

Aycliffe Soil Washing Facility

784-B076570

Site Condition Report

Environmental Permit Application

Ashcourt (Durham & Tees Valley) Limited

December 2025

**Document prepared on behalf of Tetra Tech Limited. Registered in England
number: 01959704**

DOCUMENT CONTROL

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1.0 EA Site Condition Report Template

1.0 Site Details	
Name of the applicant	Ashcourt (Durnham & Tees Valley) Limited
Activity address	Ashcourt Quarry Lime Lane Aycliffe DL5 6NB
National grid reference	NZ 28810 22171

Document reference and dates for Site Condition Report at permit application and surrender	Application Site Condition Report (November 2025)
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Document references for site plans (including location and boundaries)	ASH-B076570-PER-01 – Permit Boundary Plan NT16450-003 – Proposed Site Drainage Plan
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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:

- geology
- hydrogeology
- surface waters

Site Setting

The site is situated within Ashcourt Limited's existing quarry and is located approximately 275m southeast of Aycliffe Village in Durham. The proposed facility is centred at approximate National Grid Reference (NGR) NZ 28866 22157. The application site is detailed on Drawing Number NT16450-001.

Access to the site is achieved via a road from Lime Lane which leads off High Street (A167).

Geology

According to the British Geological Survey (BGS) 'Geology of Britain Viewer' the bedrock of the proposed permit area consists of Zechstein Group – Dolomitised Limestone and Dolomite. This is bedrock formed between 251.9 and 274.4 million years ago.

The superficial deposit of the proposed permit area comprises of Till. This is a superficial deposit formed between 0.0118 and 2.58 million years ago.

Hydrogeology

According to the Multi-Agency Geographic Information for the Countryside's (MAGIC) website, the proposed site area lies within a Principle Bedrock Aquifer.

The site does lie in a source protection zone 3 which the Environment Agency (EA) describe as '*the total area needed to support the abstraction or discharge from the protected groundwater source*'.

Hydrology

There are multiple surface water features within 1km in the site, these are listed below: -

- River Skerne (200m west).

With reference to the Flood Map for Planning Service (FMPS) website, the proposed permit area is situated in a Flood Zone 1 area. As defined on the FMPS website, Flood Zone 1 areas comprise land assessed as having the lowest probability of flooding from rivers and the sea.

Ecology

A nature and heritage screen was conducted for the site (EPR/KP3427LS) this determined the following

	<p>designated ecological habitats and protected species within 1km of the site: -</p> <ul style="list-style-type: none"> • Great Crested Newts • Bullhead Cottus • European Eel • European Water Vole • Brown/Sea Trout
<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>The site area has historically been arable fields and was more recently part of the wider Aycliffe Quarry Complex.</p> <p>There is no visual olfactory evidence of contamination on site within the Environmental Permit Boundary. However, the historical land use of the site for the purpose which this application relates may have led to isolated hot spots of contamination from leaks and spills associated with plant and delivery vehicles on site.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>There is no recorded evidence of historic contamination within the current permit area.</p>
<p>Baseline soil and groundwater reference data</p>	<p>None provided.</p>
<p>Supporting information</p>	<p>None provided.</p>

3.0 Permitted activities

<p>Permitted activities</p>	<p>Ashcourt Limited seek to apply for an environmental permit for a Soil Washing Facility and Non Hazardous Waste Treatment Facility that will process a maximum of 800,000 tonnes of non-hazardous soils per annum. The activities on site will comprise of soil washing to produce quality aggregates, soils and clay products for construction projects in addition to soil and aggregate crushing and screening.</p>
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	<p>The proposed activities will be undertaken as waste operations and will comprise the R and D Codes provided in Annex II to Directive 2008/98/EC.</p> <ul style="list-style-type: none"> • R3 – Recycling / reclamation of organic substances which are not used as solvents. • R5 - Recycling/reclamation of other inorganic compounds. • R13 - Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced).
<p>Non-permitted activities undertaken</p>	<p>There will be no non-permitted activities undertaken in the permitted area.</p>
<p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>The environmental permit boundary is provided as Drawing Number: ASH-B076570-PER-01.</p> <p>The layout of the site is provided on Drawing Number: NT16450-001.</p> <p>An Environmental Risk Assessment is provided as Appendix D to the Environmental Permit Application.</p>

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.

5.0 Changes to Existing Activities	
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 the land	
Checklist of supporting information	<ul style="list-style-type: none"> • 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	
	<ul style="list-style-type: none"> • 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)	
Checklist of supporting information	<ul style="list-style-type: none"> • Description of soil gas and/or water monitoring undertaken • Monitoring results (including graphs)

8.0 Decommissioning and removal of pollution risk	

Checklist of supporting information	<ul style="list-style-type: none"> Site closure plan List of potential sources of pollution risk Investigation and remediation reports (where relevant)
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9.0 Reference data and remediation (where relevant)

Checklist of supporting information	<ul style="list-style-type: none"> 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)
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10.0 Statement of 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.