Prepared for Wyndeham Heron by Strategic Safety Systems Ltd.

2478 RepE

Site Report to Support the Surrender of Registration under the Environmental Permitting (England and Wales) Regulations 2010 and their revisions

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Contents

Scope

This covers the state of the site occupied by Wyndeham Heron. Because of the cessation of operations, Wyndeham no longer carry out the previous operations which required a permit under the Environmental Permitting Regulations. This report uses data from 2478 repB Site Report which was the site report supporting the initial application in 2007. Drawing 2478-001 is taken from the initial site report and is used to show where certain operations were carried out.

Photographs taken on 22 June 2017 are shown on pages 11 onwards.

Conclusions

1. The building is in a poor state due to its non-occupancy.
2. Wyndeham are handing the building back to the landlord following the removal of equipment.
3. Apart from a slight ink stain (see photo 5) there was no evidence of any pollution caused by the Wyndeham Heron operations.

Potential areas of pre-existing pollution

It is reasonable to assume that there may have been spillages of machining lubricants or oils during the use as an engineering company, though there was no obvious evidence of this. As the site is covered in concrete or tarmac, this is not easy to determine.

The site has not been used for landfill and there is no reason to suspect that there may be any toxic, flammable or asphyxiant gases under the site.

Future use of the building

The cessation plan submitted with the original application specified 3 alternatives:

1. Occupation by another printing company
2. Occupation by another industrial operation
3. Demolition of the site.

The landlord of the site has elected to choose option [2]. At the time of writing, Wyndeham have no knowledge of what the other industrial operation(s) may be.

The landlord has specified that all air conditioning plant should be left intact. The landlord has also agreed, following a financial agreement with Wyndeham, that existing internal steel frames, ductwork, etc., will be left.

State of the building

The building was not new when occupied by Heron. For the past 3 years, there have been no operations. Therefore, there is evidence of some vandalism in the form of broken windows on the sides accessible by the public. See photo 1 which is within a brick's throw of the canal towpath. However, Wyndeham have retained the services of a security company, and so this vandalism is minimal.

Storm damage, particularly that caused by the recent Storm Doris, has resulted in some loss of roofing sheets. This has been made good, but there is evidence of water puddles underneath such areas. In addition, the absence of equipment connected to flues has meant that, with the wind in a certain direction, rain water enters via these flues and collects on the floor.
See photo 7 and vents A on drawing 2478-001.

Chillers and other equipment on the south east corner external to the building
(see drawing 2478-001) have been removed.

There was evidence of the general deterioration of the building. However, the landlord has accepted the building in its present state.

Decommissioning

Decommissioning comprised the following steps:

- Drainage of inks silos and other storage tanks and removal of portable containers and disposal as hazardous waste. As with normal use, there would have been evidence of spillage during decommissioning and there was none.
- Drainage of chillers.
- Dismantling of presses, pre-press and finishing equipment for resale or reuse where feasible.
- Dismantling of support equipment, including chillers, compactors and abatement plant and removal for scrap.
- Removal of ink silos for scrap.

What has not been decommissioned are:

- Air conditioning units. The landlord has specified that these remain in place.
- Some internal steelwork. Again, the retention of this has been agreed with the landlord.

Potential areas for pollution

This site review has concentrated on those areas where there is scope for land or water pollution to occur.

It should be mentioned that heat-set printing is not a high risk operation with regard to these. The inks used are very viscous and other chemicals used, such as blanket washes, only pose a risk of land or water pollution during transfer from delivery vehicles. The primary concern with heat-set printing is that of the emissions of volatile organic compounds (VOCs) during the drying of printed material and the use of gas-fired abatement plant to incinerate these VOCs. All such equipment and VOCs have been removed.

There are three operations where there is scope for land or water pollution:

- Ink storage
- Chemical storage
- External dust

Ink storage

Source: Inks storage facilities within the building and ink transfer point external to the building.

Pathway: Via spillages onto concrete. Because of the high viscosity of the ink, this is not expected. Note that the viscosity of the ink and the distance from drains precludes entry into drains. Therefore, neither excavation of concrete for examination of the underlying soil nor water samples have been carried out.

