



OLIVE
Compliance

SITE CONDITION REPORT

Think 3e Consortium Limited

Think 3e House
15-21 Links Road Finedon
Road Industrial Estate
Wellingborough
Northamptonshire
NN8 4EY
EPR/BB3404KM/V002

SITE CONDITION REPORT –

Issue and Revision Record

Revision	Date	Originator	Description of Change
V1	26/06/2026	Olive Compliance Ltd	Issued for a Low Risk Surrender Application
V2			
V3			



BASIS OF REPORT

This report has been prepared by Olive Compliance Ltd with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Think 3e Consortium Limited; no warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from Olive Compliance Ltd.

Olive Compliance Ltd disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

Information reported herein may be based on the interpretation of public domain data collected by Olive Compliance Ltd, and/or information supplied by the Client and/or its other advisors and associates. The data has been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in Olive Compliance Ltd unless the terms of appointment state otherwise.



Contents

1	INTRODUCTION	5
1.1	Objectives of the Site Condition Report	5
2	SOURCES OF INFORMATION	6
3	SITE INTRODUCTION	6
3.1	Site History	6
3.2	Site Description	6
3.3	Environmental Permit	7
3.4	Site Location and Setting	7
3.5	Site Receptors	8
4.	Condition of the land at permit issue	9
5.	Permitted activities	20
6.	Changes to the activity	20
7.	Measures taken to protect land	21
8.	Pollution incidents that may have had an impact on land, and their remediation	21
9.	Soil, gas and water quality monitoring (where undertaken)	21
10.	Decommissioning and removal of pollution risk	21
11.	Reference data and remediation (where relevant)	21
12.	Statement of site condition	21



SITE CONDITION REPORT –

1 Introduction

Olive Compliance Ltd (OLIVE) has been instructed by Think 3E Consortium Ltd (T3E) to prepare a Site Conditioning Report to support their application for their Environmental Permit variation for their site located at Think 3e House, 15-21 Links Road Finedon Road, Industrial Estate, NN8 4EY.

1.1 Objectives of the Site Condition Report

This SCR is to provide a point of reference and baseline environmental data for the surrender of the permit. This is to demonstrate that there has been no deterioration in the condition of the land as a result of the Deposit for Recovery operations and ensure that the condition of the land is in a 'satisfactory state'.

The location of the site is illustrated in Drawing Site Location Plan.

The site layout; work area boundaries; monitoring and emission points are presented on Drawing Site Layout Plan.

Sections 1 to 3 of the EA's SCR template¹ (have been completed within this document and comprise the following aspects:

- Site details;
- Condition of the land at permit issue;
- Geology;
- Hydrology;
- Hydrogeology;
- Pollution history;
- Evidence of historic contamination; and
- Permitted activities.

Sections 4 to 7 of the SCR template have been maintained and completed over the lifetime of the Permit.

Sections 8 to 10 have completed and submitted in support of the application to surrender the permit.

A Site Condition Report was not prepared at permit issue.



2 Sources of Information

The below sources have been used in the preparation of this Site Condition Report.

- Multi Agency Geographical Information for the Countryside (MAGIC) map ([Magic Map Application](#))
- British Geological Survey Website [Welcome to BGS - British Geological Survey](#)
- EA. Flood map for planning ([Get flood risk information for planning in England - Flood map for planning - GOV.UK](#))
- Groundsure.io Report GS-SA4-E5X-KZG-NBT
- Site Condition Report Ref:Univar Solutions Ltd. Project number: 60623770

3 Site Introduction

3.1 Site History

The strata generally comprised made ground underlain by clay or gravel which was assumed to be the weathered part of the Northampton Sand Formation and the Whitby Mudstone Formation.

Made ground was encountered to the following depths; 1.3m bgl (WE201), 2.7m bgl (WE202) and 1.0m bgl (WE203), comprising brown gravelly clay or sandy gravel. Anthropogenic material included tarmac, coal, brick fragments, slag and fabric.

Natural ground in MW201 was described as stiff slightly gravelly grey CLAY. Gravel was described as mudstone. Natural ground in MW202 was described as GRAVEL & COBBLES, gravelly CLAY and clayey GRAVEL. Gravel and cobbles were described as mudstone and natural ground in MW201 and MW202 was considered to be weathered Whitby Mudstone Formation.

Natural ground in MW203 was described as gravelly sandy CLAY with gravel described as sandstone. This was considered to be weathered Northampton Sands Formation. This was underlain by stiff CLAY considered to be part of the Whitby Mudstone Formation. From 1.6-1.7m bgl a black layer of sand with a slight hydrocarbon odour was noted.

Groundwater was not encountered in any of the new monitoring wells during drilling works.

