

SITE CONDITION REPORT



**EPR/BB3791CU Traston Road, Newport
NP19 4RQ**

1.0 SITE DETAILS	
Name of the applicant	We Hire Ltd
Activity address	Traston Road, Newport NP19 4RQ
National grid reference	ST3354685978
Document reference and dates for Site Condition Report at permit application and surrender	CSR_V1
Document references for site plans (including location and boundaries)	Appendix 1

2.0 Condition of the land at permit issue	
Environmental setting including: • geology • hydrogeology • surface waters	The site is situated on the Mercia Mudstone formation. A Mercia Mudstone is classified as a Minor Aquifer. The site is within an unproductive area. These are rock layers or drift deposits with low permeability that has negligible significance for water supply or river base flow. There is a Secondary B Aquifer on site, this is predominantly lower permeability layers which may store / yield limited amounts of groundwater. The materials which are likely to be located beneath the site and much of the surrounding area, comprising of silts and clay, typically have low permeability, therefore limiting infiltration and potential contaminant migration. The Groundwater Vulnerability map of the area was used to identify the sensitivity of the aquifer unit beneath the site. The Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. Groundwater Source Protection Zones No groundwaters Source Protection Zone (SPZs) are present within 1km of the site.

	SPZs are defined by the Environment Agency in order to protect sources of groundwater abstraction. Potentially polluting activities within an SPZ are strictly controlled by the Environment Agency to prevent pollution of abstracted groundwaters. On the basis of the above it is considered that the groundwater should be regarded as an environmental receptor of low sensitivity. Please refer to Appendix 2 Groundsure Report
Pollution history including: • 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	Please refer to Appendix 2 Groundsure Report
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Please refer to Appendix 2 Groundsure Report
Baseline soil and groundwater reference data	N/A
Supporting information	Please refer to Appendix 2 Groundsure Report

3.0 Permitted activities				
Permitted activities	Standard	Rules	Permit	2009 No6
	EPR/BB3791CU			
Non-permitted activities undertaken	N/A			
Document references for:	Appendix 1 Site Plan Environmental Risk Assessment Standard Rules 2009 No6			
• plan showing activity layout; and • environmental risk assessment.				

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	No
Have there been any changes to the permitted activities?	N/A
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	N/A

5.0 Measures taken to protect land	
There have been no pollution incidents on site throughout the life of the permit.	
Checklist supporting information	of An Environmental Management System (EMS) has been maintained on site throughout the period of the existing Environmental Permit to control and manage the operations. Included in the management system (EMS) are controls and procedures aimed at managing the operations such that there should not be any deterioration of the ground and groundwater quality during the lifetime of the Environmental Permit. Records have been well maintained. This has ensured that there is a coherent record of the state of the site throughout the period of the Environmental Permit.

6.0 Pollution incidents that may have had an impact on land, and their remediation
There have been no pollutions incidents on site throughout the life of the permit.

7.0 Soil gas and water quality monitoring (where undertaken)
N/A

8.0 Decommissioning and removal of pollution risk

Operations on site ceased on 19th June 2025 following the end of a tenancy agreement with the landlord and a decision has been taken to surrender the environmental permit.

All stockpiles of waste on site whether processed or unprocessed inert waste have been removed to suitably licensed waste facilities. All plant used on site has been removed and associated equipment removed.

There has been no deterioration of the land during the life of the permit. The land is in a satisfactory condition.

The site is still secure and once the surrender has been issued the site will be handed back to the landlord.

9.0 Reference data and remediation (where relevant)

N/A.

10.0 Statement of site condition

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