



DPS Process Solutions Limited

Caldicot R&D Facility

Environmental Permit Application

Site Condition Report

June 2017



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Document Control

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Issue	Date	Status
1	30/06/2017	Final



USING EA SITE CONDITION REPORT TEMPLATE

1.0 Site Details	
Name of the applicant	DPS Process Solutions Limited
Activity address	Unit 4 Severn Bridge Industrial Estate Caldicot Monmouthshire NP26 5PW
National grid reference	ST 49340 87990

Document reference and dates for Site Condition Report at permit application and surrender	Application Site Condition Report (June 2017)
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Document references for site plans (including location and boundaries)	DPS/A102691/LOC/01 – Site Location J17002-DPSPS-R-XD-0002 – Layout Plan Severnbridge Unit 7
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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> <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p><u>Site Setting</u></p> <p>The application site is situated to the east of the Severn, off Symondscliff <u>Way</u>, Bridge Industrial Estate, approximately 1.2km south east from the town of Caldicot.</p> <p>Access to the site is achieved via Symondscliff Way which runs parallel to the western boundary of the site. The immediate surroundings of the site comprise an industrial setting to the west, south and north west of the site. Beyond the industrial estate is the residential area of Deepweir. A railway line is located approximately 40m east from the application site and runs in a north-south direction. Residential dwellings of Gray Hill View are located to east of the site, beyond the railway line</p> <p><u>Geology</u></p> <p>With reference to the British Geological Survey's (BGS) 'Geology of Britain Viewer', the bedrock geology of the site comprises sandstone of the Mercia Mudstone Group which was formed approximately 200 to 251 million years ago in the Triassic Period. The superficial deposits comprise River Terrace Deposits 2 which were formed up to 3 million years ago on the Quaternary Period.</p> <p><u>Surface waters</u></p> <p>The closest surface water feature to the application site is the Nedern Brook which runs in a north-south direction approximately 315m west of the site. The River Severn is also located approximately 830m south of the site.</p> <p>With reference to Natural Resources Wales 'Flood Risk Map Viewer', the site is not situated in an area at risk of flooding.</p> <p><u>Ecology</u></p> <p>With reference to the Multi-Agency Geographic Information for the Countryside (MAGIC) website, there are two statutory ecological designated sites within 1km of the application site. The Gwent Levels – Magor and Undy is located approximately 370m south of the</p>
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	application site and is designated as a Site of Special Scientific Interest (SSSI). The Severn Estuary is also designated as a SSSI and is located approximately 560m south of the application site.
<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>With reference to historic maps dated from 1887 to present, the following activities were identified on the site:</p> <p>1887: The site and the surrounding area are generally shown as open undeveloped/agricultural land.</p> <p>1888 – 1964: No significant changes within the site boundary.</p> <p>1965: Railway line is situated to the east of the application site which runs in a north-south direction.</p> <p>1966 – 1984: No significant changes within the site boundary.</p> <p>1985 – Severn Bridge Industrial Estate is established on site and the surrounding area to the west and comprises a series of industrial type buildings. A large building is situated on the application site which is identified as a warehouse.</p> <p>1986 – 1990: No significant changes within the site boundary.</p> <p>1991: Warehouse that is currently situated on site has been extended to the east.</p> <p>1991 – present: no significant changes within the site boundary.</p> <p>There is no visual olfactory evidence of contamination on site within the Environmental Permit boundary. However, there may have been some localised spills of petrol and/or diesel as a result of the historical land uses.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	There is no evidence of historic contamination within the site boundary.
Baseline soil and groundwater reference data	None provided.
Supporting information	None provided.



3.0 Permitted activities	
Permitted activities	<p>The proposed activities on site will fall under the following R/D Codes:</p> <p>D15: Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced)</p> <p>R13: Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)</p> <p>D14: Repackaging prior to submission to any of the operations numbered D1 to D13</p> <p>D9: Physio-chemical treatment not specified elsewhere in Annex IIA which results in final compounds or mixtures which are discarded by means of any of the operations numbered D1 to D8 and D10 to D12.</p> <p>R3: Recycling/reclamation of organic substances which are not used as solvents (including composting and other biological transformation processes).</p> <p>R5: Recycling/reclamation of other inorganic materials.</p> <p>R4: Recycling/reclamation of metals and metal compounds</p>
Non-permitted activities undertaken	None.
Document references for:	<p>DPS/A102691/LOC/01 – Site Location</p> <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. <p>J17002-DPSPS-R-XD-0002 – Layout Plan Severnbridge Unit 7</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?	N/A
Have there been any changes to the permitted activities?	N/A
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	N/A
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.	
Checklist of supporting information	<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 of supporting information	<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 of supporting information	<ul style="list-style-type: none"> • Description of soil gas and/or water monitoring undertaken • Monitoring results (including graphs)
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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)
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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)
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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.