

SITE CONDITION REPORT

Rifkins Yard, Morfa Bach, Off Victoria Road, Rhyl, Clwyd LL18 2EW

Recycling Wales Ltd

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Waste, Planning & Environmental Consultants



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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	Recycling Wales Ltd
Activity address	Rifkins Yard, Morfa Bach, Off Victoria Road, Rhyl, Clwyd LL18 2EW
National grid reference	SJ 01277 81002
Document reference and dates for Site Condition Report at permit application and surrender	RIF-2048-B Dated 08 June 2016
Document references for site plans (including location and boundaries)	Permit Boundary Plan

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	Bedrock is identified to be that of the Kinnerton Sandstone Formation - Sandstone. Sedimentary Bedrock formed approximately 246 to 251 million years ago in the Triassic Period. Local environment previously dominated by hot deserts. These rocks were formed in mainly hot dry environments where potential evaporation was greater than precipitation; often characterised by dunes, loess and evaporates. Superficial deposits are known to be Tidal Flat Deposits - Clay, Silt And Sand formed up to 2 million years ago in the Quaternary Period a Local environment previously dominated by shorelines.
Hydrogeology	The site lies within a flood risk zone 3 due to its proximity to "The Cut" but has not experienced a severe flood during the permit's history.
Surface waters	There are no surface water features on the site.

<u>Pollution history including:</u>	
pollution incidents that may have affected land	There are no pollution incidents listed on the EA or NRW website for the site. The site and operator have a good compliance rating for pollution. Furthermore, the site's Environmental Officer has indicated that NRW's National Incident Reporting System (NIRS) database does not show any incidents within the site boundary that might result in pollution of the area.
historical land-uses and associated contaminants	Available maps show that the site was part of a small industrial holding from the early 1900's. The existing builds appear to have been constructed in the 1970s-80s. An permit was issued on 09/08/1993 for the site to recycle scrap metal and ELVs. The EA & NRW's website shows no reported incidents within the site boundary that might result in a pollution of the area.
any visual/olfactory evidence of existing contamination	There is no visual or existing evidence of contamination. The site is entirely surfaced with impermeable concrete and has been since the permit issue in 1993 therefore there is little chance of the site resulting in contamination,
evidence of damage to pollution prevention measures	No evidence of damage to pollution prevention measures. Site checks were undertaken regularly.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No site investigation undertaken at the time of application; no quantitative data readily available for the site.
Baseline soil and groundwater reference data	None
Supporting information	

3.0 Permitted activities	
Permitted activities	A20 - Metal Recycling Facility
Non-permitted activities undertaken	N/A
Document references for: plan showing activity layout; and Environmental Risk Assessment.	Permit Boundary Plan

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	N/A

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>The site has received minor (C4) breaches but no pollution as a result of the breaches was recorded. Therefore, it can be concluded that pollution prevention measures implemented on site were successful.</p>	
Checklist of supporting information	<p>Inspection records and summary of findings of inspections for all pollution prevention measures</p> <p>Records of maintenance, repair and replacement of pollution prevention measures</p>

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>No pollution incidents were recorded on site.</p>	
Checklist of supporting information	<p>Records of pollution incidents that may have impacted on land</p> <p>Records of their investigation and remediation</p>

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.

No soil, gas or water quality monitoring was conducted or required during the lifetime of the permit.

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

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.

The only potential for pollution from the decommissioning of the site is from the storage and removal of oil or fuel and rejected waste on site.

Section 4.1 of the Surrender Report details the measures in place on site to ensure the oil/fuel stored on site is securely contained and the operator has confirmed that there were no spillages of oil/fuel during his tenure at the site. Following the cessation of operations on site all fuel tanks will be removed safely.

Rejected waste is stored on site for a maximum of 5 working days and, upon cessation of operations, all rejected waste will have been removed from the site and sent for recovery or disposal at a suitably permitted site.

The operator has begun removing waste from the site and the site will be clear upon issue of this surrender application.

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.

Sections 3, 4, 5 and 6 of this document demonstrate that pollution prevention measures implemented on site were successful and that no pollution incidents have been recorded for the site. Therefore, it has been concluded that there is no requirement for intrinsic land or groundwater investigations, as the level of contamination will be low or negligible and the land has not deteriorated.

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)
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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.

The permitted activities on site have now stopped and all plant, equipment and waste will be undertaken under S2 and T9 Exemptions. The operator has had no pollution incidents recorded during the lifetime of the permit. Therefore, the land is deemed to be in satisfactory condition.