

SITE CONDITION / BASELINE REPORT

C O'Donovan & Sons Ltd

11 – 13 Ashfield Way

Whitehall Industrial Estate

Leeds

LS12 5JB

Document Reference No. COD/SCR/0421



SJW Enviro Consulting Ltd

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1. Site Details

Name of the applicant	C O'Donovan & Sons Ltd
Activity address	11 – 13 Ashfield Way Whitehall Industrial Estate Leeds West Yorkshire LS12 5JB
National grid reference	SE 25605 31648
Document reference	Reference No.COD/SCR/0421 for site condition report at permit application.
Site plans	This report is to be read in conjunction with drawing numbers COD/EMS/01, COD/EMS/02, COD/EMS/03 and attached to the Environment Management System Version 1.0, April 2021 for the site at Appendix 1.

2. Condition of the land at permit issue

Geology	The bedrock geology is sandstone.
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.</p> <p>The site is not located in a surface water Nitrate Vulnerable Zone.</p>
Surface waters	The nearest surface water is Wortley Beck which runs approximately 560 metres to the north east of the site.
Pollution history	<p>This site has never had the benefit of a waste management permit or licence and as such no pollution relating to breaches of permit have occurred.</p> <p>The site has previously been used for manufacture and warehousing. The rear yard has most recently been used to store pallets.</p>

Historic contamination	The buildings on site are concreted throughout and the external yard area is partially concreted.
Baseline data	No baseline data for the site exists. The site operators acknowledge that contamination may be present in the unsurfaced areas of the rear yard 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 attached to the Environment Management System Version 1.0, April 2021 for the site at Appendix 1. The area to which this report relates is shown on the attached plan COD/SCR/0421/01

Plan No. COD/SCR/0421/01 – Permitted area of the site

