

**SITE CONDITION REPORT FOR Ultimate
Demolition and Construction Service Limited -
The Old Bottle Yard, Great Northern Terrace,
Lincoln, LN5 8HN - EAWML 120515 -
EPRWE3418AB**

1.0 SITE DETAILS	
Name of the applicant	Ultimate Demolition and Construction Service Limited
Activity address	Ultimate Demolition and Construction Service Limited - The Old Bottle Yard, Great Northern Terrace, Lincoln, LN5 8HN
National grid reference	SK 98837 70878

Document reference and dates for Site Condition Report at permit application and surrender.	V1
Document references for site plans (including location and boundaries)	Proposed Permitted Area within application documents

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.

<h2>2.0 Condition of the land at permit issue</h2>	
Environmental setting including:	Ultimate Demolition and Construction Service Limited - The Old Bottle Yard, Great Northern Terrace, Lincoln, LN5 8HN
<ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	
<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>Pollution incidents that may have affected land –</p> <p>No known from previous history historical land-uses and associated contaminants – the site has been used as a general industrial site with mixed uses.</p> <p>No visual evidence of pollution on the floor.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No evidence has been provided to the client from the landlords of the property
Baseline soil and groundwater reference data	Not available
Supporting information	<ul style="list-style-type: none"> • Source information identifying environmental setting and pollution incidents • Historical Ordnance Survey plans • Site reconnaissance • Historical investigation / assessment / remediation / verification reports • Baseline soil and groundwater reference data

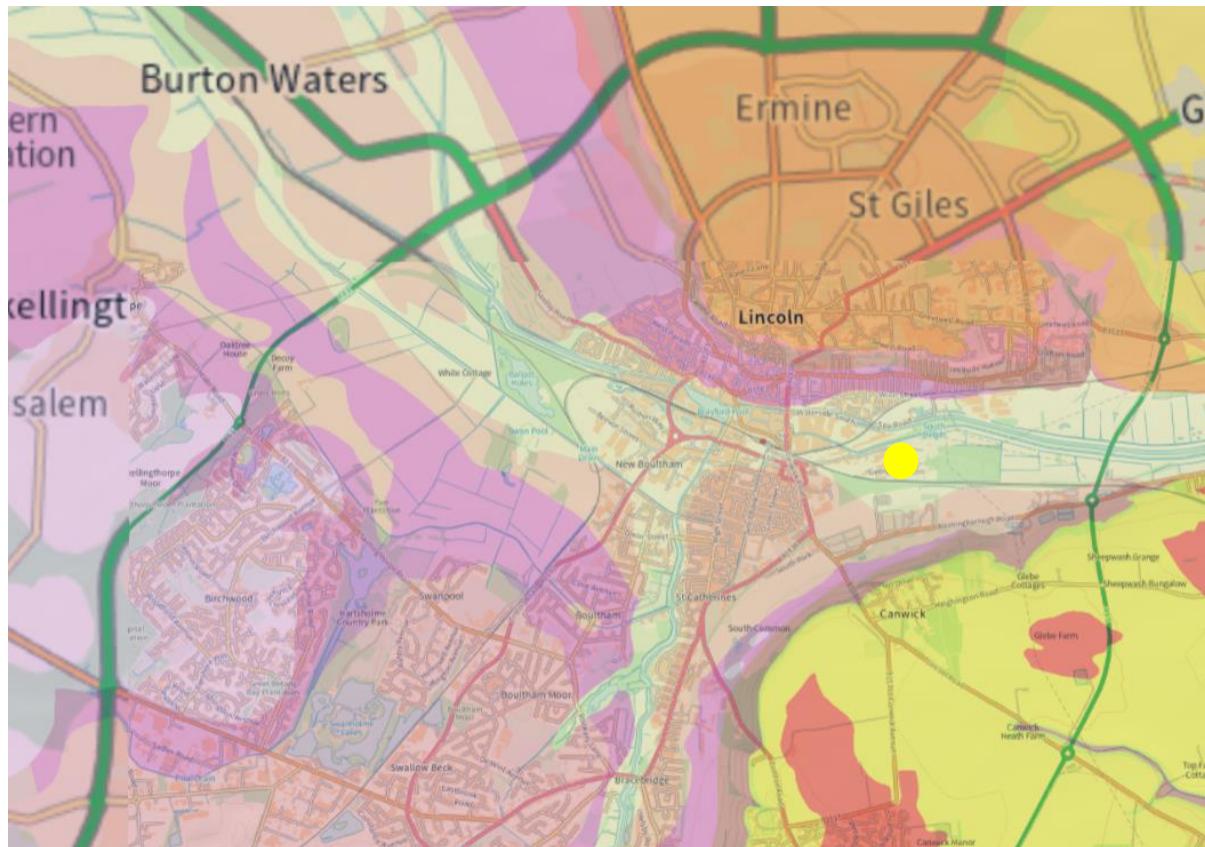
Environmental setting including:

- **geology**
- **hydrogeology**
- **surface waters**

Geology

Bedrock - Charmouth Mudstone Formation - Mudstone. Sedimentary bedrock formed between 199.3 and 182.7 million years ago during the Jurassic period.

Superficial Deposits - Alluvium - Clay, silt, sand and gravel. Sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.

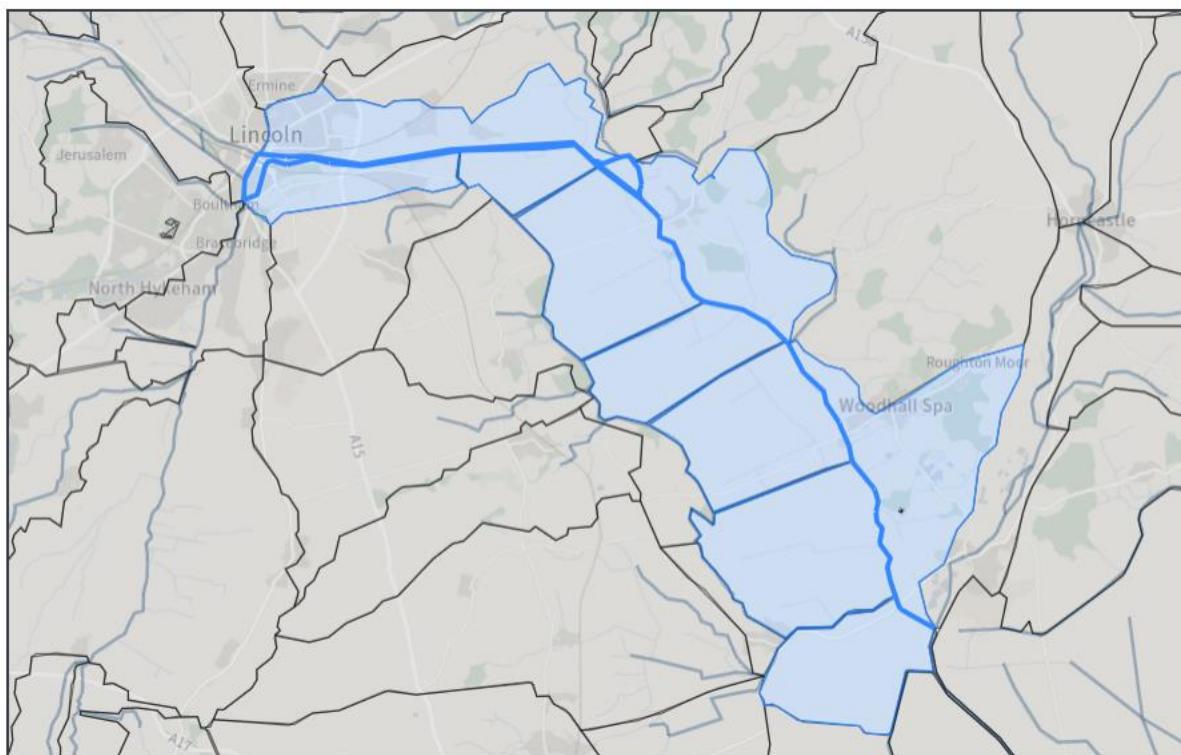


Surface Waters

River catchment taken from Environment Agency catchment Data Explorer

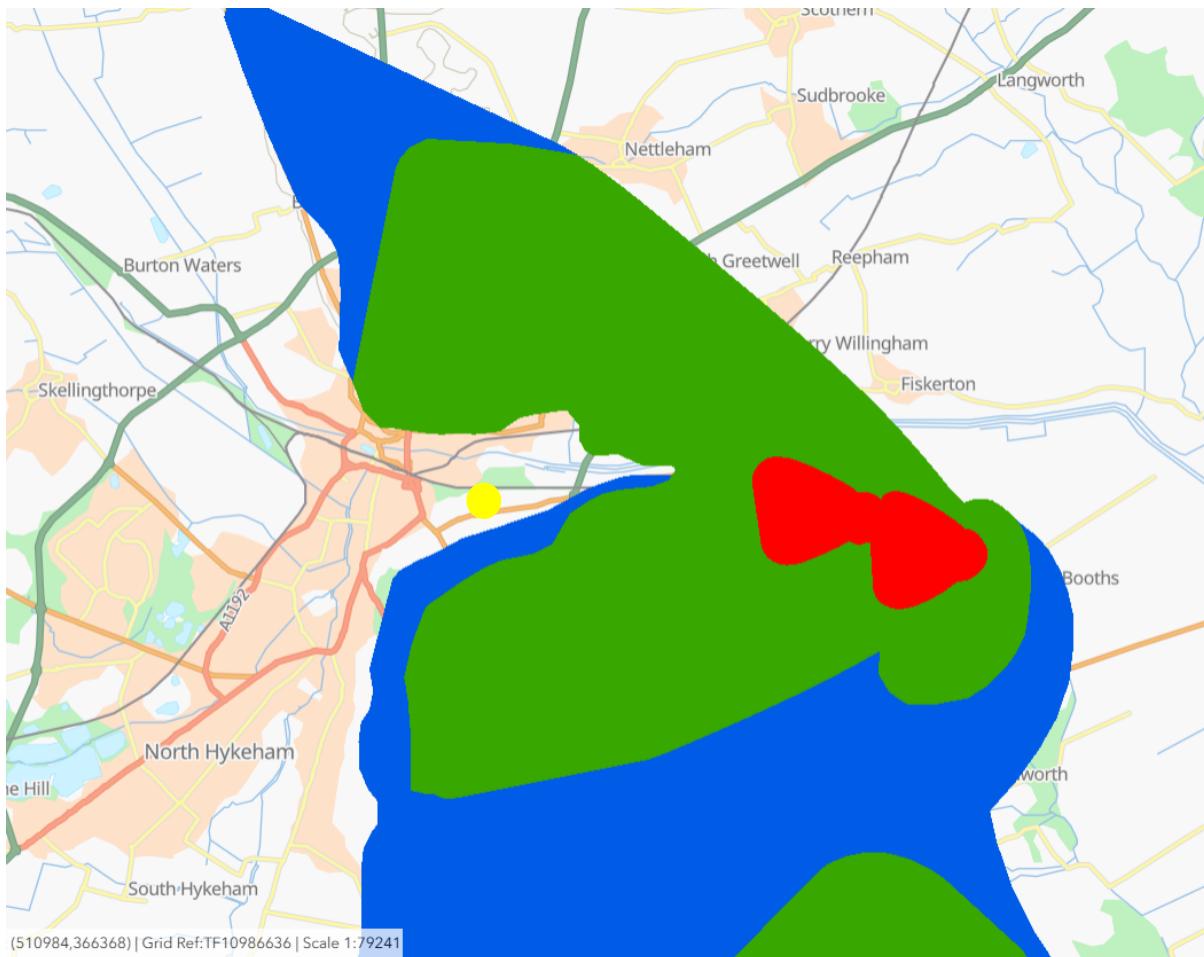
Site –

The site sits within the Witham – confluence Catchwater Drain to conf Bain Water Body catchment as shown by the Environment Agency Catchment tool.



