

# **SITE CONDITION REPORT TEMPLATE**

Based on *SCR guide for applicants v2.0* 4 August 2008

**COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION** (*Completed- see below*)

**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.**

<b>1.0 SITE DETAILS</b>	
Name of the applicant	Grays Waste Management Ltd (GWM)
Activity address	Plot 8+ Mona Industrial Park, Valley, Anglesey LL65 4RJ
National grid reference	SH 41709 75441
Document reference and dates for Site Condition Report at permit application and surrender	819A/3574/SCR/01
Document references for site plans (including location and boundaries)	819/3574/PS

**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.

<b>2.0 Condition of the land at permit issue</b>	
Environmental setting including: <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	Surface of site consists of compacted hardcore/stone as the activities under the SR2008No.7 permit EPR/AP3594EC have not commenced. The site has only been used for the storage and processing of clean, uncontaminated wood under a T6 and bulk up plastics under a S2 registered waste exemptions (NRW-WME008107). None of the permitted activities have commenced. Refer to Drawing 819A/3574/PS to show the area to be surrendered (ie hatched area). Applying for Low Risk partial surrender to remove this area from the rest of the existing permit area.
Pollution history including: <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	Not aware of any incidents  Large area of the site surface already concreted prior to waste treatment and storage activity  No evidence  No evidence

Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Not aware of any historic contamination No reports undertaken
Baseline soil and groundwater reference data	N/A
<b>Supporting information</b>	<ul style="list-style-type: none"> <li>• Source information identifying environmental setting and pollution incidents</li> <li>• Historical Ordnance Survey plans</li> <li>• Site reconnaissance</li> <li>• Historical investigation / assessment / remediation / verification reports</li> <li>• Baseline soil and groundwater reference data</li> <li>• <b>Refer to 819A/3574/LRS_correspondence and any Inspection feedback held on NRW files</b></li> </ul>

<b>3.0 Permitted activities</b>	
Permitted activities	Storage and processing of dry, solid non-hazardous waste (HIC treatment and storage facility including Asbestos storage proposed to be carried out under Standard Rules Permit SR2008No7 75kte). This has not yet commenced. See below
Non-permitted activities undertaken	Storage of empty skip and haulage vehicles on site and S2 and T6 waste exemption activities
Document references for: <ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• environmental risk assessment.</li> </ul>	819A/3574/PS and NRW-WME008107

**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. Refer to Drawing No 819A/3574/PS
Have there been any changes to the permitted activities?	If yes, provide a description of the changes to the permitted activities Part of the site used to carry out S2 (storage of plastics) and T6 (storage and processing of wood) activities. No activities under the SR2008No.7 issued in 2009 yet undertaken.
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 No
Checklist of supporting information	<ul style="list-style-type: none"> <li>Plan showing any changes to the boundary (where relevant)</li> <li>Description of the changes to the permitted activities (where relevant)</li> <li>List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)</li> </ul>

5.0 Measures taken to protect land	
<p>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.</p> <p>Activities carried out under the WASTE EXEMPTION Criteria, which ensured only clean uncontaminated material was accepted onto the site (clean waste plastics under the S2) and clean uncontaminated waste wood under the T6 exemption)</p>	
Checklist of supporting information	<ul style="list-style-type: none"> <li>Inspection records and summary of findings of inspections for all pollution prevention measures</li> <li>Records of maintenance, repair and replacement of pollution prevention measures</li> </ul>

6.0 Pollution incidents that may have had an impact on land, and their remediation	
<p>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.</p> <p>N/A no evidence of any pollution incidents</p>	
Checklist of supporting information	<ul style="list-style-type: none"> <li>Records of pollution incidents that may have impacted on land</li> <li>Records of their investigation and remediation</li> </ul>

## 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.

Not required (applying for Low Risk Partial Surrender as suggested by NRW Regulatory Officer)

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

## 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.

N/A

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

## 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.

N/A

<b>Checklist of supporting information</b>	<ul style="list-style-type: none"><li>• Land and/or groundwater data collected at application (if collected)</li><li>• Land and/or groundwater data collected at surrender (where needed)</li><li>• Assessment of satisfactory state</li><li>• Remediation and verification reports (where undertaken)</li></ul>
--	--

## 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.

The area which is the subject of this partial surrender has only been used to store and process clean uncontaminated wood and plastic as detailed in the S2 and T6 exemption guidance and therefore the condition of the land is in a satisfactory condition

[Natural Resources Wales \ Exemption Details](#)

[Cymraeg](#)

# Exemption Details

## Exemption Details

Exemption Type

Ref No NRW-WME008107

Waste

Start date

N/A

Expiry date

17/03/2019

Exemption Activities

- S2 - Storage of Waste in a Secure Place
- T6 - Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising.

