

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	Aurora Manufacturing Ltd
Activity address	Unit 4 Bridgewater Business Park, West Bridgewater Street, Leigh, Lancashire, WN7 4HB
National grid reference	Easting: 365846, Northing: 399535
Document reference and dates for Site Condition Report at permit application and surrender	SCR, 31/03/2021 (permit application stage)
Document references for site plans (including location and boundaries)	Drainage Survey Topography Survey Ground Investigation Report

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 • hydrogeology • surface waters 	Surfaces are constructed of made ground to circa 0.2 metres depth, underlain by interlayered granular and cohesive made ground with no discernible pattern between circa 0.3 – 2.0 metres. Cohesive material included: <ul style="list-style-type: none"> • Gravelly silty clays with low cobble sized fragments of siltstone; gravel sized fragments comprised of mudstone and siltstone; and • Gravelly slightly sandy silty clays with low cobble sized fragments; gravel sized fragments comprised of stone, brick, clinker and slag. <p>The above was underlain by low becoming very high strength cohesive glacial drift deposits to at least 3.45 metres.</p>
Pollution history including: <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 	The site was occupied by the Company in 2003 having previously been used (up to circa the year 2000) by British Insulated Callender's Cables (renamed Balfour Beatty) as a cable manufacturer and construction company. The industrial estate itself dates back to the early

<ul style="list-style-type: none"> evidence of damage to pollution prevention measures 	<p>1900s. The site is currently on a 3 year rolling 'lease to purchase' agreement with the landlord.</p> <p>The operator did not have any knowledge of historic pollution incidents.</p> <p>Knowledge of the site gleaned from Ground Investigation Report indicates that the site is 'brownfield' and locally acidic with potentially mobile groundwater. Contamination analysis determined no elevated levels of determinants analysed when compared with guideline values for a standard land use of commercial and industrial.</p> <p>An asbestos screen was also undertaken on seven soil samples and no asbestos was detected in six of them. However, in the soil sample from 0.2 to 0.4 metres depth in M8, asbestos (chrysotile) was detected.</p> <p>With the exception of the chrysotile in sample 8, there are no contaminants requiring remediation and/or precautions to be taken. Localised removal of the asbestos at M8 was recommended.</p> <p>Ground gas monitoring did not detect any gas flows.</p> <p>There is no visual or olfactory evidence of pollution. An Environmental Risk Assessment has been conducted which considers the risk from the 2no. stacks.</p> <p>There is no evidence of damage to pollution prevention measures.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>See above.</p>
<p>Baseline soil and groundwater reference data</p>	<p>See above.</p>
<p>Supporting information</p>	<ul style="list-style-type: none"> Source information identifying environmental setting and pollution incidents Historical Ordnance Survey plans Site reconnaissance Historical investigation / assessment / remediation / verification reports Baseline soil and groundwater reference data

<h3>3.0 Permitted activities</h3>	
<p>Permitted activities</p>	<p>As per pre-application advice letter, ref EPR/CB3009XD/A001.</p> <p>See EMS for further details of the proposed bespoke permit operation.</p>
<p>Non-permitted activities undertaken</p>	<p>None</p>

Document references for:	See Maps 2 and 3 Site-specific Environmental Risk Assessment
<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	
Have there been any changes to the activity boundary?	No.
Have there been any changes to the permitted activities?	No.
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No.
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	
<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

6.0 Pollution incidents that may have had an impact on land, and their 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

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	<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.

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.