

SITE CONDITION REPORT (FROM H5 TEMPLATE)

Morfa, Trearddur Bay, Anglesey, LL65 2TY

Eaden Homes Limited

Version:	1.1	Date:	21 March 2017		
Doc. Ref:	3609-2234-D	Author:	CG	Checked:	RS
Client No:	2234	Job No:	3609		



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Document History:

Version	Issue date	Author	Checked	Description
1.0	17/3/2017	CG		Client draft
1.1	21/3/2017	CG	RS	Application submission

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	Eaden Homes Limited
Activity address	Morfa, Trearddur Bay, Anglesey, LL65 2TY
National grid reference	225863 379158
Document reference and dates for Site Condition Report at permit application and surrender	3609-2234-D Dated 21 March 2017
Document references for site plans (including location and boundaries)	See Appendix I of 3609-2234-A Site Location Map 3609/2234/01 Permit Boundary Plan 3609/2234/02

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 	<p>The site comprises open ground. No made ground is recorded as present at the site based on the information presented on the British Geological Survey (BGS) website. It is understood that inert material has been deposited at the site for the purpose of raising ground levels under a U1 exemption. The superficial deposits at the site are recorded as being tidal flat deposits comprising silt and clay. The bedrock geology at the site is recorded as comprising mica schists and psammities (metamorphosed sandstones) of the New Harbour group which is of Precambrian and Cambrian Age.</p>
<ul style="list-style-type: none"> • hydrogeology 	<p>The site is located close to the coast. The bedrock underlying the site is designated by Natural Resources Wales as a Secondary</p>

<ul style="list-style-type: none"> • surface waters 	<p>(Undifferentiated) aquifer. The superficial deposits underlying the site are designated as unproductive strata. The site is not situated within a source protection zone and there are no records of licensed groundwater abstractions within 2km of the site. It is considered that the site is not in a sensitive location with respect to groundwater receptors.</p> <p>The site is crossed by a stream running generally north to south and thence to the Inland Sea. There are no records of licensed surface water abstractions within 2km of the site.</p>
<p>Pollution history including:</p> <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 	<p>Eaden Homes Limited have confirmed that there are no pollution incidents which are known to have occurred at the site. The closest pollution incident to the site is recorded at a distance of approximately 100m to the south of the site. No further details in respect of this incident are available. Two other pollution incidents are recorded as having occurred within 2km of the site at distances of approximately 800m south east of the site and approximately 1.8km north east of the site. The pollutants in respect of these incidents are recorded as non ferrous metals (dust) and hydraulic oils respectively and the impacts to air land and water in respect of the non ferrous metals are recorded as minor. No impacts are recorded in respect of the hydraulic oils.</p> <p>Waste has been placed under an exemption from the need for a permit at the site. Preparatory works including the laying of foundations were commenced in the early 1980s. Prior to the early 1980s the site comprised open fields.</p> <p>There is no visual or existing evidence of contamination were observed during the site walkover survey undertaken on 31 January 2017.</p> <p>No evidence of damage to pollution prevention measures during the site walkover survey undertaken on 31 January 2017.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>No evidence of historic contamination at the site.</p>
<p>Baseline soil and groundwater reference data</p>	<p>None</p>

Supporting information	Information obtained from Natural Resources Wales which presented at Appendix A to this report.
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3.0 Permitted activities	
Permitted activities	<p>Site to be used for the raising of land levels as part of a residential development using imported inert waste.</p> <p>Tier 2 Bespoke Permit for the Use of Waste for Construction (up to 50,000 tonnes).</p>
Non-permitted activities undertaken	None.
<p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>Plans located in Appendix I of Management System (Doc. Ref. 3609-2234-A)</p> <p>Environmental Risk Assessment (Doc. Ref. 3609-2234-C)</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?	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 supporting information	of <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	
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 supporting information	of <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	
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 supporting information	of <ul style="list-style-type: none"> 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 supporting information	of	<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

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.