## Applicant Details

Applicant Type

Organisation

Applicant Address

Grays Waste Management Limited

Ecopark Mon

Mona Industrial Estate

Gwalchmai

LL65 4RJ

## Site Details

National grid reference

SH 41709 75441

Site Address

Ecoparc

Mona Industrial Park

Gwalchmai

Holyhead

Sir Ynys Mon

LL65 4RJ

[Back](#)

© Natural Resources Wales

## Jan Edwards

---

**From:** emailarchive  
**Subject:** FW: PAN-000493 Returning your permitting application  
**Attachments:** Grays Plot 8A Change Map.pdf; Grays Waste 6.7.16 application-form-part-c08-admin-variation.docx

---

**From:** Matthew Davis [<mailto:matthew@grayswaste.com>]  
**Sent:** 04 August 2016 13:23  
**To:** David Young  
**Cc:** John Williams; Trefor Jones  
**Subject:** Fwd: PAN-000493 Returning your permitting application

Hi David

We were asked by Mefty to alter our permit for Plot 8, to take out the area where we store wood and re-register this area under exemption (which we currently also have in place)

We have been in a no-man's land as we have kept open our site permit - but never built out the site as planned. NRW has worked with us on this, allowing us to basically use the site as an extension of our transfer building over the road at Plot 6. However, Mefty has had enough of this and decided that we are storing too much wood and plastic to get by under our old permit.

He got us to apply to re-designate our site boundary and his instruction sent this in:

## Jan Edwards

---

**From:** Matthew Davis [matthew@grayswaste.com]  
**Sent:** 04 October 2016 17:31  
**To:** Jan Edwards  
**Subject:** Fwd: You Ref: EPR/DB3830AQ PAN-000493  
**Attachments:** Grays Plot 8A Change Map.pdf; Grays Waste 6.7.16 application-form-part-c08-admin-variation.docx

Hi Jan

Please can you take a look at this for me

We need to surrender the area in which we are managing wood, etc under exemption and need help with Mefty's chosen course of action over soil testing, etc

Please find attached the plan of area to be taken out from Std Permit and the form that we had returned, last time....

Many thanks

Matthew

Begin forwarded message:

**From:** "Haider, Mefty" <[Mefty.Haider@cyfoethnaturiolcymru.gov.uk](mailto:Mefty.Haider@cyfoethnaturiolcymru.gov.uk)>  
**Subject:** RE: You Ref: EPR/DB3830AQ PAN-000493  
**Date:** 7 September 2016 15:45:08 BST  
**To:** Matthew Davis <[matthew@grayswaste.com](mailto:matthew@grayswaste.com)>

Hi Matthew,

Below are the links to the Regulatory Guidance Note 9, Horizontal Guidance H5 and the Site condition report template respectively.

<http://naturalresources.wales/media/1219/rgn-9-surrender.pdf>

<http://naturalresources.wales/media/1215/environmental-permitting-regulations-guidance-for-applicants-h5-site-condition-report-guidance-and-template.pdf>

<http://naturalresources.wales/media/1213/site-condition-report-template.pdf>

If you need anything else please get in touch.

Regards,

Mefty Haider

Swyddog Amgylchedd/Environment Officer

Cyfoeth Naturiol Cymru/ Natural Resources Wales

Ffôn/Tel: **03000 65 3696** Ext: 3696

Gwefan / Website:

[www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk) / [www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk)

Incident Hotline (24 hour): **0800 807060**

Customer Contact Centre: **03000 65 3000**

\* Natural Resources Wales, Ffordd Penlan, Parc Menai, Bangor, Gwynedd LL57 4DE

*Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu gwella a'u defnyddio yn gynaliadwy, yn awr ac yn y dyfodol.*

***Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.***

Twitter: [twitter.com/NatResWales](https://twitter.com/NatResWales)

Facebook: [facebook.com/NatResWales](https://facebook.com/NatResWales)

---

**From:** Matthew Davis [<mailto:matthew@grayswaste.com>]

**Sent:** 07 September 2016 14:58

**To:** Haider, Mefty <[Mefty.Haider@cyfoethnaturiolcymru.gov.uk](mailto:Mefty.Haider@cyfoethnaturiolcymru.gov.uk)>

**Subject:** Re: You Ref: EPR/DB3830AQ PAN-000493

Hi Mefty

I have none of those, could you please forward them to me?