3.2 Site Description

Waste operations at the site are currently authorised by a Tier 3 environmental permit (A09 : Hazardous Waste Transfer Station).

The site is made up of the existing site containing large buildings 1-11. The additional site adjacent has been purchased and the site offers additional buildings and fully contained impermeable bunded yard. The additional yard adds buildings 12,13,14 and 15 in addition to zap shelter for the barrel wash area.

The facility operate a logistics transport facility and they service customers such as supermarket chains, the company bring materials back to the Think3E facility from stores for storage (in regards to shelving and display changes and café equipment).



SITE CONDITION REPORT –

They also bring back return loads of waste baled plastics and cardboard, out of date good (food and non-perishables), returns and broken stock.

Plastics are stockpiled to form bulk loads and are then sent out for further reprocessing.

Think 3E also have customers who supply food wastes that are depackaged and bulked up and sent out to an AD facility (this activity is done within 72 hrs for perishable items). This takes place in building 4.

The new additional site area to the West of the site was formally a Chemical Works and is fully contained with impermeable pavement and sealed drainage. Upon decommissioning the site was sampled to undertake a condition report. See Appendix.

3.3 Environmental Permit

The permit history is shown below taken from the permit issued December 2014.

Table 1 - Status log of permit

Date	Status / Revision
30/06/2010	EPR/GP3092LF _ Surrendered 02/02/2011
24/12/2014	EPR/BB3404KM – Full Permit Transferred to Think 3E

3.4 Site Location and Setting

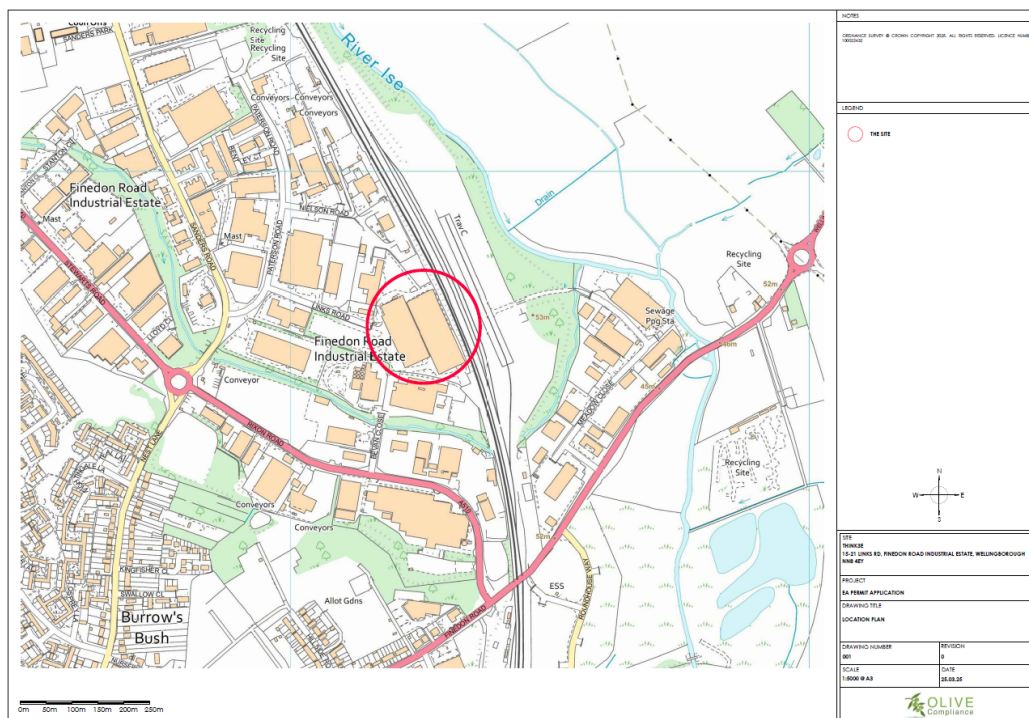
The site (centred at NGR SP 90221 69692) is located Think 3e House, 15-21 Links Road Finedon Road Industrial Estate, NN8 4EY. The site is principally bounded as detailed in Table 1 below.

Table 1: Site Setting

North	Commercial/Industrial
East	Railway Commercial/Industrial
South	Commercial/Industrial
West	Commercial/Industrial



SITE CONDITON REPORT –

Figure 1: Site Setting Area

3.5 Site Receptors

Consideration must be given to the sensitive receptors that may be affected from site operations in the event of an extreme weather event such as:

- schools, hospitals, nursing and care homes, residential areas, workplaces;
- protected habitats, watercourses, groundwater, boreholes, wells and springs supplying water for human consumption;
- roads, railways, bus stations, pylons (on or immediately adjacent to the site only), utilities, airport.

