

SITE CONDITION REPORT

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	Council of the Isles of Scilly
Activity address	Porthmellon Waste Management Site
National grid reference	SV 90868 10671
Document reference and dates for Site Condition Report at permit application and surrender	
Document references for site plans (including location and boundaries)	H5 001 Site Location Plan H5 002 Site Layout and Development

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>The Porthmellon Waste Management Site is the main waste management facility on the Isles of Scilly.</p> <p>The site is bound to the south and west by the Lower Moors SSSI and to the north-west by an industrial estate. An access road, together with a permissive footpath, run along the western site boundary, beyond which are allotments and gardens of residential properties that overlook the site.</p> <p>The site is situated on alluvian deposits consisting of clay, silt, sand and gravel. Confined below the alluvium are glacial deposits and granite. A local groundwater abstraction is located within the glacial deposits 400m from the site.</p> <p>Porthmellon bay is located approx. 85m to the NW of the site, Porthcressa Bay lies 405m from SW of the site and Old Town Bay is approx. 390m from the site to the SE.</p>

	<p>Numerous surface water ditches/drains are located to the east and south-east of the site and relate to the low lying marsh of the lower moors SSSI.</p> <p>The site isn't located within a flood zone, however, the site is partly located in, and surrounded by, land at risk from a 1 to 200 year flood.</p> <p>More details are provided in H5 007 Environmental Baseline Review.</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 • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	<p>Landfilling started on site in the 60s. Waste accepted on site included domestic, commercial and industrial waste. It is understood that materials may have been burnt on site. However, since 1978 the waste was incinerated and the incinerator bottom ash was deposited at the site. Consequently over time, large stockpiles of IBA built up across the site. In addition stockpiles of soil and green waste, loose vegetation, construction and demolition waste and bulky waste accumulated on site.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>H5 008 Landfill Closure Plan H5 006 Environmental Baseline Review</p>
<p>Baseline soil and groundwater reference data</p>	<ul style="list-style-type: none"> • Baseline groundwater monitoring data 2014 (H5 006 Environmental Baseline Review)
<p>Supporting information</p>	<p>•H5 005 Surface Water Management</p>

<p>3.0 Permitted activities</p>	
<p>Permitted activities</p>	<p>The environmental permit is for use of waste in construction as a recovery activity to construct a screening bund and the preparation of an engineered base on which to build a new, improved waste management facility.</p> <p>The permit allows for the storage and use of suitable waste(s) in accordance to the approved waste recovery plan.</p>
<p>Non-permitted activities undertaken</p>	
<p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>H5 002 Site Layout H5 003 Site Layout & Area of Closure H5 004 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?	No
Have there been any changes to the permitted activities?	No
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	

5.0 Measures taken to protect land	
<p>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.</p> <p>Monitoring of gas and groundwater has been undertaken since 2014 to assess whether the land has deteriorated. Due to data results, and the advice provided in the H5 006 Baseline Review, it has been demonstrated that the site is not likely to be causing any significant environmental impacts in the future, when compared to the historical baseline.</p>	
Checklist of supporting information	<ul style="list-style-type: none"> • Groundwater monitoring data 2014-2016 • Gas monitoring data 2014-2016 • H5 004 Environmental Risk Assessment 2015

6.0 Pollution incidents that may have had an impact on land, and their remediation	
<p>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.</p>	
Checklist of supporting information	

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.

Numerous phases of site investigations and baseline monitoring have completed at the site. All of which are detailed in H5 006 Environmental Baseline Review.

In 2014 baseline gas, groundwater and surface water monitoring was undertaken which included:

- Installation of 3 dual gas and groundwater monitoring wells
- Ground gas monitoring at selected wells
- Collection of 4 surface soil samples from the gardens and allotments and 1 shallow soil sample from the Lower Moors SSSI
- Collection and analysis of 11 groundwater samples from boreholes located within or adjacent to the site and 5 surface water samples from locations within Lower Moors SSSI. Laboratory analysis was undertaken for a full suite of hazardous and non-hazardous substances.

In accordance with the landfill closure report a post-closure monitoring schedule was followed as far as practicable for gas and groundwater monitoring. Please see data 2014-2016.

Surface Water Monitoring- quarterly whilst treatment operations occur on site and then six monthly for one year and then a complete suite, then annually for any substances of concern.

Groundwater Monitoring- Quarterly whilst treatment operations occur on site and then six monthly for one year and then a complete suite, then annually for any substances of concern.

Gas- Quarterly for 2 years.

The data does not suggest any deterioration to land or groundwater.

Checklist of supporting information

- Baseline groundwater monitoring data 2014 (H5 006 Environmental Baseline Review)
- Data from water and gas monitoring 2014-2016
- H5 007 Gas and water monitoring locations.

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.

- The site has been redeveloped in accordance with the approved waste recovery plan to improve how waste is handled and stored through the addition of perimeter bunding (using legacy waste deposits), concrete hard standing and the installation of sealed pipes which drain surface water into an interceptor before consented discharge. Previously, waste was stored on land with no engineered containment nor any formal surface waste management.

Checklist of supporting information

9.0 Reference data and remediation (where relevant)

Checklist of supporting information

10.0 Statement of site condition

The site has been improved dramatically from a landfill site where waste was tipped directly onto ground, creating large stockpiles of legacy waste, to a modern waste management facility.

The permitted activities included in the permit have ceased and all redevelopment work is now complete. All legacy waste has either been removed from site or used in the redevelopment project in accordance with the permit issued. The construction of perimeter bunds, the installation of surface water management and the development of concrete hardstanding throughout the site has ensured that the land is now in a satisfactory condition.