Receptor: Land beneath concrete

The two areas where ink was stored are shown on drawing 2478-001.

The only evidence of ink ever having been there was a slight yellow patch on the wall at the north eastern area. (See photos 4 and 5.) This was very minor and, given the high viscosity of the ink, would not have spread beyond the surface of the wall.

There was no evidence in the southern area.

There is no evidence of any leakage at the ink transfer point on the outside of the north wall (see photo 3.)

Chemical storage

Source: Via spillages onto concrete, either during transfer via the door next to the north eastern ink store or in the internal chemical store.

Pathway 1: Via spillages onto concrete

Receptor 1: Land beneath concrete

Pathway 2: Via spillages during transfer from or to lorries.

Receptor 2: Stormwater drains or sewer by delivery point.

There was no evidence in the way of discolouration of the floor of any leakage of chemicals in the chemical storage area shown on drawing 2478-001. The delivery point is external and were spillages to have occurred, there would be no remaining evidence. This would be due to the rainfall since such transfers ceased 3 years ago and the fact that chemicals were a clear liquid. Similarly, there is no evidence of any spillage by the IBC area, which again is external. There were no reported incidents of spillage during transfer or storage. Therefore, neither excavation of concrete for examination of the underlying soil nor water samples have been carried out.

External dust

Source: From compactor and dust brickette making area.

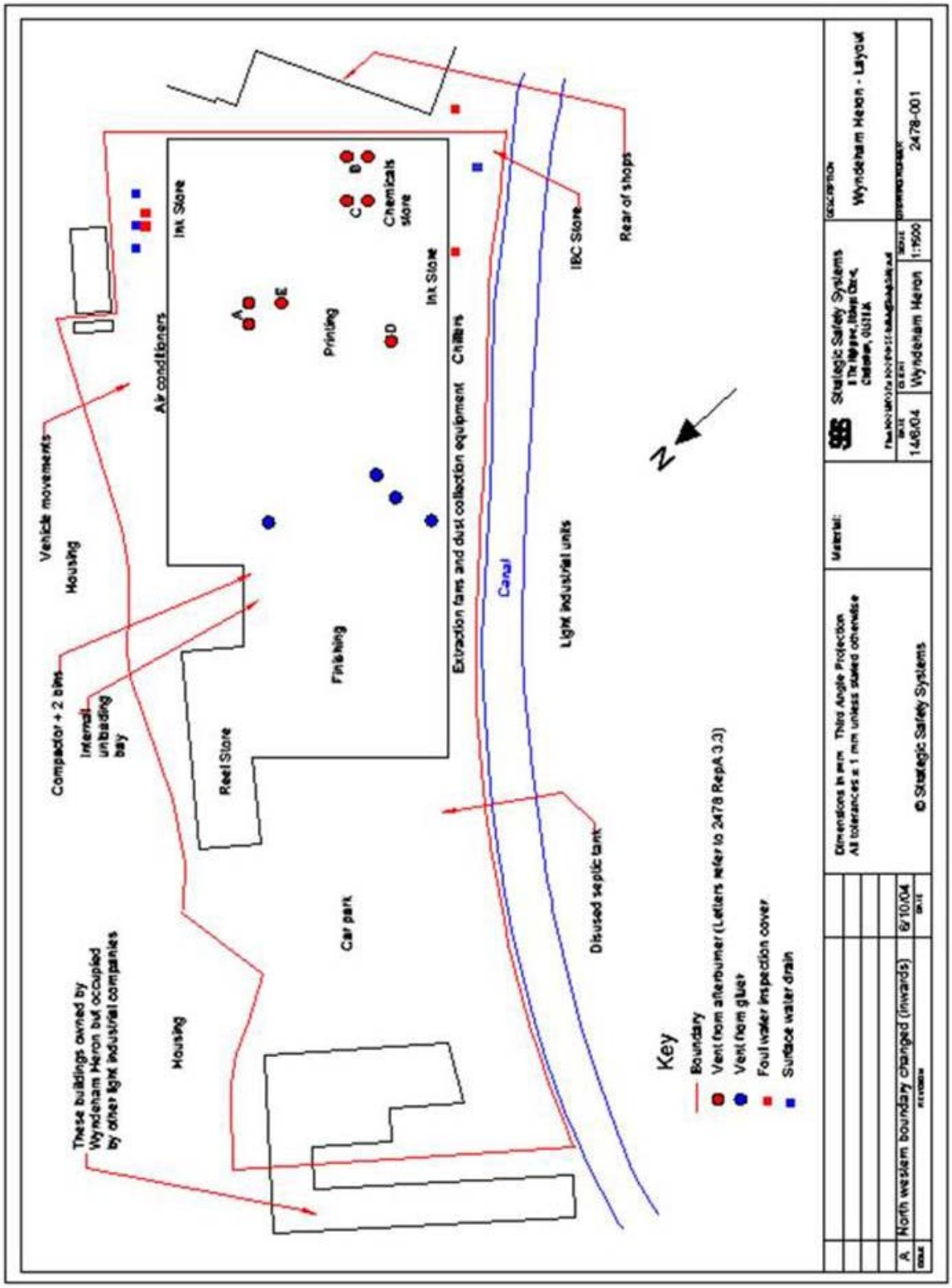
Pathway: Fugitive emissions of dust from the compactor and dust brickette making operations.

