

## **SITE CONDITION / BASELINE REPORT**

C O'Donovan & Sons Ltd  
Units 11 – 13 Ashfield Way  
Whitehall Industrial Estate  
Leeds  
LS12 5JB

Document Reference No. COD/SCR/0326



**SJW Enviro Consulting Ltd**

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## 1. Site Details

Name of the applicant	C O'Donovan & Sons Ltd
Activity address	Units 11 – 13 Ashfield Way Whitehall Industrial Estate Leeds West Yorkshire LS12 5JB
National grid reference	SE 25605 31648
Document reference	Reference No. COD/SCR/1225 for site condition report at variation application.
Site plans	This report is to be read in conjunction with drawing numbers COD/SCR/1225/01, COD/SCR/1225/02, and COD/SCR/1225/03 below.
Hazardous substances	<p>There are no hazardous substances currently used or produced on site. The only hazardous substances are those which arrive as residues in nominally empty containers brought onto site for washing and reconditioning.</p> <p>A list of the potentially hazardous substances brought onto site are contained in the list of EWC codes that the site can accept.</p>

## 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>

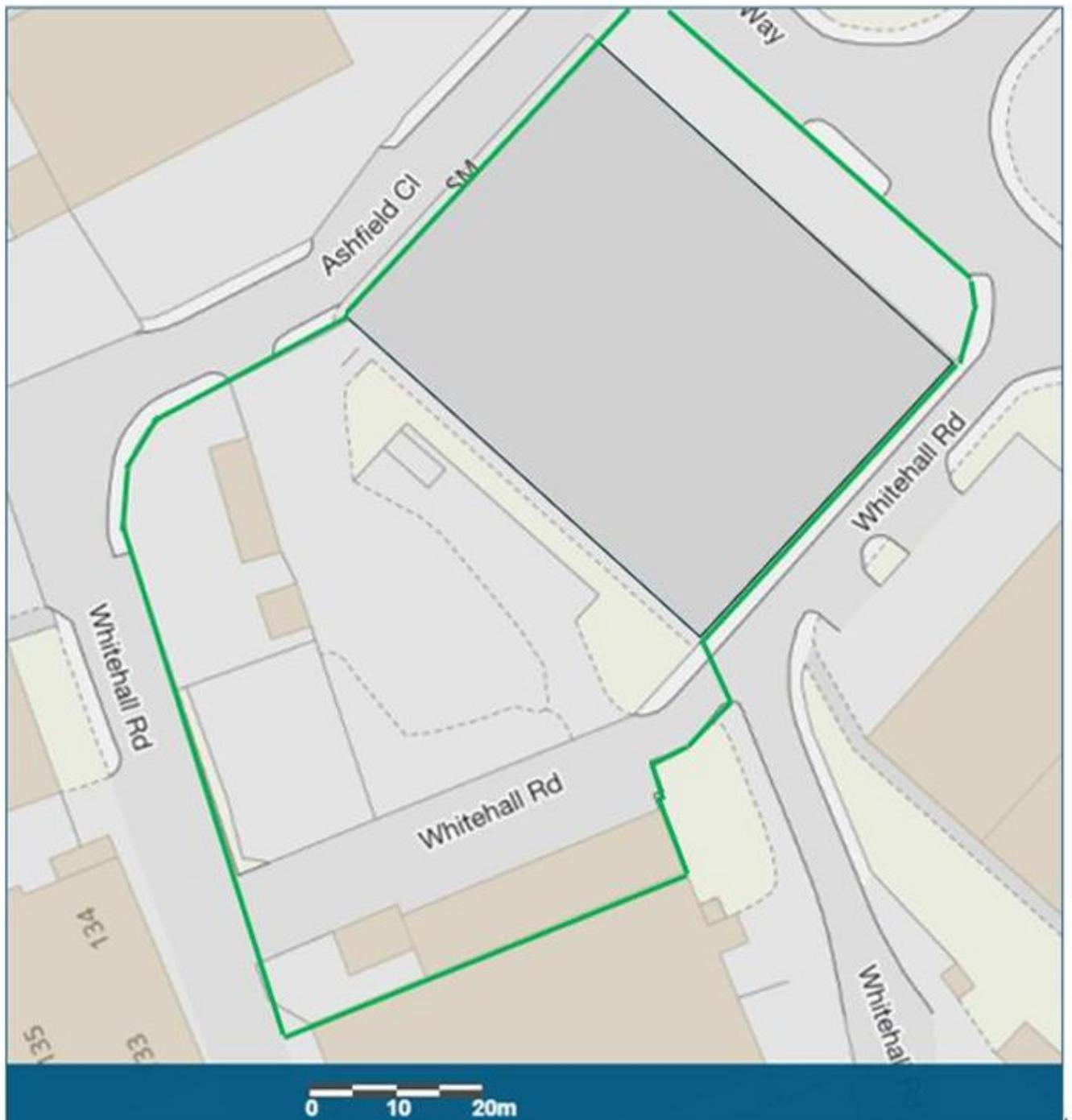
Surface waters	The nearest surface water is Wortley Beck which runs approximately 560 metres to the northeast of the site.
Pollution history	<p>This site has previously been used for manufacture and warehousing. The rear yard has most recently been used to store pallets.</p> <p>The site has the benefit of a waste management licence (KB3500SF) which allows the physical and chemical treatment of drums, containers and IBC's and a waste transfer station for the bulking up of residual waste collected as part of a 'one-stop-shop' waste management service for the companies clients</p>
Historic contamination	The buildings on site are concreted throughout and the external yard area is also concreted.
Baseline data	No baseline data for the site exists. The site operators acknowledge that contamination may be present beneath the concrete surfacing but they will not be adding to this given the nature of the site surface.
Relevant haz. substances	While the site is permitted to accept large numbers of hazardous substances it is fully surfaced with a reinforced impermeable surface and bunded throughout. There is no possibility of these substances contaminating the soil or groundwater under the site surface and therefore no hazardous substances are brought forward to stage 3.

