SITE CONDITION REPORT TEMPLATE

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.

SITE CONDITION REPORT

CONTENTS

LIST OF APPENDICES

EXECUTIVE SUMMARY

Site Address	Heol Y Mynydd, Gorseinon, Swansea SA4 4NY
Grid Reference (NGR)	SS 59469 99671
Site Operator	J. and A. Young (Leicester) Limited
Proposed Activity	The site will receive a range of plastic recyclables which will be stored and treated to an end of waste status for sale off site for manufacture of plastic packaging or plastic products. The site will provide a full plastic recycling operation. The site will receive household and household like packaging and industrial and commercial plastic packaging and plastic waste for processing to end of waste status. All treatment of waste will be performed on an impermeable pavement. The core treatment will be performed in a building, the only exception to this will be the infeed to the sorting process. The bale breaker and infeed conveyor to the sort plant will be positioned under the canopy overhang of the building into the area (see Internal Plant Layout (Proposed) drawing no. SWA-DWG-EP-07 (part 2 of 2). Incoming and treated wastes will be stored externally on impermeable concrete pavement. The site will also received mixed bottles and cans which will be sorted prior to reprocessing of the plastic and low volumes of cardboard waste which is collected as part of the plastic collections and stored only on site before onward supply for reprocessing.
Site History	The site is situated on top of a level development plateau. There is an embankment to the southeast of the factory site and a cut slope to the northeast. The surrounding topography generally slopes towards the east. It appears that the plateau was formed partly by the reprofiling of a historical colliery waste tip and partly by some cut and fill earthworks to the northeast of the site. The site and surrounding areas were affected by coal mining during the Nineteenth Century and the first half of the twentieth century. The property is in the likely zone of influence from workings in 4 seams of coal at 240m to 500m depth and last worked in 1969. The site does not lie within the zone of influence of any current underground workings. There are no known coal mine entries within 20 metres of the boundary of the property.
Ground Conditions	The site is directly underlain by Made Ground overlying superficial deposits comprising Till, Devensian – Rock D - Diamicton and bedrock geology comprising of the South Wales Lower Coal Measures Formation – Mudstone, and siltstone. The site surfaces will consist of impermeable hardstanding which will consist of either concrete or tarmac.
Environmental Review	The Coal Authority Coal Mining Report Dec 2013 (Appendix 24 of permit application), confirms there are no known mine entries within or within 20 metres of the boundary of the property. In the past the Coal Authority has undertaken gas emission investigations on site. It is not expected that the operation of a Plastic Recycling Facility and associated wash plants at the site will pose a significant risk of contamination to the local environment owing to the non-hazardous nature of the wastes proposed to be permitted and the level of engineered containment that will be present on site. The site overlies made ground, while its composition has not been confirmed at the site, British Geological Survey (BGS) shows that the site to be underlain by bedrock of the carboniferous age Grovesend Beds of the South Wales Upper Coal Measures. These sedimentary rocks are predominately argillaceous in nature comprising mudstones and siltstones with well developed coals. There are a number of north-south trending normal faults in the region. No faults appear to underlie the site area.
This summary should be read in conjunction with the main report and reflects an assessment of the Site based on the information available at the time.	

1.0 SITE DETAILS	
Name of the applicant	J. and A. Young (Leicester) Limited
Activity address	Heol Y Mynydd, Gorseinon, Swansea SA4 4NY
National grid reference	SS 59469 99671

Document reference and dates for Site Condition Report at permit application and surrender	SWA ENV 007 Site Condition Report Submitted with permit application June 2024 (Appendix 21)

