SITE CONDITION REPORT (FROM H5 TEMPLATE)

Summerfield Avenue, Chelston Business Park Wellington, Somerset, TA21 9JF

Wellington Waste Management

Version:	1.0	**Date:**	7 June 2021		
Doc. Ref:	AIE-2683-E	**Author:**	GN	**Checked:**	
Client No:	WWML - 300	**Job No:**	001		

Document History:

Version	Issue date	Author	Checked	Description
1.0	07/06/2021	GN	CG	Application copy

SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v3.0 May 2013

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	**Wellington Waste Management**
Activity address	**Summerfield Avenue, Chelston Business Park Wellington, Somerset, TA21 9JF**
National grid reference	**ST 15452 21249**

Document reference and dates for Site Condition Report at permit application and surrender	**WWM SCR ~ Item 5** **Dated 7 June 2021**

Document references for site plans (including location and boundaries)	**See Appendix 6 of WWM EMS ~ Item 3** **Site Location Map WWM Site Location Plan ~ Item 4** **Permit Boundary Plan WWM/WSL/04** **Site Layout Plan WWM/WSL/01**

Note:
In Part A of the application form you must give us details of the site's location and provide uswith 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 natureof 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 thenyou 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	**The site is located at approximate grid reference ST 154 213.** **The geological sheet for the area suggests the sub-soil as being Upper marls (Keuper) over Upper Sandstone.** **When the site was originally developed into a coach works a series of rial pits were dug, using a mechanical back-hoe excavator. The sub soil revealed was found to be consistent across the site, being a soft to firm brown silt clay over a stiff red clay over a green grey very stiff clay which contained cobbles of limestone.**
• hydrogeology	**The bedrock is regarded as an Unproductive Aquifer.** **There are no records of groundwater abstraction licences within 2km of the site. There is no evidence of groundwater abstractions including from springs within 50m of the site boundary associated with neighbouring private properties hence no evidence of any potable water abstractions within 50m of the site.**
• surface waters	**The nearest surface water is a stream that runs south west-north east 790m south east of the site.** **The River Tone runs east-west 960m to the north of the site** **Due to the removal of publicly viewable information from the EA's "What's In My Backyard", the Environment Agency were contacted with regards to;** **Flood risk mapping** **Location groundwater/surface water abstractions,** **Chemical and biological surface water quality designations or;** **Water quality monitoring** **The information provided by the EA and Gov.UK Flood Mapping indicated that the site does not lie within a flood zone.**

Pollution history including: • historical land-uses and associated contaminants	**There is a closed landfill 260m to the Northwest of the site.** **The review of publicly available mapping indicates the site and the area in the immediate vicinity have comprised agricultural land uses since 1879.** **The site and surrounding area remained undeveloped until 1997 when it was developed as Chelston Business Park.**
• pollution incidents that may have affected land	**The information provided by the EA indicates that there have been 0 pollution incidents within 2km of the site boundary.**
• any visual/olfactory evidence of existing contamination	**A site walkover survey was undertaken by Abricon Ltd in 19 November 2020 during which the site surface was observed to be vacated by the coachworks with hardstanding covering the majority of the site.**
• evidence of damage to pollution prevention measures	**There was no visual or olfactory evidence of contamination was recorded other than the existing inherited tyre storage which appeared to be clear from contaminants.** **During the site walkover survey the site surface was observed to be intact and no damage was observed. On this basis there is no evidence of damage to pollution prevention measures.**
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	**None available.**
Baseline soil and groundwater reference data	**None**
Supporting information	

3.0 Permitted activities	
Permitted activities	**Proposed Household, Commercial and Industrial Waste Transfer & Treatment Facility**
Non-permitted activities undertaken	**None.**

Document references for: • plan showing activity layout; and • environmental risk assessment.	**Plans located in Appendix 6 of Environmental Management System (Doc. Ref. WWM EMS ~ Item 3)** **Environmental Risk Assessment (Doc. Ref. WWM ERA ~ Item 8)**

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.