Hydrology

The proposed site is not located within the total catchment source protection zone.

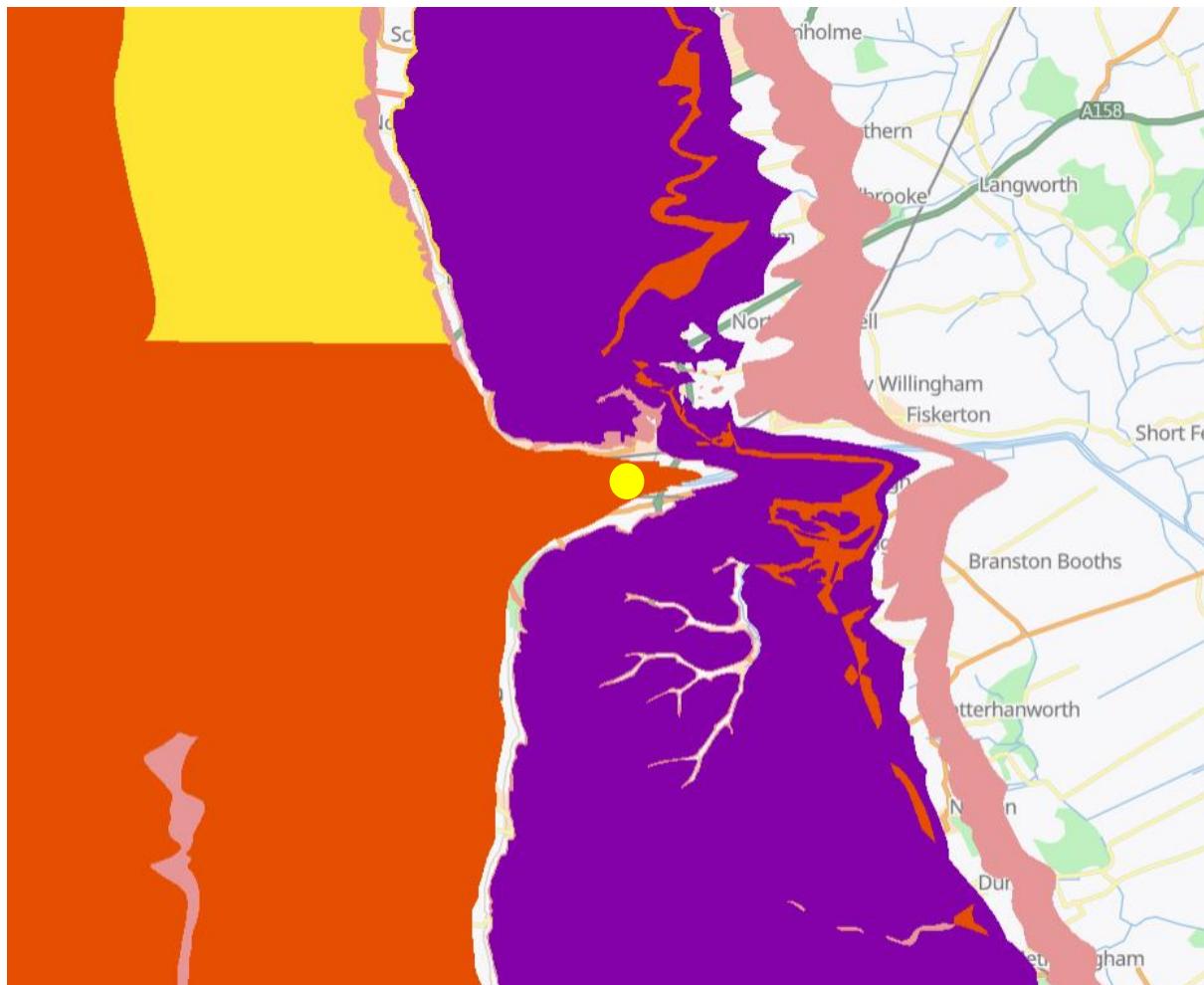


Records from the British Geological Society's (BGS) provided the following information taken from local vicinity –

Boreholes show that the area has layers made ground over sands, consistent with the sites previous industrial uses.