Table 2 below identifies the risk to sensitive receptors within the surrounding area within 1km.

Following a review of the below receptors, site activities would not impact on local sensitive receptors in the event of an extreme weather event or from the gradual change in climate conditions.

Table 2: Receptors

Receptor	Distance (m)	Contact Telephone Number
Cygnets Pre-School	Southwest 886m	01933 673882
Rail Link	East 115m	East Midland Railway- 0845 712 5678



Compass Church	South 85m	N/A
Central Park	Southeast 990m	N/A
Guillemot Park	Southwest 999m	N/A
A510 Road	South 300m	Highways Agency 0300 123 5000

The site is covered with a concrete surface and buildings. The new yard area (West side of the site) was formally a chemical works and has been built in line with CIRIA 736 Containment requirements with full bunded containment across the yard and buildings.

NOTES

ORDNANCE SURVEY, © CROWN COPYRIGHT 2023. ALL RIGHTS RESERVED
 UNLESS OTHERWISE SPECIFIED
 DRAWING IS A SITE SCHEMATIC
 ANY ANOMALIES ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF
 OLIVE COMPLIANCE

LEGEND

PERMIT BOUNDARY

E ELECTRICITY / GENERATOR ISOLATION POINT

SM SCRAP METAL

SA SMOKING AREA

FA FIRE ASSEMBLY

WOOD

40 YARD SHIP

FIXED PLANT

CCTV

PERMANENTLY OPEN ENTRANCE

CLOSEABLE ROLLER SHUTTER DOORS

I INTERCEPTION

QUARANTINE AREA - 8M X 8.5M X 5

IMPERMEABLE SURFACE

COBBI

40 YARD SCRAP METAL SHIP

W WASH BAY

FUEL TANKS

PALLET SANDBAGS

SPILL KITS

Q SHIP

ACCESS ROUTES

ANDERSON SWEATER APT X 40T

SURFACE WATER CATCHMENT

TANK PUMPSWITCH TO SEND TO BUNDED STORAGE AREA

FOUL WATER DISCHARGE

TOWNS WATER IN

YARD DRAIN

SITE

16-21 LINKS RD, FINEDON ROAD INDUSTRIAL ESTATE, WELBOURN

PROJECT

EA PERMIT APPLICATION

DRAWING TITLE

SITE LAYOUT PLAN

DRAWING NUMBER

005

REVISION

7 - 28.05.25

SCALE

1:1600 @ A3

DATE

21.04.25

OLIVE Compliance

Olive Compliance Ltd

SITE CONDITION REPORT –

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock

Bedrock geology

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Superficial deposits

High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits. Medium - Intermediate between high and low vulnerability. Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

