

SITE CONDITION REPORT

ENVEO ASTON Ltd

Corbet Arms, High Street, Market Drayton, TF9 1PY
Site: Unit 15, Clwyd Close, Hawarden Industrial Estate, CH5 3NU



March 2024

1.0 SITE DETAILS	
Name of the applicant	ENVEO ASTON Ltd.
Activity address	Unit 15, Clwyd Close, Hawarden Industrial Estate, CH5 3NU
National grid reference	SJ 33806 64795
Document reference and dates for Site Condition Report at permit application and surrender	18/03/2024
Document references for site plans (including location and boundaries)	Regional Layout attached: Ref.nr. TQRQM23199151424488.pdf

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	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>Available information was provided by Enviro + Geo Insight Report (uploaded in the Application form - GS-KO3-VSA-KNC-BGV.pdf).</p> <p>Geology</p> <p><i>Artificial and Made Ground</i></p> <p>There are no records of artificial or made ground either on site or within 500 m of the site.</p> <p><i>Superficial Geology</i></p> <p>The superficial geology formed during the Quaternary on site is:</p> <ul style="list-style-type: none"> - Clay, silt, sand and gravel (Alluvium). - Diamicton (Till, Devensian). <p>There are two records on site about the superficial permeability:</p> <ul style="list-style-type: none"> - Intergranular flow type – from very low to high. - Mixed flow type – from low to high.

	<p><i>Bedrock Geology</i></p> <p>The bedrock geology on site is Pennine Middle Coal Measures Formation consisting of mudstone, siltstone and sandstone from Westphalian period. This formation has bedrock permeability from low to moderate and the flow type is fracture.</p> <p>There are no landslip records on site.</p> <p>Hydrogeology</p> <p><i>Superficial aquifer</i></p> <p>The superficial layer is identified as Secondary A for the eastern and southeastern part of the site while all the rest is identified as Secondary Undifferentiated. Secondary A is identified as permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers. Secondary Undifferentiated is assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and nonaquifer in different locations due to the variable characteristics of the rock type.</p> <p><i>Bedrock aquifer</i></p> <p>The bedrock layer is identified as Secondary A - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.</p> <p><i>Groundwater vulnerability</i></p> <p>There are two records on site, both being Secondary superficial aquifer with low Vulnerability and combined classification - Productive Bedrock Aquifer, Productive Superficial Aquifer. Regarding Bedrock and Superficial Geology the vulnerability is Low. Regarding the Soil/Surface the leaching class is Low.</p> <p><i>Source Protection Zones</i></p> <p>The site and the 500 m area around are not identified within a Source Protection Zone (SPZ).</p> <p><i>Groundwater, Surface and Potable abstractions</i></p> <p>There are three historical Groundwater abstractions identified within 2 km of the site boundary – two of them are situated 1363 m</p>
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	<p>west and one at 1420 m southwest.</p> <p>No surface water and potable abstractions are identified within 2 km of the site boundary.</p> <p>Hydrology</p> <p><i>Water Network</i></p> <p>There are 20 records within 250m of the site boundary and none on site. The nearest water feature is Boughton Brook river, which is an inland river, not influenced by normal tidal action.</p> <p><i>Surface water features</i></p> <p>There 13 records as 5 of them are at distance 0-50 m from the site and 8 records at distance between 50-250 m.</p> <p><i>WFD Surface water body catchments and Surface water body</i></p> <p>There is one record on site for river WB catchment - Sandycroft Drain (Water body ID: GB111067052160). Operational catchment – Dee estuary, Management catchment – Dee).</p> <p>Since 2016 the overall rating is defined as “moderate”, the chemical rating is “good” and the ecological rating is “moderate”</p> <p><i>WFD Groundwater bodies</i></p> <p>There is one record on site since 2017 - Dee Carboniferous Coal Measures (Water body ID: GB41102G204800). The overall and chemical rating are defined as “poor” and “good” quantitative rating.</p> <p>River, Surface and Groundwater flooding</p> <p>The site is identified as a high risk flooding zone. One historical fluvial flood event is recorded on site during 1964. The reason was channel capacity exceeded (no raised defences). The event is registered with name “Sandycroft / Hawarden Airport 1964 01”.</p> <p>There is flood defence 1 m south of the site however there is no area benefiting from flood defences.</p> <p>The site is situated in Flood Zone 2.</p> <p>The highest risk of Surface water flooding on site is 1 in 250 year, 0.3m – 1.0m.</p> <p>The highest risk of groundwater flooding on site is defined as moderate-high.</p> <p>Environmental designations</p> <p>On the site and 2 km area from the site there are no any Sites of Special Scientific Interest (SSSI), Conserved wetland sites (Ramsar</p>
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	<p>sites), Special Areas of Conservation (SAC), Special Protection Areas (SPA), National Nature Reserves (NNR), Local Nature Reserves (LNR), Biosphere Reserves, Forest Parks, Marine Conservation Zones, Proposed Ramsar sites, Possible Special Areas of Conservation (pSAC), Potential Special Protection Areas (pSPA), Nitrate Sensitive Areas and SSSI Units.</p> <p>In the region there are Designated Ancient Woodland, Green Belt and Nitrate Vulnerable Zones, which are situated at distance more than 1 km from the site boundary.</p> <p>The site is located in SSSI Impact Risk Zones, but no developments requiring consultation will be performed.</p> <p>Visual and cultural designations</p> <p>There are no designated sites and areas within 2 km zone from the site boundary.</p> <p>Radon</p> <p>The site is located within radon affected area. There are two records on site as according to the first one between 5 – 10 % of properties are deemed to be affected and basic radon protection measures are required. The second records shows that less than 1% of properties are deemed to be affected and no measures are required. However, no construction of new dwellings or building will be done on site. Therefore, no radon protection measures will be applied.</p> <p>Mining</p> <p>There is one record for Non-coal mining on site with commodity Iron Ore (Bedded). Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.</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>Pollution incidents</p> <p>The Groundsure Enviro+Geo Insight Report includes details of pollution incidents on and off site.</p> <p><u>On site:</u> There have been no on-site pollution incidents on record.</p> <p><u>Off site:</u> There have been 12 records for pollution incidents within 500 m from the site boundary. These incidents include water, land and air impacts.</p> <p><i>Water impact</i> – The closest incident is indicated at 129 m south-west of the site. The pollution release occurred in June 2001 and had a minor impact upon water quality. Only one incident was categorised as “significant”. It occurred in June 2005 at a distance of 236</p>

