

# **SITE CONDITION REPORT**

REF: BATPA18/14

**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	Bristol & Avon Transport & Recycling Ltd
Activity address	Westgate Phase 2, Land off Holloway Road, Western Approach, Severnside, Bristol, BS35 4BR
National grid reference	ST56101 83191

Document reference and dates for Site Condition Report at permit application and surrender	BATPA18/14
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Document references for site plans (including location and boundaries)	Drawing Title	Drawing Number
	Site Location Map	2928/772/01
	Permit Boundary Plan	2928/772/02
	Existing Ground Levels sheet 1	2928/772/03 Sheet 1
	Existing Ground Levels sheet 2	2928/772/03 Sheet 2
	Proposed Ground Levels sheet 1	2928/772/04 Sheet 1
	Proposed Ground Levels sheet 2	2928/772/04 Sheet 2
	Sections	2928/772/05

**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>	<p>The site is located 2km of the Severn Estuary. The site is not located within a source protection zone or any principal aquifers.</p> <p>The geology of the area is taken from the British Geological Society map for the area. The superficial ground and drift geology are tidal flat deposits, rock type Clay and Silt. The bedrock is mercia mudstone.</p> <p>The majority of the site is drained by land</p>

	<p>drains and ditches which run along the Northern and Southern site boundary.</p> <p>In areas not covered by warehouse buildings the site will be laid to an impermeable hardstanding of yard areas, where clean runoff is drained to interceptors. There will be a holding ponds constructed to contain surface waters during the construction phase and final attenuation and wildlife ponds created following the land raise as part of the final development of the site.</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>	<p>No previous pollution incidents reported or evidence visual or olfactory of existing contamination.</p> <p>Land previously agricultural pasture land</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>BAT.GI.11.18 was completed in November 2018 and is included with this application. The trial pit logs and chemical analysis conclude that the existing ground conditions are clean, naturally occurring with no evidence of historic contamination.</p> <p>Ecological Report 182833_1 is included with this application. The following surveys have been completed or are on-going as part of the Phase 2 ecology:</p> <ul style="list-style-type: none"> <li>• At Tree Height Survey</li> <li>• Badger Survey</li> <li>• Botanical Survey</li> <li>• Bat Roost Inspection Survey</li> <li>• HIS and eDNA Survey</li> <li>• Reptile Survey</li> <li>• Watervole and Dormouse Survey</li> </ul>
<p>Baseline soil and groundwater reference data</p>	<p>Ground Investigation report BAT.GI.11.18 was completed in November 2018 and is included with this application.</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>

<b>3.0 Permitted activities</b>	
<p>Permitted activities</p>	<p>Use of waste for the construction of Warehousing and associated yard areas. Please refer to the application summary for further details BATPA18/13</p>
<p>Non-permitted activities undertaken</p>	
<p>Document references for:</p>	<p>Environmental Risk Assessment BATPA1802</p>

<ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• environmental risk assessment.</li> </ul>	Site Location Map	2928/772/01
	Permit Boundary Plan	2928/772/02
	Existing Ground Levels sheet 1	2928/772/03 Sheet 1
	Existing Ground Levels sheet 2	2928/772/03 Sheet 2
	Proposed Ground Levels sheet 1	2928/772/04 Sheet 1
	Proposed Ground Levels sheet 2	2928/772/04 Sheet 2
	Sections	2928/772/05

**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.

<b>4.0 Changes to the activity</b>	
<b>Have there been any changes to the activity boundary?</b>	If yes, provide a plan showing the changes to the activity boundary.
<b>Have there been any changes to the permitted activities?</b>	If yes, provide a description of the changes to the permitted activities
<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>	If yes, list of them
<b>Checklist of supporting information</b>	<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>

<b>5.0 Measures taken to protect land</b>	
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.	
<b>Checklist of supporting information</b>	<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>

<b>6.0 Pollution incidents that may have had an impact on land, and their remediation</b>	
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.	
<b>Checklist of supporting information</b>	<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>

## 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.

<b>Checklist supporting information</b>	<b>of</b>	<ul style="list-style-type: none"><li>• <b>Description of soil gas and/or water monitoring undertaken</b></li><li>• <b>Monitoring results (including graphs)</b></li></ul>
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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.

<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>
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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.

<b>Checklist of supporting information</b>	<ul style="list-style-type: none"><li>• Land and/or groundwater data collected at application (if collected)</li><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>
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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.