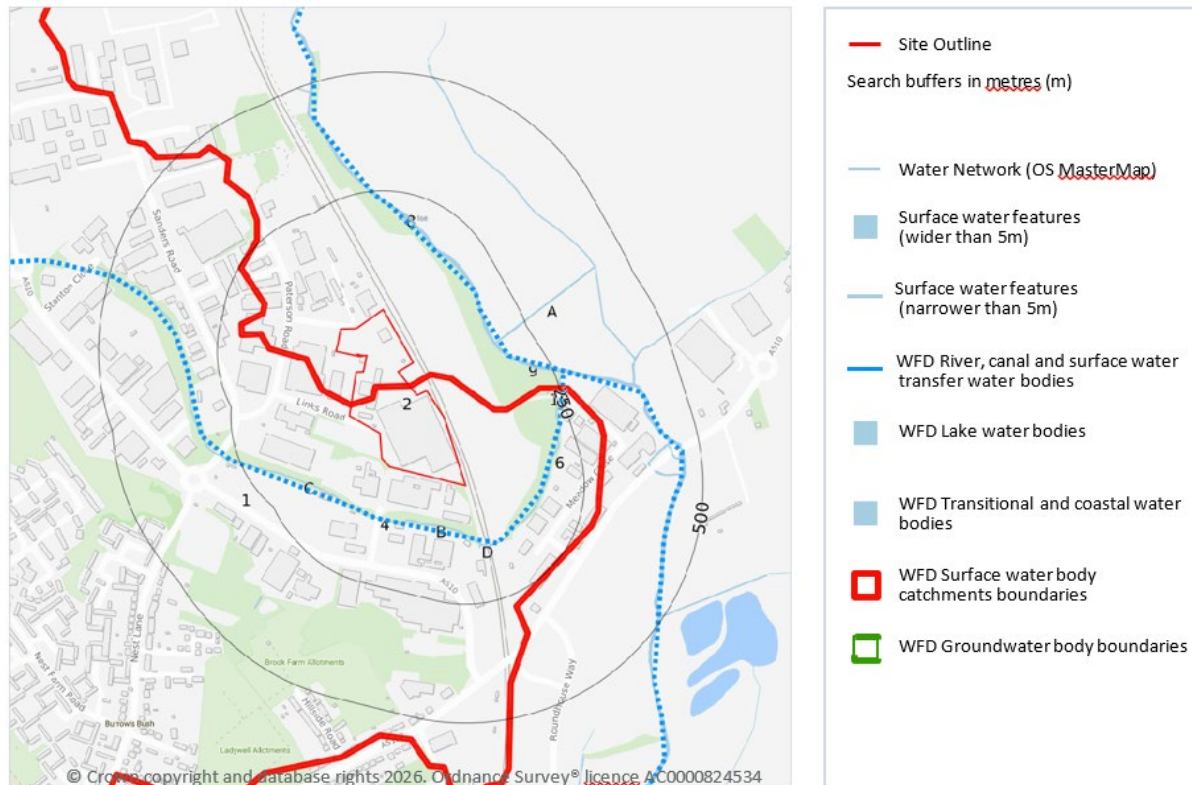
Hydrogeology

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows: High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits. Medium - Intermediate between high and low vulnerability. Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

There are 4 surface water features shown within the Groundsure Report, covering rivers, streams and lakes within 250m of the site are shown below.



SITE CONDITION REPORT –

**Surface Water Discharges**

Discharges of treated or untreated effluent to controlled waters are managed under the Water Resources Act 1991.

There are 15 recorded discharges within 500m of the site.

The site has an Anglian Water Consent to Discharge.

Source Protection Zone

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

The site is not in a source protection zone.

Air Quality

The site is not in an air quality management zone.

[AQMA's interactive map \(defra.gov.uk\)](https://defra.gov.uk)

Flood Risk

Checks carried out on the EA Flood Risk services provided the below information <https://check-long-term-flood-risk.service.gov.uk/>.



SITE CONDITION REPORT –

Sea levels may rise as high as 0.6m above today's levels. #

For information, the Environment Agency issue three levels of flood warning.

**Flood alert - Prepare**

- prepare a bag that includes medicines and insurance documents
- check flood warnings

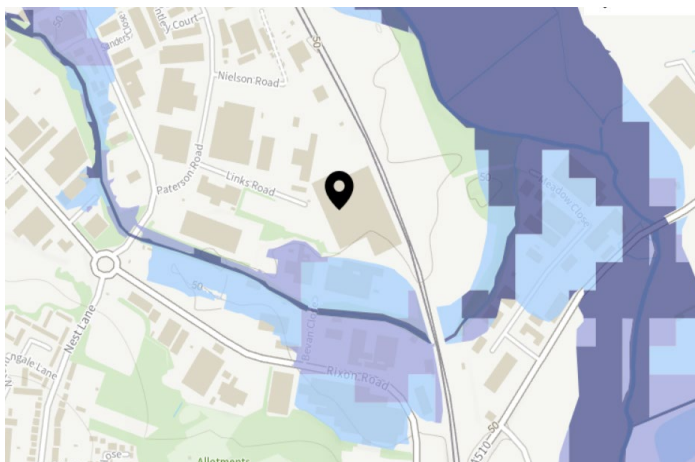
**Flood warning - Act**

- turn off gas, water and electricity
- move things upstairs or to safety
- move family, pets and car to safety

**Severe flood warning - Survive**

- call 999 if in immediate danger
- follow advice from emergency services
- keep yourself and your family safe

Checks conducted on the UK site identify the site as being located in an area of very low risk from flooding by surface water, rivers and the sea.

Risk of flooding from rivers and seas – NN8 4EY Very Low Risk**Rivers and the sea**

