

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	Simon Stone
Activity address	Unit 1009, Caerwent Army Training Estate, Caerwent, NP26 5XL
National grid reference	ST 46457 92070
Document reference and dates for Site Condition Report at permit application and surrender	CH103 17/11/2016
Document references for site plans (including location and boundaries)	Site Plan: EV/13/0901/102 and 103

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 	<p>Geology:</p> <p>There are some superficial deposits to the south of the site along the line of the access road. This is comprised of River Terrace Deposits (silt), which have low to moderate permeability.</p> <p>The bedrock is comprised of Limestone, primarily Dolostone with some Ooidal Limestone in the south east. These have a permeability level of High to Very High.</p> <p>Hydrogeology:</p> <p>The superficial deposits on site are designated as "Unproductive: rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow."</p> <p>The bedrock deposits are categorised as "Principal: Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale."</p> <p>The site is located with a Source Protection Zone categorised as Zone 1: Inner Catchment.</p> <p>The groundwater has been identified as vulnerable to soil leaching. The soil has been given a vulnerability category of "I1: Soils which</p>

	<p>can possibly transmit a wide range of pollutants". The site has therefore been assessed as having a high sensitivity to groundwater pollution. Great care will be required to ensure activities at the site do not release substances which could impact the underlying aquifer.</p> <p>Surface Waters: 2 unnamed drains identified as "Secondary Rivers" are present on site, which are tributaries to the same drain which flows south west of the site.</p> <p>Flood Risk: The Site is not within a Flood Risk Zone as defined by Natural Resources Wales.</p>
<p>Pollution history including:</p> <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 • evidence of damage to pollution prevention measures 	<p>Site History: The site was constructed in 1939 as a Royal Navy propellants factory. This operated until 1995.</p> <p>Following the construction of the Royal Navy Munitions factory, the site was used for the production and storage of munitions. This included the production of sulphuric acid and nitrocellulose. The locations in which materials were produced and stored are not known. Due to the location of Unit 1009 on the perimeter of the base, it is likely that these units were constructed during the later stages of use of the base. Also due to the nature of the buildings within the unit i.e. large open buildings with high ceilings and large doors, it is unlikely that these were used for the storage of munitions (these would have been stored in shielded bunkers) or other reactive / flammable materials. It is more likely that this area of the base was used for the storage of vehicles or equipment.</p> <p>In 2012, a company called Worm Tech who specialised in vermiculture (the use of worms to degrade materials and form compost) operated an in-building composting facility.</p> <p>Biodegradable waste was bought to the site and was placed into windrows within the buildings at Unit 1009 to compost. Some of this waste contained animal by-products.</p> <p>As compost matured it was removed from the buildings and placed in stockpiles around the site. The facility failed to gain PAS100 and stockpiles of maturing compost built up around the site.</p> <p>WormTech declared bankruptcy and the legacy materials at the site had to be cleared by a combination of Welsh Government, Local Authorities and NRW.</p> <p>Historical mapping for the site is limited as, before 1993, the base itself was redacted from any mapping. The earliest map available which depicts the base is from 2002, which does not display any features which may indicate a source of contamination which has not been already identified within this report.</p>

	<p>Pollution Incidents: 4 Pollution events have occurred within the site boundary:</p> <ol style="list-style-type: none"> 1. Date: 04/10/2012 Incident ID: 1044251 Pollutant: Contaminated Water Water Impact: Minor Land Impact: Significant Air Impact: No Impact 2. Date: 15/10/2012 Incident ID: 1047771 Pollutant: Contaminated Water Water Impact: Minor Land Impact: Significant Air Impact: No Impact 3. Date: 24/10/2012 Incident ID: 1050425 Pollutant: Contaminated Water Water Impact: Minor Land Impact: Significant Air Impact: No Impact 4. Date: 25/10/2012 Incident ID: 1050623 Pollutant: Contaminated Water Water Impact: Minor Land Impact: Significant Air Impact: No Impact <p>There is no visual or olfactory evidence has been identified that indicates that contamination from these incidents has persisted on site.</p> <p>Licenced Waste Sites: Between 2005 and 2011, 4 waste licences were issued to Wormtech Ltd, a composting facility present at this site. Waste Licence Numbers –</p> <p>WOR003 WOR004 WOR005 DP3595FA</p> <p>Historic Works: Some potential for small-scale, localised historic mining (non-coal).</p> <p>An unspecified storage tank was present 4m to the south west of the site in 1998.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No historic documentation is available for the monitoring or remediation of contamination for the site.
Baseline soil and groundwater reference data	Baseline soil sampling has not been undertaken as there is little information on previous use of the site, due to military classification. From Ordnance Survey mapping the site was farm land and then it was as the site is currently today. There is no

	<p>intervening information as mapping has been redacted by the MoD. This make developing a targeted sampling programme impossible. Arbitrary sampling could be undertaken but due to the size of the site, this would require taking and analysing significant numbers of samples to ensure data was representative. A budget was not available for this.</p> <p>We know Wormtech formerly used the site and there were issued with organic pollution, predominantly within runoff. This contamination is however unlikely to be persistent and hence we feel that the cost of analysis for these indicators is not justified.</p>
Supporting information	<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

3.0 Permitted activities	
Permitted activities	<p>Permitted Activities:</p> <p>The processing of inert wastes into topsoil and aggregates. This includes the storage of inert wastes and then crushing and screening these. Topsoil to be stored within building with impermeable floor. Aggregates to be stored in bays on impermeable surface.</p> <p>The storage and processing of treated and un-treated wood waste into wood chip, suitable for biomass heat and power generation. Storage and processing undertaken on impermeable surface. Processed wood chip stored within a building.</p> <p>Material Recovery, through the sorting of household and commercial skip waste. Tipping and sorting undertaken within a building with an impermeable floor. Wastes stored within buildings with impermeable floors or in covered skips. All areas drain into a sealed drainage into an isolated receiver.</p>
Non-permitted activities undertaken	Repair and servicing of plant and vehicles operating at the site.

Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	EV/13/0901/103 – Site Layout Plan Site Specific Risk Assessment – CH011
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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?	If yes, provide a plan showing the changes to the activity boundary.
Have there been any changes to the permitted activities?	If yes, provide a description of the 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?	If yes, list of them
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 of supporting information

- Description of soil gas and/or water monitoring undertaken
- Monitoring results (including graphs)

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.