



# Site Condition Report

## Minffordd Quarry Aggregate Recycling

### Breedon Trading Ltd.

Document Reference: 361/6—R1.1 – SCR



Minerals  
Waste  
Environment

The Mineral Planning Group Ltd.  
The Rowan Suite, Oakdene House,  
Cottingley Business Park, Bingley,  
West Yorkshire BD16 1PE

01274 884599/884699  
headoffice@mpgyorks.co.uk

[www.mpgyorks.co.uk](http://www.mpgyorks.co.uk)

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Site / Project: Minffordd Quarry Aggregate Recycling  
Client: Breedon Trading Ltd.

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## Document Versions

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Prepared by: LA  
Checked by: JMS  
Approved by: JMS

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## Site condition report template

## Document owner: National Services/ Knowledge, Strategy & Planning

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Document Version	Date Published	Summary of Changes
1.0		Document created
2.0	August 2008	
3.0	October 2014	Rebrand to NRW

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Natural Resources Wales  
Cambria House  
29 Newport Road  
Cardiff  
CF24 0TP  
0300 065 3000 (Mon-Fri, 8am - 6pm)  
[enquiries@naturalresourceswales.gov.uk](mailto:enquiries@naturalresourceswales.gov.uk)  
[www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk)

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**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.**

<b>1.0 SITE DETAILS</b>	
Name of the applicant	Breedon Trading Ltd.
Activity address	Minfford Quarry, Penrhyndeudraeth, Porthmadog
National grid reference	SH 59180 39049
Document reference and dates for Site Condition Report at permit application and surrender	361/6--R1.1-SiteCond April 2024
Document references for site plans (including location and boundaries)	361-6_P1_Location 361-6_P2_Boundary 361-6_P3_Sensitive_Receptors 361-6_P4_Site_Layout_Plan

**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.

<b>2.0 Condition of the land at permit issue</b>	
Environmental setting including: <ul style="list-style-type: none"><li>• geology</li><li>• hydrogeology</li><li>• surface waters</li></ul>	Currently part of Minffordd Quarry. Has been part of Minffordd Quarry since 1901. Prior to that there was no development recorded at the site. Bedrock is listed as Dol-Cyn-Afon Formation (siltstone and mudstone), though quarrying at The Site means Microgabbro is the bedrock that remains. Afon Glaslyn to west of site, no surface waters within site.

Pollution history including:		Potential historic operational incidents from quarrying activities, such as spillages of oils and fuels, as well as contamination from storage of materials. However, no documented evidence.
<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> </ul>		
<ul style="list-style-type: none"> <li>• evidence of damage to pollution prevention measures</li> </ul>		
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)		No contamination present and no historical records of contamination.
Baseline soil and groundwater reference data		n/a
<b>Supporting information</b>	<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>	

<b>3.0 Permitted activities</b>	
Permitted activities	n/a
Non-permitted activities undertaken	n/a
Document references for:	Drawings as listed above
<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 the 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

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and groundwater we may need to request further information from you or even refuse your permit application.

<b>4.0 Changes to the activity</b>	
<b>Have there been any changes to the activity boundary?</b>	
<b>Have there been any changes to the permitted activities?</b>	
<b>Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?</b>	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Plan showing any changes to the boundary (where relevant)</li> <li>• Description of the changes to the permitted activities (where relevant)</li> <li>• List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)</li> </ul>

<b>5.0 Measures taken to protect land</b>	
<p>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.</p>	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Inspection records and summary of findings of inspections for all pollution prevention measures</li> <li>• Records of maintenance, repair and replacement of pollution prevention measures</li> </ul>

<b>6.0 Pollution incidents that may have had an impact on land, and their remediation</b>	
<p>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.</p>	
<b>Checklist of supporting information</b>	<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.

<b>Checklist supporting information</b>	<b>of</b>	<ul style="list-style-type: none"><li>• <b>Description of soil gas and/or water monitoring undertaken</b></li><li>• <b>Monitoring results (including graphs)</b></li></ul>
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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.

<b>Checklist of supporting information</b>	<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>
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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.

<b>Checklist of supporting information</b>	<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>
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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.

For full details, see H5 SCR guide for applicants v2.0 4 August 2008