Extent



High risk

More than 3.3% chance each year



Medium risk

Between 1% and 3.3% chance each year



Low risk

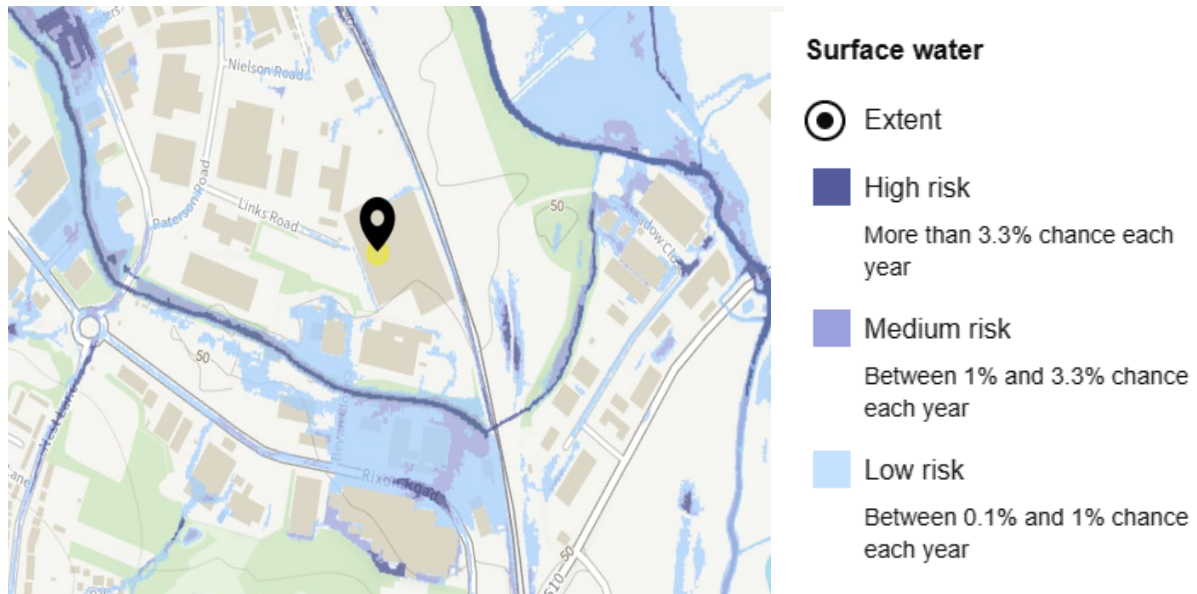
Between 0.1% and 1% chance each year



Very low risk

Less than 0.1% chance each year



Risk of flooding from surface waters – NN8 4EY Very Low Risk**Other flood risks**

Groundwater - Flooding from groundwater is unlikely in this area.

Reservoirs - Flooding from reservoirs is unlikely in this area.

North Northamptonshire Council publish their Flood Management strategy and documents on their website at:

North Northamptonshire Council [Report a flood](https://www.northnorthants.gov.uk/report-a-flood) | [North Northamptonshire Council](https://www.northnorthants.gov.uk)
([northnorthants.gov.uk](https://www.northnorthants.gov.uk))

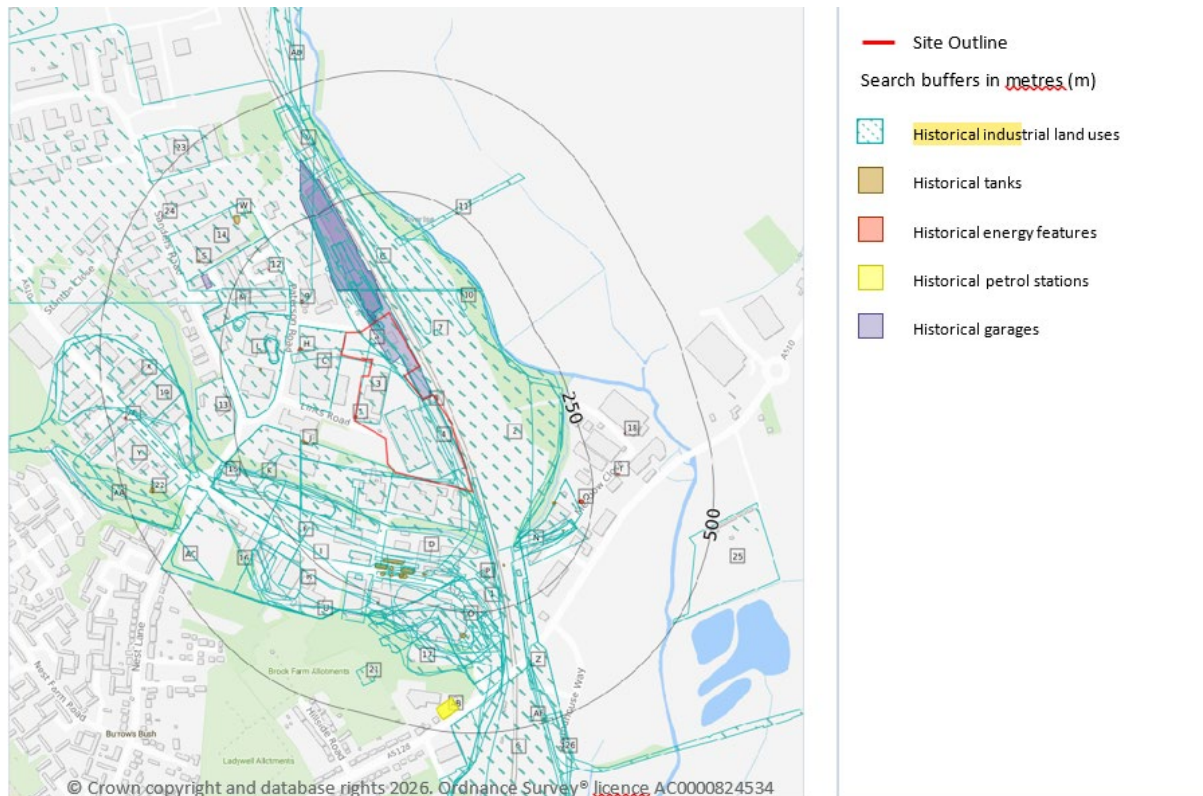
Previous Land Use

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required.