Document references for site plans (including location and boundaries)	Drawing Title	Drawing No.
	Site Location Plan	SWA-DWG-EP-01
	Site Ownership Plan	SWA-DWG-EP-02
	Permit Boundary Plan	SWA-DWG-EP-03
	Site Infrastructure Plan	SWA-DWG-EP-04
	Waste Storage Plan	SWA-DWG-EP-05
	Site Drainage Plan (Actual)	SWA-DWG-EP-06 (part 1 of 2)
	Site Drainage Plan (Proposed)	SWA-DWG-EP-06 (part 2 of 2)
	Internal Plant Layout (Actual)	SWA-DWG-EP-07 (part 1 of 2)
	Internal Plant Layout (Proposed)	SWA-DWG-EP-07 (part 2 of 2)
	Fire Prevention Plan	SWA-DWG-EP-08
	Fire Water Pooling Points	SWA-DWG-EP-09
	Fire Alarm Layout Plan	SWA-DWG-EP-10
	High Level Sprinkler System Plan	SWA-DWG-EP-11
	Emission Points	SWA-DWG-EP-12
	Receptor Plan	SWA-DWG-EP-13
	Topographic Survey Building	SWA-DWG-EP-14
	Storage Concept	SWA-DWG-EP-15

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.

1.1 SITE SETTING

1.1.1 The site to which this report relates is J. and A. Young (Leicester) Limited site located off Heol Y Mynydd, Gorseinon, Swansea SA4 4NY. The site is located approximately 1 mile north east of the town of Gorseinon separated from residential and other industrial properties. To the east lies an area of established woodland, beyond which lies the M4 motorway. The areas to the south and west of the site are occupied by residential areas, as well as areas of corresponding infrastructure and areas of open land/woodland and recreational areas. The National Grid Reference on which the site is centred is NGR SS 59469 99671.

1.1.2 Entrance to the site is gained from a spur road, Heol Y Mynydd, off a roundabout situated on Pontardulais Road to the north of the site. There is only one exit / entrance to the site. The site is in an industrial setting, away from residential areas and was previously occupied by Toyoda Gosei UK Ltd. The site will be secured by perimeter fencing which will be regularly inspected and maintained to prevent unauthorised access. The main entrance and exit will be secured with

palisade security gates which will span the full width of the road. These gates will be locked shut outside of operational hours in order to prevent unauthorised vehicular and pedestrian access.

1.1.3 The site location is depicted in Drawing No. SWA-DWG-EP-01and an Environmental Permit boundary plan is included as Drawing No. SWA-DWG-EP-03.

1.1.4 The nearest residential property is a single farmhouse 275m North, the closest residential development is Pontardulais Road 330m West.

1.1.5 The site is not located within a groundwater Nitrate Vulnerable Zone (NVZ), or Source Protection Zone (SPZ) as designated by the Welsh Government.

1.1.6 The site does not lie within an Air Quality Management Area (AQMA).

1.1.7 Upon review of the Natural Resources Wales Flood Risk Map, areas of the site in high-risk and medium-risk area of flooding from Rivers and Sea. Parts of the site have been classified as a Flood Zone 3 (During a surface water flood event, depths of surface water at the property may reach and exceed 0.3m) and Flood Zone 2 (areas with a 0.1 – 1% chance of flooding and areas with more than 1% chance of flooding per year respectively.) This is mainly east of the site from the River Lliw. The Swansea Council Flood Risk Management Plan 2015 stated land immediately adjacent to the River Lliw showed fluvial flood risk is evident, it is also stated in the report that it is believed that the flood risk is overstated as the capacity of the culverts were not included in the modelling.

1.1.8 The buildings on the site and the proposed storage areas are on an elevated position and there is no history of flooding on the site.