Appendix I

Information provided by Natural Resources Wales



Legend

Source Protection Zones Individual

- Zone I - Inner Protection Zone
- Zone II - Outer Protection Zone
- Zone III - Total Catchment
- Zone of Special Interest

Notes



1.0 0 0.51 1.0 Kilometers

British_National_Grid

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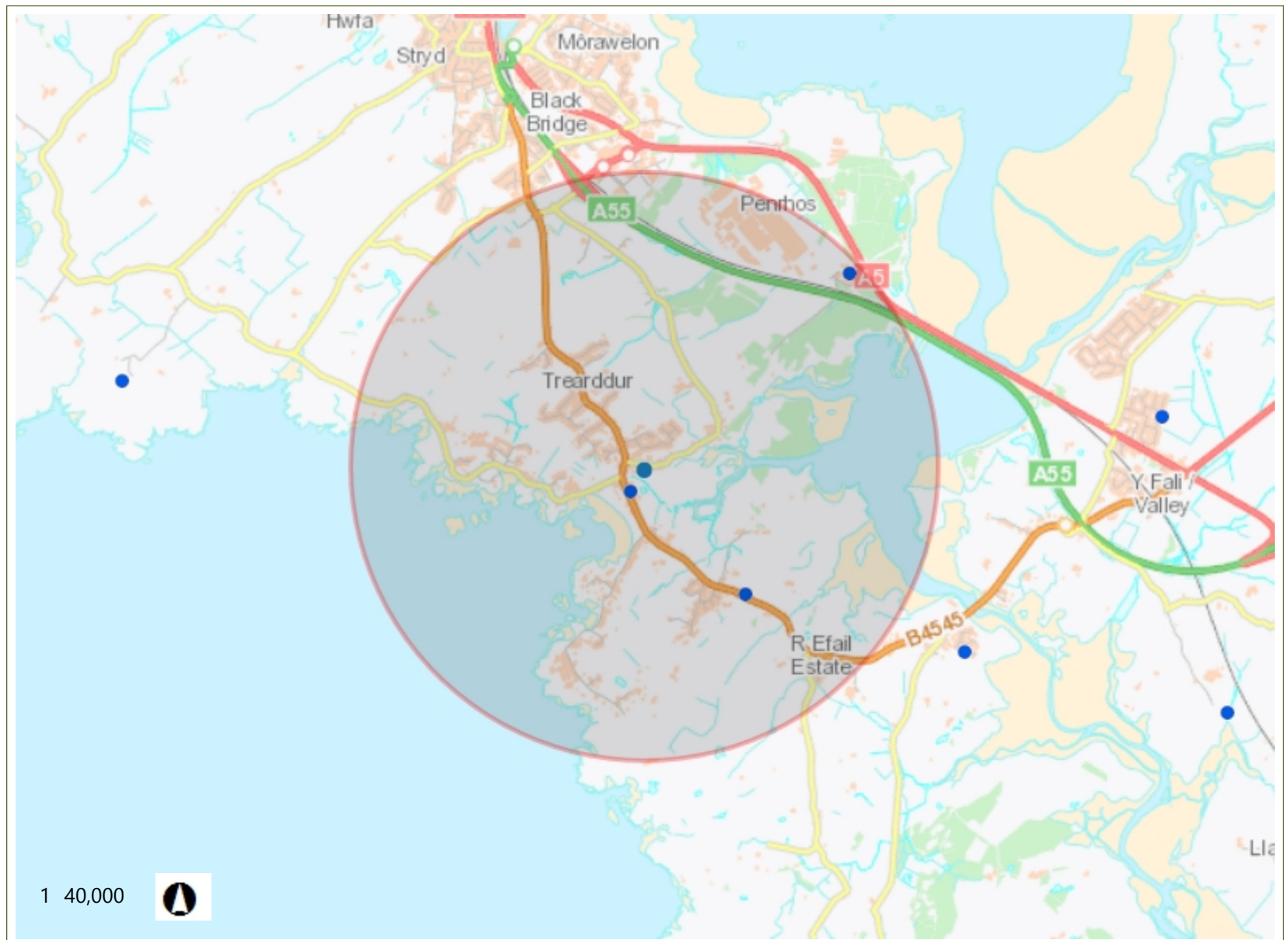
OBJECTID	Event_No_	Observed_D	Reported_D	Incident_O	Premises__	Poll_1	Poll_2	Air_Env__I	Land_Env_	Water_Env_	Grid_Ref__	X_Coord	Y_Coord
44334	1189487	03/01/2014 13:04	03/01/2014 13:04	WE/NO							SH 25662 79146	225662	379146
47888	1343140	08/06/2015 04:37	08/06/2015 04:37	WE/NO	Non-Ferrous Metals	Atmospheric Pollutants and Effects	Dust	Category 3 (Minor)	Category 3 (Minor)	Category 4 (No Impact)	SH 27153 80626	227153	380626
48336	1367112	22/08/2015 14:31	22/08/2015 14:31	WE/NO		Oils and Fuel	Hydraulic Oils	Category 4 (No Impact)	Category 4 (No Impact)	Category 4 (No Impact)	SH 26443 78450	226443	378450