The Groundsure report (See pg 15) identified the site as being used for industrial use previously.



SITE CONDITION REPORT –

**Site History and Investigation**

This application is to extend the permit area. Site Condition Report Ref:Univar Solutions Ltd. Project number: 60623770 covers the previous investigator of the site prior to transfer to Think 3 E.

Summary of this report is presented below. Reference has been made to previous investigations in 2011, however there is no information in relation to this report provided.

AECOM Infrastructure & Environment Limited ('AECOM') was commissioned by Univar Solutions UK Limited ('Univar') to undertake various environmental assessment works at the Wellingborough facility located on Links Rd, Finedon Road Industrial Estate, Wellingborough, NN8 4EY (the subject site). The assessment works included a well condition survey of existing boreholes, installation of new monitoring wells and site wide groundwater sampling and testing and assessment of the analytical results.

AECOM undertook an environmental due diligence site assessment¹ in 2020. Through this, AECOM identified that a site investigation and groundwater sampling event had been completed in 2011 by Ford Consulting². Due to the age of that data and as a leakage around the effluent treatment plant had also been identified, additional site wide sampling and investigation were recommended to provide an update on soil and groundwater conditions at the site.

The site at the time was partially owned and partially leased by Univar. The lease has less than 50 years remaining, and Univar is understood to have no right of surrender. Therefore, the lease will be passed to a new tenant Think 3 E.

Sampling and ground monitoring was undertaken with the results presented below for this additional area.

The strata generally comprised made ground underlain by clay or gravel which was assumed to be the weathered part of the Northampton Sand Formation and the Whitby Mudstone Formation.



SITE CONDITION REPORT –

Made ground was encountered to the following depths; 1.3m bgl (WE201), 2.7m bgl (WE202) and 1.0m bgl (WE203), comprising brown gravelly clay or sandy gravel. Anthropogenic material included tarmac, coal, brick fragments, slag and fabric.

Natural ground in MW201 was described as stiff slightly gravelly grey CLAY. Gravel was described as mudstone. Natural ground in MW202 was described as GRAVEL & COBBLES, gravelly CLAY and clayey GRAVEL. Gravel and cobbles were described as mudstone and natural ground in MW201 and MW202 was considered to be weathered Whitby Mudstone Formation.

Natural ground in MW203 was described as gravelly sandy CLAY with gravel described as sandstone. This was considered to be weathered Northampton Sands Formation. This was underlain by stiff CLAY considered to be part of the Whitby Mudstone Formation. From 1.6-1.7m bgl a black layer of sand with a slight hydrocarbon odour was noted.

Groundwater was not encountered in any of the new monitoring wells during drilling works.

Soil Logging, Testing, Sampling and Installation of Monitoring Wells

During the advancement of the boreholes, samples for environmental testing were taken and soil/rock arisings logged by an environmental engineer. The borehole logs are presented in Appendix B.

Testing for volatile vapours was undertaken on arisings during the site works using a photo-ionisation detector (PID) with readings taken every 0.5m for the first 3m followed by every 1m thereafter. All PID readings were <1ppm except for 8ppm which was recorded in WE201 at 0.5m sampled within made ground.

Soil samples were taken from made ground and from natural ground, with 6 no. samples scheduled for laboratory analysis.

Tests included metals, sulphate, PAHs, volatile organic compounds (VOCs), total petroleum hydrocarbons criteria working group (TPH CWG), phenol, glycols, ammoniacal nitrogen, chloride, fluoride, orthophosphate, cyanide, total organic carbon (TOC), acids and pH.

Asbestos identification tests were also undertaken on samples of made ground.

Upon completion of drilling, monitoring wells were installed to target depths, a washed gravel pack was installed in the designed response zone to allow movement of groundwater. All other backfill comprised bentonite clay pellets. All arisings were transferred to a dedicated skip on site for disposal. The headworks comprised flush road grade covers.

Well Development

To ensure consistency of approach to the site wide sampling and given the age and condition of the 2011 wells, all wells (both new and historical) were developed by removing groundwater with pipe and ball valve. This was to ensure no sediment was present within the response zone and to encourage representative groundwater conditions (post drilling works in the new wells). Purged water was collected in Intermediate Bulk containers (IBCs) prior to disposal from site. Well development was done 2 weeks prior to groundwater sampling.

