SITE CONDITION REPORT (FROM H5 TEMPLATE)

Unit 103, Zone 1, Deeside Industrial Park, Flintshire, CH5 2LR

Parry & Evans Ltd

Version:	1.1	Date:	18 December 2019		
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Oaktree Environmental Ltd

Waste, Planning & Environmental Consultants

Oaktree Environmental Ltd, Lime House, Road Two, Winsford, Cheshire, CW7 3QZ
Tel: 01606 558833 | Fax: 01606 861183 | E-Mail: sales@oaktree-environmental.co.uk | Web: www.oaktree-environmental.co.uk
REGISTERED IN THE UK | COMPANY NO. 4850754

Document History:

Version	Issue date	Author	Chk'd	Description
1.0	19/05/2014	RS		Original SCR done for original permit application (under Document Reference 2768-1537-E)
1.0	18/12/2019	IA	RS	Updated SCR for EP variation application to include new land within the permit

SITE CONDITION REPORT TEMPLATE

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

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.

1.0 SITE DETAILS	
Name of the applicant	**Parry & Evans Ltd**
Activity address	**Unit 103, Zone 1, Deeside Industrial Park, Flintshire, CH5 2LR**
National grid reference	**SJ 33066 70221**

Document reference and dates for Site Condition Report at permit application and surrender	**1537-**DEE-MAP**- E** **Dated 18 December 2019**

Document references for site plans (including location and boundaries)	**Site Location Map (Ref: 1537-DEE-MAP-01)** **Permit Boundary Plan (Ref: 1537-DEE-MAP-02)** **Layout & Fire Plan (Ref: 1537-DEE-MAP-03)** **Sensitive Receptors Plan (Ref: 1537-DEE-MAP-04)** **Boundary Schematic (Ref: 1537-DEE-MAP-05)**

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	
Environmental setting including: • geology	All waste storage and associated activities are undertaken on an impermeable concrete pad. It is considered measures adequately protect groundwater both through reduced infiltration and surface run off. The unsurfaced areas of the site will freely drain naturally to ground. No potentially polluting wastes will be stored on these areas. Based on information taken from the British Geological Society (BGS) viewer; The superficial deposits at the site are recorded as being Tidal Flat Deposits – Clay, Silt and Sand. Superficial deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by shorelines; and The bedrock geology comprises the Kinnerton Sandstone Formation – Sandstone. Sedimentary

• hydrogeology • surface waters	Bedrock formed approximately 247 to 252 million years ago in the Triassic Period. Local environment previously dominated by hot deserts. The nearest publically available borehole records are SJ37SW432 and SJ36NW400 which are located to the North-east and East of the site. Borehole SJ37SW432 records Made Ground comprising Topsoil to a depth of 0.30mbgl. This made ground is underlain by medium dense, brown medium and fine sand to 3.0mbgl. This is further underlain medium dense, brown and grey medium and fine sand to 5.0mbgl at which the borehole was completed. Borehole SJ36NW400 records Made Ground comprising two layers to a depth of approximately 1.10mbgl; the first layer comprises brown slightly clayey fine and medium sand and angular fine to coarse assorted gravel and occasional cobbles to 0.50mbgl whilst the second layer comprises brown and dark brown, locally slightly clayey fine sand with a little angular fine to coarse sandstone gravel and occasional cobbles to 1.10mbgl.This is underlain by medium dense grey brown silty fine sand from 1.50m to 2.50m; with some medium and coarse sand and a little fine medium gravel to a depth of 4.0mbgl at which point the ground becomes very dense to 7.10mbgl. This is underlain by fine and medium sand with little coarse sand and fine and medium gravel to 8.50mbgl at which the borehole was completed. The Bedrock deposits are regarded as a Secondary B Aquifer The Superficial Drift deposits are recorded as a Secondary (undifferentiated) aquifer. The site is not within a groundwater source protection zone or drinking water safeguard zone with respect to groundwater. The nearest surface water is a small stream running adjacent to the site alongside the Chester Millennium Greenway. The nearest river is the River Dee situated 1.5km to the South of the application site boundary.
Pollution history including: • historical land-uses and associated contaminants	The review of publicly available mapping is summarised below: • The earliest available mapping (1869) indicates that the site comprises land comprising a Rife Range. • Sometime between 1869 and 1899 the surrounding land remained similar apart from the construction of the Great Central Railway and Marsh Farm. By 1938 the land still remained undeveloped and the

• any visual/olfactory evidence of existing contamination • pollution incidents that may have affected land • evidence of damage to pollution prevention measures	Railway was changed to the London & North Eastern Railway. • Between 1899 and 1962 the site and surrounding land was developed into an Airfield with further buildings constructed to the south-east of the application site. • By 1964 the land was developed further with large buildings being constructed. The land was developed into the Deeside Industrial Estate as it stands in its present day. • From the latest Google Earth Imagery the main building used for the site operations was constructed and being used by 1945. A site walkover was carried out by Oaktree Environmental and no visual/olfactory evidence of existing contamination was observed. The NRW has provided pollution incidents within 2km of the site, with the closest pollution incident located approximately 1.8km North-west of the site and recorded on the 28/05/2019. This pollution event is observed to of had a high - significant impact on water with the Primary Pollutant category being general biodegradable materials and wastes. There are no licensed historic landfills within 2km of the site. There are 2no. Licensed discharges to water and groundwater within 2km of the site. The site currently comprises a concrete pad for waste storage and treatment operations, and a hardstanding surface for general storage (non-waste). The surface water leaves the site to the south and into a water ditch through sluice gates and interceptors before entering the River Dee located 1.5km from the site. All foul water drains from the yard travel through interceptors before entering the foul sewer. All drainage on site is free from any defects and is fit for purpose. During the site walkover survey the site surface was observed to be intact and no damage was observed. On this basis there is no evidence of damage to pollution prevention measures.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	None available
Baseline soil and groundwater reference data	Baseline soil and groundwater data exists for the original site area and the new site area but is not

	available at the time of making the EP variation application to NRW.
Supporting information	

3.0 Permitted activities	
Permitted activities	**Tier 3 Bespoke Environmental Permit - HIC Waster Transfer Station and Material Recycling Facility**
Non-permitted activities undertaken	**None**
Document references for: • plan showing activity layout; and • environmental risk assessment.	**Layout and Fire Plan (Drawing Ref. 1537-**DEE-MAP**-03)** **Environmental Risk Assessment (1537-**DEE-MAP**-D)**

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.