> <ul style="list-style-type: none"> • The is underlain by the Mercia Mudstone Group. This bedrock is characterised by a sequence of brown and red-brown calcareous clays and mudstones, with occasional beds of impersistent green siltstone and fine-grained sandstone. It was deposited between 200 and 250 million years ago in the Triassic period. • There is one recorded superficial deposit beneath the site which is the Tidal Flat Deposit. Tidal Flat Deposits consist of unconsolidated sediment, mainly mud, and/or sand, and may form the top surface of a deltaic deposit. Tidal Flat Deposits are commonly formed in the Holocene Epoch, occurring between present day and 11,700 years ago. <p><u>Hydrogeology</u></p> <p>The hydrogeological features of the subsurface features of the site are as follows:</p> <ul style="list-style-type: none"> • The Bedrock Aquifer of the site is designated as a Secondary B Aquifer. These are predominantly lower permeability layers of rock which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers. • The Superficial Aquifer of the site is designated as a Secondary Undifferentiated Aquifer. This is an aquifer type that has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type. <p><u>Groundwater</u></p> <p>The groundwater characteristics for the site location are presented below:</p>
------------------------------	--

	<ul style="list-style-type: none"> • The site is not situated within a Groundwater Source Protection Zone (SPZ). • The groundwater vulnerability classification of the superficial aquifer is categorised as a Secondary Superficial Aquifer – High Vulnerability. High vulnerability areas are classed as areas that can easily transmit pollution to groundwater. They are characterised by high-leaching soils and the absence of low-permeability superficial deposits. • There is potential for groundwater flooding to occur across the southern and central portion of the site. There is potential for groundwater flooding to occur at property situated below ground level at the northern portion of the site. • The nearest groundwater abstraction licence is recorded 1,533m northeast of the site at a borehole operated by Middlesbrough. <p><u>Flooding</u></p> <ul style="list-style-type: none"> • The site is located in Flood Zone 1 – an area with a low probability of flooding according to the EA flood map for planning tool (see Appendix D – Flood Zone Map). This indicates that there is no flood risk at site. It should be noted however, that the site is adjacent to the River Tees, which is categorised as a Flood Zone 3 area. <p><u>Hydrology</u></p> <ul style="list-style-type: none"> • The nearest surface water feature is the River Tees, located immediately west of the site boundary.
	<p><u>Historical Land Use</u></p> <p>A review of historical Ordnance Survey maps and information pertinent to the entire site and within a 1km radius is summarised below:</p> <p>1856</p> <ul style="list-style-type: none"> • Earliest historical mapping data dating back to 1856 indicates that the land upon which the facility is to be sited, was undeveloped, natural land. <p>1894</p> <ul style="list-style-type: none"> • By 1894, the site comprises a portion of a substantial Iron Works. The south-western portion of the site also contains a reservoir. • To the east of the site is a residential area. • To the immediate east and south of the site is the Darlington & Saltburn railway line. <p>1923</p> <ul style="list-style-type: none"> • Historical mapping shows that the site and its surrounding area remains largely industrial in nature, with the development of a colour works, approximately 200m, north of the site, a slag and concrete works approximately 500m north of the site, and of an iron and steel works approximately 750m of the site. • By 1923, an electric pumping station has been established immediately adjacent to the western site boundary.

- The residential area to the east of the site has undergone further development.

1954

- Available historical mapping data suggests that the site and surrounding area remain largely unchanged between 1923 and sometime before 1954.
- By 1954, a reservoir has been established approximately 250m north east of the site.
- A chemical works has also been established just north of the reservoir, approximately 500m north north-west of the site.
- The 'North Tees Industrial Estate' has been erected approximately 750m west of the site by this time.
- An athletic ground and recreation area have been established approximately 750m south south-west of the site.
- By 1954, a gas holder station development is in place approximately 300m east of the site.
- A marsh wire works has also been established north-north east of the site approximately 500m away.
- The residential areas to the south and east of the site continue to undergo further development.
- Historical mapping indicates that by 1954, a mixed use industrial/residential area has been established approximately 800m north-west of the site.

1963 – 1976 (1:2,560)

- By the early 1970s the Iron Works – a portion of which comprises the EMR site – ceased operations.

1973-1975 (1:10,000)

- By 1973, an additional works had been established near to the North Tees Industrial Estate and is located approximately 600m west of the site.

1983 – 1987

- By 1983, the site appears to have been fully cleared as an iron works.
- The North Tees Industrial Estate west of the site continues to undergo development.
- It is known from historical records that the site, or a portion of the site, was operated as a landfill sometime between 1979 and 1990.

2000

- By 2000, historical mapping confirms that the site comprises natural grassland, with some hedgerows on site.
- Since 2000, historical mapping indicates that there have been no major noticeable developments to the site nor its immediate or wider surrounding area.

Pollution Incidents

- There have been six recorded pollution incidents to controlled waters within 1km of the site location. All six were classified as Category 3 – Minor Incidents. The nearest Category 3 incident occurred approximately 75m south of the site and comprised a sewage storm overflow in November 1995.

