

C B Environmental Ltd

# **SITE CONDITION REPORT**

## **Glanyrafon Transfer Station (Civic Amenity Site)**

Glanyrafon Industrial Estate,  
Aberystwyth,  
Ceredigion.  
SY23 3JQ

This Site Condition Report was prepared in support of a waste management licence (WML 34305) variation application and uses the format of the Environment Agency guidance and template: LIT 8001 Version 3.0 April 2013.

The following instructions from the template apply:

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.

<b>1.0 SITE DETAILS</b>	
Name of the applicant	<b>C B Environmental Ltd</b>
Activity address	<b>Glanyrafon Transfer Station (Civic Amenity Site), Glanyrafon Industrial Estate, Aberystwyth. SY23 3JQ</b>
National grid reference	<b>SN 60802 80129</b>
Document reference and dates for Site Condition Report at permit application and surrender	<b>CAA/SCR/2016</b>  <b>20/04/2016 (Prepared for licence variation application)</b>
Document references for site plans (including location and boundaries)	<b>Infrastructure inc. drainage: CAA/SP/I/002</b>

**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.

<b>2.0 Condition of the land at permit issue</b>	
Environmental setting including: <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	<b>Colluvium over layers of floodplain gravel bars within a valley cut into 'Aberystwyth Grits' (shale and mudstone formation). Subsurface percolation from east to west. River Rheidol, at least 280m to the north, with a small tributary in a ditch running along the southern boundary of the site.</b>
Pollution history including: <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<b>Prior to the development of the industrial estate this area of land was low-grade fields used in agriculture. The plot was initially developed and licenced as the Glanyrafon Waste Transfer Station with the Civic Amenity site later being established on part of the facility with its own security fencing, concrete surfacing and sealed drainage systems. The area of the transfer station which is to be incorporated into the civic amenity site is already surfaced with separate drainage systems. There is no sign of contamination at this time.</b>

Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	<b>The site is on a floodplain which has been subjected to acid mine drainage and is known to have higher levels of aluminium, lead and zinc. (University of Aberystwyth studies and published academic papers).</b>
Baseline soil and groundwater reference data	<b>N/A</b>
Supporting information	<ul style="list-style-type: none"> <li>• Source information identifying environmental setting and pollution incidents</li> <li>• Historical Ordnance Survey plans</li> <li>• Site reconnaissance</li> <li>• Historical investigation / assessment / remediation / verification reports</li> <li>• Baseline soil and groundwater reference data</li> </ul>

<b>3.0 Permitted activities</b>	
Permitted activities	<b>Despite being a low-risk civic amenity site this facility is subject to a bespoke waste management licence due to its proximity to a SSSI. The extension to the yard area is being transferred from the Glanyrafon Waste Transfer Station which holds a licence as a Household, Commercial and Industrial Waste Transfer Station with Asbestos Storage.</b>
Non-permitted activities undertaken	<b>N/A</b>
Document references for: <ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• environmental risk assessment.</li> </ul>	<b>Plan showing current layout Ref: CAA/SP/OL/002</b>  <b>Environmental Risk Assessment Ref: CAA/RA/002</b>

**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?	<b>Yes – subject to the associated normal variation application</b>
Have there been any changes to the permitted activities?	<b>No</b>
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	<b>No</b>
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	
Contained within the EMS for the 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	
None recorded	
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)	
None	
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	
See Vulnerable Receptors Map	
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)	
N/A	

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

**The Civic Amenity Site has been routinely audited by the EA/NRW since its establishment with only minor wear to the concrete surfacing being noted. All security fencing, concrete partitioning and gates are in good order. Drainage systems are free flowing with waste types being stored according to areas of the yard being serviced by either surface water or foul sewer systems.**