Secondary (B) aquifer - Source Magic Map

The site is located within a Principal Aquifer.



Pollution history including:

The site was previously used for commercial and manufacturing purposes.

Local Permitted Activities

There are five permitted activities within a kilometre of the site.

Name	Address	Site type	Permit Number	Distance (km)
ULTIMATE DEMOLITION AND CONSTRUCTION SERVICE LIMITED	The Old Bottle Yard, Great Northern Terrace, Lincoln, LN5 8HN	SR2022 No 1: Non-hazardous waste physical treatment facility	WE3418AB	0.1
LINCOLNSHIRE COUNTY COUNCIL	97, Great Northern Terrace, Lincoln, Lincolnshire, LN5 8HJ	A13: Household waste amenity site taking hazardous waste	GP3998NR	0.1
Unimetals Recycling (UK) Limited	Sims Group U K Ltd, George Street, Lincoln, Lincolnshire, LN5 8LG	A20: Metal Recycling Site (MRS) (mixed)	KP3592NL	0.2
CITY SCRAP LIMITED	Plot 7, Dale Street, Great Northern Terrace, Lincoln, Lincolnshire, LN5 8LL	A20: Metal Recycling Site (MRS) (mixed)	HB3839RN	0.3
BIFFA ENVIRONMENTAL MUNICIPAL SERVICES LIMITED	Lincoln Central Depot, Stamp End, Waterside South, Lincoln, Lincolnshire, LN5 7JD	A15: Materials Recycling Facility	YP3694NQ	0.6
ANGLIAN WATER SERVICES LIMITED	Washingborough Road, Canwick, Lincoln, Lincolnshire, LN4 1EF	A05: Landfill taking Non-Biodegradable Wastes	LP3298NH	0.9

Any visual/olfactory evidence of existing contamination

The permitted area is laid to hardstanding.

There is no visual/olfactory evidence of existing contamination.

