

<b>Application Ref:</b>	21/06119/FU		
<b>Site &amp; Proposal:</b>	Oates Enviromental Ltd, 10 Carr Crofts Drive, Armley, Leeds, LS12 3AL - Change of use of Transport Yard to Transport Yard including Waste Receipt, Storage & Despatch (within sealed IBC and Drum containers) and re-levelling of the site.		
<b>To:</b>	Sarah Nichols	<b>From:</b>	Rachel Watney
<b>Our Ref:</b>	PCL06303_21_06119_PRD1	<b>Date:</b>	19/10/2021

**RECOMMENDATION**

The proposed development does not include significant changes of use with respect to Contaminated Land issues and comprises hardstanding ground cover with managed drainage. Therefore, we have no objection to planning permission being granted.

**Geotechnical issues have not been considered or reviewed as this is not within the remit of the Contaminated Land team.**

**COMMENTS/ REASONS**

See above

**Information Reviewed** | None

**GENERAL ADVICE**

**Applicant advised to consult:**  
*(for planner to advise applicant if applicable to the application/permission)*

Health & Safety Executive

Reason: To ensure that any potential asbestos within buildings due for demolition is dealt with appropriately

Yorkshire Water

Reason: To ensure that appropriate services are provided at the site

Environment Agency Waste Management Licensing Section

Reason: To ensure requirements of Waste Management Regulations are met

**If this application is to be refused, please DO NOT include contamination as a reason without consulting us.**

The following pages are summary information for Leeds City Council only.  
This information should not be relied upon by third parties.

<b>WHAT DO WE KNOW ABOUT THE SITE?</b>	
<b>Previous contaminative use</b>	On Site: railway sidings,  Off Site: woollen mill, foundry, leather factory, allotments, coach building works, engineering works,
<b>Environmental Setting</b>	Geology: artificial geology over PLCM Hydrogeology: Sec A Hydrology: none Mining: none Landfill: none Radon: <1%

<b>Abbreviations</b>		
LCM – Lower coal measures	GI – Ground Investigation	TPH – Total petroleum hydrocarbons
PLCM – Pennine lower coal measures	DS / DTS – Desk study	GW – Groundwater
BH – Bore hole	VR – Verification report	CW – Controlled waters
RH / RBH – Rotary hole	RS – Remediation statement	SW – Surface waters
RO – Rotary Open Hole	GG – Ground gas	NVO – no visual or olfactory evidence of contamination
RC – Rotary Core	GGRA – Ground gas risk assessment	Bgl – below ground level
TP – Trial pit	HM – Heavy metals	MG – Made Ground
SI – Site Investigation	PAH – Polyaromatic hydrocarbons	