Legend

- NIRS Incidents

Notes







2.0 0 1.02 2.0 Kilometers

British_National_Grid

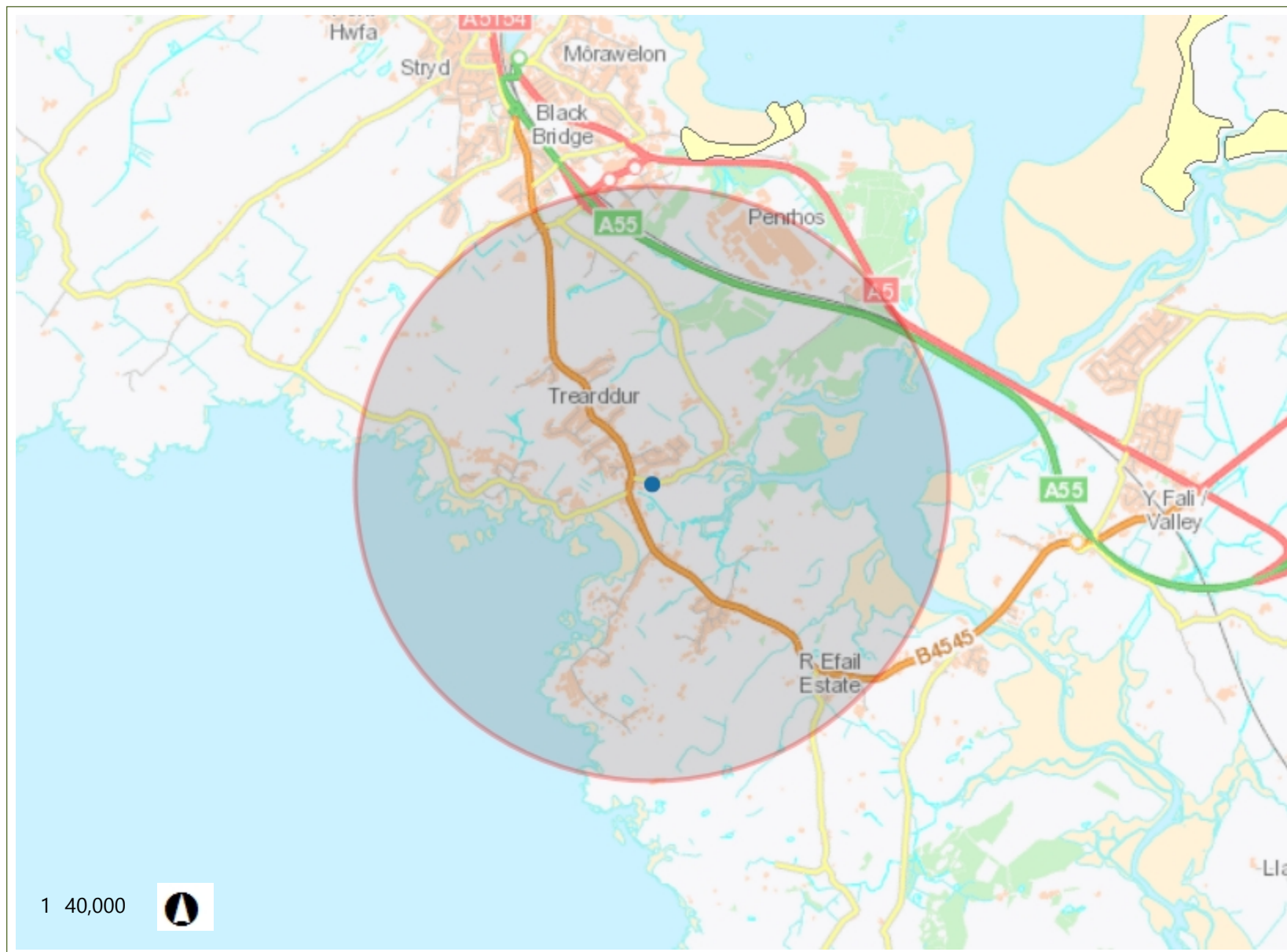
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Legend

