



J H Jenkins & Sons

**Westfield Industrial Estate Soil and
Aggregate Treatment Facility**

Environmental Permit Application

Site Condition Report

December 2016

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Document Control

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Issue	Date	Status
1	09/12/2016	1 st Draft



USING EA SITE CONDITION REPORT TEMPLATE

1.0 SITE DETAILS	
Name of the applicant	J H Jenkins and Sons
Activity address	Westfield Industrial Estate Soil and Aggregate Treatment Facility Westfield Industrial Estate Waunarwydd Swansea Sa5 4SF
National grid reference	SS 61478 94674
Document reference and dates for Site Condition Report at permit application and surrender	Application Site Condition Report (December 2016)
Document references for site plans (including location and boundaries)	RJ-A101115-PER-01 – Site Boundary

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	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p><u>Geology</u></p> <p>According to the British Geological Survey (BGS) Geology of Britain Viewer website the bedrock geology underlying the site comprises Swansea Member – Mudstone, Siltstone and Sandstone. This Sedimentary Bedrock was formed approximately 307 to 309 million years ago in the Carboniferous Period and its local environment was previously dominated by rivers. The rivers mainly deposited sand and gravel detrital material in channels to form river terrace deposits, with fine silt and clay from overbank floods forming floodplain alluvium and some bog deposits peat.</p> <p>The BGS website shows that the superficial deposits underlying the site comprise of Till, Devensian – Diamiction. The superficial deposits were formed up to 2 million years ago in the Quaternary Period in a local environment dominated by ice age conditions. Ice age glaciers scoured the landscape and deposited moraines of till with outwash sand and gravel deposits from seasonal and post glacial meltwaters.</p> <p><u>Hydrogeology</u></p> <p>According to the Natural Resources Wales website the proposed site area is not located within a zone at risk from flooding.</p> <p><u>Surface waters</u></p> <p>The closest watercourse to the site is Gors Fawr Brook, which is located approximately 450m to the west of the proposed permit boundary. The Afon Llan River is located approximately 700m to the north of the proposed permit boundary.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> • pollution incidents that may have affected 	<p>Although there is no visual or olfactory evidence of contamination on the site within the Environmental Permit boundary, it is possible that there would have</p>



<p>land</p> <ul style="list-style-type: none"> • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	<p>been isolated spillages of fuel/ diesel as the site has historically been used as a metal works.</p> <p>The Environment Agency's 'what's in my backyard' website details metal pollution records at the site between 2003 and 2012, although there are no major or minor pollution incidents recorded at the site.</p> <p>The website also shows a previous operator's 'D' Compliance Rating score from 2012 and an Industrial Operator Band 'D' score for the metal works.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>The site is located within an area associated with a long history of industrial works. The presence of contamination within the ground from previous site uses should not be discounted.</p> <p>There is no evidence of historic contamination within the site boundary.</p>
<p>Baseline soil and groundwater reference data</p>	<p>N/A the standard rules will be operated within the current site boundary on hardstanding. The hardstanding at the time of application is considered to be good, with no obvious staining.</p>
<p>Supporting information</p>	<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

<p>3.0 Permitted activities</p>	
<p>Permitted activities</p>	<p>The proposed activity seeks to undertake the following activities as stipulated under the Standard Rules SR2010 No12 'Treatment of waste to produce soil, soil substitutes and aggregate':</p> <p>R3: Recycling/reclamation of organic substances which are not used as solvents (including composting and other biological transformation processes).</p> <p>R5: Recycling/reclamation of other inorganic materials.</p> <p>R13: Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage,</p>



	pending collection, on the site where the waste is produced).
Non-permitted activities undertaken	Treatment of non-waste aggregates and minerals.
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	RJ-A101115-PER-01 – Site Boundary

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 HI*) 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?	N/A
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
Checklist of supporting	Plan showing any changes to the boundary (where relevant) Description of the changes to the permitted activities (where relevant)



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.

5.0 Measures taken to protect land

Checklist of supporting information	Site closure plan
information	List of potential sources of pollution risk 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	<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
information	List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)

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	<ul style="list-style-type: none"> • Records of pollution incidents that may have impacted on land • Records of their investigation and remediation
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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	<ul style="list-style-type: none"> • Description of soil gas and/or water monitoring undertaken • Monitoring results (including graphs)
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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	<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

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.