



# **Cymru Country Feeds**

## **Environmental Permit Variation**

### **Site Condition Report**

**November 2017**

Prepared on behalf of 2Agriculture Limited





## Document control

|                            |  |                               |
|----------------------------|--|-------------------------------|
| Document:                  | Site Condition Report  |                               |
| Project:                   | Wrexham Mill Site Environmental Permit Variation Application   |                               |
| Client:                    | 2Agriculture Limited   |                               |
| Job Number:                | A103882  |                               |
| File Origin:               | <u>\\southampton14\Data\Projects\2 Agriculture Ltd (A07073)\Allocations\A103882 (Wrexham Mill)\Reports</u> |                               |
| Revision:                  | R1   |                               |
| Date:                      | November 2017  |                               |
| Prepared by:<br>Alice Shaw | Checked by:<br>Amanda McCabe   | Approved By:<br>Michael Jones |
| Description of revision:   |  |                               |



## USING EA SITE CONDITION REPORT TEMPLATE

| 1.0 SITE DETAILS        |  |
|-------------------------|--|
| Name of the applicant   | 2Agriculture Limited   |
| Activity address        | Cymru Country Feeds<br>Miners Rd<br>Llay Industrial Est<br>Wrexham<br>LL12 0PJ |
| National grid reference | SJ 32986 56452   |

|  |   |
|--|---|
| Document reference and dates for Site Condition Report at permit application and surrender | Application Site Condition Report (August 2017) |
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|  |  |
|--|--|
| Document references for site plans (including location and boundaries) | CCF/A103882/LAY/01 – Site layout and Permit Boundary |
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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.

| 2.0 Condition of the land at permit issue  |  |
|--|--|
| Environmental setting including: <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul> | This report relates to the areas of land to be included in the proposed Environmental Permit boundary as detailed in Drawing No. CCF/A103882/LAY/01.<br><br><u>Geology</u> |



According to the British Geological Survey's (BGS) 'Geology of Britain viewer' the bedrock geology of the site is comprised of Salop formation river deposits, forming Conglomerates, Sandstones and Mudstones. The bedrock was formed approximately 271 to 309 million years ago in the Permian and Carboniferous Period.

The superficial deposits beneath the site are Diamicton Glacial Till deposits, formed during ice age conditions. The superficial deposits were formed up to 2 million years ago during the Quaternary Period.

#### Hydrogeology

The bedrock deposits that underlie the site are classified as a Minor Aquifer. These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. They do not produce large quantities of water for abstraction, they may be relied upon locally for abstraction and supplying base flow to rivers.

#### Surface waters

The closest surface water feature to the site comprises an area of open water which is located approximately 270m from the application site.

According to the Natural Resources Wales' flood maps, the site is not located within a flood risk zone.

#### Ecology

A search of the Multi Agency Geographic Information for the Countryside (MAGIC) website show that there are two Statutory Designated sites within 2km of the application site.

The Chwarel Singret is located approximately 1.5km east of the application site and is designated as a Site of Special Scientific Interest (SSSI). The Lay Bog is located approximately 1.2km south of the application site and is also designated as a SSSI.



|   |   |
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| <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>With reference to historic maps dated from 1871 to present, the following activities were identified on the site:</p> <p>1872 - 1938: Site boundary and surrounding area is agricultural fields, with no change between this time.</p> <p>1939 - 1954: Llay main colliery and multiple small associated structures identified next to the site. No new buildings within site boundary</p> <p>1955 - 1962: Llay colliery has expanded significantly next to the site, with multiple rail tracks and large buildings adjacent to and within the site boundary.</p> <p>1963 – 1968: Multiple tracks associated with the colliery running through the site, no significant change to the colliery as a whole.</p> <p>1969 - 1975: No significant changes within the site boundary. The Colliery is now an Engineering Works. The site to SW is now an animal foods factory (existing 2 Agriculture Ltd permit site)</p> <p>1976 - 1981: No significant changes within or adjacent to the site</p> <p>1982 - 1992: No changes within the site boundary. The industrial estate has now expanded significantly to the south of the site</p> <p>There is no visual olfactory evidence of contamination on site within the Environmental Permit boundary. However, pollution from historical sources cannot be ruled out without appropriate investigation i.e. diesel from vehicles etc.</p> |
| <p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>   | <p>There is no evidence of historic contamination within the site boundary, however historical spills of diesel etc. may be present due to the previous existence of railway tracks and various buildings.</p>  |
| <p>Baseline soil and groundwater reference data</p>   | <p>N/A</p>  |



