

ENVIRONMENTAL PERMIT APPLICATION

Site Condition Report
Prepared for: Tip Top Toilets Limited
Client Ref: 402.07841.00001

SLR Ref: 402.07841.00001
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BASIS OF REPORT

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FIGURES

DRAWING 001	Site Location Plan
DRAWING 002	Environmental Permit Boundary, Site Layout and Drainage
DRAWING 003	Sources, Pathways and Receptors
DRAWING 004	Cultural and Natural Heritage

1.0 INTRODUCTION

SLR Consulting Limited (SLR) has been instructed by Tip Top Toilets Limited to prepare an Environmental Permit (EP) application for their Waste Transfer Station (WTS) in Aberdare. This Site Condition Report (SCR) is provided in support of the environmental permit application, in accordance with Natural Resource Wales (NRW) guidance.

This report was created in accordance with NRW Site Condition Report guidance¹.

2.0 SITE DETAILS

1.0 SITE DETAILS	
Name of the applicant	Tip Top Toilets Limited
Activity address	Fedw Hir Eco Centre Waste Transfer Station Fedw Hir Llwydcoed Aberdare CF44 0DX
National grid reference	SN 99357 06198
Document reference and dates for Site Condition Report at permit application and surrender	Site Condition Report 402.07841.00001/SCR May 2018
Document references for site plans (including location and boundaries)	Site Location 402.07841.00001/Drawing 001 Environmental Permit Boundary and Layout 402.07841.00001/Drawing002

3.0 CONDITION OF LAND AT PERMIT ISSUE

2.0 Condition of the land at permit issue	
Environmental setting including:	The Site lies within a predominantly agricultural area with pockets of woodland, open land and farm buildings dispersed

¹ Natural Resource Wales Site Condition Report Template, Version 3, October 2014

<ul style="list-style-type: none">• geology• hydrogeology• surface waters	<p>throughout. There are also several industrial receptors. There are two Sites of Special Scientific Interest within 1km of the Site.</p> <p>Geology</p> <p>A review of the British Geological Survey² reveals that the Site is underlain by a superficial geology of Diamicton Devensian Till. This is indicative of a glacial environment.</p> <p>The bedrock comprises the South Wales Lower Coal Measures Formation Mudstone, Siltstone and Sandstone, indicative of a fluvial environment.</p> <p>Hydrogeology</p> <p>I. Aquifer Status</p> <p>Mapping illustrated on http://magic.defra.gov.uk, accessed on March 2018, indicated the site lies on an area of bedrock classified as a Secondary A aquifer. No information is available for superficial deposits.</p> <p>II. Source Protection Zone</p> <p>As per the Lle Map Browser³, the Site does not lie within a Source Protection Zone.</p> <p>Hydrology</p> <p>The Site lies within the catchment of the River Severn.</p> <p>There are multiple surface water receptors within a 1km radius of the Site.</p> <p>The Nant y Faeldref conjoins with the Nant y Gwyddel approximately 30m to the north east of the proposed boundary. The Nant y Gwyddel then continues to flow to the east of the site. A further tributary, the Cwm Cae'rodyn flows approximately 170m to the west before also joining the Nant y Gwyddel.</p> <p>There are several further surface water bodies in the vicinity of the Site including Nant Hir Reservoir approximately 640m</p>
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² British Geological Survey www.bgs.ac.uk, Accessed February 2018

³ Lle Geo-portal for Wales Map Browser, <http://lle.gov.wales/map#!=289;&m=-3.43484,51.75394,13&b=europa>, accessed in February 2018

	<p>north.</p> <p>Flooding</p> <p>The NRW Long term flood risk map⁴ reveals that the Sites south-eastern corner is at low risk of flooding from surface water.</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>Historical Land Use</p> <p>Historical Land Use has been determined from a review of the Old Maps Online website⁵ and Google Earth Pro⁶.</p> <p>On Site</p> <p>1905⁴ – Open Land</p> <p>1921⁴ – Open Land</p> <p>1951⁴ – Open Land</p> <p>2001⁵ - disturbed land with roads</p> <p>2013⁵ – Additional buildings similar to current layout of Site.</p> <p>Off Site</p> <p>1905⁴ – <i>North and West:</i> Agricultural Land, Open Land, Woodland.</p> <p><i>East:</i> Woodland, Quarry Bryn-defaid patch approx. 490m east and multiple quarries beyond this.</p> <p><i>South:</i> Fedw Hir Hospital residential premises.</p> <p>1921⁴ – <i>North:</i> Open land, roads</p> <p><i>South:</i> Open land, railway 1.2km and Llwydcoed settlement</p> <p><i>West:</i> limited map</p> <p>1951⁴ – <i>North:</i> Open Land and Woodland .</p> <p><i>South:</i> Residential premises</p> <p>Pollution Incidents</p> <p>On Site None Recorded⁷</p> <p>Off Site There are no pollution incidents</p>

⁴Natural Resource Wales Long Term Flood Risk Map <https://naturalresources.wales/evidence-and-data/maps/long-term-flood-risk>, accessed in February 2018

⁵Old Maps Online, <http://www.oldmapsonline.org/map/nls/101605985>, accessed in February 2018

⁶Google Earth Pro, accessed in February 2018

⁷Data.gov.uk Environmental Pollution Incidents Data Set <https://data.gov.uk/dataset/environmental-pollution-incidents>, accessed March 2018

	recorded within 1km of the Site. The nearest pollution incident to the Site is located 1.1km north and occurred on 12/06/2017. It constituted a significant impact to water from the spillage of construction and demolition waste. The second closest pollution incident is 4.8km northwest and involved the release of inert material or waste to water on 11/03/2016.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No intrinsic investigations have been undertaken due to the history of land.
Baseline soil and groundwater reference data	No intrinsic investigations have been undertaken due to the history of the land.
Supporting information	<ul style="list-style-type: none"> • Source information identifying environmental setting and pollution incidents • Historical Ordnance Survey plans • Site reconnaissance • Historical investigation / assessment / remediation / verification reports • Baseline soil and groundwater reference data

4.0 PERMITTED ACTIVITIES

3.0 Permitted activities	
Permitted activities	<p>It is proposed that the Site is operated as a Waste Transfer Station. Tip Top Toilets Limited will hire out toilet facilities for events and will accept the toilets and waste back onto Site. The waste will be stored on site in bulk, in a large bunded tank prior to being emptied by a contractor and disposed of at a suitably licenced facility. The waste codes applicable to the Site include the following R and D codes:</p> <ul style="list-style-type: none"> • R13 Storage of Waste Pending Recovery

Non-permitted activities undertaken	N/A
Document references for: <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	Environmental Permit Boundary and Layout 402.07841.00001/Drawing 002 Environmental Risk Assessment 402.07841.00001/ERA

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.

5.0 CONCLUSION

In conclusion it is considered that the possibility of contaminants being present in the soil prior to the commencement of operations on site is negligible. The history of the site indicates that the ground has been green-belt for the majority of its history until the early 2010s.

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