

SITE CONDITION / BASELINE REPORT

C O'Donovan & Sons Ltd

Ingram Road

Holbeck

Leeds

LS11 9RD

Document Reference No. COD/SCR/0720



SJW Enviro Consulting Ltd

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1. Site Details

Name of the applicant	C O'Donovan & Sons Ltd
Activity address	Ingram Road Holbeck Leeds West Yorkshire LS11 9RD
National grid reference	SE 54248 08983
Document reference	Reference No.COD/SCR/0720 for site condition report at permit variation application.
Site plans	This report is to be read in conjunction with drawing numbers COD/EMS/01, COD/EMS/02, COD/EMS/03 and COD/EMS/04 attached to the Environment Management System Version 1.0, July 2020 for the site at Appendix 1.

2. Condition of the land at permit issue

Geology	The superficial geology underlying the whole site, comprises of alluvium made up of clay, silt, sand and gravel. The bedrock geology comprises mudstone, siltstone and sandstone of the Pennine middle coal measures formation.
Hydrogeology	<p>The Environment Agency groundwater vulnerability map classifies the area under the site as having medium vulnerability.</p> <p>There are no wells, springs or boreholes within 50 metres of the site boundary used for the supply of water for human consumption. The nearest borehole is 25 metres to the east of the site on Shafton Lane. This borehole is 5 metres deep, was drilled in 1975 and is dry.</p> <p>The site is not located in a surface water Nitrate Vulnerable Zone.</p>
Surface waters	The nearest surface water is the River Aire which runs approximately 940 metres to the north east of the site.

Pollution history	There are no records of pollution occurring on this site but as part of the permitted area has been used previously as a drum reconditioning facility the permit holders accept that there may be contamination present. There are no records of significant pollution events taking place on site. An incident occurred in October 2018 causing an explosion in the combined sewer on Ingram Road adjacent to the site. This did not affect the site. This incident has been mitigated against by the installation of a treatment facility on site which means that wash water is not discharged directly to sewer.
Historic contamination	As above
Baseline data	No baseline data for the site exists. It has previously been in use as a drum reconditioning facility and has been used to store nominally empty drums and IBC's. The whole of the site is now surfaced with an impermeable concrete surface, but this was not always the case. As a result, contamination of the site surface may be present. The site operators acknowledge that contamination is likely to be present and accept liability for remediation of the site should they wish to surrender the permit at some point in the future.

3. Permitted activities

Permitted activities	The site is to be permitted as a waste transfer and treatment facility.
Non-permitted activities	All the activities at the site will be covered by the permit.
Plans	This report is to be read in conjunction with drawing numbers COD/EMS/01,COD/EMS/02, COD/EMS/03 and COD/EMS/04 attached to the Environment Management System Version 1.0, July 2020 for the site at Appendix 1. The area to which this report relates is shown on the attached plan COD/SCR/0720/01

Plan No. COD/SCR/0720/01 – Permitted area of the site