-  Groundwater Safeguard Zones
-  Surfacewater Safeguard Zones
- Groundwater Vulnerability Zones
 -  Major
 -  Minor

Notes



2.0 0 1.02 2.0 Kilometers

British_National_Grid

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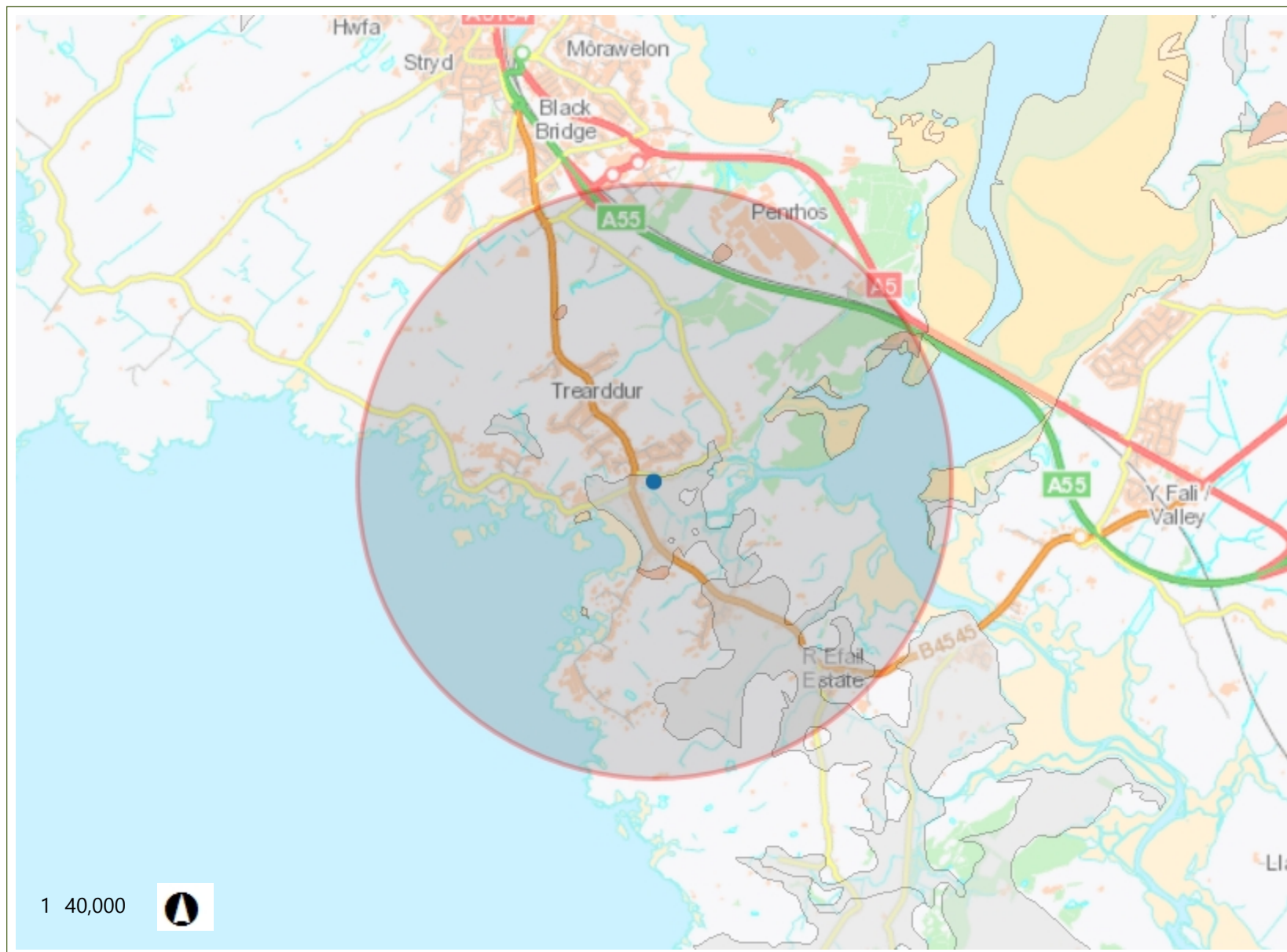


