



Datchet Quarry

Environmental Permit Application

Site Condition Report

May 2019

Prepared on behalf of CEMEX Materials UK Limited





Document Control

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Prepared by:	Checked by:	Approved By:
Alice Shaw	Andrew Bowker	Andrew Bowker
Description of revision:		



1.0 EA Site Condition Report Template

1.0 Site Details	
Name of the applicant	CEMEX Materials UK Limited
Activity address	Datchet Quarry Riding Court Farm Riding Court Road Datchet Berkshire SL3 9JT
National grid reference	SU 98900 77900
Document reference and dates for Site Condition Report at permit application and surrender	Application Site Condition Report (March 2019)
Document references for site plans (including location and boundaries)	<ul style="list-style-type: none"> • A097237/LOC/01– Location Plan • P1/869/5 – General Method of Working • P1/869/8A – Final Restoration Plan • Operating Techniques (Appendix C of the Environmental Permit Application) • Environmental Setting and Site Design (Appendix D of the Environmental Permit Application)

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 	<p><u>Site Setting</u></p> <p>The site is located to the south east of the wider application site as detailed on Drawing Number A097237/LOC/01. At approximately 105m east of the site is Ditton Park which is currently occupied by Computer Associates. The park is segregated from the wider application site by a line of vegetation. To the south of the site beyond the M4 motorway is the village of Datchet with the nearest residential dwelling located approximately 125m from the site. To the north and west of the site beyond the wider application site are open fields.</p> <p>Access to the site is achieved via an access road off Riding Court Road located to the south of the site.</p> <p><u>Geology</u></p> <p>As detailed in the Environmental Setting and Site Design (Appendix D of the Environmental Permit Application), the Shepperton Gravel (River Terrace Deposits) is present beneath the Site above the London Clay, with the Lambeth Group and Seaford Chalk Formation And Newhaven Chalk Formation beneath the London Clay.</p> <p><u>Hydrogeology</u></p> <p>According to the Multi-Agency Geographic Information for the Countryside’s (MAGIC) website, the site is located within a Total Catchment Zone which is defined as an area around a source within which all groundwater recharge is presumed to be discharged at the source.</p> <p>The MAGIC website shows that the superficial River Terrace Gravels are designated as a Principle Aquifer; however these deposits will be removed as part of the mineral extraction activities. There are no aquifers identified within the bedrock deposits of the site.</p> <p><u>Surface waters</u></p>



	<p>A stream, Datchet Common Brook, is located approximately 70m east of the site at its closest point and flows in a south easterly direction.</p> <p>At approximately 440m east of the site is a linear pond which is part is a canal/moat feature related to the boundary of Ditton park situated to the north east.</p> <p>The Jubilee River flows to the west of the site and is located approximately 1.5km at its closest point. It joins the River Thames which flows in a west – east direction and is located approximately 1km south west of the site on the other side of the M4.</p> <p>The Queen Mother reservoir is located approximately 560m from the site on the other side of the M4.</p> <p>According to the Flood Map from Planning Service (FMPS), The Site is situated within both a Flood Zone 3 and a Flood Zone 2. The areas prone to flooding lie around the perimeter of the Site, with the area in the centre not listed as being susceptible to flooding as it lies at a higher elevation.</p> <p>Areas that lie within a Flood Zone 3 have a 1 in 100 or greater chance of flooding each year, whilst areas in a Flood Zone 2 have up to a 1 in 1,000 chance of flooding each year.</p> <p><u>Ecology</u></p> <p>A 'Nature and Heritage Conservation Screen' (EPR/EB3402MU/A001) was requested from the Environment Agency. This screen determines the presence of any sites of nature and heritage conservation, or protected species or habitats that may be impacted by the proposal.</p> <p>The results of the screen identified multiple areas of deciduous woodland within 1km of the site to be protected habitats. The nearest is located approximately 150m east of the site.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> • pollution incidents that may have affected land • historical land-uses and associated contaminants 	<p>With reference to historic maps dated from 1866 to present, the site has solely comprised undeveloped open greenfield land.</p>



<ul style="list-style-type: none"> any visual/olfactory evidence of existing contamination evidence of damage to pollution prevention measures 	
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	There is no evidence of historic contamination within the site boundary.
Baseline soil and groundwater reference data	None provided.
Supporting information	None provided.

