

SITE CONDITION REPORT

For

FARMERS BOY (DEESIDE) LTD

**Unit 105/106 Tenth Avenue
Deeside Industrial Park
Deeside
Flintshire CH5 2UA**

Submitted with an installation permit application in May 2011

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	Farmers Boy (Deeside) Ltd
Activity address	Unit 105/106 Tenth Avenue Deeside Industrial Park Deeside Flintshire CH5 2UA
National grid reference	SJ 31802 71508
Document reference and dates for Site Condition Report at permit application and surrender	Document B2.5 May 2011
Document references for site plans (including location and boundaries)	Doc B2.4 Site plan May 2011 Doc B2.5 Site plan showing drainage 14.03.11

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: • geology • hydrogeology • surface waters	Applicant commissioned British Geological Survey to provide a detailed geological and hydrogeological assessment for the site. Attached as an appendix to this report.
Pollution history including: • 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	There is no evidence of historical pollution. Existing installation presents little risk of soil or groundwater contamination. Almost the entire ground surface is covered with reinforced concrete hard standing with kerbing both inside and outside the factory for car parking and vehicular access. All of the hard standing has surface water drainage preventing percolation of substances into the soil or groundwater. A new separator has been installed in the extended surface water drainage system associated with the site are

	maintained by the operators, including details extension in 2010. Comprehensive drawings of storm water, foul water, low and high risk trade effluent from pre and post meat cooking areas of the factory. Decorative vegetation including some grassy areas and shrubs are maintained on unmade areas alongside most of the boundary fence. The physical infrastructure including surfaces and drains appeared to be in good condition when inspected on 20 October 2010 by the operator and the Environment Agency and none of the vegetation showed signs of distress.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Historical OS maps dating from 1900 to 1938 show the land was formerly used for rough grazing. The current BGS map shows that the site is entirely underlain by Made Ground presumably associated with light industrial development' BGS geological assessment (22 November 2010) Report Id: GR 201775/1. The operator significantly extended the site and factory buildings prior to the permit application and reconnaissance indicated there was no evidence of historical pollution or visual/olfactory evidence of existing contamination in the ground.
Baseline soil and groundwater reference data	Operators environmental risk assessment with the application identified no hazards to land or groundwater and no baseline soil or groundwater reference data was required.
Supporting information	Geological assessment: British Geological Survey (22 November 2010) Report Id: GR_201775/1

3.0 Permitted activities	
Permitted activities	Treating and processing materials intended for the production of food products from animal raw materials (other than milk) at a plant with a finished product production capacity of more than 75 tonnes per day.
Non-permitted activities undertaken	Cooking (processing) is the permitted activity and all other activities within the installation are directly associated.

Document references for: • plan showing activity layout; and • environmental risk assessment.	Doc B2.4 Site plan Doc B2.5 Site plan showing drainage 14.03.11. Doc B2.7.1 Environmental risk assessment H1 annex (a) amenity
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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	- 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	
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	- 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	
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	- 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)
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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	• 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	• 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.