Legend

Aquifer Designation (Superficial)

- Principal
- Secondary A
- Secondary B
- Secondary (undifferentiated)
- Unproductive

Notes



2.0 0 1.02 2.0 Kilometers

British_National_Grid

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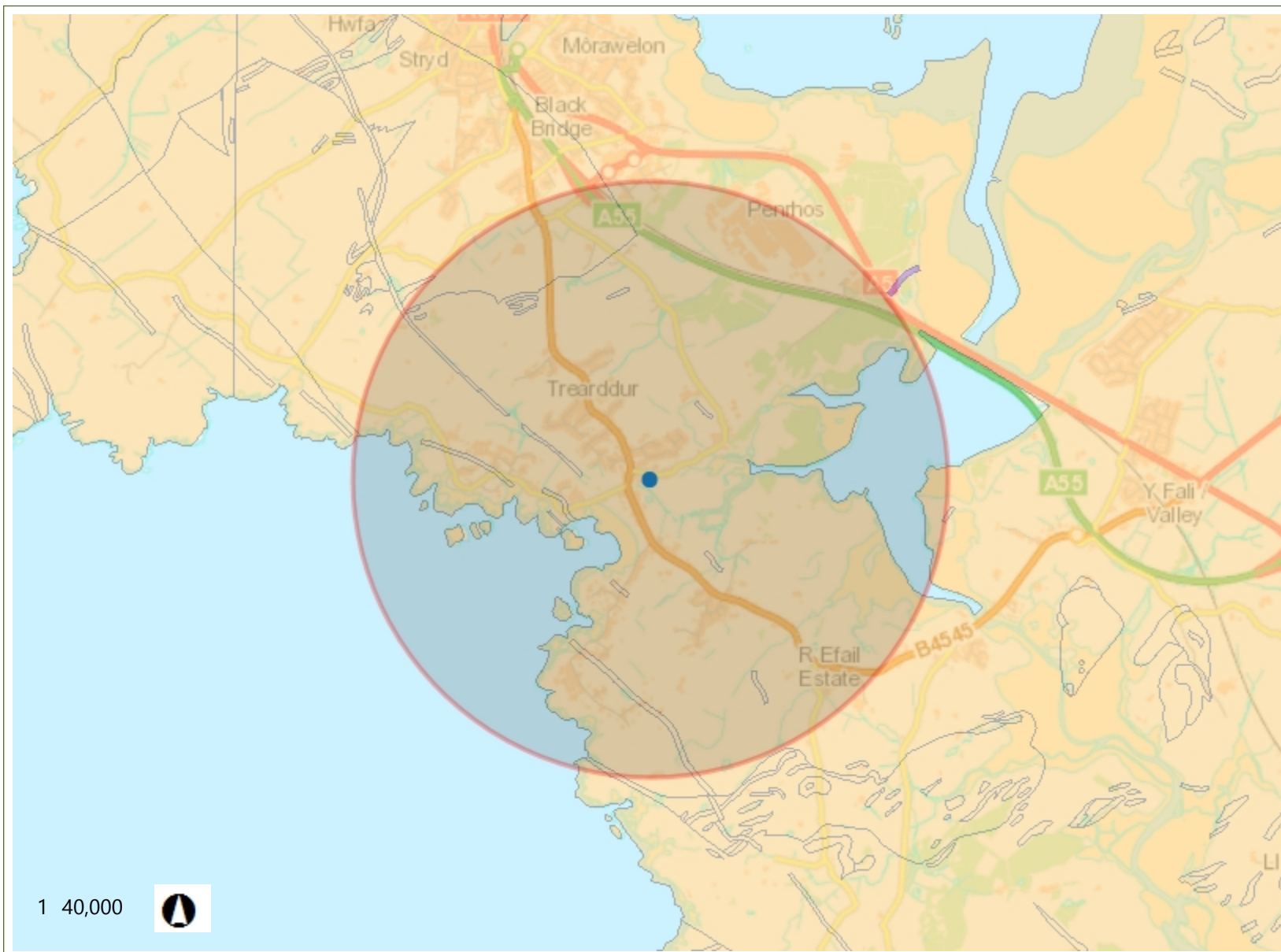


Legend

Aquifer Designation (Bedrock)

