SITE CONDITION REPORT
REVISION 1

Prepared for: **Duncan McKenna**

By: **Stephen Owen, Environmental Consultant**

Date: **January 2021**

ExCAL

1.0 SITE DETAILS	
Name of the applicant	Duncan McKenna
Activity address	Land Adjacent to Ty-Newydd Thornhill Road Cwmgwili Llanelli SA14 6PT
National grid reference	SN 57736 11573

Document reference and dates for Site Condition Report at permit application and surrender	275-01-06 – Site Condition Report, Cwmgwili Date of Original Application: 21/08/20 Date of Resubmission: 01/02/21 Date of Surrender: _____

Document references for site plans (including location and boundaries)	275-01-06.D04

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 • hydrogeology • surface waters	The proposed development site consists of greenfield land consisting primarily of semi-improved grassland. A small ditch runs from north-west to south-east through the centre of the site. A small unnamed tributary of the Afon Gwili runs from east to west beyond the southern boundary of the development site.
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	No known pollution incidents have occurred at the proposed development site and site walkover inspection did not identify any evidence of contamination in the form of visual or olfactory means. Laboratory analysis of the soil and water has been undertaken, and the results included at the permit application stage.
Evidence of historic contamination, for example, historical site investigation,	Soil and water samples were collected from the site and sent to a UKAS accredited

assessment, remediation and verification reports (where available)	laboratory for a range of chemical analyses prior to permit submission. Further to a Schedule 5 notice from received from NRW, further sampling and analysis was undertaken in order to gain a baseline of total petroleum hydrocarbons (TPH) within the water and soil at the site.
Baseline soil and groundwater reference data	The results of the chemical analysis have been included with the permit application and resubmission, reference numbers: • Certificate of Analysis Number: 3959, Cwmgwili • Certificate of Analysis Number: 4374, Cwmgwili.
Supporting information	• Source information identifying environmental setting and pollution incidents • Historical Ordnance Survey plans • Site reconnaissance • Baseline soil and groundwater reference data

3.0 Permitted activities

Permitted activities	Household, Commercial and Industrial Waste Transfer Station Transfer of waste: mixed non-hazardous The proposed development will involve bringing skips of mixed inert waste material to site, then segregating them into constituent components, including, but not limited to, wood, plastic and construction materials. The sorting will comprise of hand picking of materials and separation using a mechanical excavator. No crushing, screening, shredding, processing or treatment of material will be undertaken. The sorted material will be segregated into designated skips kept at the site. Once a skip of segregated material is full, it will be taken from the site for onward recycling and replaced with an empty skip. Proposed Disposal and Recovery Codes D9 – Physio-chemical treatment not specified elsewhere in Annex IIA which results in final compounds of mixtures which are discarded by means of any of the operations numbered D1 to D8 and D10 to D12 D14 – Repackaging prior to submission of the operations numbered D1 to 13

	D15 – Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced) R3 – Recycling/reclamation of organic substances which are not used as solvents R4 – Recycling/reclamation of metals and metal compounds R5 – Recycling/reclamation of other inorganic materials R13 – Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection on the site where it is produced)
Non-permitted activities undertaken	
Document references for: • plan showing activity layout; and • environmental risk assessment.	A Site Layout Plan has been included with the permit application – Reference: 275-01-01.D04 – Site Layout Plan. An environmental risk assessment has been undertaken for the proposed activities. This has been included with the permit application – Reference: Environmental Risk Assessment Rev 1 – Waste Transfer Station, Cwmgwili.

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?	
Have there been any 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?	
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	
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	
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)	
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	
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)	
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

Stephen Owen
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Capel Hendre Industrial Estate
Ammanford
Sa18 3SJ

Decus Research Limited
ExCAL House
Capel Hendre Industrial Estate
Ammanford
Carmarthenshire
SA18 3SJ

Tel: 01269 844558
Fax: 01269 841867
Email: info@decusuk.co.uk

Certificate of Analysis Number: 3959

Project/Site name:	Excal – JD McKenna		Samples Taken:	24-07-2020
Quote Number:	DS200711		Samples Received:	28-07-2020
Order Number:	EC4395		Date Instructed	28-07-2020
Sample Matrix:	Soil and Surface Water		Analysis Complete:	07-08-2020
			Report Issued:	07-08-2020
			Sampled By:	Client

Disposal Times:

All water samples will be retained for a period of two weeks and all soil samples retained for a period of one month following the date of the issued certificate.

