

# **SITE CONDITION REPORT**

**Submitted on Behalf of Associated British Ports**

**Site Name:** Roath Dock Cardiff

**Project:** Biomass & RDF Export Facility

**Permit Number:** tbc

Prepared By:  
**Beyond Waste Ltd**



**Beyond Waste**

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**DOCUMENT CONTROL SHEET**

<b>Client:</b>	Associated British Ports
<b>Project:</b>	Biomass & RDF Export Facility Roath Dock Cardiff
<b>Title</b>	Site Condition Report

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	CEnv, MCIWM, UKLA, IEMA (qualified auditor)
<b>Signed</b>	
<b>Date Issued</b>	5 <sup>th</sup> June 2015
<b>Approved by</b>	
<b>Position</b>	
<b>To be reviewed</b>	Annually or more frequently as needed

**Distribution List**

Retain onsite

**INSTRUCTION TO PERMIT HOLDER**

**During the life of the permit: maintain sections 4-7**

**At surrender: add new doc reference in Section 1.0; complete sections 8-10; & submit with surrender application.**

1.0 SITE DETAILS	
Name of the applicant	Associated British Ports
Activity address	Roath Dock, Old Clipper Road, Cardiff, CF10 4LY
National grid reference	ST 20312 74837
Document reference and dates for Site Condition Report at permit application and surrender	June 2015
Document references for site plans (including location and boundaries)	Site Location Plan ABP/Cardiff/001

**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.

2.0 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	<p>The site is situated within the dock area and is isolated. It is bound to the northwest, northeast by dock water and by surrounding port activities to the south, east and west. Beyond the port activities southeast lies the Severn Estuary a designated SSSI and Ramsar site (over 250m away).</p> <p>The site surface is a combination of concrete forming an impermeable surface layer and tarmac hard standing. Both surfaces drain to interceptors.</p> <p>The site lies outside any aquifer or groundwater source protection zone.</p>

<p>Pollution history including:</p> <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>	None (Shown in Appendix 1)
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	None
<p>Baseline soil and groundwater reference data</p>	
<p><b>Supporting information</b></p>	<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>

<p><b>3.0 Permitted activities</b></p>	
<p>Permitted activities</p>	<p>Storage of woodchip and RDF pending export via ship</p>
<p>Non-permitted activities undertaken</p>	
<p>Document references for:</p> <ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• environmental risk assessment.</li> </ul>	<p>Controlled Water Risk Assessment 05.06.15  Dust Risk Assessment 05.06.15  Environmental Management System Summary 05.06.15</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.

4.0 Changes to the activity during permitted life	
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 of supporting information	<ul style="list-style-type: none"> <li>• Plan showing any changes to the boundary (where relevant)</li> <li>• Description of the changes to the permitted activities (where relevant)</li> <li>• List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)</li> </ul>

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 of supporting information	<ul style="list-style-type: none"> <li>• Inspection records and summary of findings of inspections for all pollution prevention measures</li> <li>• Records of maintenance, repair and replacement of pollution prevention measures</li> </ul>

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 of supporting information	<ul style="list-style-type: none"> <li>• Records of pollution incidents that may have impacted on land</li> <li>• Records of their investigation and remediation</li> </ul>

<b>7.0 Soil and water quality monitoring (where undertaken)</b>	
Provide details of any soil 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.	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Description of soil gas and/or water monitoring undertaken</li> <li>• Monitoring results (including graphs)</li> </ul>
<b>8.0 Decommissioning and removal of pollution risk</b>	
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.	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Site closure plan</li> <li>• List of potential sources of pollution risk</li> <li>• Investigation and remediation reports (where relevant)</li> </ul>
<b>9.0 Reference data and remediation (where relevant)</b>	
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.	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Land and/or groundwater data collected at surrender (where needed)</li> <li>• Assessment of satisfactory state</li> <li>• Remediation and verification reports (where undertaken)</li> </ul>

#### 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 ceased
- decommissioning is complete, and the pollution risk has been removed
- the land is in a satisfactory condition. ie no worse than it was at the point the permit was issued

**Appendix 1: EA Pollution History Screenshot (WIMBY) Roath Dock, Cardiff**

**Map legend**

Click on a feature for details of that site

- Pollution Incidents ⓘ
- ▲ Major
- ▲ Significant
- Industrial Pollution ⓘ
- Industrial Operator Scores (OPRA) 2011 ⓘ
- Compliance Rating Scores ⓘ
- Mining Waste ⓘ
- Historic Industrial Operator Scores (OPRA) ⓘ
- Other national environmental organisations ⓘ

Roath Dock, Cardiff at scale 1:10,000 Other maps ⓘ Data search ⓘ Text only version ⓘ

Application Area

Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.  
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