

SITE CONDITION REPORT (FROM H5 TEMPLATE)
East Bank Road, Felnex Industrial Estate, Newport, Gwent,
NP19 4PP

KDK Metals Ltd

Version:	1.0	Date:	26 September 2017		
Doc. Ref:	3617-2104-SCR	Author:	RD	Checked:	DM
Client No:	2104	Job No:	3617		



Oaktree Environmental Ltd

Waste, Planning & Environmental Consultants



Oaktree Environmental Ltd, Lime House, Road Two, Winsford, Cheshire, CW7 3QZ
Tel: 01606 558833 | Fax: 01606 861183 | E-Mail: sales@oaktree-environmental.co.uk | Web: www.oaktree-environmental.co.uk
REGISTERED IN THE UK | COMPANY NO. 4850754

Document History:

Version	Issue date	Author	Checked	Description
1.0	29/06/2017	RD	JE	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	KDK Metals Ltd
Activity address	East Bank Road, Felnex Industrial Estate, Newport, Gwent, NP19 4PP
National grid reference	ST 32527 85655
Document reference and dates for Site Condition Report at permit application and surrender	3617-2104-SCR Dated 26 September 2017
Document references for site plans (including location and boundaries)	See Appendix I of 3617-2104-EMS Sensitive Receptors Plan 3617/2104/04 Permit Boundary Plan 3617/2104/02

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 a scrap metal facility. No made ground is recorded as present at the site based on the information presented on the British Geological Survey (BGS) website. The superficial deposits at the site are recorded as marine or estuarine alluvium deposits comprising the Quaternary Period. An alluvium is a mixture of silt, sand and gravel in a clay matrix. The bedrock geology at the site is recorded as triassic rocks which are of a flat lying sandstone which unconformably overlie the older rocks.</p>
<ul style="list-style-type: none"> • hydrogeology 	<p>The superficial deposits are secondary undifferentiated aquifer whilst the bedrock may support an aquifer it is likely to be saline in nature or vulnerable to saline intrusion</p>

<ul style="list-style-type: none"> • Surface waters 	<p>The site is located within 120m of the Outer tidal zone of the River Usk which is South west of the site; there are no surface waters on 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>Based on information presented on the Environment Agency Website there are no recorded pollution incidents within 2km of the site.</p> <p>Old maps dating back to 1880 show the site as being developed as part of the industrial area from the early 1970s.</p> <p>It is understood from Massey Metals Ltd that there is no visual or olfactory evidence of existing contamination at the site or evidence of damage to pollution prevention measures</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>
<p>Supporting information</p>	<p>None</p>

3.0 Permitted activities	
<p>Permitted activities</p>	<p>Tier 3 Bespoke Environmental Permit.</p>
<p>Non-permitted activities undertaken</p>	<p>Exempt activities under Exemptions T4, T9 and S2 storage and treatment of scrap metals.</p>
<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. 3617-2104-A)</p> <p>Environmental Risk Assessment (Doc. Ref. 3617-2104-D)</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)
---	-----------	---

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	<ul style="list-style-type: none"> • 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	<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)
--	---

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.