Many thanks

Matthew

On 6 Sep 2016, at 16:09, Haider, Mefty <[Mefty.Haider@cyfoethnaturiolcymru.gov.uk](mailto:Mefty.Haider@cyfoethnaturiolcymru.gov.uk)> wrote:

Hi Matthew,

I will be happy to assist you with the application where possible. Before I come over could you kindly provide me with any supporting information you may have for application Part E2 – 2a, 4a and 4b.

Reading from your e-mail to Louise I am guessing you already have the Regulatory Guidance Note 9, Horizontal Guidance 5 and the Site Condition Report template. If not please let me know and I will forward them to you. If you need any further details please let me know.

Regards,

Mefty Haider

[Swyddog Amgylchedd](#)/Environment Officer

[Cyfoeth Naturiol Cymru](#)/ Natural Resources Wales

Ffôn/Tel: **03000 65 3696** Ext: 3696

[Gwefan](#) / Website:

[www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk) / [www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk)

Incident Hotline (24 hour): **0800 807060**

Customer Contact Centre: **03000 65 3000**

\* Natural Resources Wales, Ffordd Penlan, Parc Menai, Bangor, Gwynedd LL57 4DE

***Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu gwella a'u defnyddio yn gynaliadwy, yn awr ac yn y dyfodol.***

***Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.***

Twitter: [twitter.com/NatResWales](https://twitter.com/NatResWales)

Facebook: [facebook.com/NatResWales](https://facebook.com/NatResWales)

---

**From:** Matthew Davis [<mailto:matthew@grayswaste.com>]

**Sent:** 02 September 2016 16:20

**To:** Haider, Mefty <[Mefty.Haider@cyfoethnaturiolcymru.gov.uk](mailto:Mefty.Haider@cyfoethnaturiolcymru.gov.uk)>

**Subject:** Fwd: You Ref: EPR/DB3830AQ PAN-000493

Hi Mefty

I wonder if you could let me know how we might get you to help us confirm that the part of the site that we want to surrender is 'low risk' we are convinced that it is.

Would you be able to come and work through that with us and also to help us fill in the E2 form?

Many thanks

Matthew

Begin forwarded message:

**From:** "Bailey, Louise" <[Louise.Bailey@cyfoethnaturiolcymru.gov.uk](mailto:Louise.Bailey@cyfoethnaturiolcymru.gov.uk)>

**Subject: RE: You Ref: EPR/DB3830AQ PAN-000493**

**Date:** 2 September 2016 15:21:18 BST

**To:** Matthew Davis <[matthew@grayswaste.com](mailto:matthew@grayswaste.com)>

**Cc:** "Haider, Mefty" <[Mefty.Haider@cyfoethnaturiolcymru.gov.uk](mailto:Mefty.Haider@cyfoethnaturiolcymru.gov.uk)>

Hi Matthew, yes you are right it was a typo (apologies). All the forms you need are on this page of our website:

<http://naturalresources.wales/apply-for-a-permit/waste/waste-permitting/apply-to-surrender-a-waste-permit/?lang=en>

Please use these forms if you are not already doing so, as we are no longer accepting our older forms.

Please note, that if you are applying for a low risk surrender, then you will have to supply evince that your site compliance officer has confirmed it is low risk.

Kind regards

Louise

**Louise Bailey**

Swyddog Trwyddedu/Permitting Officer

Ffôn/Tel: 0300 065 4213

E-bost/E-mail: [Louise.bailey@cyfoethnaturiolcymru.gov.uk](mailto:Louise.bailey@cyfoethnaturiolcymru.gov.uk)

[Louise.bailey@naturalresourceswales.gov.uk](mailto:Louise.bailey@naturalresourceswales.gov.uk)

-----Original Message-----

From: Matthew Davis [<mailto:matthew@grayswaste.com>]

Sent: 02 September 2016 14:11

To: Bailey, Louise <[Louise.Bailey@cyfoethnaturiolcymru.gov.uk](mailto:Louise.Bailey@cyfoethnaturiolcymru.gov.uk)>

Subject: You Ref: EPR/DB3830AQ PAN-000493

Dear Louise

I refer to your letter of 25th July. We were going to reconfigure our whole reapplication to incorporate a Biomass boiler under Part B, but I have now decided just to proceed with partial surrender of a small section of our site (Anglesey Ecoparc Mon, Plot 8A, Mona Industrial Park)

I have been onto your website to down-load forms Part A, D2 and F1 - but cannot find D2 anywhere. Please could you send me this form, or the link to this form and I will complete our application. Or was this a typo and did you mean E1, which I have found?

