

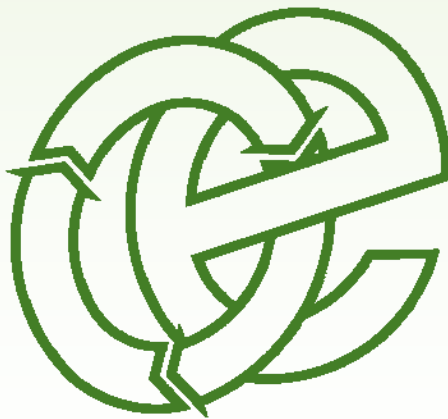
SITE CONDITION REPORT

Foregolf Golf Course & Driving Range, Alyn Waters Country Park, Llay, Wrexham LL12 0PW

Permit Reference No. EPR/QP3695VB

Fore Golf Discounts (Wrexham) Ltd

VERSION:	1.0	DATE:	3 MAY 2017		
DOC. REF:	3156-1191-SCR	AUTHOR:	JE	CHECKED:	
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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	Fore Golf Discounts (Wrexham) Ltd
Activity address	Foregolf Golf Course & Driving Range, Alyn Waters Country Park, Llay, Wrexham LL12 OPW
National grid reference	SJ 54740 33260
Document reference and dates for Site Condition Report at permit application and surrender	Permit issued 06/01/2011 (EPR/QP3695VB) 3156-1191-SCR Dated 3 May 2017
Document references for site plans (including location and boundaries)	Permit boundary Plan 3035_001B Agreed levels Plan_3035/03

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> <p>Geology</p> <p>Hydrogeology</p> <p>Surface water</p>	<p>The site comprised of an area used for the redevelopment of the Alyn Waters Golf Centre in Llay, near Wrexham, using excavated materials suitable for the proposed scheme and permitted under the Planning Permission and Std Rules permit SR2010No.8. No made ground is recorded as present at the site based on the information presented on the British Geological Survey (BGS) website.</p> <p>The superficial deposits at the site are recorded as being Glaciofluvial Deposits, Devensian - Sand And Gravel. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by ice age conditions.</p> <p>These rocks were formed in cold periods with Ice Age glaciers scouring the landscape and depositing moraines of till with outwash sand and gravel deposits from seasonal and post glacial meltwaters.</p> <p>The Salop Formation - Mudstone, Sandstone and Conglomerate. These rocks were formed from rivers depositing mainly 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 bogs depositing peat; includes estuarine and coastal plain deposits mapped as alluvium. The Salop Formation is designated as a Secondary A Minor Aquifer which are permeable layers capable of supporting water supplies. The site is not situated within a groundwater source protection zone nor is one located within 2km of the site. There are no licensed groundwater abstraction licences recorded within 2km of the site. It is considered that the site is not in a sensitive location with respect to groundwater receptors.</p> <p>There are no surface waters on site. The River Alyn is located approximately 500m to west, south and east of the site.</p> <p>As the nearest surface water i.e. river is located more than 500m from the site it is considered that the site was not in a highly sensitive location with respect to surface water receptors.</p>
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<p><u>Pollution history including:</u></p> <p>pollution incidents that may have affected land</p> <p>historical land-uses and associated contaminants</p> <p>any visual/olfactory evidence of existing contamination</p> <p>evidence of damage to pollution prevention measures</p>	<p>There are no pollution incidents listed on the EA/NRW website for the site. The site and operator have a 'good' compliance rating for pollution.</p> <p>The EA's/NRW's website shows no reported incidents within the site boundary that might result in a pollution of the area.</p> <p>Due to the inert nature of the material deposited on site, and as the scheme was carried out as a recovery activity under std rules permit SR2010No.8 there was no requirement for active management of landfill gas or leachate to be installed as part of the aftercare period.</p> <p>The site has now been completed to the contours agreed with the local planning authority and the proposed landscaping and aftercare scheme has been approved by Flintshire County Council.</p> <p>There is no visual or existing evidence of contamination.</p> <p>No evidence of damage to pollution prevention measures. Site checks were undertaken regularly.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>No site investigation undertaken at the time of application; no quantitative data readily available for the site.</p>
<p>Baseline soil and groundwater reference data</p>	<p>None</p>
<p>Supporting information</p>	

