



PHS Coventry

Personnel Hygiene Services Limited (PHS Group)

PHS Coventry Site Condition Report

24th April 2020



1.0 SITE DETAILS	
Name of the applicant	Personnel Hygiene Services Ltd
Activity address	1 Dutton Rd, Aldermans Green Industrial Estate, Coventry, CV2 2LE
National grid reference	SP 36890 83052

Document reference and dates for Site Condition Report at permit application and surrender	24 th April 2020
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Document references for site plans (including location and boundaries)	Site Location Plan – Appendix A, Site Boundary Plan – Appendix D
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2.0 Condition of the land at permit issue

<p>Environmental setting including:</p> <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>The site is centred approximately on National Grid Reference SP 36890 83052 approximately 1 km south of the nearest town Tipton.</p> <p>The site location is indicated on the Site Location Plan – Appendix A and the boundary is shown in red on the Site Boundary Plan – Appendix D</p> <p>The site is situated on an industrial estate in close proximity to the M6 so does have some exposure to pollution from Heavy Transport.</p> <p>Information in respect of the geology, hydrogeology and surface water has been evaluated using the Environment Agency and DEFRA maps.</p> <p>According to the Environment Agency flood map, the site is not in flood zone 1 and the risk of flooding is therefore very low.</p>
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Likelihood of flooding in this area

This location is in an area with a low probability of flooding

FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

[More information about flood zones](#)

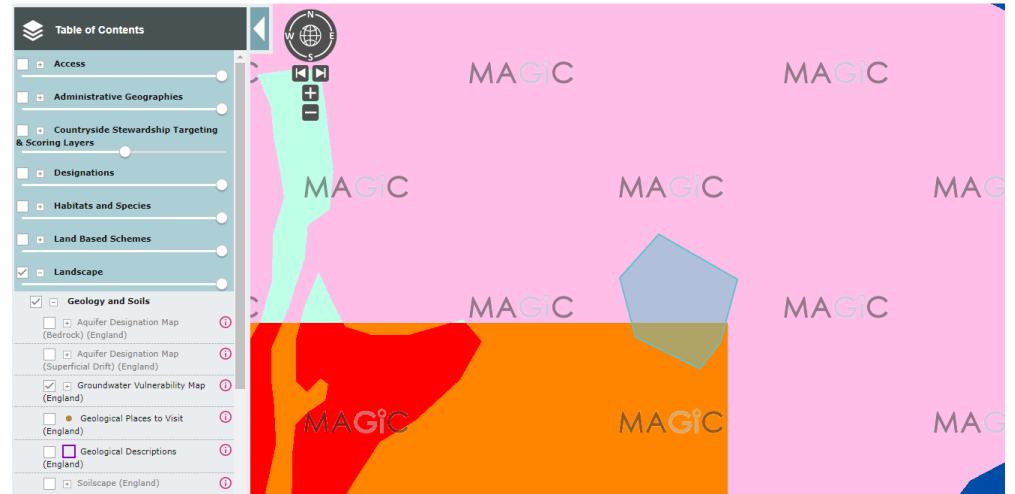
1 You don't need to do a [flood risk assessment](#) if your development is in flood zone 1 and:

- smaller than one hectare
- is not affected by sources of flooding other than rivers and the sea, for example surface water drains

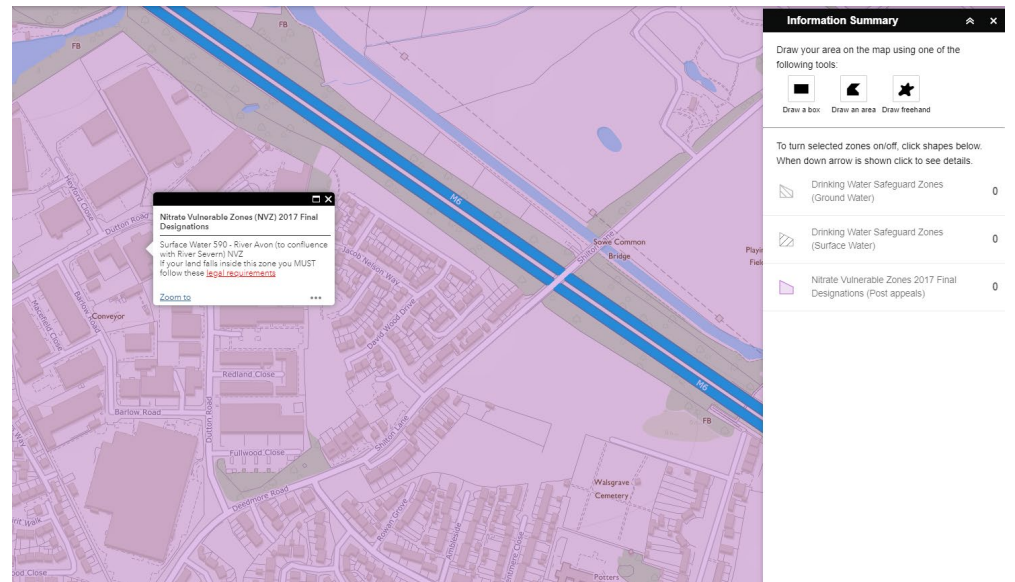
2 If your development is in flood zone 1 and:

- larger than one hectare
- is affected by sources of flooding other than rivers and the sea, for example surface water drains

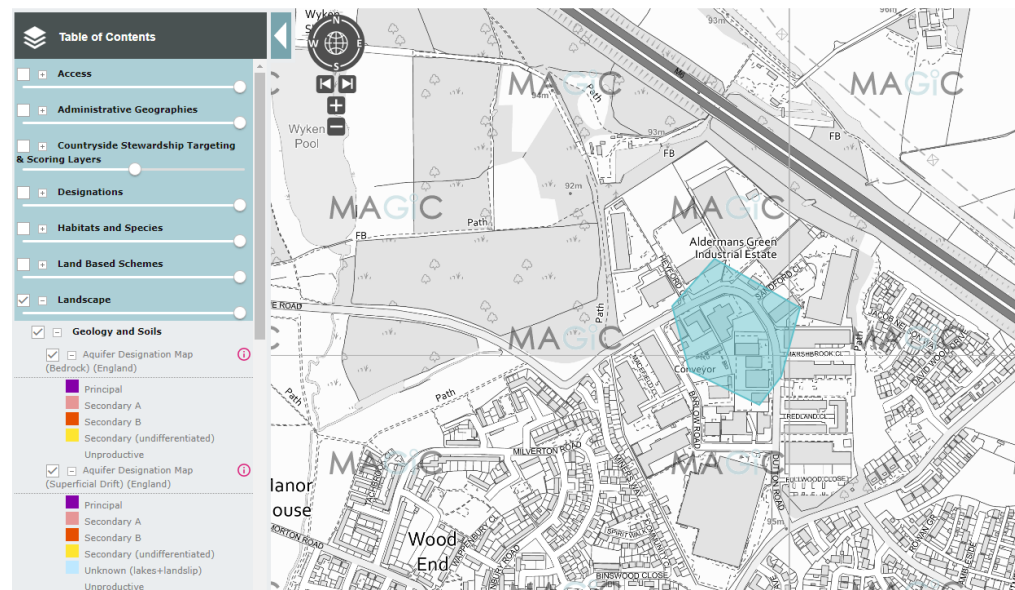
According to the DEFRA groundwater zone map the site does lie within a groundwater protection zones (SPZ) with a medium to medium/high risk of contamination from pollution events.



According to the Environment Agency Nitrate Vulnerable Zone map, the site is located within a surface water nitrate vulnerable zone.



The site however is not in close proximity to any aquifers.



Pollution history including: <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>We are unaware of any pollution incidents taking place on this site and our understanding the site has been used for engineering applications for many years.</p> <p>There is no visible evidence of existing contamination on or around the site or damage to existing pollution prevention measures principally foul sewers and impermeable work surfaces.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	<p>We have been un-able to identify any records of historic contamination at this site.</p>
Baseline soil and groundwater reference data	<p>As there is no evidence of land or water contamination we do not believe a survey is required.</p>
Supporting information	<p>All supporting information provided in maps above.</p>

3.0 Permitted activities	
Permitted activities	<p>Waste transfer station – healthcare and hygiene related wastes as per permit application</p>
Non-permitted activities undertaken	<p>None</p>
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>PHS Coventry Environmental Risk Register</p>

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	<p>Not applicable as this is a new permit application.</p>
Have there been any changes to the permitted activities?	<p>Not applicable as this is a new permit application.</p>
Have any ‘dangerous substances’ not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	<p>Not applicable as this is a new permit application.</p>
Checklist of supporting information	<p>N/A</p>

5.0 Measures taken to protect land	
<p>There have been no pollution incidents on this land during our occupancy, all pollution prevention control measures have been maintained and have been effective.</p>	

Checklist of supporting information	N/A
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6.0 Pollution incidents that may have had an impact on land, and their remediation

There have been no pollution incidents on this land during our occupancy.

Checklist of supporting information	N/A
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7.0 Soil, gas and water quality monitoring (where undertaken)

As the site has only been used for engineering purposes prior to the permit application there has been no requirement to carry out soil, gas and water quality monitoring.

Checklist of supporting information	N/A
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8.0 Decommissioning and removal of pollution risk

Not applicable

Checklist of supporting information	N/A
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9.0 Reference data and remediation (where relevant)

Not applicable

Checklist of supporting information	N/A
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10.0 Statement of site condition

Not applicable