

SITE CONDITION REPORT (FROM H5 TEMPLATE)

Kings Court Beacon Road, Poulton Industrial Estate, Poulton-le-Fylde, Lancashire, England,
FY6 8JE

Ashvin Metals Ltd

Version:	1.0	Date:	28 April 2025		
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Waste, Planning & Environmental Consultants



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Document History:

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EA SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v3.0 May 2013

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	Ashvin Metals Ltd
Activity address	Kings Court Beacon Road, Poulton Industrial Estate, Poulton-le-Fylde, Lancashire, England, FY6 8JE
National grid reference	SD 36217 38760
Document reference and dates for Site Condition Report at permit application and surrender	POUL-3529-E_SCR Dated 28 April 2025
Document references for site plans (including location and boundaries)	POUL/3529/02 Permit boundary plan

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	There is no record of artificial ground at the site. The superficial deposits comprise, Tidal Flat Deposits, 1 - Clay and silt. Sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period. The bedrock geology comprises, Kirkham Mudstone Member - Mudstone. Sedimentary bedrock formed between 247.1 and 237 million years ago during the Triassic period. The nearest available borehole log in the general vicinity of the site (Site Poulton-le-Fylde, undertaken adjacent to the surface water located south). The borehole was drilled

- hydrogeology

to a depth of 8.45m. The first 0.7m consists of natural ground clayey topsoil beyond this between 0.7-0.85m is peaty and peaty topsoil. From 0.85-1.5m consists of very soft grey/brown sandy clay with a few stones and small pockets of peat. Between 1.5-2.7m comprises of soft brown clay with stone and the occasional cobbles with grey fissures more numerous at shallow depth and lenses of sand and sand and gravel. The ground between 2.7-5.3 comprises of firm to stiff brown clay with stone inclusions, lenses of sand and occasional laminated zones, sand lens proved at 3.8-4.3m and laminated zone at 5.15-5.3m below ground level. The remaining between 5.3-8.45m consists of compact to dense brown sand and gravel with occasional boulders.

- surface waters

The superficial deposits lie within a Secondary undifferentiated aquifer with the bedrock deposits lying in a Secondary B aquifer designation. The site is within a medium area of groundwater vulnerability. The site is not located within a source protection zone. The site is not located within a drinking water safeguard zone with respect to groundwater and surface water.

There are no current or former groundwater and surface water abstraction consents within 1km of the site. There is no record of discharges to controlled waters within close proximity to the site.

The nearest surface water feature is located approximately 12m from the site's boundary south unnamed surface water feature.

The information provided by the EA flood mapping indicated that the site area is located in flood zone 3 which is described as having a high probability of flooding from rivers and the sea.

	There is a record of a historical landfill site that is located approximately 151m west of the site which is now Tarmac Blackpool concrete plant.
Pollution history including:	The review of publicly available mapping is summarised below it must be noted that there isn't much coverage for the mapping of the site and the surrounding area.
historical land-uses and associated contaminants	The earliest available mapping (1890) indicates that the site and surrounding land consists of predominantly undeveloped land with littered farms and ponds that dotted around the site. To the south of the site is the L & N.W Joint Railway line.
	In the 1909 mapping the site remains undeveloped. Within the vicinity of the site to the south the area has developed located at The Breck which comprises of The Rectory, The manor and some residential development just off Moorland Avenue and Station Road. There is a Old Clay pit located just the other side of the surface water/Brook. In 1930 mapping the site and the surrounding industrial estate still remains fairly undeveloped. There are a number of embankments and smaller residential clusters surrounding Moorland Road. There is a Cemetery located to the north west of the site. In more recent mapping as can be shown using Google Earth within the year 2000 mapping the Poulton Industrial Estate has largely been developed to the north. The site itself appears to be occupied however not used for waste. To the east of the site there is no development however between the year 2000 and 2007 the south east of the industrial estate had been developed. In the present day mapping the site and the surrounding land is largely industrial located to the south of Beacon Road.

pollution incidents that may have affected land	There is no readily available information regarding pollution incidents in this area of the site.
any visual/olfactory evidence of existing contamination	None identified
evidence of damage to pollution prevention measures	None identified
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	None identified
Baseline soil and groundwater reference data	None identified
Supporting information	None identified
3.0 Permitted activities	
Permitted activities	None currently undertaken.
Non-permitted activities undertaken	The existing site operates under a waste exemption license registration number: WEX405120 and WEX389539 under a S2, T4 and T9 exemption.
Document references for: - plan showing activity layout; and - environmental risk assessment.	Site Layout & Fire Plan, Drawing No. POUL/3529/03 Document Ref: POUL-3529-D

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.