### 3. Permitted activities

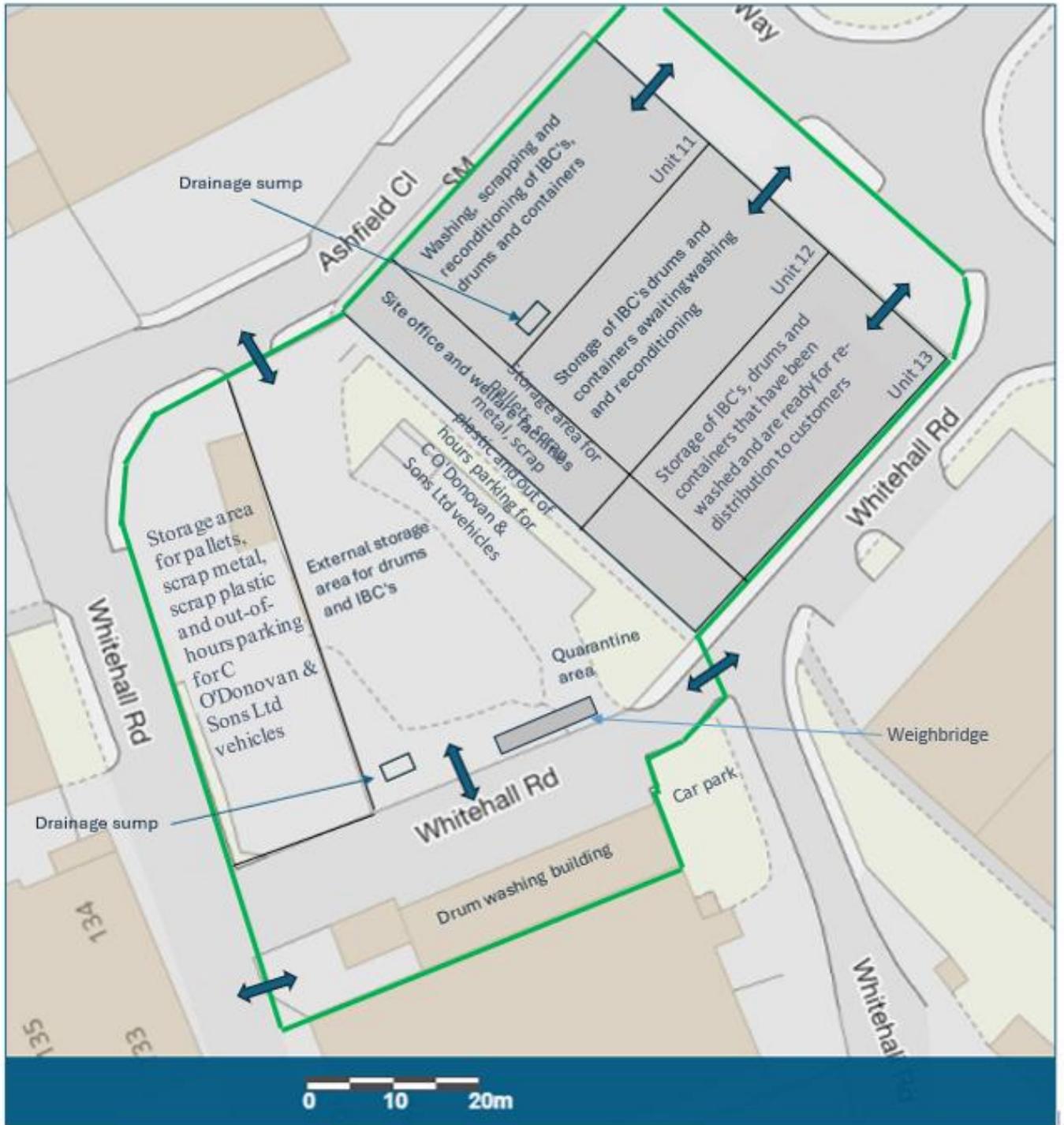
Permitted activities	The site is to be permitted as a waste treatment facility. The site also holds a waste management permit as a waste transfer.
Non-permitted activities	All the activities at the site will be covered by the permits.
Site specific pollution Possibility	No hazardous substances have been brought forward from the previous stage.
Plans	This report is to be read in conjunction with drawing numbers COD/SCR/1225/01, COD/SCR/1225/02 and COD/SCR/1225/03 below. The area to which this report