Approved by: Adam Whitehouse
Signature:
Title: Laboratory Manager

4303

Client: Excal Ltd
FAO: Stephen Owen

CERTIFICATE OF ANALYSIS 3959

Results of analysis of 2 samples received on the 28/07/20

Report Date
07th August 2020

Code	Determinand	Units	*	Sample Identification			
Laboratory Sample Number:				**280720020**	-	-	-
Client Sample Reference:				SCR – Soil	-	-	-
Sample Date:				24/07/20	-	-	-
Sample Matrix:				Soil	-	-	-
INORG-S02	Moisture Content	%	N	32.8	-	-	-
2185	Asbestos	-	S-A	None Detected	-	-	-
INORG-S01	pH	pH Units	N	6.8	-	-	-
METALS-S	Copper	$mg.kg^{-1}$	N	21	-	-	-
METALS-S	Chromium	$mg.kg^{-1}$	N	16	-	-	-
METALS-S	Zinc	$mg.kg^{-1}$	N	74	-	-	-
METALS-S	Nickel	$mg.kg^{-1}$	N	7.8	-	-	-
METALS-S	Cadmium	$mg.kg^{-1}$	N	1.0	-	-	-
METALS-S	Lead	$mg.kg^{-1}$	N	60	-	-	-
METALS-S	Arsenic	$mg.kg^{-1}$	N	35	-	-	-
METALS-S	Molybdenum	$mg.kg^{-1}$	N	<1.0	-	-	-
METALS-S	Antimony	$mg.kg^{-1}$	N	<1.0	-	-	-
METALS-S	Aluminium	$mg.kg^{-1}$	N	12,500	-	-	-
METALS-S	Boron	$mg.kg^{-1}$	N	100	-	-	-
METALS-S	Barium	$mg.kg^{-1}$	N	45	-	-	-
METALS-S	Beryllium	$mg.kg^{-1}$	N	<1.0	-	-	-
METALS-S	Iron	$mg.kg^{-1}$	N	16,800	-	-	-
METALS-S	Manganese	$mg.kg^{-1}$	N	178	-	-	-
METALS-S	Selenium	$mg.kg^{-1}$	N	<1.0	-	-	-
METALS-S	Mercury	$mg.kg^{-1}$	N	<1.0	-	-	-
METALS-S	Acid Soluble Sulphate	%	N	0.15	-	-	-
ORG-S01	Organic Screen	-	N	None Detected	-	-	-

* Accreditation Status
Tests marked 'A' hold UKAS accreditation
Tests marked 'N' do not hold UKAS accreditation
Tests marked 'S - A' were sub-contracted to an approved laboratory with accreditation on the specific method
Tests marked 'S - N' were sub-contracted to an approved laboratory without accreditation on the specific method
Any comments or interpretations are beyond the scope of UKAS accreditation

UKAS TESTING
4303

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FAO: Stephen Owen

CERTIFICATE OF ANALYSIS 3959

Results of analysis of 2 samples received on the 28/07/20

Report Date
07th August 2020

Code	Determinand	Units	*	Sample Identification			
Laboratory Sample Number:				**280720021**	-	-	-
Client Sample Reference:				SCR – Water	-	-	-
Sample Date:				24/07/20	-	-	-
Sample Matrix:				Surface Water	-	-	-
INORG-L01	pH	pH Units	A	7.6	-	-	-
INORG-L12	Ammonia	$mg.l^{-1}$ as NH_4	A	0.04	-	-	-
INORG-L13	Chloride	$mg.l^{-1}$	A	14.9	-	-	-
METALS-L	Copper	$\mu g.l^{-1}$	A	3.1	-	-	-
METALS-L	Chromium	$\mu g.l^{-1}$	A	9.5	-	-	-
METALS-L	Zinc	$\mu g.l^{-1}$	A	<1.1	-	-	-
METALS-L	Nickel	$\mu g.l^{-1}$	A	<1.5	-	-	-
METALS-L	Cadmium	$\mu g.l^{-1}$	A	<0.9	-	-	-
METALS-L	Lead	$\mu g.l^{-1}$	A	<4.1	-	-	-
METALS-L	Arsenic	$\mu g.l^{-1}$	A	3.7	-	-	-
METALS-L	Molybdenum	$\mu g.l^{-1}$	A	2.6	-	-	-
METALS-L	Antimony	$\mu g.l^{-1}$	A	<6.5	-	-	-
METALS-L	Aluminium	$\mu g.l^{-1}$	A	71.9	-	-	-
METALS-L	Boron	$\mu g.l^{-1}$	A	6.2	-	-	-
METALS-L	Barium	$\mu g.l^{-1}$	A	10.0	-	-	-
METALS-L	Beryllium	$\mu g.l^{-1}$	A	<0.5	-	-	-
METALS-L	Iron	$\mu g.l^{-1}$	A	377	-	-	-
METALS-L	Manganese	$\mu g.l^{-1}$	A	8.3	-	-	-
METALS-L	Selenium	$\mu g.l^{-1}$	A	<10	-	-	-
METALS-L	Mercury	$\mu g.l^{-1}$	A	<1.0	-	-	-
METALS-L	Sulphate	$mg.l^{-1}$	A	5.9	-	-	-
ORG-L01	Organic Screen	-	N	None Detected	-	-	-