Groundwater Gauging



SITE CONDITION REPORT –

Groundwater levels were recorded on 3 no. occasions. The first, during the well condition survey (28th February 2022) prior to installation of new wells, the second immediately following the final well installation (9th March 2022) and the third, on 23rd March 2022 during the groundwater sampling visit (post site wide well development).

Water levels varied from 49.5mOD to 56.11mOD or 2.55m to 1.09m below ground level (bgl). The inferred groundwater flow is north easterly, towards the railway track and River Isle.

Groundwater Sampling and Testing

Groundwater sampling was undertaken on the 23rd and 24th March 2022, two weeks after the wells were developed. All 14 no. wells on site were purged and sampled using low-flow methods (peristaltic pump using an Insitu Aqua Troll to measure the hydrochemical parameters as indicated below). A single duplicate sample (DUP1) was taken from MW201.

All samples were sent to Element Material Testing Laboratory in Deeside, an AECOM approved laboratory in pre-chilled cool boxes.

No odours or sheens were noted during sampling and no free phase product was detected.

Laboratory results and screening tables are presented in Appendix D. Low flow sampling reports are presented in Appendix E.

All samples (except for WE102 – due to insufficient sample) were scheduled for testing of metals, pH, sulphide, sulphate, TPH CWG, benzene, toluene, ethylbenzene and xylene (BTEX), PAHs, chloride, fluoride, orthophosphate, glycols & surfactants, acetic acid, VOCs and semi-volatile organic compounds (SVOCs).

The recharge of 5 no. wells (WE101, WE102, WE103, WE104 and WE109) was insufficient for a full and proper low-flow test to be completed. As a result, the test was stopped early, and a 'grab' sample was taken at these wells.

Due to the low volume of groundwater present in WE102 only a limited sample could be taken. As a result, only TPH CWG and PAH were scheduled for testing from WE102.

From the final Insitu Aqua Troll readings, parameters varied as follows:

- Redox potential varied 59 - 266mV.
- Dissolved oxygen varied 0.05 – 7.6mg/l
- Specific conductivity varied 1134 – 4766 μ S/cm
- pH varied 3.73 – 7.16

A pH of 3.73 was obtained from groundwater in WE105 which was screened in both the sandstone and mudstone. The highest pH was 6.63 (WE108) which was screened in both the sandstone and mudstone.

Summary of Previous Site condition

AECOM was commissioned by Univar to undertake a well condition survey and install 3 new monitoring wells at the Univar Wellingborough facility located on Links Rd, Finedon Road Industrial Estate, Wellingborough, NN8 4EY. The works were undertaken to better assess the soil and groundwater conditions at the site following a previous investigation completed in 2011.



SITE CONDITION REPORT –

The well condition survey concluded that all 11 historical wells were useable following some minor repair works. An additional 3 wells were installed to assess data gaps around the north-eastern and eastern boundary and in the area of the effluent treatment plant.

Soil samples collected from the 3 new boreholes were analysed for tests including metals, sulphate, PAHs, volatile organic compounds (VOCs), total petroleum hydrocarbons criteria working group (TPH CWG), phenol, glycols, ammoniacal nitrogen, chloride, fluoride, orthophosphate, cyanide, total organic carbon (TOC), acids and pH.

All the wells on site (i.e. the historical and newly installed monitoring wells) were developed 2 weeks prior to undertaking site wide groundwater sampling and testing. Samples were sent for laboratory analysis for a range of inorganic and organic determinands. For the historical wells, the newly collected data were also compared with the data provided in the 2011 investigation report. This comparison indicates that concentrations of nickel, cadmium and zinc have increased whilst arsenic has remained similar in concentration.

Site wide sulphate concentrations have generally increased since 2011, however, none are higher than the highest concentration of 839 mg/l reported by Ford in 2011. Elevated sulphate has been obtained from groundwater across the site, including up-gradient wells. Hydrogeological modelling undertaken by Ford in 2011 determined that sulphate was not considered to pose a significant potential risk to the River Isle.

The 2011 investigation report did not record any PAHs in groundwater above the detection limit. PAHs were detected in 2022 in WE101, WE103 and WE109, however, it should be noted that the reported detection limit in 2011 was much higher (10 µg/l) than the 2022 detection limits (<0.005 µg/l). Noting this, the majority of detections for PAH were localised to one location (WE101).

VOC's were detected in samples from five locations (WE101, WE102, WE104, WE105 and WE108) out of the 14 wells in total. .

Detections for ammoniacal nitrogen in groundwater have been obtained from all wells located with the exception of WE101, WE103 and WE107.

