



Site Condition Report, Part 1 March 2024

1.0 Site Details	
Name of the applicant	Elis UK Ltd
Activity address	Washroom waste storage, 1 Butterby Court, St Johns Road, Meadowfield Industrial Estate, Durham City, DH7 8XN (Site).
National grid reference	NZ 25269 39136
Document reference and dates for Site Condition Report at permit application and surrender	[This report], Site Condition Report, Part 1, April 2022.
Document references for site plans	Permit Boundary Plan Drawing No. 21/012d 002a V2
2.0 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> • Geology • Hydrogeology • Surface waters 	<p><u>Superficial Geology:</u> The Site has no superficial deposits beneath the Site.</p> <p><u>Bedrock Geology:</u> Huddersfield White Rock - Sandstone. Sedimentary Bedrock formed approximately 320 to 322 million years ago in the Carboniferous Period. Local environment previously dominated by swamps, estuaries, and deltas.</p> <p>The Site is on a Secondary A Bedrock aquifer.</p> <p>There are no surface water features on Site.</p>
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>No information on any pollution incidents has been identified which may have affected the state of the land.</p> <p>No visual or olfactory evidence of any existing contamination has been identified on the Site.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation, and verification reports (where available)	<p>No records of historical site investigations, reports or remediation were available for this area of the site at the time of completing this Site Condition Report.</p> <p>Google Earth was used to determine any historical land uses on this site. The imagery shows the site was constructed in 2017. Before construction, the land at this site was agricultural back to at least 1945. Therefore, there is little/no evidence of historic land uses that would give rise to significant contamination.</p>
Baseline soil and groundwater reference data	N/A
Supporting information	N/A



Site Reconnaissance Report (a site visit was not possible; therefore, this information is based on what has been reported to us by the operator in April 2022)	
Access arrangements	The Site is within Meadowfield Industrial Estate which can be accessed via St Johns Road
Site layout including presence and condition of above and below ground buildings/structures etc.	The wider Eils site is made up of a car park and large building where laundering services take place and waste is stored. The site boundary is surrounded with fencing.
Evidence of disturbed land, discoloured soil or water, subsidence, above ground deposits etc.	The Site is concrete surfaced and so there is no evidence of disturbed land. There is no evidence of soil or water discolouration in the Land
Vegetation type and signs of distress or absence where it might be expected	The Site has hedging along the east side of the Site. There is no evidence of stress in the vegetation present around the boundary of the permitted area.
Significant odours from the land	No odours were detected from the Site itself or the materials on the Site.
Liquid discharges from the site	There are no point source liquid discharges from the Site.
Direction and flow of surface water run-off and presence of ponding	The Site has impermeable concrete surfacing. Any surface water is contained with kerbing which has been placed so any surface water runoff is contained within the storage areas.
Land uses in the vicinity of the site	Surrounding land-use includes the wider Elis laundry site, an industrial estate to the north and west of the Site with a field to the east of the Site. A trainline runs approximately 150m east of the Site. The closest residential housing is approximately 400m southwest of the Site.
Presence and condition of surface water features	There are no surface water features present within the Site boundary. The river Browney is approximately 500m east of the Site.
Evidence of any accidental/uncontrolled releases at the site (previous or current)	There is no evidence of any pollution on the Site from any accidental or uncontrolled releases.
Identify potential access constraints e.g., overhead cables, location of machinery, operations at the site.	No potential access constraints were identified.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation, and verification reports (where available)	No records of historical site investigations, reports or remediation were available for the area of this Site. Google Earth was used to determine any historical land uses on this site. The imagery shows the site was constructed in 2017. Before construction, the land at this site was agricultural back to at least 1945. Therefore, there is little/no evidence of historic land uses that would give rise to significant contamination.
Baseline soil and groundwater reference data	No baseline soil or groundwater reference data is available.



3.0 Permitted activities	
Permitted activities	Storage and transfer of select non-hazardous washroom and healthcare waste.
Non-permitted activities undertaken	The Site operates a commercial laundry service as their main business activity.
Document references for:	Permit Boundary Plan Drawing No. 21/012d 002a V2