1.1.9 List of key receptors 2km from the site

Designation/ Habitat	Name	Distance
SSSI	Nant y Crimp	Approx.1.95km
SSSI	Burry Inlet and Loughor Estuary	Approx. 1.7km NW and 1.6km SW
Woodland	Ancient Semi Natural	Approx 918m NW
Woodland	Restored Ancient and Semi Natural	Approx 312m east
Historic Monuments	Cefn arda pit ss59459954 coal mine	Within permit boundary
Historic Monuments	- Hall, brunant road, gorseinon, ss58989909 chapel - English, pengelli, birchgrove, llandeilo talybont sn5900 chapel - Melin mynach; monks mill ss59279905 mill - Coalbrook, old coal pit sn591002 coal mine - Chapel remains grovesend sn59190039 chapel - Brynteg (1) independent sunday school (vestry), brynteg road, gorseinon ss58749927 chapel - Mountain colliery ss59229926 coal mine	Within 500 meters
World Heritage Site	Mine, Gorseinon	Within permit boundary
World Heritage Site	- Bridge- Bridge, Melin Mynach, Gorseinon - Colliery- Coal Pits, Penyrheol and Mountain Colliery (x2) - Early Grist Corn Mill, Melin Mynach, Gorseinon - Dye-house, Melin Mynach, Gorseinon - Engine House, Melin Mynach, Gorseinon - farmstead- Bryn-yr-arad Farm (x2) and Gors-fawr Farm (x2) - Formal Gardens, Melin Mynach, Gorseinon - Mill House, Melin Mynach, Gorseinon - Mine, Gorseinon (x9) and Mine, Penllergaer - paper mill- Melin Mynach Paper Mill, Gorseinon	Within 500 meters

	- Quarry, Grovesend - steel work- Grovesend Steel and Tinplate Works - woollen mill- Melin Mynach Woollen Mill, Gorseinon	
Aquifer Designation (Superficial)	Secondary (undifferentiated)- Till, Devensian- Rock D- Diamicton	
Aquifer Designation (Bedrock)	Grovesend Formation- Secondary A	
Local Wildlife Sites	Coalbrook Grasslands. Site Code: 330	275m NW
Local Wildlife Sites	Upper Mynydd Garn goch Common. Site Code: 202	265m East
Local Wildlife Sites	- Waungron to Gowerton Railway line. Site code: 334 - Lower Lliw Corridor & Llan Confluence. Site Code: 326 - Brynlliw Grasslands. Site Code: 329	Within and surrounding permit boundary
Surface Water Courses (sinks/issues/ springs/wells etc.)	- Surface water courses within site boundary (part of the drainage system) - Coal Brook along northern and eastern edge of permit boundary - Afon Lliw to the east of the site	Within and surrounding permit boundary
Recreation	- recreation ground (Parc Melyn Mynach) - Gower Way footpath - Penyrheol Leisure Centre - Melin Mynach Pumptrack - Gorseinon (Brynteg) Congregational	To the south To the East 800m SW 500m SW 1.3km SW

2.0 CONDITION OF THE LAND AT PERMIT ISSUE

2.1 ENVIRONMENTAL SETTING

Geology

2.1.1 The site is directly underlain by Made Ground overlying superficial deposits comprising Till, Devensian – Rock D - Diamicton and bedrock geology comprising of the South Wales Lower Coal Measures Formation – Mudstone, and siltstone.

Table 1 : Summary of Anticipated Site Geology

Geological Period	Horizon	Description
Recent	Made Ground / Reworked Ground/ Colliery Spoil	Heterogeneous deposits of variable thickness associated with past construction activities AND/OR Colliery spoil
Devensian	Glacial Till	Diamicton. Poorly sorted clay, sands, gravels and cobbles
Carboniferous	Grovesend Beds of the Upper Coal Measures	Predominantly argillaceous, comprising mudstones and siltstones, with well-developed coals; minor lithic ("Pennant') sandstones; locally developed red mudstones in the type area.

Surface Waters

2.1.2 The closest surface water feature to site is the Coal Brook flowing west to east approximately 100m north of the site. The Afon Lliw flows north to south approximately 360m to the east of the site.