My view is that this is a low risk surrender, and I will proceed with the application on this basis

Many thanks

Matthew Davis

Grays Waste Management Ltd

## Jan Edwards

---

**From:** Matthew Davis [matthew.davis@btinternet.com]  
**Sent:** 17 October 2016 10:23  
**To:** Jan Edwards  
**Subject:** Fwd: 819A\_3574\_Grays Waste Management Ltd\_EPR/DB3830AQ PAN-000493  
Returning your permitting application

Morning Jan

Mefty just called me to say that he wants me to think twice about what we're asking for. His view is that the simplest next step is to simply apply for a 'low risk surrender' and to just surrender the bit upon which we undertake the exempted activities

He would support this and does not feel that we would need to do any soil testing - he feels that it should be a straightforward exercise and not a costly one.

He doesn't want to reply to your email below, as feels that it will make it difficult to do what he his suggesting.

If you think that this is viable, then I am happy to follow Mefty's advise

Thanks

Matthew

Begin forwarded message:

**From:** Jan Edwards <[Jan@oaktree-environmental.co.uk](mailto:Jan@oaktree-environmental.co.uk)>  
**Subject:** 819A\_3574\_Grays Waste Management Ltd\_EPR/DB3830AQ PAN-000493 Returning your permitting application  
**Date:** 14 October 2016 12:31:20 BST  
**To:** "'Haider, Meftahul'" <[Meftahul.Haider@cyfoethnaturiolcymru.gov.uk](mailto:Meftahul.Haider@cyfoethnaturiolcymru.gov.uk)>  
**Cc:** 'Matthew Davis' <[matthew.davis@btinternet.com](mailto:matthew.davis@btinternet.com)>, 'Matthew Davis' <[matthew@grayswaste.com](mailto:matthew@grayswaste.com)>, "'Bailey, Louise'" <[Louise.Bailey@cyfoethnaturiolcymru.gov.uk](mailto:Louise.Bailey@cyfoethnaturiolcymru.gov.uk)>

Hi Mefty

Matthew Davis has asked me to look at the partial surrender application for Plot 8 EPR/DB3830AQ (initially issued as Permit EPR/AP3594EC sr2008No.7).

Please can you confirm:-

- Is the reason for the request by NRW for Grays to apply for the partial surrender of the permit because there is now a S2 waste exemption registered within the permit boundary to store and treat waste wood and storage of waste plastics.
- NRW legal position regarding the implications of the permit status in the area within the permit boundary where the exempt activities are to be carried out.
- The permit status and actions taken on other sites where there are registered waste exemptions within a permit boundary

If a section of the permitted site is surrendered then if or when the exemptions expire or the exemptions are no longer required the operator will need to apply to re-instate the original permit holder.

Also a surrender application would involve an application fee and the submission of a SCR which would involve undertaking intrinsic sampling at a cost to the client.

I am aware that The 2010 Regulations included a condition that in summary states that where a waste exemption is located within a permit boundary, the area and waste activities and wastes types that are common to both may be revoked in the permit by the regulator with no cost to the operator. I however am not aware of any such revocations being activities either by NRW or the EA, or the implications to the operator if they wish to use that area revoked at a later date for permitted activities again.

Therefore I welcome your comments and hopefully we can decide on the best case of action for both our client and their future operations and the regulator

Kind Regards,  
Jan

**Jan Edwards | Senior Consultant**



**Oaktree Environmental Ltd**

Registered in UK - Company No. 04850754



---

**M: 07771 360151 T: 01606 558833**– Unit 5, Oasis Park, 19 Road One, Winsford, Cheshire CW7 3RY

---

*The information contained within this e-mail, including attachments, is strictly confidential and is for the sole attention of the intended recipient(s) and may also be protected by legislation or copyright. If you have received this message in error, please delete it as unauthorized use may lead to legal action. No liability is accepted for the improper use of this email. Scanned by Kaspersky Anti-Virus.*

---