



SITE CONDITION REPORT

Asphalt Recycling Facility at the Wainwright Avonmouth Asphalt Facility, Rockingham Park

SECTIONS 1-3 COMPLETED December 2022

SECTIONS 4-7 TO BE MAINTAINED DURING THE LIFE OF THE PERMIT

SECTIONS 8-10 TO BE COMPLETED AT SURRENDER AND ACCOMPANY SURRENDER APPLICATION.

1.0 SITE DETAILS	
Name of the applicant	John Wainwright & Co Ltd
Activity address	Land adjacent to the Wainwright Avonmouth Asphalt Facility, Rockingham Park, Smoke Lane, Avonmouth, Bristol, BS11 0FJ'.
National grid reference	ST 52513 80813
Document reference and dates for Site Condition Report at permit application and surrender	V1. December 2022
Document references for site plans (including location and boundaries)	Site Plan Ref: 661B/Permit/01.

2.0 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>Tidal Deposits and Alluvium (clays and silts with peat lenses), underlain at depth by strata from the Mercia Mudstone Group.</p> <p>Network of ditches on site and the Bristol Channel some 300m to the west of the site.</p> <p>The site is in Flood Zone 3.</p> <p>Tidal Flat Deposits – Unproductive strata Mercia Mudstone Group – Secondary B Aquifer</p> <p>There is no ground or surface water abstractions.</p> <p>There are no water courses in the site.</p> <p>No point source emission to surface waters.</p>
Pollution history including: <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>Map evidence indicates that the site was formerly open farm land until sometime around WWII when an anti-aircraft battery was installed to the north.</p> <p>The surrounding area has been heavily developed during the last 50 years forming a large expanse of industrial area.</p> <p>The land has been developed in accordance with planning and has since been used to store cranes.</p>

Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Please refer to the 2013 Desk Study and Ground Investigation required to discharge Planning Conditions for consent 13/04702/COND.
Baseline soil and groundwater reference data	Please refer to the 2013 Desk Study and Ground Investigation required to discharge Planning Conditions for consent 13/04702/COND. MAGIC.
Supporting information	2013 Desk Study and Ground Investigation required to discharge Planning Conditions for consent 13/04702/COND. MAGIC.

3.0 Permitted activities	
Permitted activities	Asphalt Recycling
Non-permitted activities undertaken	None
Document references for: <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	661B/Permit/01. Appendix F Environmental Risk Assessment.
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 of supporting information	<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 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
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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
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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.