Site Condition Report

Luton Metal Recycling Limited

The Railway Arches
Colindeep Lane
Colindale
NW9 6HD

Environmental Permit:
YP3691NW

DOCUMENT CONTROL SHEET

Site:	**Luton Metal Recycling Limited**
Project:	**Bespoke Permit Variation Application**
Title	**Site Condition Report**
Issue	**1.0**
Date	**06.05.2026**
Produced By	***Shane Ronald Tasker AssocMCIWM PIEMA EA (IEMA Qualified Auditor)***

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Environment Agency

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1 Context

1.1.1 This Environmental Permit Application is submitted to the Environment Agency by the operator, Luton Metal Recycling Limited, under the requirements of the Environmental Permitting (England and Wales) Regulations as amended in 2016. It is not a requirement of these Regulations that a Site Condition Report accompanies the application, but one has been produced on the recommendations of the Environment Agency Local Officer, so that in the event of surrendering the Permit a baseline condition of the site is available.

1.1.2 The site is located at Luton Metal Recycling Limited, The Railway Arches, Colindeep Lane, Colindale, London, NW9 6HD. National Grid Reference TQ2210989230. Access to the site is gained off Colindeep Lane.

1.1.3 This desk study has been undertaken to review records and detail the environmental setting of the site and the surround area in order to describe the condition of the site.

1.1.4 The report has been prepared with due cognisance to the contents of relevant Environment Agency Guidance accessed from its website. In particular:

- Environmental Permitting Regulations (England and Wales) 2010 Regulatory Guidance Note, RGN 9: Surrender Version 3.0 April 2013; and
- Horizontal Guidance Note 5 Site Condition Report Version 3.0 April 2013

2 Site Details

Name of the applicant	Luton Metal Recycling Limited
Activity address	The Railway Arches, Colindeep Lane, Colindale, London, NW9 6HD
National grid reference	TQ2210989230

3 Permitted activities

Permitted activities	Metal Recycling Site/WEEE ATF
Non-permitted activities undertaken	None.
Document references for: • plan showing activity layout; and • environmental risk assessment.	Site Plan Version 1.0 Environmental Risk Assessment (Generic Risk Assessment for Approved SR Permit).

4 Condition of the land at permit issue

Environmental setting including: • geology • hydrogeology • surface waters	<u>Pre-Operational Condition</u> The whole operational area benefits from an impermeable concrete surfacing, kerbed edging and sealed drainage, which was installed prior to any waste activities being undertaken onsite. <u>Ground Water Source Protection Zones</u> The site located outside of any GPZ Designation. <u>Hydrogeology Bedrock</u> The application site falls with an area designated as a London Clay Formation. <u>Hydrogeology Superficial</u> The application site falls doesn't fall within a designation. <u>Designated Environmentally Sensitive Sites</u> No sensitive receptors within 500 metres of the site, but a SSSI (Brent Reservoir is location approximately 900 metres from the site.

