



# Site Condition Report

## I CONTENTS

1	Sections 1 to 3 to be completed at application stage .....	2
2	Sections 4-7 to be completed during the life of the permit .....	6
3	Sections 8-10 to be completed and submitted with the surrender application .....	7

# Site Condition Report

## 1. Sections 1-3 to be completed during the permit application

1 Site Details	
Name of the Applicant	PA Moody Recycling Ltd t/a GAP Waste Management
Activity Address	GAP House, Nest Road, Gateshead Tyne & Wear, NE10 0ES
National Grid Reference	NZ 27926 62774
Document reference and dates from Site Condition Report at permit application and surrender	HC1590-06a Site Condition Report, June 2021 HC1590-06b Sitecheck Report, July 2014 HC1590_06c Extended Phase 1 Habitat Survey, January 2015 HC1590_06d Installation of the Concrete Pad, 2015 and 2022
Document reference for site plans (including location and boundaries)	HC1590-02a Updated Site Plan, 07-2022 HC1590-02b Operational Areas, 07-2022

### Note from EA guidance document:

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; and 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.



Photograph (1): Area of land owned by GAP Waste Management

Plan (1): Environmental Permit Boundary

## 2 Condition of the land at permit issue

# Site Condition Report

<p>Environmental setting including: Geology, hydrogeology and surface waters</p>	<p>Geology – Page 34 of HC1590-06b Sitecheck Report, July 2014.</p> <p>Hydrogeology - the site does not lie within a groundwater source protection zone.</p> <p>The site does not lie within a surface water Nitrate Vulnerable Zone.</p> <p>The site is not within a flood risk zone.</p> <p>The River Tyne lies approximately 400m north of the site.</p>
<p>Pollution history including: 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>	<p>As detailed within HC1590-06b Sitecheck Report, July 2014.</p> <p>The site was inspected by H&amp;C Consultancy Ltd in May 2017 and there were no visual or olfactory evidence of existing contamination.</p> <p>In 2017 and 2019, the main waste pile caught fire on the external concrete pavement as a result of 'zombie' Lithium Ion Batteries. The fire brigade on all occasions put the fire out within 4-6 hours. All firewater was contained on the site.</p> <p>The concrete pavement was not damaged as a result of the fire and the water did not seep through the impermeable pavement. There were no pollution incidents as a result of these fires.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>As detailed within HC1590-06b Sitecheck Report, July 2014.</p> <p>There are no verification reports available for the site.</p>
<p>Baseline soil and groundwater reference data</p>	<p>There is no baseline or soil and groundwater reference data for the site.</p>
<p>Supporting information can include: Source information identifying environmental setting and pollution incidents Historical Ordnance Survey plans Site reconnaissance Historical investigation / assessment / remediation / verification reports Baseline soil and groundwater reference data</p>	<p>As detailed within HC1590-06b Sitecheck Report, July 2014.</p> <p>Apart from the fires in 2017 and 2019, there have been no pollution incidents on site since GAP Waste Management has been on the site.</p> <p>The site building and the external yard area has an impermeable surface with a class 1 full retention interceptor with a 100 year event water attenuation tank with alarm and both automatic and manual shut off valves.</p>
<p>3 Permitted Activities</p>	
<p>Permitted activities</p>	<p>The environmental permit allows the operator to transfer and treat up to 90,000 tonnes of specified wastes per year. The Operator specializes in the transfer and treatment, including shredding, of WEEE.</p> <p>This application is to increase the environmental permit boundary and add steps to existing activities.</p>
<p>Non-permitted activities undertaken on site</p>	<p>There have been no non-permitted activities undertaken on site.</p>

# Site Condition Report

**Note from EA guidance document:**

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 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.

2. Sections 4-7 to be completed during the life of the permit (to be completed once the varied permit is issued)

4 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 them
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 Measures taken to protect the 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	Inspection records and summary of findings of inspections for all pollution prevention measures Records of maintenance, repair and replacement of pollution prevention measures

6 Pollution incidents that may have had an impact on land, and their remediation	
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.	

# Site Condition Report

Checklist of supporting information	Records of pollution incidents that may have impacted on land Records of their investigation and remediation
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## 7 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	Description of soil gas and/or water monitoring undertaken Monitoring results (including graphs)
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# Site Condition Report

## 3. Sections 8-10 to be completed at surrender

### 8 Decommissioning and removal of pollution risk (where undertaken)

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

Site closure plan  
List of potential sources of pollution risk  
Investigation and remediation reports (where relevant)

### 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

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)

### 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.

