

3922/2385/SCR

**SITE CONDITION REPORT
CHLOROS ENVIRONMENTAL LTD**

Unit 145, Elm Drive

Hartlebury Trading Estate

Hartlebury

Worcestershire

DY10 4JB

Introduction

1. This site condition report has been completed in line with the H5 Guidance on the template provided by the Environment Agency. Sections 1 to 3 having been completed.
2. The site was part of an RAF maintenance and storage unit from 1939 until 1974 and was developed as a Trading Estate opening in 1977. Since that time it has been used for general warehousing most recently for storing pet supplies
3. The applicant has chosen not to carry out any baseline monitoring as the company is to carry the small risk that the site is contaminated and that on ceasing to operate on the site accept they would be liable for clean-up to a standard expected for agricultural land.
4. The underlying geology is such that there is no aquifer beneath the site.
5. In the past 40 years there are no records or recollections of any incident on the site which could have released Potentially Harmful Substances and looking forward the risk of there being any such release is minimal.

1.0 SITE DETAILS	
Name of the applicant	Chloros Environmental Ltd
Activity address	145 Elm Drive, Hartlebury Trading Estate, Hartlebury Worcestershire DY10 4JB
National grid reference	SO 85832 69556
Document reference and dates for Site Condition Report at permit application and surrender	Doc ref. 3922/2385/SCR 9 October 2018
Document references for site plans (including location and boundaries)	3922/2385/01 Site Location Plan 3922/2385/02 Site Boundary Plan 3922/2385/03 Site Layout Plan

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	
Environmental setting including: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	The site lies on Mercian Mudstone bedrock at least 100m depth with little or no superficial deposits There is no groundwater below the site which is recharged from the surface. A ditch adjacent to the site is culverted and runs to the south. There are licensed farm abstractions 417m and 905m to the south of the site There are no potable water abstractions within 2,000m
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 	There are no recorded pollution incidents associated with the site. Historical land use is as an RAF supply and maintenance unit from 1939 to 1974 and became a trading estate in 1977 the site has been used as warehousing and storage throughout that time. There is no visual or olfactory evidence of contamination on the site.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	There is no evidence of historical contamination affecting the site and no reports have been carried out.

Baseline soil and groundwater reference data	<u>The applicant has chosen not to carry out any baseline monitoring is prepared to carry the small risk that the site is contaminated and that on ceasing to operate on the site they would be liable for clean-up to a standard expected for commercial land.</u>
Supporting information	<ul style="list-style-type: none"> • Source information identifying environmental setting and pollution incidents. <u>British geological survey</u> • Historical Ordnance Survey plans <u>Worcetershire XIV SE 1882-1938</u> • Site reconnaissance <u>Walk over and site survey</u> • Historical investigation / assessment / remediation / verification reports <u>Groundsure report HMD-188-5511303</u> • Baseline soil and groundwater reference data <u>No data acquired. Will rely on commercial land standards in The LQM/CIEH 'Suitable 4 Use Levels' or the levels current at the time of surrender.</u>

3.0 Permitted activities	
Permitted activities	<u>Storage and treatment of a wide range of hazardous and non-hazardous wastes specialists in small quantities of difficult to handle wastes (see document 3922/2385/WAS for details).</u>
Non-permitted activities undertaken	<u>None</u>
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<u>3922/2385/03 Site Layout plan</u> <u>3922/2385/ERA Environmental Risk Assessment</u> <u>3922/2385/WAS permitted waste types</u> <u>HMD-188-5511303- Groundsure Enviro insight report.</u>

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?	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

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.