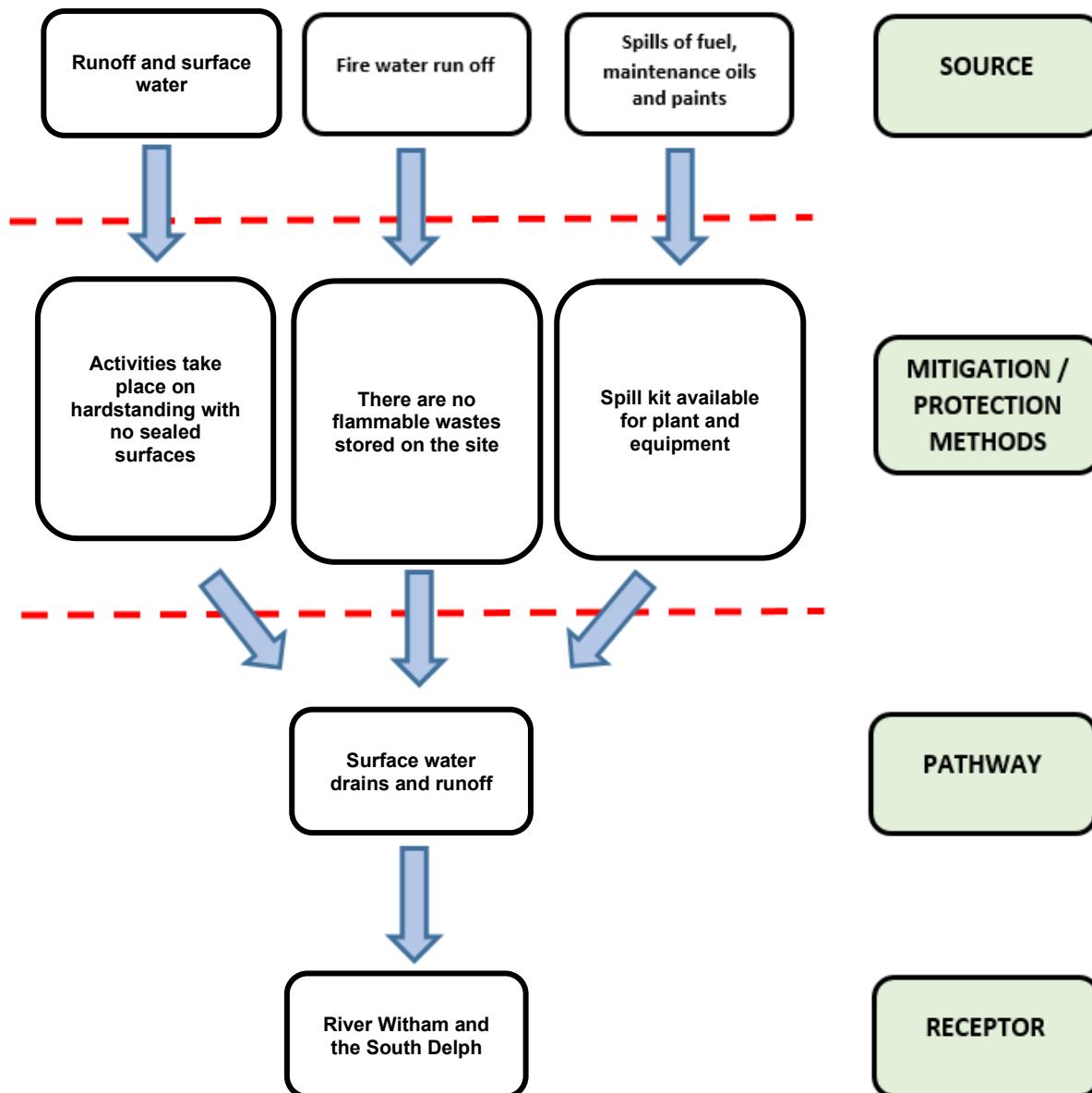
Evidence of damage to pollution prevention measures

There is no evidence of damage.

