Biffa Municipal Limited

Windwhistle Depot

Environmental Permit Application

(EPR/JB3306HF/A001)

Site Condition Report

June 2020

SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v2.0 4 August 2008

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.

1.0 SITE DETAILS	
Name of the applicant	Biffa Municipal Limited
Activity address	Windwhistle Depot Cooksland Road Bodmin Cornwall PL31 2RH
National grid reference	SX 08512 67144

Document reference and dates for Site Condition Report at permit application and surrender	Site Condition Report, May 2020 for a bespoke Environmental Permit Application

Document references for site plans (including location and boundaries)	WWA030100 FPP/01 FPP/02 (WWA030200)

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: • geology • hydrogeology • surface waters	**Geology** A review of the British Geological Survey (BGS) map reveals that the Site is underlain by a bedrock of Saltash Formation - Slate and Siltstone which is indicative of a local environment previously dominated by open seas with pelagite deposits. There are no superficial deposits recorded for this area. **Hydrogeology** The bedrock underlying the site is classified as a Secondary A aquifer, on the Multi-Agency Information for the Countryside (MAGIC) website. The site does not lie within a Source Protection Zone (SPZ). **Hydrology**

	There are no hydrological features located within the Site boundary. The Groundwater Vulnerability layer detailed on the MAGIC map reveals that the Site lies in an area where groundwater vulnerability classified as High. **Flooding** The Site lies in a Flood Zone 1. Therefore the Site has a low probability of flooding.
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	No pollution incidents that may have affected the land have occurred. Historical land-uses and associated contaminants are not applicable. No visual or olfactory evidence of existing contamination. As the site is already utilised as a depot, which did not previously require a permit, routine inspection and maintenance of the pollution prevention measures have been carried out throughout the operational period of the site so far, to ensure if damage had occurred and remedial actions where implemented as necessary.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	
Baseline soil and groundwater reference data	Baseline soil and groundwater reference data were not required to be collated prior to the use of the site as a municipal vehicle depot as the requirement for a Site Condition Report is not requested for that type of facility. Additionally the site is entirely covered in an impermeable concrete surface so it is not possible to obtain soil reference data. There is no evidence to suggest that there is, or could be, existing contamination and the environmental risk assessment has identified that the proposed operations are unlikely to give rise to emissions. Since all waste is going to be stored in containers on an impermeable surface with sealed drainage, there is no possible pathway by which any contaminants can be released to land or groundwater.
Supporting information	• 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

3.0 Permitted activities

Permitted activities	R13: Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced) D15: Storage of waste pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced)
Non-permitted activities undertaken	Municipal vehicle depot for storing waste vehicles and a vehicle wash down area. Discharge arising from vehicle wash and dewatering of road sweepings are regulated under Trade Effluent Discharge Consent granted by South West Water.
Document references for: • plan showing activity layout; and • environmental risk assessment.	Environmental Risk Assessment doc ref: (202006_Windwhistle_ERA_A001) Site Layout Plan: WWA030100

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	• 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	• 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	• 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	• **Description of soil gas and/or water monitoring undertaken** • **Monitoring results (including graphs)**

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	• **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.