relates is shown on the attached plan  
COD/SCR/01225/01

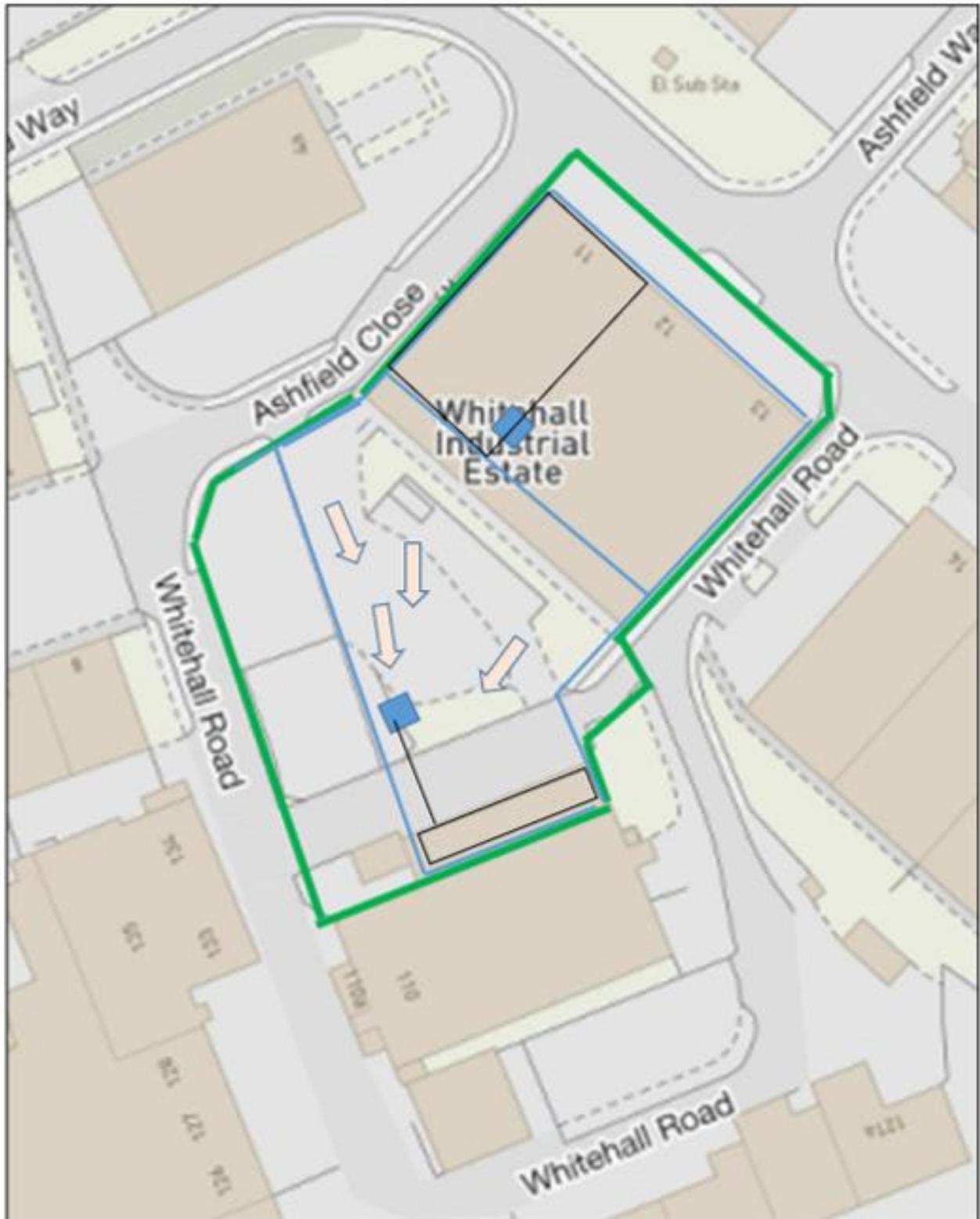
Plan No. COD/SCR/1225/01 – Permitted area of the site



Plan No. COD/SCR/1225/02 – Site layout plan



Plan No. COD/SCR/1225/03 – Site drainage plan



**KEY:**

— Kerbing/bunding around the site

→ Drainage direction



Internal drain ring



Drain sumps