

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.

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1.0 SITE DETAILS	
Name of the applicant	Plasterboard Recycling Solutions Limited
Activity address	Thrupton Aerodrome Unit T2, Hangar 14 Thrupton Andover Hants. SP11 8PW
National grid reference	SU 28051 45372

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Document reference and dates for Site Condition Report at permit application and surrender	EPR/DB3704KC/002 - application to vary to a bespoke permit, submitted 02/2021.
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Document references for site plans (including location and boundaries)	4-PRS-Thrupton-Site Plan-02-21. 7-PRS-Thrupton-External Site Plan-02-21.png. 8-PRS-Thrupton-Internal Site Plan-02-21.jpg.
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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 PRS Gypsum Recovery Facility is based in a small industrial area, which forms part of Thrupton Aerodrome and Motor Racing Circuit. The whole is located within open chalk downland. Over 50m south of the PRS site lies an area of land listed as 'coastal and floodplain grazing marsh', which lies along the southern side of Pillhill Brook. The latter is referred to as a winterbourne, meaning that it is only likely to flow in the winter. PRS has been operating at this location for six years; the brook has not been known to flow within 250m of the transfer station, even during periods of sustained heavy rainfall and flooding. The area listed as 'coastal and floodplain grazing marsh', together with the contiguous area immediately to the northern side of Pillhill Brook, have been subject to extensive earthworks, including the creation of earth bunds along the south side of the brook. This area is owned by Thrupton Aerodrome, whilst also being within the Thrupton Designated Neighbourhood Area.
Pollution history including: <ul style="list-style-type: none"> • pollution incidents that may have affected land • historical land-uses and associated 	The hangar was built in 1942 to house aircraft and gliders. It continued to be used for civilian aircraft until the current owners bought the aerodrome from The Ministry of Defence in 1957. In 1975 change of use was permitted for storage, and a haulage company stored and transported Nitram (an ammonium nitrate fertiliser) for ICI.

<p>contaminants</p> <ul style="list-style-type: none"> any visual/olfactory evidence of existing contamination evidence of damage to pollution prevention measures 	<p><u>By the early 1980s, storage of Nitram was discontinued and another haulier took over the hangar for a short period. From about 1983, AJ Bull took it over as a waste transfer station; from then it was run by Hughes Waste, Sita and Raymond Brown until 2013/2014. In 2009/2010, there was a waste fire in the southwest corner of the hangar, resulting in that end of the building and roof being damaged and having to be replaced, but there is no knowledge or evidence of any environmental damage having occurred.</u></p> <p><u>A couple of short-term tenancies with haulage/storage companies took place between 2014 and 2016, when PRS took possession of the site and obtained its current SR Environmental Permit.</u></p> <p><u>PRS has undertaken a considerable amount of work to the fabric of the hangar to seal it in such a way as to minimise the risk of escape of gypsum dust.</u></p> <p><u>It is understood that Southern Water and the Environment Agency work in conjunction to study water levels and quality in the area. Neither the landlord (owners of Thrupton Aerodrome and Motor Racing Circuit) nor PRS are aware of any pollution incidents within the curtilage of the aerodrome, let alone the immediate vicinity of the Permitted Area occupied by PRS.</u></p> <p><u>PRS only handles non-hazardous plasterboard waste (EWC code 17 08 02) and its constituent products. The major component of plasterboard is gypsum, which is a non-hazardous, non-toxic, inherently safe material.</u></p> <p><u>There is no visual/olfactory evidence of existing contamination within or around the Permitted Area. The pollution prevention measures operated by PRS are limited to dust suppression systems and the management of surface waters; these are described in the MS, DMP and FPP.</u></p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p><u>There is no evidence or knowledge of any contamination of the site or its surroundings.</u></p>
<p>Baseline soil and groundwater reference data</p>	<p><u>Not undertaken.</u></p>
<p>Supporting information</p>	<ul style="list-style-type: none"> 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>3.0 Permitted activities</p>	
<p>Permitted activities</p>	<p><u>Currently: S2015No6: 75kte HCI Waste TS + Treatment.</u></p> <p><u>Applying for increase of capacity to 175kte.</u></p>
<p>Non-permitted activities undertaken</p>	<p><u>None.</u></p>
<p>Document references for:</p> <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	<p><u>7-PRS-Thrupton-External Site Plan-02-21.png</u></p> <p><u>8-PRS-Thrupton-Internal Site Plan-02-21.jpg</u></p> <p><u>6-PRS-Thrupton-ERA.xlsx</u></p>

Note:

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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 supporting information	of <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 supporting information	of <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 supporting information	of <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.