- Principal
- Secondary A
- Secondary B
- Secondary (undifferentiated)
- Unproductive

Notes



2.0 0 1.02 2.0 Kilometers

British_National_Grid

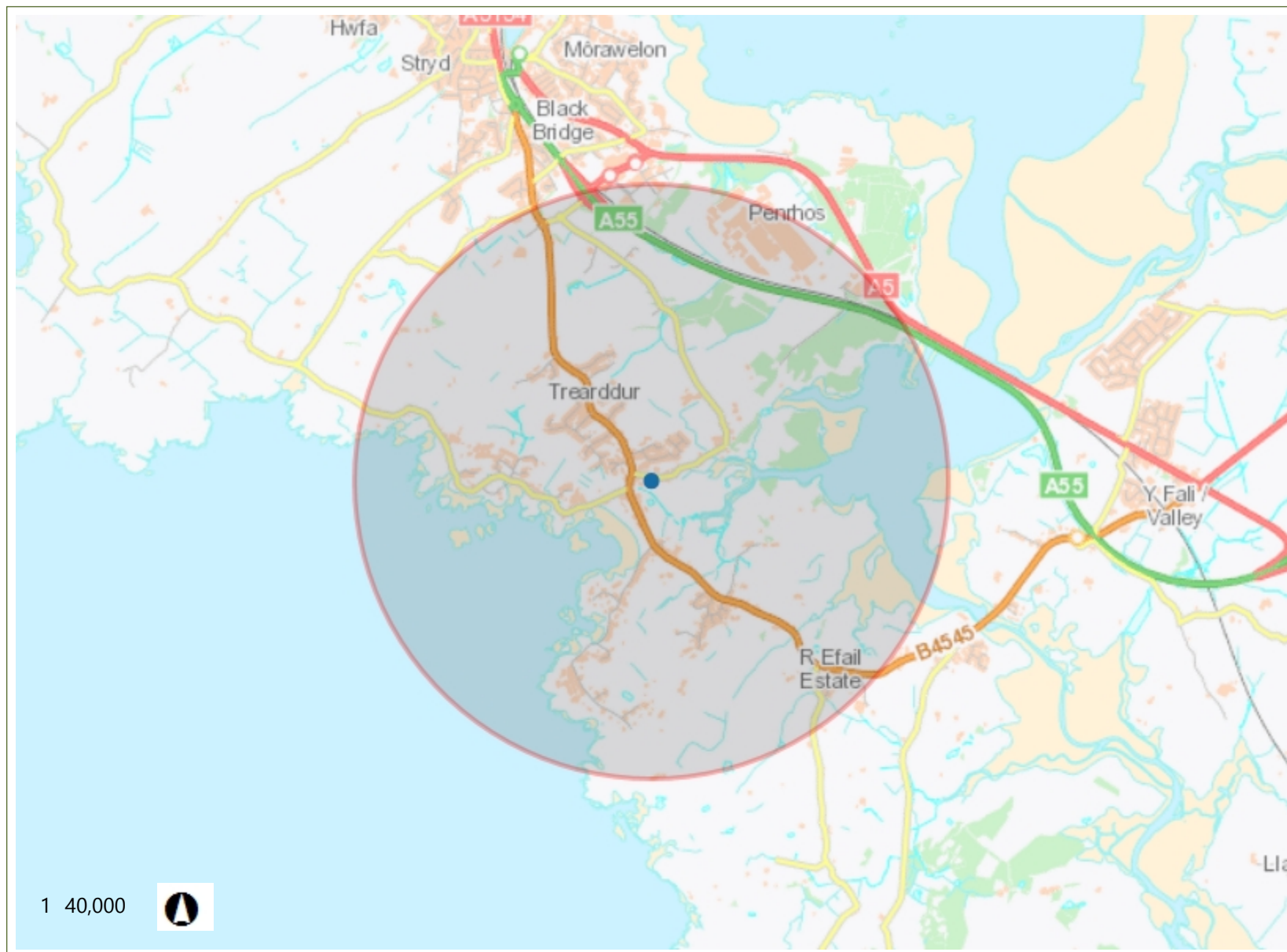
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Legend

- NALD Licence Abstraction Points
- ⊗ NALD Deregulated Abstraction Points

Notes



2.0 0 1.02 2.0 Kilometers

British_National_Grid