3.0 Permitted activities	
Permitted activities	A25 Deposit of waste for recovery. Std Rules Permit SR2010No.8 was issued in January 2011 for the redevelopment of part of Alyn Waters Country Park as approved by the Local Authority and County Park officers using clean sandy soils for the redevelopment of the golf course and driving range and clay material for the construction of the bunds. Mixed uncontaminated construction demolition and excavation waste being included for drainage
Non-permitted activities undertaken	N/A
Document references for: plan showing activity layout; and Site Surrender Report	Permit boundary Plan – 3035/001B Final Contour Plan – 3035/003 Site Surrender Report 1191/3156/SR

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	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.

Site Inspection Reports and Compliance Assessment Reports completed by the Environment Agency Wales and Natural Resources Wales between January 2011 when the permit was issued until the last CAR report received dated 01/12/2016 (shown in Appendix 2 of the Surrender Report (Doc. Ref. 3136-1191-SR)) will be the records used to assess the effectiveness of pollution prevention measures on site and the waste acceptance criteria followed. Copies of the permit and management system were available on site for inspection and for security waste transfer notes were kept at the operator's main office. The site manager showed he had a good understanding of the waste criteria required for the site.

Breaches recorded

- 28/11/2011 request for waste returns data
- 18/01/2012 small quantity of quarantined waste mainly consisting of wood and plastics loosely stored on site awaiting transfer to a designated skip while waiting for removal off site
- 14/03/2012 request for waste returns data
- 22/08/2012 evidence of some mud on public highway but road sweeper had been employed.
- 22/08/2012 inspection following report of potentially contaminated soils being deposited on site. Officers attended and looked at the site and checked the transfer notes for the material coming into the site. No visible evidence of non-compliant material and transfer notes were satisfactory. Therefore report of unsuitable soils being accepted at the site was unsubstantiated.
- 09/10/2012 request for waste returns data
- 27/06/2016 some standing water on site and large pieces of concrete visible, ground quite uneven and additional grass seeding needed.
- 18/10/2016 request for waste returns data
- 01/12/2016 drainage needed to be improved and large pieces of concrete still evident. Request for restoration standards as detailed in the waste recovery plan.

Request to improve drainage and reseeding and remove any contaminants eg plastic piping which was subsequently undertaken by the operator as can be seen in the current status of the site. The site has been restored to the satisfaction of the local planning authority with a view to the Country Park taking over the ownership again and incorporating the land back into Alyn Waters Country Park and any future soft landscaping being undertaken by Wrexham Council

Photos of the site have been included in Appendix 3 of the Surrender Report.

With regard to the breaches outlined above, no enforcement action was taken by the Regulator and all advised remedial actions were carried out. No pollution as a result of the breaches was recorded. Therefore, it can be concluded that pollution prevention measures implemented on site were successful and a strict waste acceptance criteria was carried out resulting in no non-confirming waste being accepted onto site.

Checklist of supporting information

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.

No pollution incidents were recorded on site. The site only accepted permitted waste types. This is confirmed by the documentation raised with all the material imported for deposit on site as part of the restoration activity.

Checklist of supporting information

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.

N/A

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 decommissioning required on site was the removal of the container used as the temporary site office/welfare unit. The metal container is no longer on site.

The Surrender Report confirms that no fuels /oils were stored on site.

Due to the strict waste acceptance criteria and the associated pre-acceptance checks there are no records of any loads being rejected waste. If any wastes had arrived on site which were not suitable for deposit they would have been returned to the producer immediately. In the event that non conforming waste eg small pieces of wood, metal, plastic found in a load after the waste had been deposited, it was required under the permit and stated in the site's management system to be removed and quarantined prior to removal off site as required.

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)

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 and equipment have been removed from the site. The operator had instances of non-compliance recorded during the lifetime of the permit but these related request to submit waste returns data, an incident of mud on highway and request to improve the surface water drainage and reseed parts of the site. There were no reported incidents of permit breaches relating to waste types or associated with the deposit of material as part of the restoration operation. The drainage and seeding issues were addressed accordingly. Therefore, the land is deemed to be in satisfactory condition.

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