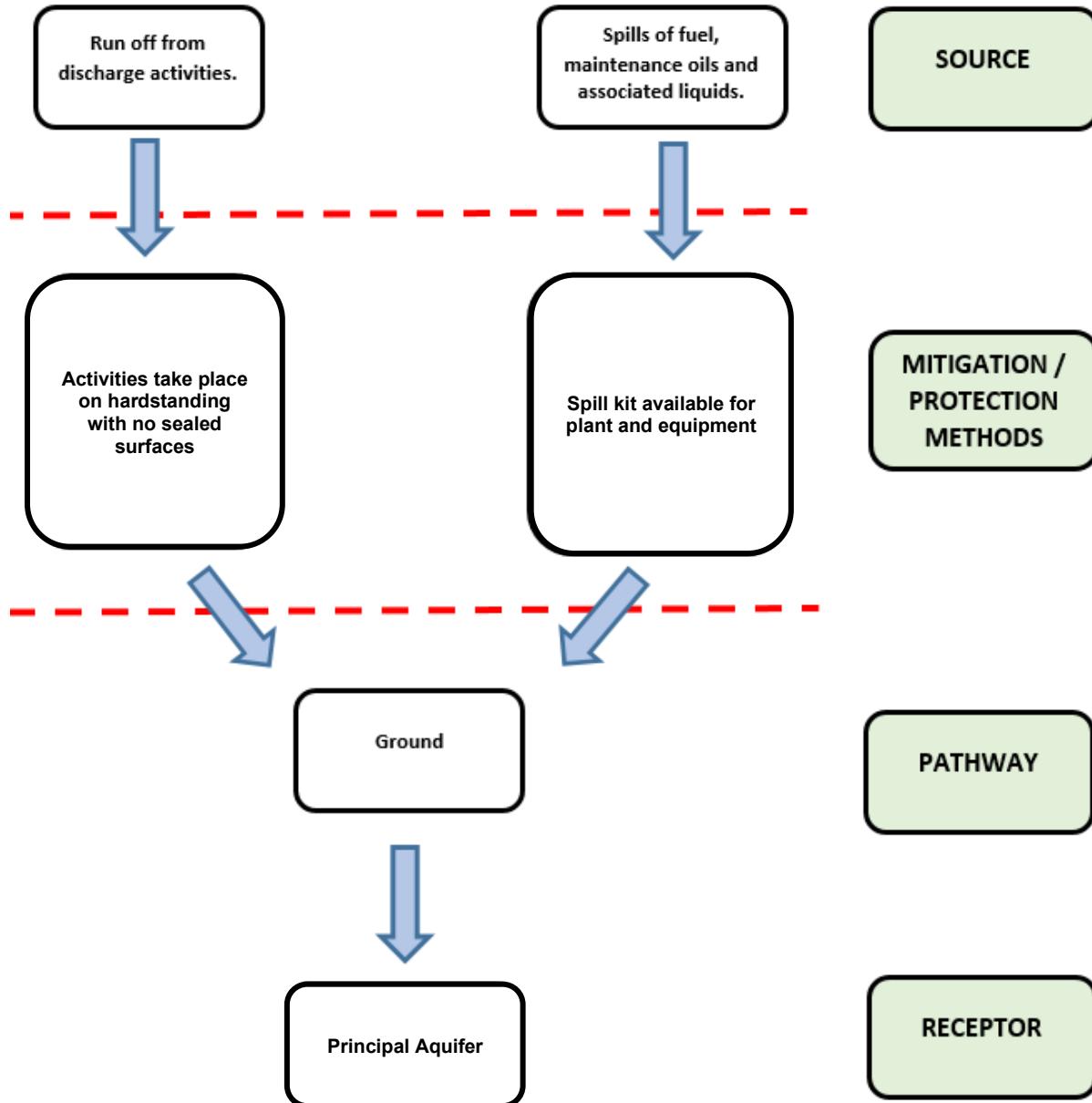
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)

The following is known about sites history. Prior to the area being developed as a an industrial estate there were historical manufacturing activities.

Basic Conceptual Site Model (CSM) showing the source-pathway-receptor linkage and how they are to be broken - Surface Water – River Witham and the South Delph



Basic Conceptual Site Model (CSM) showing the source-pathway-receptor linkage and how they are to be broken - Ground Water – Primary Aquifer



