

SITE CONDITION / BASELINE REPORT

Wellskye Ltd
Blyth Road
Carlton Forest
Worksop
S81 0TP

Document Reference No. WL/BLY/SCR/0424



SJW Enviro Consulting Ltd

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1. Site Details

Name of the applicant	Wellskye Ltd
Activity address	Blyth Road Carlton Forest Worksop S81 0TP
National grid reference	SK 60021 82051
Document reference	Reference No. WL/BLY/SCR/0424 for site condition report at permit application.
Site plans	This report is to be read in conjunction with drawing numbers WL/BLY/0424/01, WL/BLY/0424/02 and WL/BLY/0424/03 and attached to the Environment Management System Version 1.0, April 2024 for the site at Appendix 1.

2. Condition of the land at permit issue

Geology	The superficial geology underlying the whole site, comprises of glaciofluvial sand and gravel deposits. The bedrock geology comprises pebbly sandstone of the Chester formation.
Hydrogeology	<p>The Environment Agency groundwater vulnerability map classifies the area under the site as having high to medium-high 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 located in a surface water Nitrate Vulnerable Zone.</p>
Surface waters	The nearest surface water is an unnamed drain which runs approximately 1.1 kilometres to the northwest of the site.
Pollution history	The site remained undeveloped and in use as agricultural land until well into the last quarter of the 20 th century. There are indications that the area to the north of the site had previously been excavated for sand and backfilled, possibly with waste material. Prior to its

current use the site was used as a distribution warehouse with material and vehicles being stored both within and outside the main warehouse. At the time the site was unsurfaced.

Historic contamination

Given that the previous land uses have included potential landfill activity and the storage of vehicles used in the transport business the site is almost certainly contaminated. However, as part of this permitting process the entire site will be fully concreted with an impermeable surface with a sealed drainage system and bunded throughout.

Baseline data

No baseline data for the site exists. The site operators acknowledge that contamination may be present below the impermeable pavement but they will not be adding to this contamination as the underlying ground has been sealed off.

3. Permitted activities

Permitted activities

The site is to be permitted as an authorised treatment facility for the storage and dismantling of end-of-life vehicle as parts..

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 WL/BLY/0424/01, WL/BLY/0424/02 and WL/BLY/0424/03 and attached to the Environment Management System Version 1.0, April 2024 for the site at Appendix 1. The area to which this report relates is shown on the attached plan WL/BLY/SCR/01

Plan No. WL/BLY/PA/01 – Permitted area of the site

