

# **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	Ashcourt Aggregates Ltd
Activity address	Pocklington Airfield Industrial Estate Pocklington York YO42 1DN
National grid reference	SE7846 48594

Document reference and dates for Site Condition Report at permit application and surrender	
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Document references for site plans (including location and boundaries)	
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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:	<p>Superficial – Pocklington Gravel Formation and Bielby Sand Member – Sandy gravel and silty gravelly sand.</p> <p>Solid – Mercia mudstone – Rhaetian Age.</p> <p>The site is not within an area of past coal mining, however there was known to be surface ground workings on site (potentially part of the airfield development). There is also no non-coal mining areas identified within 1000m of the site boundary.</p> <p>The site is indicated to be underlain by a secondary B aquifer which is understood to be associated with the underlying Mercia Mudstone.</p> <p>There are no known active groundwater abstraction within 1km of the site for water bottling.</p> <p>According to the EA website assessed on the 27<sup>th</sup> October 2017, the site is not located within a groundwater source protection zone and there are no source protection zones within 500m of the site.</p> <p>There are no surface water features on site,</p>
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	however an unnamed tertiary river flows towards the site boundary in the south, south west and an unnamed water body is located along the very northern boundary of the site. According to the Groundsure Report, there is one surface water abstraction listed within 1km of the site. This was an active abstraction point used for spray irrigation storage with an annual volume of 22,730m <sup>3</sup> located 265m north of the site.
Pollution history including:	<p>Historically, the site formed open fields before becoming part of Hodsway Airfield in 1926 until 1957, when historical maps showed the site as a disused Airfield. Excavated material from area TP4 contained metal, wood and was discoloured. There was a faint odour of hydrocarbons. There have been no pollution incidents recorded that have affected the ground</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No significant concentrations of soil contaminants were detected within the infilled ground deposits at site which are likely to be disturbed during construction of the proposed wash plant.
Baseline soil and groundwater reference data	No reference data is currently available.
<b>Supporting information</b>	<ul style="list-style-type: none"> <li>• Source information identifying environmental setting and pollution incidents</li> <li>• Historical Ordnance Survey plans</li> <li>• Site reconnaissance</li> <li>• Historical investigation / assessment / remediation / verification reports</li> <li>• Baseline soil and groundwater reference data</li> </ul>

<b>3.0 Permitted activities</b>	
Permitted activities	Waste recycling, transfer and soil washing. Storage, screening, blending, crushing, loading/unloading, weighing
Non-permitted activities undertaken	None
Document references for:	<ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• environmental risk assessment.</li> </ul> <p>Appendix 7 – Site Boundary Appendix 6 – Environmental Risk Assessment</p>

**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?	Permit variation to increase the site boundary. Drawing Ref. Appendix 7
Have there been any changes to the permitted activities?	Permit variation proposes the following: •Installation of a soil washing plant. •Increase in EWC Codes permitted on site.
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No
Checklist of supporting information	<ul style="list-style-type: none"> <li>Plan showing any changes to the boundary (where relevant) – Appendix 7</li> <li>Description of the changes to the permitted activities (where relevant) - EMS</li> <li>List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant) – N/A</li> </ul>

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	Phase II Risk Assessment

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	There have been no recorded substantiated pollution incidents classified as significant or major with respect to land or water impact registered by the Environment Agency within 500m of the site.

7.0 Soil gas and water quality monitoring (where undertaken)

None

Checklist of supporting information

## 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.