

**SITE CONDITION REPORT (FROM H5 TEMPLATE)**  
**Brecon Recycling Centre, Ffrwdgrech Industrial Estate, Brecon,**  
**Powys, LD3 8LA**

Sundorne Products (Llanidloes) Limited

Version:	1.1	Date:	08 November 2023		
Doc. Ref:	BRC-3313-E	Author:	CP	Checked:	--
Client No:	3313	Job No:	001		



**Oaktree Environmental Ltd**  
*Waste, Planning & Environmental Consultants*



Oaktree Environmental Ltd, Lime House, Road Two, Winsford, Cheshire, CW7 3QZ  
Tel: 01606 558833 | Fax: 01606 861183 | E-Mail: [sales@oaktree-environmental.co.uk](mailto:sales@oaktree-environmental.co.uk) | Web: [www.oaktree-environmental.co.uk](http://www.oaktree-environmental.co.uk)  
REGISTERED IN THE UK | COMPANY NO. 4850754

## **Document History:**

Version	Issue date	Author	Checked	Description
1.0	26/10/2023	EC		Internal Draft
1.1	08/11/2023	CP		Document issue / application copy

## 1.0 SITE DETAILS

Name of the applicant	Sundorne Products (Llanidloes) Limited
Activity address	Brecon Recycling Centre, Ffrwdgrech Industrial Estate, Brecon, Powys, LD3 8LA
National grid reference	S0 0302727771
Document reference and dates for Site Condition Report at permit application and surrender	BRC-3313-E Dated 08 November 2023
Document references for site plans (including location and boundaries)	Site Layout Plan at Appendix I to the Supporting Information Document shows the environmental permit boundary the subject of the application in which this SCR is submitted.

### 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> </ul>	<p>The bedrock geology at the site comprises the St Maughand Formation – argillaceous rocks and sandstone, interbedded. Sedimentary bedrock formed between 419.2 and 393.3 million years ago during the Devonian period. The superficial deposits at the site consist of the hummocky (moundy) glacial deposits, Devensian – diamiction, sand and gravel. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period. There are no artificial ground or ground workings recorded at the site on the British Geological Survey (BGS) map.</p> <p>Based on the borehole record reference SO02NW12 (British Geological Survey website) which is 5.5m deep and was drilled</p>

<ul style="list-style-type: none"> <li>hydrogeology</li> <li>surface waters</li> </ul>	<p>approximately 540m north east of the site. The borehole consists of topsoil to 0.45, followed by firm to stiff red-brown sandy silty clay with occasional fine to medium gravel and sandstone fragments to 2.45m. This is followed by red-brown sandy clay and sandstone cobbles and boulders to 4.20m. The last section consists of red-brown sandstone (presumed bedrock) which reaches the end of the borehole at 5.50m.</p> <p>The site is underlain by a secondary A aquifer. This is designated as a high vulnerability secondary aquifer.</p> <p>The existing and proposed site area is partially within a source protection zone 2. There was no data available for identification of licensed groundwater abstractions within 2km of the site. The site and surrounding area are not situated within a nitrate vulnerable zone. The site is within a drinking water protected area for river catchments.</p> <p>The site is in the catchment of the Afon Tarell which flows north east into the River Usk. The Afon Tarell and River Usk and its other tributaries are designated as a special area of conservation (SAC) and sites of specific scientific interest (SSSI). The Afon Tarell is located 90m west at its closest point to the site. There are some Broad habitat combined BAP habitats approximately 100m to the south-west of the site. There are no records of National Nature Reserves, Local Nature Reserves and no other records of SSSIs, SACs 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> </ul>	<p>There are no available records of pollution incidents having occurred at the site.</p> <p>Based on the historic mapping the site and surrounding area comprised open fields with a section of it part of a fenced off park from 1885-1900. The next set of historic map from 1945-1965 shows that there have been no onsite changes. The 1942-1972 maps show the site is part of a non-coniferous forest no other. Other photo imagery suggests the site and the surrounding industrial premises has been situated there since 2006. No significant onsite changes have occurred from 2006-2023.</p> <p>As all waste storage at the site was done so on a impermeable surface with sealed drainage and</p>

<ul style="list-style-type: none"> <li>any visual/olfactory evidence of existing contamination</li> <li>evidence of damage to pollution prevention measures</li> </ul>	<p>a review oif the site's CAR Forms demonstrated no pollution incidents to ground, it is considered that there is no significant risk that any residual contamination would have presenteda risk to ground or a significant risk to human health or controlled waters.</p> <p>A site walkover survey was undertaken by Oaktree Environmental on 28 September 2023 during which no visual or olfactory evidence of existing contamination at the site or evidence of damage to pollution prevention measures were observed.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No evidence of historic contamination at the site.
Baseline soil and groundwater reference data	No available data.
<b>Supporting information</b>	<b>British Geological Survey (BGS), National Library of Scotland Mapping and Historical CAR Forms from the NRW public register/.</b>

<b>3.0 Permitted activities</b>	
Permitted activities	<b>Bespoke Environmental Permit</b>
Non-permitted activities undertaken	<b>None.</b>
Document references for: <ul style="list-style-type: none"> <li>plan showing activity layout; and</li> <li>environmental risk assessment.</li> </ul>	<p><b>Site Layout and Fire plan provided at Appendix I to the Supporting Information Document.</b></p> <p><b>Environmental Risk Assessment (Doc. Ref. BRC-3313-D)</b></p>

**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?	Yes
Have there been any changes to the permitted activities?	No
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No
<div> <div>Checklist supporting information</div> <div>of</div> </div>	<ul style="list-style-type: none"> <li>Plan showing any changes to the boundary (where relevant) - BRC/3313/02A, BRC/3313/02B &amp; BRC/3313/03.</li> <li>Description of the changes to the permitted activities (where relevant) See Section 2.1 of the Non-technical Summary Submitted with the application (BRC-3313-C).</li> <li>List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant). Refer to the Site Management System documents.</li> </ul>

5.0 Measures taken to protect land	
<p><b>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.</b></p> <p>The new area if land proposed to be included into the permit was not used as part of day-to-day operations and there have never been any records of any waste stored in this area.</p> <p>Copies of the permit and management system were available on site for inspection and for security waste transfer notes were kept at the operator's office.</p>	
<div> <div>Checklist supporting information</div> <div>of</div> </div>	<ul style="list-style-type: none"> <li>Inspection records and summary of findings of inspections for all pollution prevention measures – See historical NRW CAR Forms</li> <li>Records of maintenance, repair and replacement of pollution prevention measures – Existing management system documents, historical Google Earth imagery and ee historical NRW CAR Forms</li> </ul>

## 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.**

There have been no records of waste stored in this area of the site.

There have been no recorded pollution incidents at the site and therefore no impact on land at the permitted site.

Checklist supporting information	of	<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)

**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.**

No gas and water quality monitoring have been undertaken.

Checklist supporting information	of	<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.**

There have been no records of waste stored in this area of the site; this area is outside of the sites operational boundary and has not been used by the operator.

Checklist supporting information	of	<ul style="list-style-type: none"> <li>Site closure plan</li> <li>List of potential sources of pollution risk</li> <li>Investigation and remediation reports (where relevant)</li> </ul>
----------------------------------	----	--



#### 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.

Section 3, 4, 5 and 6 of this document demonstrates that there is no requirement for intrinsic land or groundwater investigations as the level of contamination will be very low or negligible due to no waste being stored here. Based on the above it is considered that the land has not deteriorated.

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.

No permitted activities were undertaken in this area of the site i.e. no tipping, treatment or storage of wastes.