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	Tarmac Trading Limited
Activity address	Bayston Hill Quarry Sharpstone Lane Bayston Hill Shrewsbury SY3 0AW
National grid reference	SJ 50136 09540

Document reference and dates for Site Condition Report at permit application and surrender	Permit Application TAR_BSNc30834scr dated July 2024.

Document references for site plans (including location and boundaries)	Figure 1 (reference TAR/BSN/03-24/24279), Figure 2 (reference TAR/BSN/03-24/24280) and Figure 3 (reference TAR/BSN/03-24/24281revA)

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:** The geology of site is taken from the British Geological Survey (BGS) 1:50,000 scale Sheet 152 Shrewsbury solid edition, the online Geology of Britain map and the Envirocheck report reference 340889871_1_1. The superficial deposits at the site are recorded as Devensian Till (diamicton). A diamicton comprises a heterogeneous mixture of clay, sand, gravel and boulders. With the exception of the north western edge of the site the superficial deposits are underlain by the Carboniferous age Salop Formation which is recorded as red and red brown mudstone and red brown sandstone containing beds of pebbly sandstone and conglomerate itself containing Carboniferous age limestone and chert clast and thin limestone beds and caliche (calcrete) in the lower part of the unit. The north western edge of the site is underlain by the Pre-Cambrian age Portway Formation

	which is recorded as comprising interbedded sandstones and siltstones and underlies unconformably the Salop Formation. **Hydrogeology:** The superficial Devensian Till deposits are classified as a Secondary (Undifferentiated) Aquifer. Secondary (Undifferentiated) aquifers are defined by the Environment Agency (EA) as aquifers where there is insufficient information to classify as Secondary A or B. The Salop Formation is classified as a Secondary A aquifer which is defined by the EA as permeable layers capable of supporting water supplies at a local rather than a strategic scale. The Portway Formation is classified as a Secondary B aquifer which is defined by the EA as lower permeability layers that may store and yield limited amounts of groundwater through characteristics like thin cracks (called fissures) and openings or eroded layers. Based on information presented on the Multi-Agency Geographic Information for the Countryside (MAGIC) website, Bayston Hill Quarry site is not located in a groundwater Source Protection Zone (SPZ). **Hydrology:** The site is in the catchment of the River Trent. The land at the site falls generally towards the south east towards a series of drainage ditches the closest of which is approximately 140m east of the site at its closest point which in turn flow generally towards the east and discharges to the River Trent approximately 3.7km south east of the site. An unnamed watercourse is located approximately 900m north west of the site at its closest point which flows generally from south to north towards the Rea Brook which is located approximately 1.2km north of the site which in turn flows generally from south west to north east. The Cound Brook is located approximately 2.4km south east of the site at its closet point and flows generally from west to east. There are a number of unnamed surface water bodies located in the Bayston Hill Quarry which are used within the site. Bomere Wood is located approximately 1.5km south of the site which is bounded to the south by three named surface water bodies comprising Bomere Pool, Shomere Pool and Belton Pool and a number of unnamed surface water bodies. Based on the Environmental Agency Flood Map for Planning the site is located entirely in Flood Zone 1. Flood Zone 1 is defined by the EA as land assessed as having a less than 1 in 1000 annual probability of river or sea flooding (<0.1%).

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	Information in respect of the potential pollution history at the site has been assessed from information in the Envirocheck report reference 340889871_1_1 including historical maps. The report is included as Appendix A. Based on the earliest available historical Ordnance Survey (OS) map from 1882 the site area was an undeveloped field, with the Sutton Plantation to the north east of the site. Based on the historical maps, the site area remains undeveloped land from the earliest available map to 1993-194 when a Stone Quarry is identified to the north of the site. Based on the 1:10,000 historical maps from the Envirocheck Report a Quarry is identified to the south west of the site from 1884-1888 onwards. Later maps show the quarry expanding in a north easterly direction towards the site proposed for the waste activity. Later maps identify the quarry as, a Stone Quarry.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Based on the information in the Envirocheck report there are no Contaminated Land Register Entries and Notices within 1km of the site. Based on the Envirocheck report there are 4 pollution incidents to controlled waters within 1km of the site. The closest reported occurred 773m to the west of the site. It is reported as a 'Category 3 – Minor Incident' and relates to a JCB fire in September 1998 and notes 40 gallons of hydraulic fluid spilt. The other 3 incidents, all of which occurred in the 1990s, were recorded as 'Category 3 – Minor Incident' and were located 933m, 963m and 983m to the north east, west and north of the site respectively. Based on the information in the Envirocheck report, there are no recorded incidents on the Substantiated Pollution Incidents Register. Based on the Envirocheck report, there is one historical landfill site located within 1km of the site. The historic landfill, for which the licence holder was John Jones Limited, is located 409m to the north east of the site. The specified waste type is reported as 'deposited waste included inert waste' and deposits are recorded between 31 August 1991 and 1 March 1993. Based on the Envirocheck report there is one licensed waste management facility within 1km of the site comprising an inert and excavation WTS with treatment operated by Tarmac Trading Limited 770m to the south west of the site.

	There is one registered landfill site within 1km of the site, which is located 626m north east of the site based on the information in the Envirocheck report. It is reported as a landfill that is authorised to accept hardcore, stone, soil and subsoils from bypass works. Based on the Envirocheck report the status of the landfill site is Licence lapsed/ cancelled/ defunct/ not applicable/ surrendered/ cancelled.
Baseline soil and groundwater reference data	No baseline soil or groundwater reference data or records are available.
Supporting information	• Envirocheck Report number 340889871_1_1 dated 27 March 2024 • Historical Maps provided with the Envirocheck Report

3.0 Permitted activities

Permitted activities	**Bespoke Permit Application** Inert and excavation waste transfer station and treatment facility **D15:** Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced) **R13:** Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced) **D14:** Repackaging prior to submission to any of the operations numbered D1 to 13 **D9:** Physico-chemical treatment not specified elsewhere in Annex IIA which results in final compounds or mixtures which are discarded by means of any of the operations numbered D1 to D8 and D10 to D12 **R3:** Recycling/reclamation of organic substances which are not used as solvents **R5:** Recycling/reclamation of other inorganic materials
Non-permitted activities undertaken	There are no non-permitted activities undertaken.
Document references for: • plan showing activity layout; and • environmental risk assessment.	Figure DEMP 1 (TAR/BSN/05-24/24366) Environmental Risk Assessment TAR/BSN/LJB/5759/01/ERA dated July 2024

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.