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FAO: Stephen Owen

CERTIFICATE OF ANALYSIS 3959

Results of analysis of 2 samples received on the 28/07/20

Report Date
07th August 2020

Analytical Method	Method Code	Accreditation Status
The Determination of total petroleum hydrocarbons in soil by GC-MS (In-house method)	ORG-S01	None
The Determination of total petroleum hydrocarbons in water by GC-MS (In-house method)	ORG-L01	None
The Determination of pH in waters by electrode probe meter (In-house method)	INORG-L01	ISO 17025
Determination of Ammonia in water by colorimetric analysis (In-house method)	INORG-L12	ISO 17025
Determination of chloride in water by colorimetric analysis (In-house method)	INORG-L13	ISO 17025
The Determination of pH in soils by electrode probe meter (In-house method)	INORG-S01	None
The Determination of asbestos in soils by visual inspection (Sub-contracted method)	2185	ISO 17025
Determination of metals in water by ICP-OES (In-house method)	METALS-L	ISO 17025
Determination of metals in soils by Aqua Regia digestion after drying at 105°C and ICP-OES (In-house method)	METALS-S	None

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CERTIFICATE OF ANALYSIS 3959

Results of analysis of 2 samples received on the 28/07/20

Report Date
07th August 2020

Disposal Times:
All water samples will be retained for a period of two weeks and all soil samples retained for a period of one month following the date of the issued certificate.
All results only relate to the samples as received.
This report supersedes any previous versions issued by the laboratory.
A full list of determinants relating to abbreviations such as PAHs, VOCs, SVOCs, PCBs etc. is available upon request.
Where results have been labelled as deviating for any reason, the data may not be representative of the sample at the point of sampling:

[I/S]: Insufficient Sample
[U/S]: Unsuitable Sample
[A]: Date of Sampling not supplied
[B]: Sample age exceeds recommended storage time
[C]: Samples not received in appropriate containers
[D]: Broken Container
< "Less Than"
> "Greater Than"

Where any sub-contracted results have been noted as deviating by the laboratory in question, their deviations codes will be applied and detailed.
Accreditation statements are correct at the time of issue.

**********END OF REPORT**********

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Tel: 01269 844558
Fax: 01269 841867
Email: info@decusuk.co.uk

Certificate of Analysis Number: 4374

Project/Site name:	JD McKenna		Samples Taken:	25-01-2021
Job Number:	-		Samples Received:	25-01-2021
Order Number:			Date Instructed:	25-01-2021
Quote Number:	DS 210111		Analysis Complete:	29-01-2021
Sample Matrix:	Surface Water and Soil		Report Issued:	29-01-2021
			Sampled By:	S. Owen

Amendment Records:

None

Approved by: Adam Whitehouse
Signature:
Title: Laboratory Manager

Client: Excal Ltd
FAO: Stephen Owen

CERTIFICATE OF ANALYSIS 4374

Results of analysis of 2 samples received on the 25/01/21

Report Date
29th January 2021

Code	Determinand	Units	*	Sample Identification			
Laboratory Sample Number:				**280121001**	**280121002**	**-**	**-**
Client Sample Reference:				Soil Sample	Water Sample	-	-
Sample Date:				25/01/21	25/01/21	-	-
Sample Matrix:				Soil	Surface Water	-	-
ORG-S01	TPH	$mg.kg^{-1}$	N	<10	-	-	-
ORG-L01	TPH	$mg.l^{-1}$	N	-	<0.2	-	-

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Client: Excal Ltd
FAO: Stephen Owen

CERTIFICATE OF ANALYSIS 4374

Results of analysis of 2 samples received on the 25/01/21

Report Date
29th January 2021

Analytical Method	Method Code	Accreditation Status
Determination of total petroleum hydrocarbons in waters by GC-MS (In-house method)	ORG-L01	None
Determination of total petroleum hydrocarbons in soils by GC-MS (In-house method)	ORG-S01	None

Disposal Times:
All water samples will be retained for a period of two weeks and all soil samples retained for a period of one month following the date of the issued certificate.
All results only relate to the samples as received.
This report supersedes any previous versions issued by the laboratory.
A full list of determinants relating to abbreviations such as PAHs, VOCs, SVOCs, PCBs etc. is available upon request.
Where results have been labelled as deviating for any reason, the data may not be representative of the sample at the point of sampling:

[I/S]: Insufficient Sample
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[C]: Samples not received in appropriate containers
[D]: Broken Container
< "Less Than"
> "Greater Than"

Where any sub-contracted results have been noted as deviating by the laboratory in question, their deviations codes will be applied and detailed.
Accreditation statements are correct at the time of issue.

**********END OF REPORT**********

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