2.1.3 The site is not recorded within a source protection zone.

Table 2: Summary of Surface Waters					
Feature	Distance from site	Flow	Classification	Abstraction Consents (within 500m)	Discharge Location
Coal Brook	Approximately 100m to the north	West-East	Unknown	No	Afon Lliw
Afon Lliw	Approximately 360m to the east	North-South	Unknown	No	River Loughor

Hydrogeology

2.1.4 The groundwater vulnerability map and aquifer database classifies the superficial deposits and the bedrock beneath the site both as Secondary 'A' Aquifers. Secondary 'A' Aquifers are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases form an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

Table 3: Summary of Site Hydrogeology				
Geological Unit	Aquifer Classification	Aquifer Characteristics	Source Protection Zone	Groundwater Abstractions (within 500m)
Made ground	Not classified	Suspected heterogeneous deposits. Likely to be in hydraulic continuity with underlying natural soils/rocks	No	None
Glacial Till	Not classified	Diamicton. Likely to be in hydraulic continuity with underlying bedrock	No	None
Grovesend Beds	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.	No	None

2.2 POLLUTION HISTORY

J. and A. Young Site Ownership

2.2.1 Lunette Services Two Limited (company registration number 09623156) purchased the freehold of the Swansea site 24 November 2023. The Directors of Lunette Services Two Limited are Jason Young and Dominic Young and the Director of J. and A. Young (Leicester) Limited is Jeremy Young. Jason Young and Dominic Young are the sons of Jeremy Young.

2.2.2 The site previously had a Part A2 Air Emission environmental permit with the local authority, for the spray coating of vehicle parts operation, the permit was surrended by Toyoda Gosei UK Ltd when the company vacated site.

2.2.3 There are no visual/olfactory evidence of existing contamination on the site. J. and A. Young are not aware of any pollution incidents at the time of submitting the permit application.

Baseline soil and groundwater reference data

2.2.4 No soil or groundwater tests carried out prior to permit application.

Historical Land-Uses

Taken from Site Investigation Report Toyoda Gosei Factory (Jan 2013) - section 3.0 Site History

2.2.5 The recent history of the site has been traced with the use of historical Ordnance Survey (OS) maps. A selection of the maps used in the historical review is presented in Appendix A (see the full report for Appendix A).

2.2.6 The oldest map in our possession is a 1:2,500 scale OS map dating back to 1877. This map showed the site was previously occupied by undeveloped fields. The 'Swansea Section' of the 'London and North Western Railway' is shown to have run approximately north-south to the east of the site. A development comprising a number of buildings was labelled as 'Cefn-arda' is shown to the southwest of the site.

2.1.5 The 1898 map showed a 'Coal Pit' present to the south of the site. The site and the surrounding area had remained largely unchanged.

2.1.6 The previously mentioned coal pit was not shown on the1916 map. It had been replaced with a small collection of buildings, an 'Air Shaft' and what appears to be a growing heap of colliery spoil. These features are believed to represent expanding coal mining operations to the south of the site.

2.1.7 By 1935 the colliery spoil heaps had expanded massively, and were shown to extend north to beneath the current footprint of the existing factory.

2.1.8 By 1958 it appears that the colliery spoil had extended to beneath the site area. However, by this time the spoil heaps were shown have been covered in rough grassland.

2.1.9 The 1972 map showed the site and much of the surrounding area had been labelled as a disused Tip. The Cefn-arda development to the southwest of the site was no longer present. The collection of buildings and the shaft to the south of the site had been relabelled as a disused mine by this time.

2.1.10 By 1988, the colliery tip underlying the site had undergone a large degree of reprofiling/earthworks with the construction of a large level plateau. A linear drain feature, trending northeast to southwest was shown crossing the plateau with steep embankments to the north and east. A disused shaft was also shown to the south of the site.

2.1.11 The existing factory site was constructed on top of the plateau in 1992 and was occupied by car parts manufacture 'Valeo' until 2001. Toyoda Gosei UK Ltd occupied the site from 2011 until purchased in November 2023 (*this last sentenced was added after 2013 report*).

