

London Local Skips Ltd

Site Condition Report

Ref: LLS.PT.SCR.2512

December 2025

1. SITE CONDITION REPORT

1.0 SITE DETAILS	
Name of the applicant	London Local Skips Ltd
Activity address	Eley Road, Enfield, London, N18 3BB
National grid reference	TQ 35623 92566

Document reference and dates for Site Condition Report at permit application and surrender	LLS.PT.SCR.2512
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Document references for site plans (including location and boundaries)	230810LLS102
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2.0 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>The site is underlain by made ground according to the British Geological Survey Mapping.</p> <p>In terms of hydrogeology, the area is part of the Thames Group rock unit which is predominantly clayey sequence up to 140m thick confining underlying aquifers. Occasional springs at base have very hard water.</p> <p>There is only one borehole available within 100m of the site and therefore is the only relevant record available to the site. This borehole shows that there is a layer of topsoil and peat to a depth of 0.61m. Below this, brown clay is present to 1.22m before peat becomes present until 2.13m. Ballast continues to 5.18m until the final portion</p>

	<p>of the borehole is present to 10.46m which consists of blue clay.</p>
<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>There are no Environment Agency recorded pollution incidents associated with the site that may have affected the land.</p> <p>The site operates as a waste transfer station for household, commercial, and industrial skip waste in the London area. According to old maps, the site was vacant for the record of 1914-1940, with there being a neighbouring railway and sewage farm nearby. There are no records/evidence of any pollution incidents on the site or near to the site. In the present day the site and the surrounding area is currently used for industrial purposes. The site current use of the site is unlikely to cause contamination as the site is entirely concreted and no pollution pathways exist to soils or groundwater.</p> <p>The current use of the site is considered unlikely to have caused any contamination. All wastes will be deposited onto a concrete surface.</p> <p>Drainage is in place and will be connected to an Interceptor. Containment systems are also in place should a fire occur, including water gate barriers and clay mats. Therefore, during any fire event there will be no pollution to soils, surface water or groundwater.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where</p>	<p>No previous historical site investigation data or reports are available.</p>

available)	
Baseline soil and groundwater reference data	Not Applicable
Supporting information	N/A

3.0 Permitted activities	
Permitted activities	As per Environmental Permit Ref: SR2015 No 6: 75kte household, commercial and industrial waste transfer station with treatment
Non-permitted activities undertaken	Business Administration
Document references for:	230810LLS104
<ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	No
Have there been any changes to the permitted activities?	No
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No
Checklist of supporting information	<ul style="list-style-type: none"> • Not Applicable

5.0 Measures taken to protect land

Pollution prevention measures have been carried out and are in place at the site. There are drains on site which are connected to an interceptor which means during a fire event or leakage/spillage incident no substances will enter groundwater. The area of the site where waste is stored is fully concreted. The area outside of the permitted area will be blocked off using Gelbags during any potential pollution event and therefore no pollution pathways to soil or surface and groundwater exist. Clay mats will also be placed over the surface drains to contain contaminated water. The perimeter of the site acts as a noise barrier as well as effectively containing potential dust and litter produced on site from spreading to surrounding properties.

Checklist of supporting information	<ul style="list-style-type: none"> Inspection records and summary of findings of inspections for all pollution prevention measures Records of maintenance, repair and replacement of pollution prevention measures
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6.0 Pollution incidents that may have had an impact on land, and their remediation

There has been no evidence of any pollution incidents or spillages.

Checklist of supporting information	<ul style="list-style-type: none"> Not Applicable
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7.0 Soil gas and water quality monitoring (where undertaken)

No wastes have been deposited onto any surface other than the concrete floor. No soil or gas monitoring is therefore considered necessary as no pollution pathways exist to soils. No spillages or pollution incidents have occurred and so no pollution pathways exist to surface or groundwater. Therefore, no water quality motoring is considered necessary.

Checklist of supporting information	<ul style="list-style-type: none"> Not Applicable
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8.0 Decommissioning and removal of pollution risk	
Checklist of supporting information	• None

9.0 Reference data and remediation (where relevant)	
Checklist of supporting information	No land or groundwater data was needed to be collected. The information from section 3, 4 ,5 and 6 of the Site Condition Report show that the land is in a satisfactory condition and has not deteriorated.

10.0 Statement of site condition	
Checklist of supporting information	The permitted activities are to be carried out at this location. All pollution risks have been mitigated with no reported evidence or incidents of pollution or spillages. The land is deemed to be in a satisfactory condition.