

# **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.**

<b>1.0 SITE DETAILS</b>	
Name of the applicant	Gene Metals (Norman Evans and Gerald Evans)
Activity address	Former Gene Metals Treforest Pontypridd CF37 1RX
National grid reference	307850, 189030

Document reference and dates for Site Condition Report at permit application and surrender	21 <sup>st</sup> July 2017
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Document references for site plans (including location and boundaries)	<ol style="list-style-type: none"> <li>1. Preliminary Geotechnical and Geo-environmental Assessment, May 2015. (Ref 5902b)</li> <li>2. Geo-environmental and geotechnical assessment, October 2016. (Ref. 5902b.2.2608)</li> <li>3. Ground Gas Assessment, July 2017. (Ref. 5902b.2.2920).</li> <li>4. Further geo-environmental Assessment, July 2017. (Ref. 5902b.4.2913).</li> </ol>
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**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.

<b>2.0 Condition of the land at permit issue</b>	
Environmental setting including: <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	<p><b>Site details</b></p> <p>The site is centred approximately on grid reference 307850 189030 on the western borders of Treforest near Pontypridd. Further location details can be obtained from the ESP October 2016 report, Section 2.1.</p> <p>The site was developed as a scrap metal yard sometime in the 1980s. The historical maps show the site layout not to have changed since 1989, however, anecdotal evidence suggested that the scrap yard closed for business in the early 2000s (See</p>

	<p>ESP October 2016 report, Section 2.2 for further details). Since issue of our ESPs October 2016 report, ESP have viewed aerial photos held by the Welsh Assembly Government and these indicate the scrap yard to have stopped activity between aerial photos dated 200 and 2006. Thus indicating that the site has been unused for at least 11 years. (see attached aerial photo information obtained from the Welsh Assembly Government)</p> <p><b>Geology</b> Investigations undertaken by ESP have shown the site to be generally underlain by Made Ground, over fine-grained Glacial Diamicton and, commonly at relatively shallow depth, Coal Measures sandstone bedrock. Made Ground was found to be highly variable and contain car parts, scrap metal, glass, tile, timber, brick, plastic, rope and slag.</p> <p><b>Hydrogeology</b> The Glacial Diamicton is classified as Unproductive Strata and bedrock (Brithdir Sandstone) is classified as a Secondary A Aquifer. There are no groundwater abstractions or source protection zones within 500m of the site.</p> <p><b>Hydrology</b> The nearest major surface water feature is the River Taff (Primary River) and flows from north to south some 490m east of the site.</p> <p>A stream is present in the west of the site. It appears to flow from a culvert to the north, collecting in a pool, before being further culverted beneath the majority of the site. This culvert empties into a further pool outside the southern boundary, where the stream then enters a further culvert carrying it further downhill to the south-east, via culverts and open ditches ultimately to the River Taff.</p> <p>There are no surface water abstractions within 2km of the site.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<p>Information previously gained indicates that there were three pollution incidents on the site, all on 7<sup>th</sup> July 2004. The incidents reportedly involves construction and demolition wastes and household wastes, and impacted water (minor), land (significant) and air (no impact).</p> <p>The site was a former scrap metal yard and this has impacted the site. Made Ground containing waste from a former use of a scrap metal yard were evident across much of the site. Details of the Contamination can</p>

	<p>be seen in ESP reports ref. October 2016 and July 2017.</p> <p>The above reports provide detailed information, risk assessments and recommendations for contamination encountered in the site investigations and should be reviewed separately as there would be too much information to include in this report.</p> <p>As the ESP investigations were carried out following the closure of the scrap yard, it was not possible to determine previous pollution prevention measures.</p> <p>Information gained from a review of aerial photos held by the Welsh Assembly Government suggests that the scrap yard closed sometime between 2000 and 2006. See attached summary.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>The site has been the subject to three ESP site investigations:</p> <ol style="list-style-type: none"> <li>5. Preliminary Geotechnical and Geo-environmental Assessment, May 2015.</li> <li>6. Geo-environmental and geotechnical assessment, October 2016.</li> <li>7. Ground Gas Assessment, July 2017.</li> <li>8. Further geo-environmental Assessment, July 2017.</li> </ol> <p>Each of the above report should be reviewed for full details required, however, a brief summary of the finding is presented below.</p> <p>The site and surrounding area has had an industrial history and Made ground containing visual and olfactory signs of contamination were evident is several of the investigation positions. Soil, leachate and groundwater testing have been undertaken and have identified contamination (with respect to residential end use for soil and environmental quality standards for leachate and water) of metals, polyaromatic hydrocarbons, petroleum hydrocarbons, polychlorinated byphenols (PCBs) and some volatile organic compounds and semi-volatile organic compounds.</p> <p>The remediation scheme is in the process of being designed and appropriate verification reports will presumably be issued in due course.</p>
<p>Baseline soil and groundwater reference data</p>	<p>None</p>
<p><b>Supporting information</b></p>	<ul style="list-style-type: none"> <li>• Source information identifying environmental setting and pollution incidents</li> </ul>