Receptor: On land around the compactor and dust brickette making area.

There was little evidence of external dust around the collection area against the south western wall. (Included in photos 1 and 2.) This is to be expected as the dust was automatically compacted into brickettes.

Appendix-

Maps



Photographs

Photo 1 Southern wall

Photo 2 Southern wall

Photo 3 Northern wall, showing ink transfer point (the 4 holes where the ink transfer pipes used to be) and the lack of spillage. Note that the blue item is wind-blown paper/plastic, not cyan ink; the yellow is a road marking.

Photo 4 Site of ink storage

Photo 5 Minor yellow ink staining

Photo 6 Site of ink storage, showing water ingress

Photo 7 Main area, showing ingress of rain water through flues (the square tubes through the roof)

Photo 8 Ductwork (for paper trimmings) left in place, plus conveyors in the foreground prior to removal.

Photo 9 Steelwork left in place

Photos added June 2017

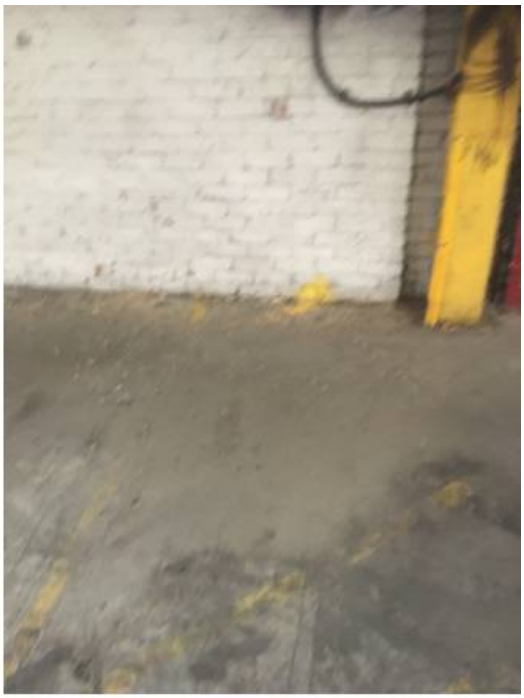
Overview of inside of factory eastern end.
Note that the puddle is rainwater from damaged roof

General standard of flooring and joints inside

Examples of concrete pad joints

The only instance of an ink spill over a joint. Has not penetrated the joint.

Worst-case examples of concrete pad joints



Yellow ink stain on wall. Note that yellow stripes on floor are intentional "keep clear" painted hatching.

Examples of concrete pad joints

Southern ink store area

Ink transfer point .
This is where a spillage would be most likely and there is none.

IBC storage area

Remains of chiller area