	<ul style="list-style-type: none"> • There have been four recorded pollution incidents to controlled waters within 1km of the site location. Of the four recorded pollution incidents, three were recorded as Category 3 – Minor Incidents, with the remaining incident categorised as a Category 2 – Significant incident. The nearest Category 3 incident, which comprised the pollution of a freshwater stream/river with mud/clay/soil occurred in 1992 at 238m away. The Category 2 incident took place in 1994 and involved the pollution of a freshwater stream/river with mud/clay/soil 999m northwest of the site. • There have been no recorded pollution incidents to air or land within 2km of the site. <p><u>Waste Register</u></p> <ul style="list-style-type: none"> • There are nine registered landfill sites within 1km of the site. The closest registered landfill site is located approximately 143m north-east of the EMR site. The landfill site was operated by Middlesbrough Council, but the licence for the site has been surrendered. None of the nine registered landfill sites appear to be operational. • Records show that there are no local authority recorded landfill sites within 1km of the site. • There are ten historical landfill sites within 1km of the site boundary, with the nearest operated by Middlesbrough Borough Council at the EMR Site. It appears to have been operated between 1979 and 1990, and stored deposited waste, including inert and Commercial waste, and Liquid Sludge. • The records show that there are seven Licensed Waste Management Facilities within 1km of the site boundary. The closest operational Licensed Waste Management Facility is located approximately 730m north-west of the EMR site, at Dunn’s Yard. The site is a Household, Commercial and Industrial Waste Transfer Station and Treatment Facility as is operated by Stephen Dixon. <p><u>Industrial Activity</u></p> <ul style="list-style-type: none"> • There are a number of trade, commercial, and manufacturing production sites within 1km of the site. The closest active site is located approximately 262m south of the EMR site which is a cosmetic manufacturer. • There are no fuel stations within 250m of the site. • There are no oil or gas pipelines within 250m of the site.
Baseline Soil and Groundwater Reference Data	<p>The Baseline soil and groundwater reference data for the site has been supplied in support of this Site Condition Report in document reference: 3363OR08Rev2 – GI TAMP - FINAL.</p> <p>For details on the concentrations of parameters in the ground at the site location, see the tables on pages 500 to 505 which provides concentrations in the Made Ground Clay Area and Made Ground Granular Area.</p>

Supporting information	<ul style="list-style-type: none">• Appendix A: Historical Site Maps• Appendix B: Environmental Setting Maps• Appendix C: Datasheet• Appendix D: Food Zone Map
------------------------	---

3.0 PERMITTED ACTIVITIES

<p>Permitted activities</p>	<p>EMR Group Limited are applying for a bespoke environmental permit for the processing of waste cables at their site at the following address:</p> <p>EMR Middlesbrough Granulation 1 Gould Avenue Tees Advanced Manufacturing Park Middlesbrough TS2 1EQ</p> <p>Permitted activity will be agreed in accordance with the environmental permit issued.</p> <p>The waste activity to be applied for is as follows:</p> <p>SECTION 5.3 - Disposal or recovery of hazardous waste</p> <p>Part A(1) (a) Disposal or recovery of hazardous waste with a capacity exceeding 10 tonnes per day involving one or more of the following activities—</p> <p>(vi) recycling or reclamation of inorganic materials other than metals or metal compounds;</p> <p>Section 5.4 Part A (1) – Disposal, recovery or a mix of disposal and recovery of non-hazardous waste</p> <p>b) Recovery or a mix of recovery and disposal of non-hazardous waste with a capacity exceeding 75 tonnes per day (or 100 tonnes per day if the only waste treatment is anaerobic digestion) involving one of more of the following activities:</p> <p>(iv) treatment in shredders of metal waste including electrical and electronic equipment and end-of-life vehicles and their components.</p>
<p>Non-permitted activities undertaken</p>	<p>There are no non-permitted activities undertaken.</p>
<p>Document references for:</p> <ul style="list-style-type: none"> • Plan showing activity layout • Historical land use maps • Site sensitivity maps 	<p>Historical Site Maps: Appendix A Environmental Setting Maps: Appendix B Datasheet: Appendix C Food Zone Map: Appendix D Environmental Risk Assessment CUP-HS-RA-071-Hazardous Substances</p>

4.0 CHANGES TO THE ACTIVITY

To be maintained during the life of the permit.

Have there been any changes to the activity boundary?	
Have there been any 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?	
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)

4.1 Measures Taken to Protect Land

<p>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.</p>	
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

4.2 Pollution Incidents and Remediation

<p>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.</p>	
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

4.3 Soil Gas and Water Quality Monitoring

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)

5.0 DECOMMISSIONING AND REMOVAL OF POLLUTION RISK

To be completed at Permit surrender.

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

5.1 Reference Data and Remediation

Say whether you had to collect land and/or groundwater data. Or say that you didn't need to because the information from section 4 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	<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)

5.2 Statement of Site Condition

Using the information from sections 4 and 5, give a statement about the condition of the land at the site. This should confirm that:	
<ul style="list-style-type: none"> • the permitted activities have stopped • decommissioning is complete, and the pollution risk has been removed • the land is in a satisfactory condition. 	