	<ul style="list-style-type: none"> <li>• Historical Ordnance Survey plans</li> <li>• Site reconnaissance</li> <li>• Previous investigation and assessments as referenced above.</li> </ul>
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<b>3.0 Permitted activities</b>	
Permitted activities	EPR/SP3895FE Scrap Metal Recycling  Waste Management Licence shown on a building on site was SY/03/94 issued by Taff Ely Borough Council.
Non-permitted activities undertaken	None
Document references for: <ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• environmental risk assessment.</li> </ul>	None known – details not available, no details provided by Local Authority.

**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.

<b>4.0 Changes to the activity</b>	
<b>Have there been any changes to the activity boundary?</b>	None known.
<b>Have there been any changes to the permitted activities?</b>	None known.
<b>Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?</b>	None known.
<b>Checklist of supporting information</b>	Not applicable.

<b>5.0 Measures taken to protect land</b>	
None known.	
<b>Checklist of supporting information</b>	Not applicable.

<b>6.0 Pollution incidents that may have had an impact on land, and their remediation</b>	
<p>Information previously gained indicates that there were three pollution incidents on the site, all on 7<sup>th</sup> July 2004. The incidents reportedly involves construction and demolition wastes and household wastes, and impacted water (minor), land (significant) and air (no impact).</p> <p>The source of this incident is not know, however, based upon the information above, that construction waste was deposited on site, it may be that the improper use of the site to store skips may have lead to a tipping incident. The ESP visits of the site during 2017 for site investigations and monitoring has indicated that the site is no longer used to store skips and apart from previously tipped material from its use as a scrap yard, no other waste materials appear to be present on site.</p>	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• See ESP October 2015 report, Section 2.8.2.3 for further details.</li> </ul>

## 7.0 Soil gas and water quality monitoring (where undertaken)

Although sources of ground gas are present on site, and within the sites proximity, a period of ground gas monitoring has indicated relatively low levels of ground gas suggesting a low risk of ground gas.

Groundwater monitoring has indicated minor, inconsistent exceedances of some metals and polyaromatic hydrocarbons suggesting that groundwater is generally not being impacted by contaminants encountered on site. Our report, referenced below should be viewed for the detailed assessment.

Two surface water monitoring visits of points above and downstream of the site generally indicate no negative impacts to surface water from the site.

### Checklist of supporting information

- Ground Gas Assessment, July 2017. (Ref. 5902b.2.2920).
- Further geo-environmental Assessment, July 2017. (Ref. 5902b.4.2913).

## 8.0 Decommissioning and removal of pollution risk

Redevelopment of site and Low Risk Surrender.

Site will be redeveloped for a residential end use which will remove all risk to end users. This will in all likelihood remove the majority of sources of contamination at the site. However, groundwater and surface water monitoring has indicated no significant ongoing risk to off site receptors.

<b>Checklist of supporting information</b>	<ul style="list-style-type: none"><li>• Geo-environmental and geotechnical assessment, October 2016. (Ref. 5902b.2.2608)</li><li>• Further geo-environmental Assessment, July 2017. (Ref. 5902b.4.2913).</li></ul>
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## 9.0 Reference data and remediation (where relevant)

A remediation scheme will be designed to prevent risk to proposed end users and the site environs. A verification report will provide data to show that the risks have been reduced as in accordance to planning condition requirements

<b>Checklist of supporting information</b>	<ul style="list-style-type: none"><li>• Remediation plan to be provided in due course</li><li>• Verification plan to be provided in due course.</li><li>• Recommendations for remediation provided in ESP report dated October 2016.</li></ul>
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## 10.0 Statement of site condition

The site is currently a derelict former scrap yard and previous phases of investigation have indicated elevated levels of soil, leachate and occasional groundwater contamination. The surrendering of the waste license will allow the site to be developed with residential houses which will involve a remediation scheme which will lead to general site betterment. Such that risks to end users and the environment are lowered.

Details of the proposed remediation options are provided in the ESP report dated October 2016, and further testing and monitoring has explored risks to the sites environs (groundwater and surface water).