



**Cyfoeth  
Naturiol**  
Cymru  
**Natural  
Resources**  
Wales

## Site condition report template

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

**Version History:**

<b>Document Version</b>	<b>Date Published</b>	<b>Summary of Changes</b>
1.0		Document created

**Published by:**

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)

© Natural Resources Wales  
All rights reserved. This document may be reproduced with prior permission of  
Natural Resources Wales

**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	SGM Waste Ltd
Activity address	Sluice Farm, Broadstreet Common, Cardiff, CF3 2TN
National grid reference	ST 25328 79379
Document reference and dates for Site Condition Report at permit application and surrender	SGM04 – SGM Waste Site Condition Report 06/11/2024
Document references for site plans (including location and boundaries)	SGMD01 – Site Location Plan SGMD02 – 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>	Information reviewed in the development of this document includes: Environmental Land Quality Data Search – Groundsure - 2024  <b>Geology:</b>  <b>Hydrogeology:</b>  Please refer to Section 5: Hydrology, within the Groundsure Enviro+Geo Insight report in Appendix 1.  The superficial aquifer beneath the site has been designated as a Secondary Undifferentiated Aquifer, due to the variable characteristics of the rock type underlying the site.

	<p>The bedrock aquifer underlying the site has been designated as a Secondary B Aquifer, due to lower permeability layers. A small Principal Aquifer has been identified approximately 82m S of the site. This has been designated due to high intergranular and / or fractured permeability, which may provide a high level of water storage and may support water supply / river base flow. This lies in a circle beneath a section of the Tarwick Reen, although no interconnection is suggested.</p> <p>The bedrock aquifer has been designated as a Secondary B Aquifer.</p> <p>Within the Groundsure report, Groundwater Vulnerability has been assessed as Secondary superficial aquifer, high vulnerability (refer to Section 5.3 of the Groundsure report in Appendix 1). However Superficial Permeability has been assessed as Flow Type: Intergranular, Maximum Permeability: Moderate and Minimum Permeability: Very Low.</p> <p>The site is not within a Source Protection Zone. The nearest licensed abstraction point to the site is 1955m north of the site. There are no potable water abstractions within 2000m of the site.</p> <p>Two boreholes have been identified within 500m of the site, both of which are on the western side of Tarwick Reen.</p> <p><b>Surface Water:</b></p> <p>The Tarwick Reen flows along the sites western boundary in a north south direction, discharging into the Severn Estuary approximately 300m downstream, via a sluice system.</p> <p>The Rhosog Fawr Reen flows along the site's southern boundary in an east west direction, discharging into the Tarwick Reen.</p> <p>There is a small section of reen within the western section of the site, which discharges into the Tarwick Reen, via a high-level pipe. During site visits, no flow has been noted within this and it is believed that this form part of the surface water drainage system for the farm. It is proposed to utilise this as an attenuation features for surface water flows, from the inert waste area, with this discharging via a full retention hydrocarbon separator.</p> <p>Due to the sluice separating the reens from the Severn Estuary, they are not affected by normal tidal action.</p> <p><b>River and Coastal Flooding:</b></p> <p>The site has been assessed as being at low risk from river and coastal flooding, with no recorded historical flood events. Flood defences have been constructed along the edge of the Severn Estuary.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical</li> </ul>	<p><b>Site History:</b></p> <p>The site has historically been used for agriculture. OS Mapping obtained as part of this study dates to 1883 and these illustrate agricultural buildings being present within the site and the site has remained substantially unchanged to the current day, with only a small expansion of the farm buildings over this period.</p> <p>There are no records of made ground within 500m of the site.</p>