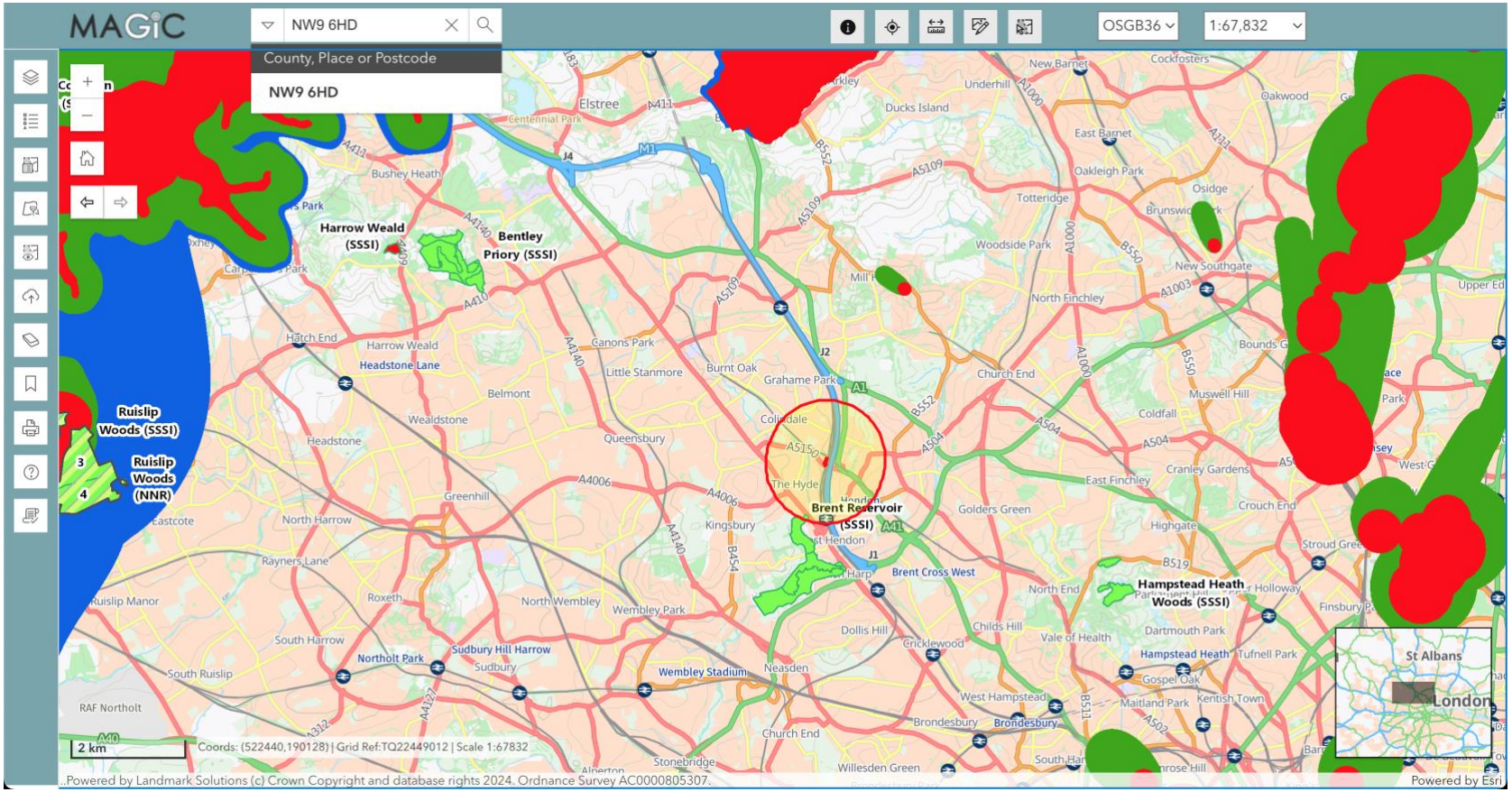
	Flood Risk The site falls outside of any flooding areas. AQMA interrogation: The site is located within an AQMA Designation for PM10/NOx.
Pollution history including: • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures	No historic evidence of land contamination or concerns around historic usage.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No records of historic pollution incidents at the site. Industrial/Commercial Operations/Waste Activities.
Baseline soil and groundwater reference data	Pre-Operational Condition The whole operational area benefits from an impermeable concrete surfacing, kerbed edging and sealed drainage, which was installed prior to any waste activities being undertaken onsite.
5 Changes to the activity	
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?	
6 Measures taken to protect land	

7	**Pollution incidents that may have had an impact on land, and their remediation**
8	**Soil gas and water quality monitoring (where undertaken)**
9	**Decommissioning and removal of pollution risk**
10	**Reference data and remediation (where relevant)**
11	**Statement of site condition**

Appendix 1: Basic Environmental Risk Assessment

Environmental Risk Assessment			
Potential Media	**Potential Source**	**Pathway**	**Potential Receptor**
Water	Contaminated water and spillage of chemicals	Impermeable concrete surfacing with sealed drainage.	Surrounding Land/Water.
Air	Dusty waste could give rise to airborne pollutants.	Site activity conducted externally with appropriate mitigation measures in place.	Atmosphere
Soil	Contaminated water and spillage of chemicals	Impermeable concrete surfacing with sealed drainage.	Surrounding Land.

