



Annual Report and Statement of site condition

Year:

This document aims to provide the Regulator with an annual summary of raw materials and energy used in the operation of the activity. The data in section 1 may also assist the annual PRTR return (waste only). Section 2 provides the annual statement of site condition.

Annual Report

Timber treatment (Permit Table S4.2):

	Amount	Unit	Notes:
Wood treated		m ³	

Performance parameters (Permit Table S4.3):

	Amount	Unit	Notes:
ME7 RTU		m ³	
Golden Yellow		m ³	
Antifoam AF1		m ³	
Water usage		m ³	<i>Measured town water</i>
Energy usage		kWh	
Hazardous waste		T	<i>No hazardous waste disposed of.</i>

Product review (BAT 30(1)):

Preservative used	Review of alternatives:
ME7 RTU	

4 year reviews

Subject:	Review:	
Energy efficiency (condition 1.2.1)	2026	<i>kWhr</i>
	2027	<i>kWhr</i>
	2028	<i>kWhr</i>
	2029	<i>kWhr</i>
Discussion:	<i>Review due 2029/2030</i>	
Raw materials (condition 1.3.1)	<i>Preservative currently in use:</i> <i>ME7 clear treating solution</i> <i>Golden Yellow Dye</i>	
Discussion:	<i>Review due 2029/2030</i>	
Waste (condition 1.4.1)	2026	
	2027	
	2028	
	2029	
Discussion:	<i>Review due 2029/2030</i>	

Annual Statement of site condition

This document is based on the Environment Agency's H5 Horizontal Guidance on site condition reports to support environmental permit applications, to update the site condition report for the life of the permit and to provide sufficient information at permit surrender

Annually, during the life of the permit complete this annual statement by maintaining sections 4-7 of this document:

4 Changes to the activity:

4.1 Have there been any changes to the installation?

There have not been any changes to the activity.

4.2 Have there been any changes to the activity boundary?

There have not been any changes to the installation boundary.

4.3 Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?

No new dangerous substances to report.

4.4 Checklist of supporting information to be included as appendices as listed below:

- 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)

Not applicable for 2026.

5 Measures taken to protect land:

5.1 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.

No changes to measures to protection land.

5.2 Checklist of supporting information to be included as appendices as listed below:

- Inspection records and summary of findings of inspections for all pollution prevention measures
- Records of maintenance, repair and replacement of pollution prevention measures

No supplementary information.

6 Pollution incidents that may have had an impact on land, and their remediation:

- 6.1 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 to be included as appendices as listed below:

- Records of pollution incidents that may have impacted on land
- State none or attach a copy of the pollution incident log
- Records of their investigation and remediation
- State none or attach a copy of the investigation and remediation report

No pollution incidents to report in 2026.

7 Soil and water quality monitoring (where undertaken):

- 7.1 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 to be included as appendices as listed below:

- Description of soil gas and/or water monitoring undertaken
- State none or describe the nature of the monitoring undertaken
- Monitoring results (including graphs)
- Attach a copy of the monitoring results (if applicable)

No monitoring undertaken in 2026.

Outcome of groundwater monitoring risk assessment:

- Follow the groundwater monitoring risk assessment overleaf by ticking the relevant boxes.
- Note the outcome below including the date of the

The risk assessment confirms that it is appropriate to undertake groundwater monitoring once every two years.

Monitoring undertaken in 2026, next round due in 2028