|                        |   |
|------------------------|---|
| Supporting information | <ul style="list-style-type: none"> <li>Source information identifying environmental setting and pollution incidents</li> <li>Historical Ordnance Survey plans</li> <li>Site reconnaissance</li> <li>Historical investigation / assessment / remediation / verification reports</li> <li>Baseline soil and groundwater reference data</li> </ul> |
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| 3.0 Permitted activities  |   |
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| Permitted activities  | <p>With reference to the extant Environmental Permit, the operator (2Agriculture) is permitted to manufacture animal feed under the following Schedule 1 activity:</p> <ul style="list-style-type: none"> <li>Section 6.8 A (1) (d) (ii) – Treating and processing materials intended for the production of food products from vegetable raw materials at plant with a finished product production capacity greater than 300 tonnes per day.</li> </ul> <p>In addition to the above Schedule 1 activity, 2 Agriculture is also permitted to undertake the following Directly Associated Activities:-</p> <ul style="list-style-type: none"> <li>Storage and handling of raw materials;</li> <li>Product storage and despatch;</li> <li>Steam generation in an appliance with a rated thermal input of 3.5MW; and</li> <li>Vehicle washing.</li> </ul> |
| Non-permitted activities undertaken   | There are no non-permitted activities undertaken on site.   |
| Document references for:  | CCF/A103882/LAY/01  |
| <ul style="list-style-type: none"> <li>plan showing activity layout; and</li> <li>environmental risk assessment.</li> </ul> |   |

**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?  | The operator seeks to amend the environmental permit boundary to include an area located to the east of the current site boundary. The proposed environmental permit boundary is provided in Drawing Number CCF/A103882/LAY/01.  |
| Have there been any changes to the permitted activities?   | <p>The operator seeks to operate an extrusion plant to treat ingredients which will be utilised in the production of poultry feed. Given the nature of the proposed extruder plant, it is considered that the proposed activity will fall under Schedule 1 activity reference Section 6.8 A (1) (d) (ii) which is currently provided in the environmental permit.</p> <p>In order to facilitate the installation of the new plant, the operator will extend the production building over the area currently occupied by the wheel wash which will be relocated to the east of the current site boundary.</p> |
| Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities? | No dangerous substances have been used or produced as a result of the permitted activities.  |
| Checklist of supporting information  | CCF/A103882/LAY/01   |

| 5.0 Measures taken to protect land  |   |
|---|---|
| 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. |   |
| Checklist of supporting information   | <p>Inspection records and summary of findings of inspections for all pollution prevention measures</p> <p>Records of maintenance, repair and replacement of pollution prevention measures</p> |



| 6.0 Pollution incidents that may have had an impact on land, and their remediation  |   |
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| 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   | <ul style="list-style-type: none"> <li>Records of pollution incidents that may have impacted on land</li> <li>Records of their investigation and remediation</li> </ul> |

| 7.0 Soil gas and water quality monitoring (where undertaken)  |   |
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| 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   | <ul style="list-style-type: none"> <li>Description of soil gas and/or water monitoring undertaken</li> <li>Monitoring results (including graphs)</li> </ul> |

| 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  | <p>Site closure plan<br/>List of potential sources of pollution risk<br/><b>Investigation and remediation reports (where relevant)</b></p> |

| 9.0 Reference data and remediation (where relevant)   |   |
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| 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.  |   |
| <p><b>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.</b></p> |   |
| Checklist of supporting information   | <ul style="list-style-type: none"> <li>Land and/or groundwater data collected at application (if collected)</li> <li>Land and/or groundwater data collected at surrender (where needed)</li> <li>Assessment of satisfactory state</li> <li>Remediation and verification reports (where undertaken)</li> </ul> |



**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.