	<p>m north-east.</p> <p><i>Land impact</i> - The closest incident is indicated at 59 m east of the site. The pollution release occurred in May 2013 and had a minor impact upon land.</p> <p><i>Air impact</i> - The closest incident is indicated at 286 m north of the site. The pollution release occurred in August 2002 and had a minor impact upon air quality.</p> <p>Historical land-uses</p> <p>Referring to the maps providing by Groundsure Insights it could be seen this plot was open-land until the 60's.</p> <p>At the end of the 60's the land has been developed as an industrial zone and it is a part of Hawarden Industrial Estate (Hawarden Industrial Park).</p> <p>Before ENVEO ASTON to rent the property it was managed by company named Tarmac Trading Ltd. and the activity on site was Use of Bulk Cement. For this activity Tarmac Trading Ltd. has an existing permit. During Tarmac's operation presumably pollutants to water and air were released, but currently there is no impact (the installation has been disassembled). No pollutants to land were released, because the surface is covered with concrete.</p> <p>Existing contamination</p> <p>There is not any visual/olfactory evidence of existing contamination.</p> <p>Damage to pollution prevention measures</p> <p>There is no evidence of damage to pollution prevention measures.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No data available for historical contamination on site. It is unlikely that significant pollution has occurred to cause any land contamination.
Baseline soil and groundwater reference data	<p>According to the Groundsure Enviro+Geo Insight Report there are two identical records on site about the concentration of potentially harmful elements (BGS Estimated Background Soil Chemistry):</p> <ul style="list-style-type: none"> - Arsenic – 15 mg/kg - Bioaccessible Arsenic – no data - Lead – 100 mg/kg - Bioaccessible Lead – 60 mg/kg - Cadmium – 1.8 mg/kg - Chromium – 60-90 mg/kg - Nickel – 15-30 mg/kg <p>No data available for groundwater quality.</p>

Supporting information	<ul style="list-style-type: none"> • Groundsure Enviro+Geo Insight Report (GS-KO3-VSA-KNC-BGV.pdf) • Historical Ordnance Survey maps (GS-2DH-38R-58Q-4NE_smallScale.pdf) • Historical Ordnance Survey maps (GS-2DH-38R-58Q-4NE_largeScale.pdf)
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3.0 Permitted activities	
Permitted activities	<p>Currently ENVEO ASTON Ltd. does not perform any activities on site. The current application is to obtain the first permit.</p> <p>According to the Groundsure Enviro+Geo Insight Report (GS-KO3-VSA-KNC-BGV.pdf) the previous site Operator (Tarmac Trading Ltd.) has a current permit, but no activities are performed by them on site.</p>
Non-permitted activities undertaken	Not available.
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<ul style="list-style-type: none"> • Plan showing activity layout (ENVEO-Proposal.pdf) • Environmental risk assessment (Risk_assessment_ENVEO_ASTON.pdf)

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	
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	<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	
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"> 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	<ul style="list-style-type: none">• 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	<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.