2.1.12 The site and the surrounding area have remained largely unchanged since.

Potential Contamination

Taken from Site Investigation Report Toyoda Gosei Factory (Jan 2013) - section 4.7 Potential Contamination

2.1.13 Review of the historical site information has shown that prior to the formation of a level development plateau between 1972 and 1988, and the subsequent construction of the 'Valeo' car parts factory in 1992, there was a large colliery waste tip covering the site and much of the surrounding area.

2.1.14 There is the potential for ground and water resource contamination associated with both the suspected colliery waste underlying the site and any other potential made ground associated with raising levels beneath the site area during the construction of the surrounding factory.

2.1.15 There are no known existing uses which may be resulting in contamination apart from the anticipated presence of colliery spoil and/or made ground that may contain material contaminated with metals, non-metals, hydrocarbons, PAH's and asbestos.

Table 4: Potential Contaminants

Land Use: Greenfield site until between 1916 and 1935		
Material/Process	Contamination/Hazard	Evidence
Possible agricultural land	No potential contaminants	Historical Maps
Land Use: Colliery waste tip prior to 1935 to between 1972 and 1988		
Material/Process	Contamination/Hazard	Evidence
Colliery spoil	Metals and semi metals	Historical Maps

Land Use: Car parts factory (1992 to 2023)		
Material/Process	Contamination/Hazard	Evidence
Colliery spoil/Made ground associated with the construction of the development plateau and the existing adjacent factory.	Metals, semi metals, non-metals, PAHs, petroleum hydrocarbons, VOCs and SVOCs, asbestos.	Historical Maps

3.0 PERMITTED ACTIVITIES

3.1 Permitted Activities

3.1.1 Physical treatment of non-hazardous waste. Plastic recycling operation taking plastic waste and reprocessing it to end of waste status.

3.1.2 The site will also receive low volumes of baled mixed packaging for sorting prior to plastic reprocessing and cardboard with the plastic waste delivered.

3.2 Non-permitted activities undertaken

3.2.1 Ancillary operations to support the daily running of the site include:

- weighbridge;
- The site offices and welfare facilities;
- Staff Car Parking; and
- Raw material storage and handling (e.g. fuels and oils)

3.2.2 Non waste activities performed on site include:

- Storage of finished plastic product – non waste.
- Processing of non-waste plastic i.e rPET flake that has already met End of Waste status elsewhere and arrives into site as non-waste and thus not on the environmental permit. Processed into rPET pellet on site.

Document references for: • plan showing activity layout; and • environmental risk assessment.	Site Plans – list as above Environmental Risk Assessment SWA ENV 006

4.0 SUMMARY STATEMENT OF SITE CONDITION

4.1 The site comprises made ground overlying superficial deposits of Till, Devensian – Rock D - Diamicton and bedrock geology consisting of the South Wales Lower Coal Measures Formation – Mudstone and Siltstone.

4.2 The Site Investigation Report (Jan 2013) identified potential historic contamination sources which may have impacted of local surface waters, groundwaters and / or soils. The historic contamination sources include mining, colliery, spoil heaps, and industrial car part plant. By 1935, the colliery spoil heap encompassing the majority of the site and by 1958 had extended to beneath the site area and the spoil heaps had been covered in rough grassland. By 1972 much of the surrounding area had been labelled as a disused tip and by 1988 the site had undergone reprofiling/earthworks.

4.3 A site investigation was not completed at the time of the permit application, nonetheless, it is considered that there is a very low risk of pollution to the surrounding ground and waters from the proposed permitted activities at the site, owing to the non-hazardous nature of the wastes, the high

level of containment to be present at the site and the proposed measures to be taken at the site to reduce the risk of any fugitive emissions as possible.

4.4 Appropriate pollution control measures will also be implemented to support the storage of waste on site and the storage and handling of raw materials (e.g. oils and fuels) required to support the permitted activities.

4.5 Going forward, records of all environmental incidents on and off site which are likely to have an impact on the condition of the land will be maintained for the life of the Permit, with appropriate investigations implemented to determine the extent of any such incidents.

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)**

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)**

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)

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.