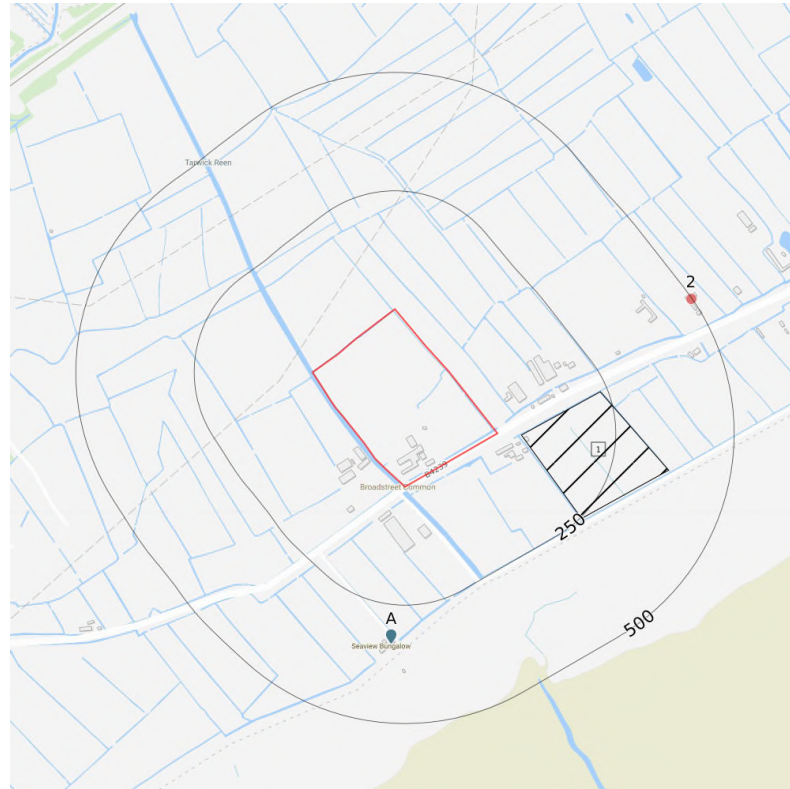
<p>land-uses and associated contaminants</p> <ul style="list-style-type: none"> <li>any visual/olfactory evidence of existing contamination</li> </ul>	<p>There are no records of mining within or adjacent to the site.</p> <p><b>Pollution Incidents:</b> 10 Pollution Incidents have occurred within 500m of the site:</p> <p>● Pollution Incidents (EA/NRW)</p> <p>Date: 19/06/2002 Incident ID: 85963 Pollutant: General Biodegradable Materials and Wastes Water Impact: Cat 4 (no impact) Land Impact: Cat 4 (no impact) Air Impact: Cat 4 (no impact)</p> <p>Date: 15/10/2012 Incident ID: 1047771 Pollutant: Contaminated Water Water Impact: Minor Land Impact: Significant Air Impact: No Impact</p> <p>Date: 24/10/2012 Incident ID: 1050425 Pollutant: Contaminated Water Water Impact: Minor Land Impact: Significant Air Impact: No Impact</p> <p>Date: 25/10/2012 Incident ID: 1050623 Pollutant: Contaminated Water Water Impact: Minor Land Impact: Significant</p>
--	--

Air Impact: No Impact

No visual or olfactory evidence has been identified that indicates that contamination from these incidents has persisted on site.

**Licenced Waste Sites:**

There is a historic inert waste landfill site to the SE of the site, directly on the opposite side of Wentloog Avenue.



Site Reference: 50/88

Waste Type: Inert

Licence Issue: 25/10/1988

Licence Surrender: 31/12/1988

Operator: -

Licence Holder: Mr David

First Recorded 31/12/1988

Last Recorded: 31/12/1988

**Current Waste Management Sites:**

There is a currently operational waste management site approximately 320m SW of the site.

**Historic Works:**

Some potential for small-scale, localised historic mining (non-coal).

An unspecified storage tank was present 4m to the south west of the site in 1998.

<ul style="list-style-type: none"> <li>evidence of damage to pollution prevention measures</li> </ul>	All pollution prevention features at the site have been installed over the last 12 months and are in good order.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	<p>There is no evidence of historic contamination within the Groundsure report.</p> <p>There is no evidence of historic contaminative land uses.</p>
Baseline soil and groundwater reference data	Intrusive investigations have not been undertaken at the site, as there is no evidence of historic contamination or contaminative land uses.
<b>Supporting information</b>	<ul style="list-style-type: none"> <li>Groundsure Enviro+ Geo Insights Report – Appendix 1</li> <li>Historical Ordnance Survey Mapping at 1:2500 and 1:10,000 scales – Appendix 2</li> </ul>

<b>3.0 Permitted activities</b>	
Permitted activities	<p>The tipping, sorting and loading of Domestic, Commercial and Industrial Wastes for onward processing, recovery or disposal.</p> <p>Storage and processing of inert construction and demolition wastes into recycled aggregates and soils.</p>
Non-permitted activities undertaken	None
Document references for: <ul style="list-style-type: none"> <li>plan showing activity layout; and</li> <li>environmental risk assessment.</li> </ul>	<p>2154-SGM-001 – Site Layout Plan</p> <p>2154-SGM-002 – Drainage Layout Plan</p> <p>2154-SGM-004 – Materials Recovery Facility Layout</p> <p>SGM08 – Site Specific Risk Assessment</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 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.

<b>4.0 Changes to the activity</b>	
<b>Have there been any changes to the activity boundary?</b>	Initial application, no previous permit.
<b>Have there been any changes to the permitted activities?</b>	Initial application, no previous permit.
<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>	No.
<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>	
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>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>	
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.	
<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 of supporting information</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>
--	--

## 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>• <b>Site closure plan</b></li><li>• <b>List of potential sources of pollution risk</b></li><li>• <b>Investigation and remediation reports (where relevant)</b></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.

### 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.

Appendix 1: Groundsure Enviro and Geo Insights Report

## Appendix 2: Historical Ordnance Survey Mapping at 1:2500 and 1:10,000 scales