Complaints or Incidents

There are no records of external incidents or complaints during the permit lifetime.



SITE CONDITION REPORT –

3.4 Pollution History

Three ground investigations have previously been undertaken at the site detailed below?

Groundsure report has records of 17 substantiated pollution incidents within 500m of the site. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

ID	Location	Details	Impact
3	33m N	Incident Date: 05/10/2001 Incident Identification: 34822 Pollutant: Oils and Fuel Pollutant Description: Lubricating Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
C	60m SW	Incident Date: 14/11/2005 Incident Identification: 360127 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)
C	98m S	Incident Date: 16/01/2002 Incident Identification: 52857 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	116m N	Incident Date: 15/10/2001 Incident Identification: 36862 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
H	147m W	Incident Date: 03/06/2013 Incident Identification: 1118394 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)
8	156m NW	Incident Date: 25/09/2013 Incident Identification: 1162027 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
F	160m SW	Incident Date: 30/03/2004 Incident Identification: 226444 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
E	165m N	Incident Date: 05/07/2019 Incident Identification: 1715962 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)



SITE CONDITION REPORT –

12	208m NW	Incident Date: 24/02/2025 Incident Identification: 2361018 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)
15	258m NW	Incident Date: 02/03/2022 Incident Identification: 2036345 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
N	261m SW	Incident Date: 23/11/2001 Incident Identification: 45550 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
P	323m W	Incident Date: 11/03/2002 Incident Identification: 63194 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
22	355m W	Incident Date: 02/05/2003 Incident Identification: 155571 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
Q	397m E	Incident Date: 08/11/2001 Incident Identification: 41808 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
25	429m S	Incident Date: 31/10/2001 Incident Identification: 40388 Pollutant: Contaminated Water Pollutant Description: Vehicle and Plant Washings	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
26	438m S	Incident Date: 15/02/2015 Incident Identification: 1313965 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
28	486m NW	Incident Date: 02/07/2001 Incident Identification: 12981 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.



SITE CONDITION REPORT –

5. Permitted activities

The permitted activities as listed in Annex II of the rWFD cover the storage and backfill / reinstatement of spoil and include:

- R13 Storage of wastes pending any of the operations numbered R3 and R5 (excluding temporary storage, pending collection, on site where the waste is produced).
- R3 Recycling/reclamation of organic substances which are not used as solvents (including composting and other biological transformation processes).
- R5 Recycling or reclamation of other inorganic materials.

Note: R3 and R5 are both included to recognise that the spoil comprises a range of inorganic and organic matter.

6. Changes to the activity

There have been no changes to the activity boundary post the issue of the Permit in 2022.

There have there been no changes to the permitted activities post the issue of the Permit in 2022.

‘Dangerous substances’ not identified in the Application Site Condition Report have been used or produced as a result of the permitted activities.

This application is to extended the permit area. Site Condition Report Ref:Univar Solutions Ltd. Project number: 60623770 covers the previous investigator of the site prior to transfer to Think 3 E.

Summary of this report is below.

AECOM Infrastructure & Environment Limited (‘AECOM’) was commissioned by Univar Solutions UK Limited (‘Univar’) to undertake various environmental assessment works at the Wellingborough facility located on Links Rd, Finedon Road Industrial Estate, Wellingborough, NN8 4EY (the subject site). The assessment works included a well condition survey of existing boreholes, installation of new monitoring wells and site wide groundwater sampling and testing and assessment of the analytical results.

AECOM undertook an environmental due diligence site assessment¹ in 2020. Through this, AECOM identified that a site investigation and groundwater sampling event had been completed in 2011 by Ford Consulting². Due to the age of that data and as a leakage around the effluent treatment plant had also been identified, additional site wide sampling and investigation were recommended to provide an update on soil and groundwater conditions at the site.

The site at the time was partially owned and partially leased by Univar. The lease has less than 50 years remaining, and Univar is understood to have no right of surrender. Therefore, the lease will be passed to a new tenant Think 3 E.

Sampling and ground monitoring was undertaken with the results presented below for this additional area.



SITE CONDITION REPORT –

7. Measures taken to protect land

The site activities mainly take place within buildings with external storage minimal. The facility is fully surfaced in concrete and tarmac which

8. Pollution incidents that may have had an impact on land, and their remediation

There have been no pollution incidents xxx

9. Soil, gas and water quality monitoring (where undertaken)

N/A

10. Decommissioning and removal of pollution risk

N/A

11. Reference data and remediation (where relevant)

N/A

12. Statement of site condition

N/A



APPENDICIES



APPENDIX A – Groundsure Report (Report ID: GS-SA4-E5X-KZG-NBT)



APPENDIX B – AECOM Environmental Report for Closure