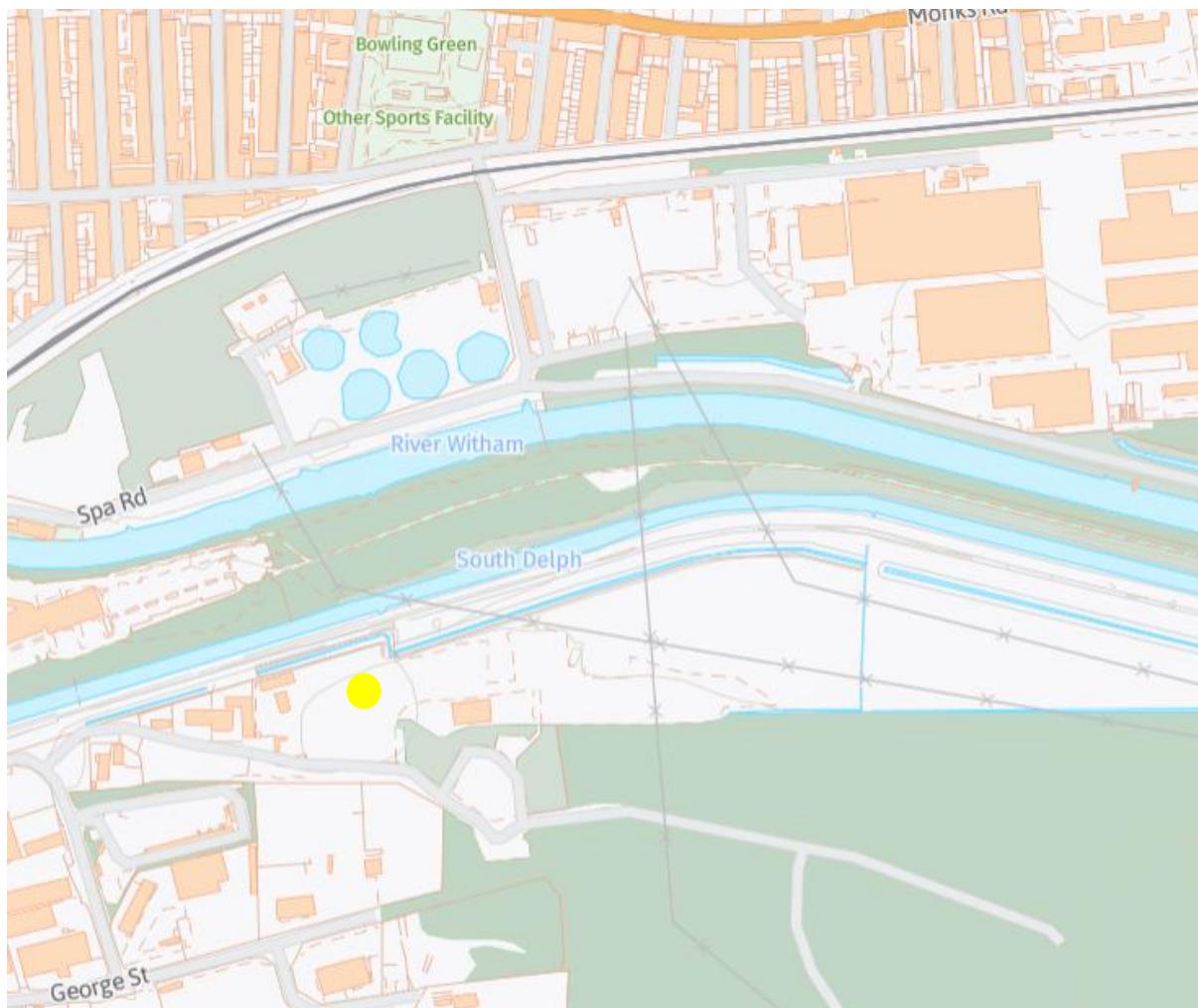
Description of nearby surface water features/watercourses and the potential risks

The site is located within the Rivers Witham catchment and adjacent to the site is the South Delph.

Drains – The whole site is laid to hard standing at present.

As a result the site devoid of surface water and foul sewers.

Site location in proximity to the River Witham and South Delph



3.0 Permitted activities	
Permitted activities	Transfer, treatment and storage of non-hazardous soils, aggregates and for recovery via crushing, screening and hand sorting.
Non-permitted activities undertaken	Related activities to serve the waste management activity including – <ul style="list-style-type: none">- Office- Maintenance of plant and equipment- Plant and equipment storage
Document references for: <ul style="list-style-type: none">• plan showing activity layout; and• environmental risk assessment.	Site plan UDCSL 7 - Sites Layout Plan and UDCSL 8 - Site Drainage Plan

Permitted activities

Transfer, treatment and storage of non-hazardous soils and aggregates for the recovering via crushing, screening and manual sorting.

Non-permitted activities undertaken

The site has a small office, small plant workshop and plant and equipment storage.

There is also the storage facility for hand tools, power tools, welding equipment and COSHH items within a COSHH cabinet.