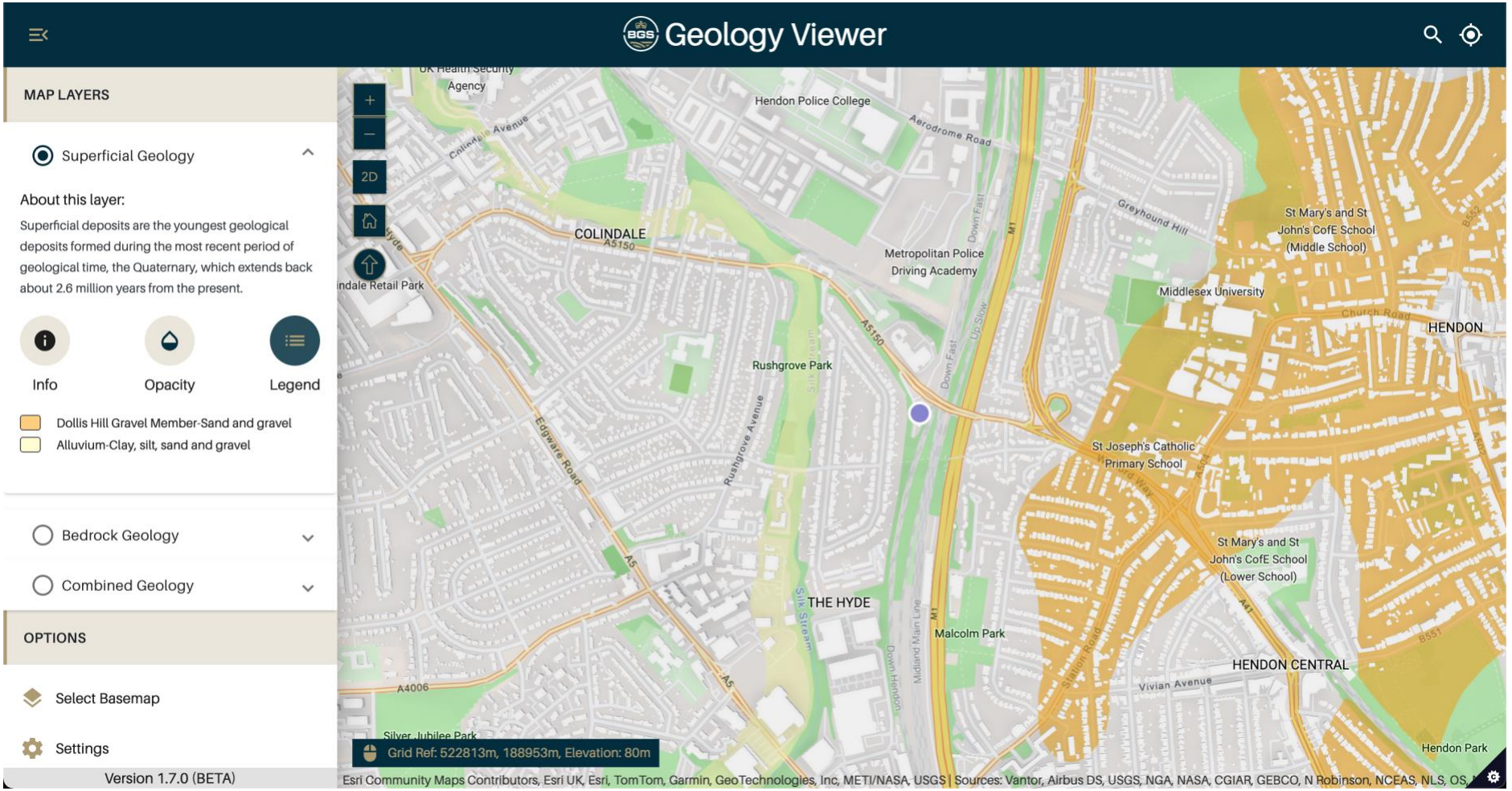
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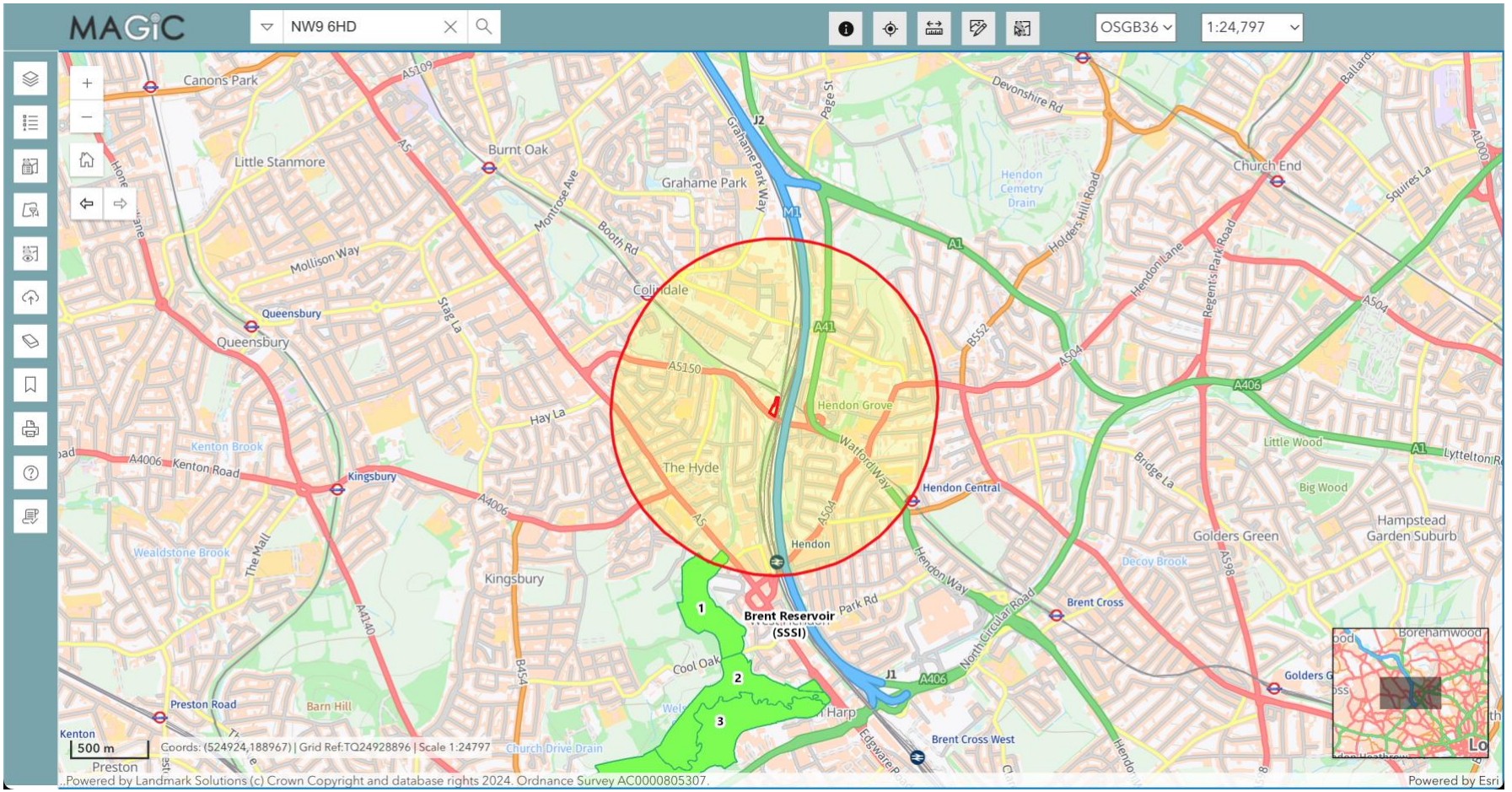
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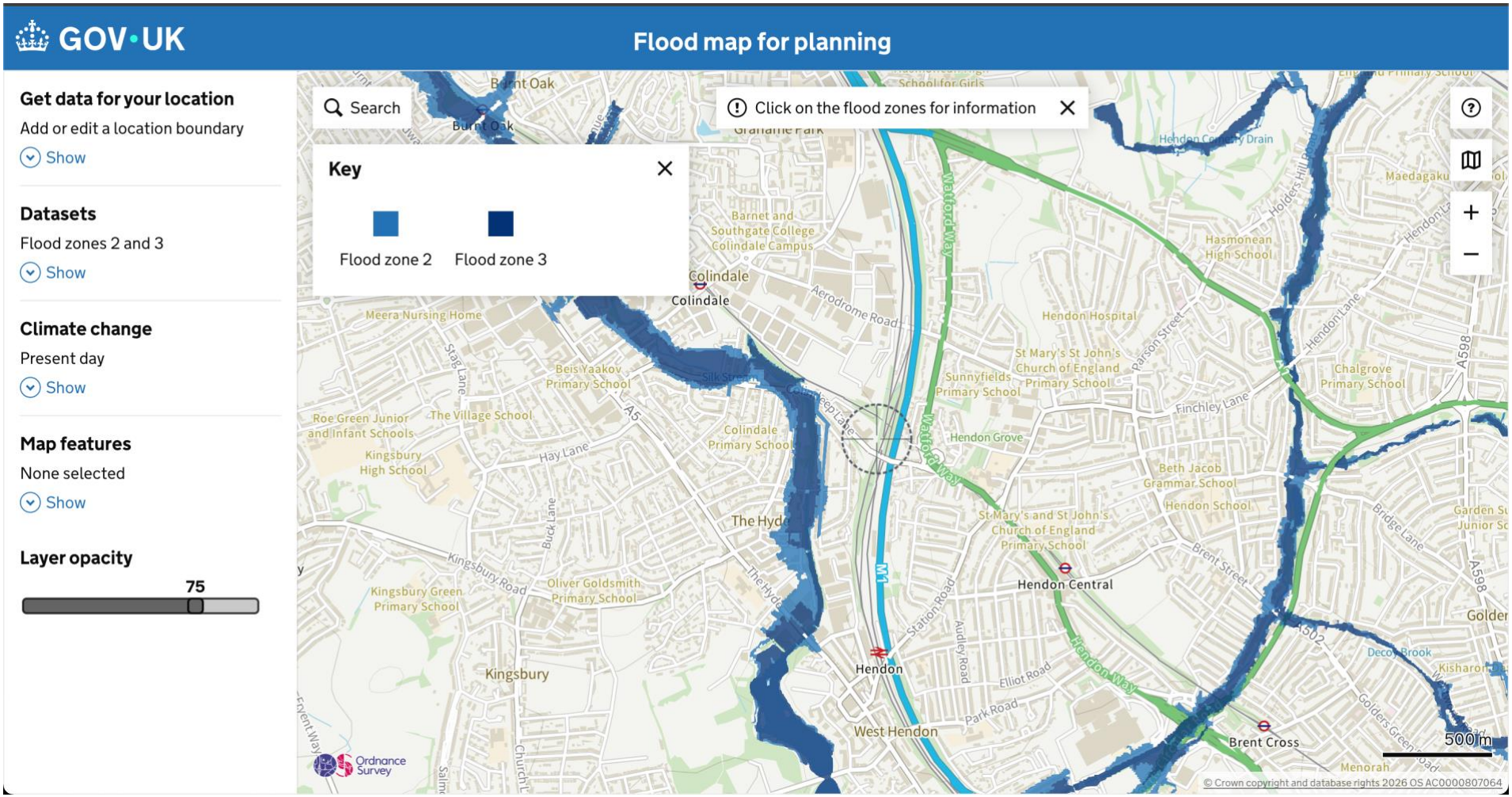
Appendix 4: Geology Viewer (BSI) Screenshot of Hydrogeology Aquifer Designation Map (Superficial Drift)- Confirming the site is not within a designation.



<u>Appendix 5:</u> Magic Interactive Tool Screenshot of Receptors Within 1000 Metres of the Site.



<u>Appendix 5:</u> EA Flood Map For Planning-Confirming the Site is not within a Flood Zone Designation.



<u>Appendix 6:</u> Screenshot taken from DEFRA's AQMA Interactive Map confirming the site is within an AQMA for PM10's/NOx.

