

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	Taylor Wimpey PLC
Activity address	Lysaght Village, off Corporation Road, Newport, NP19 4AL
National grid reference	332812E, 186725N
Document reference and dates for Site Condition Report at permit application and surrender	Updated - 02.09.21
Document references for site plans (including location and boundaries)	

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: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>The site comprises a former industrial site, acquired for residential development, including betterment of the near surface soil conditions and land raising to protect from flooding. Works undertaken under a bespoke low risk permit.</p> <p>Brief Site History</p> <p>The historical maps indicate that in 1883 (earliest viewed map) the site was occupied by Pill Farm and surrounded by agricultural land with a number of drainage channels crossing the area. The development of Orb Iron Works is shown in 1901, the northern area of which encroached into the site. Railway sidings connected the works with the East Usk Branch railway line to the east of the site. By the 1920s, the Iron Works had significantly expanded in size, predominantly to the south of the site. The layout of the works remained relatively similar throughout the twentieth century.</p>
Pollution history including: <ul style="list-style-type: none"> • 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 	
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	
Baseline soil and groundwater reference data	

Ancillary buildings were constructed to the north of the main works during the 1960s/1970s and occupied much of the site until demolition began in 2009. The buildings included offices, research laboratories, tennis courts and a medical centre.

Geology

The site is underlain by Made Ground and Tidal Flat Deposits – Clay and Silt, overlying bedrock of the Mercia Mudstone Group. From the findings of previous investigations a coarse Fluvioglacial deposit is known to exist between the Tidal Flat Deposits and the bedrock.

Hydrogeology

The Tidal Flat Deposits are classed as Unproductive Strata, whilst the Mercia Mudstone Group are classed as a Secondary B Aquifer.

Hydrology

The River Usk lies adjacent to the western site boundary. The River Usk flows in a southerly direction towards the Severn Estuary

Pre-Commencement Investigations

Prior to commencement of the Lysaght Village Development a series of investigatory and baseline assessment works were undertaken by the client utilising specialist third parties. The reports were undertaken to provide risk assessment, evaluation and provision of remediation strategies as part of the planning process. These reports comprise:

- Entec UK LTD, 2007. Corus Orb Works – Desk Study and Site Investigation Report (Ref: cl-240/19693);
- RSK Group, 2008. Orb Steelworks – Strategy Document (Ref: 110133-R01(00);
- RSK Group, 2009. Orb Import Material – Stockpile Sampling Letter (Ref: 310865/L01/AF);
- RSK Group, 2010. Orb Development – Letter (Ref: 310783/L06/JA);
- RSK Group, 2010. Orb Steelworks – Letter (Ref: 310783/L08/AF);
- RSK Group, 2010. Orb Steelworks - Interpretive Report on Area A Investigations (Ref: 310889-R1 (00);
- RSK Group, 2010. Orb Steelworks – Revised Strategy Document (Ref: 310889-R02 (00);
- RSK Group, 2010. Orb Steelworks – Interpretive Report on Site Investigations (Ref: 310783-R2 (00).
- ESP 2014 - Controlled Waters Risk Assessment (Ref: 5388s.2204 - see Section 6.0 of this document).

		If required, all of these reports with all supporting appendices can be provided in full digitally.
Supporting information	<ul style="list-style-type: none"> • Source information identifying environmental setting and pollution incidents • Historical Ordnance Survey plans • Site reconnaissance • Historical investigation / assessment / remediation / verification reports • Baseline soil and groundwater reference data 	

3.0 Permitted activities		
Permitted activities		Tier 2 (bespoke) use of wastes in construction.
Non-permitted activities undertaken		None
Document references for:	<ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>Land-raising of approximately 1m was required at the site in order to satisfy Planning Condition 20, relating to flood risk, and to protection from existing soil phase contamination. The acceptance criteria for soils imported are set-out within a Waste Recovery Report (Aecom ref: 60214885/WR/A/01 – 28th May 2011) and linked to the site's Environmental Permit (Ref: EPR/ZP3699VA/001 – 5th December 2011).</p> <p>If required, all of these reports with all supporting appendices can be provided in full digitally.</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 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?	No
Have there been any changes to the permitted activities?	No
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No
Checklist of supporting information	<ul style="list-style-type: none"> • 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	
Throughout the scheme, the site operations have been undertaken in line with phase specific Waste Management Plans (attached) and subject to regular Compliance Assessment Visits by EA/NRW. We understand all of the CAR reports are available internally.	
Checklist of supporting information	<ul style="list-style-type: none"> • 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	
See below.	
Checklist of supporting information	<ul style="list-style-type: none"> • Records of pollution incidents that may have impacted on land • Records of their investigation and remediation

A compliance visit and subsequent CAR form (dated 25/05/2016) identifies that a Category 3 pollution incident on site. This was noted as noted as a loose/missing covering from a soil stockpile, which seemed to be allowing some run-off of muddy water, which was escaping from the site going towards the main road. This road eventually leads to the Spytty Reen and so was raised as a Category 3 incident. This was communicated to the developer who recovered the soil mound and established a bund around the area in question to prevent it happening again. This was done by 30th of June 2016 as required by NRW and no further concerns raised.

A compliance visits and subsequent CAR form (dated 30/09/2014) identifies that some site won "contaminated" soils were present on site in "quarantine" whilst discussed with NRW Geosciences Teams. In their email of 22nd April the Geosciences Team confirmed that following review of ESP Controlled Waters Risk Assessment 5388s.2204 (April 2015) they were are satisfied that use of the quarantined material presents a low risk and have no objections to the material being used under a geotextile membrane and under roads. No breach or category incident was raised with regard to this.

7.0 Soil gas and water quality monitoring (where undertaken)

Assessment undertaken as part of pre-development site appraisal conditions and reported as outlined in Section 2.0. If required, all of these reports with all supporting appendices can be provided in full digitally.

Checklist of supporting information	<ul style="list-style-type: none">• Description of soil gas and/or water monitoring undertaken• Monitoring results (including graphs)
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8.0 Decommissioning and removal of pollution risk

Non applicable. Redevelopment site and Low Risk Surrender.

Checklist of supporting information	<ul style="list-style-type: none">• Site closure plan• List of potential sources of pollution risk• Investigation and remediation reports (where relevant)
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9.0 Reference data and remediation (where relevant)

Non applicable. Redevelopment site and Low Risk Surrender.

Checklist of supporting information	<ul style="list-style-type: none">• 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)
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10.0 Statement of site condition

Non applicable. Redevelopment site and Low Risk Surrender.

The site is to be finalised as a large residential development that has been constructed over an existing contaminated land site, that has been subject to land raising, remediation and betterment.

The development is complete as a housing development and the Permit is no longer required for any aspects of the site.

On review of all waste returns NRW have noted that a total of 42,211 tonnes was accepted onto site, however the permit limit is 40,000 tonnes. Some materials were also removed from site due to surplus at the end of the development project, following completion of surcharge works and so exceedance of the total volume is not considered to have been realised. The Client is actively seeking for confirmation of this (transfer notes etc.), however, at present they cannot be located. This has not been raised as a concern or breach by NRW previously, nor mentioned in ongoing CAR reports or during the most recent site conditions visit/CAR assessment undertaken in March 2021.