3.0 Permitted activities	
Permitted activities	<p>CEMEX seeks to gain a bespoke environmental permit to allow the deposit of waste for recovery to facilitate the infilling and restoration of Datchet Quarry following mineral extraction activities. The works will be completed in accordance with the final ground contours and restoration scheme (Drawing Number P1/869/8A) as approved under Planning Permission reference 13/01667.</p> <p><u>Proposed R/D Codes</u></p> <p>It is considered that the proposed activities fall under the following Recovery and Disposal codes, provided for in Annex II to Directive 2008/98/EC of the European Parliament and of The Council of 19th November 2008 Waste.</p> <ul style="list-style-type: none"> R5 – Recycling/reclamation of other inorganic materials; and R13 - Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where the waste is produced).
Non-permitted activities undertaken	<p>In terms of non-permitted activities, there will be an access road located to the south west. This will be the primary access point to the site. The access road will comprise a wheel wash that will be used by HGVs that exit the site. The site office will be situated adjacent to the access road as shown on Drawing Number P1/869/5 including the weighbridge which will be used to undertake on site verification checks of incoming wastes. Details of these checks are provided in the Operating Techniques (Appendix C of the Environmental</p>



	Permit Application).
Document references for: <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	<ul style="list-style-type: none"> P1/869/5 – General Method of Working P1/869/8A – Final Restoration Plan Operating Techniques (Appendix C of the Environmental Permit Application)

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?	N/A
Have there been any changes to the permitted activities?	N/A
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	N/A
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



The Environment Agency’s H5 guidance (Site condition report – guidance and templates) states that only Sections 1-3 of the Site Condition Report need to be completed as part of the Environmental Permit Application. As such, this section is currently not applicable.

However, following the issue of the Environmental Permit, the applicant will update and maintain this section of the Site Condition Report in relation to any measures that are undertaken to protect the land during the operational life of the facility.

Checklist of supporting information	This section is not applicable as part of the Environmental Permit Application. As such, no information has been provided.
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6.0 Pollution incidents that may have had an impact on land, and their remediation

The Environment Agency’s H5 guidance (Site condition report – guidance and templates) states that only Sections 1-3 of the Site Condition Report need to be completed as part of the Environmental Permit Application. As such, this section is currently not applicable.

However, following the issue of the Environmental Permit, the applicant will update and maintain this section of the Site Condition Report in relation to any pollution incidents during the operational life of the facility.

Checklist of supporting information	This section is not applicable as part of the Environmental Permit Variation Application. As such, no information has been provided.
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7.0 Soil gas and water quality monitoring (where undertaken)

The Environment Agency’s H5 guidance (Site condition report – guidance and templates) states that only Sections 1-3 of the Site Condition Report need to be completed as part of the Environmental Permit Application. As such, this section is currently not applicable.

Checklist of supporting information	This section is not applicable as part of the Environmental Permit Variation Application. As such, no information has been provided.
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8.0 Decommissioning and removal of pollution risk

The Environment Agency’s H5 guidance (Site condition report – guidance and templates) states that only Sections 1-3 of the Site Condition Report need to be completed as part of the Environmental Permit Application. As such, this section is currently not applicable.

However, at the relevant time, the applicant will update this section of the Site Condition Report in relation to any decommissioning that is undertaken during the surrender phase of the facility.



Checklist of supporting information	This section is not applicable as part of the Environmental Permit Variation Application. As such, no information has been provided.
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9.0 Reference data and remediation (where relevant)

The Environment Agency’s H5 guidance (Site condition report – guidance and templates) states that only Sections 1-3 of the Site Condition Report need to be completed as part of the Environmental Permit Variation Application. As such, this section is currently not applicable.

However, the applicant will update this section of the Site Condition Report during the surrender phase of the facility as appropriate.

Checklist of supporting information	This section is not applicable as part of the Environmental Permit Application. As such, no information has been provided.
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10.0 Statement of site condition

The Environment Agency’s H5 guidance (Site condition report – guidance and templates) states that only Sections 1-3 of the Site Condition Report need to be completed as part of the Environmental Permit Variation Application. As such, this section is currently not applicable.

However, the applicant will update this section of the Site Condition Report during the surrender phase of the facility as appropriate.