



Mayflower London

Site Condition Report

June 2023

1.0 SITE DETAILS	
Name of the applicant	Mayflower Hygiene Supplies (London) Ltd
Activity address	208 a&b Westminster Industrial Estate, Warspite Road, Woolwich, London SE18 5NU
National grid reference	TQ 42012 79199

Document reference and dates for Site Condition Report at permit application and transfer	Mayflower Site Condition Report v.01 6/23
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Document references for site plans (including location and boundaries)	Appendix A Site Location Map, Appendix B Site Layout Plans;
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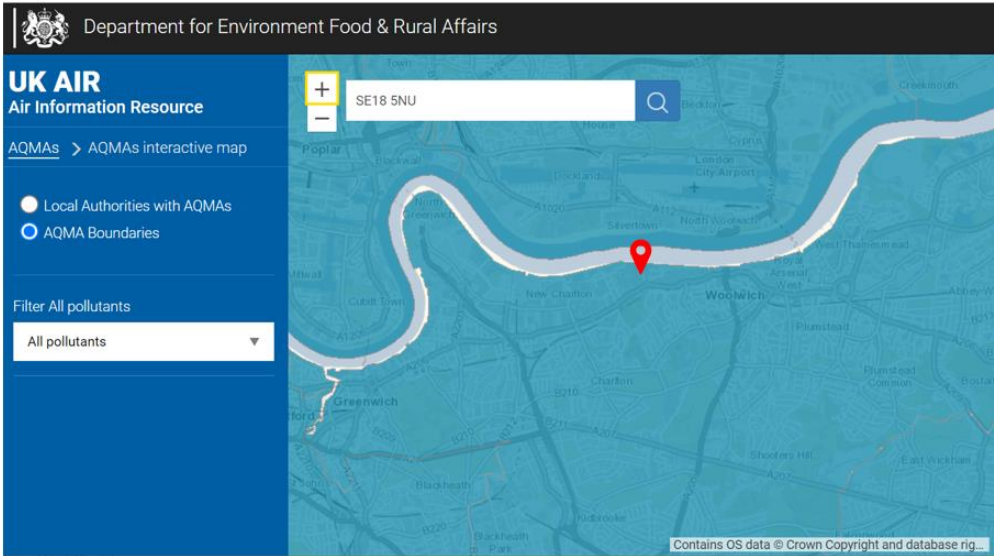
2.0 Condition of the land at permit issue

Environmental setting including:

- geology
- hydrogeology
- surface waters

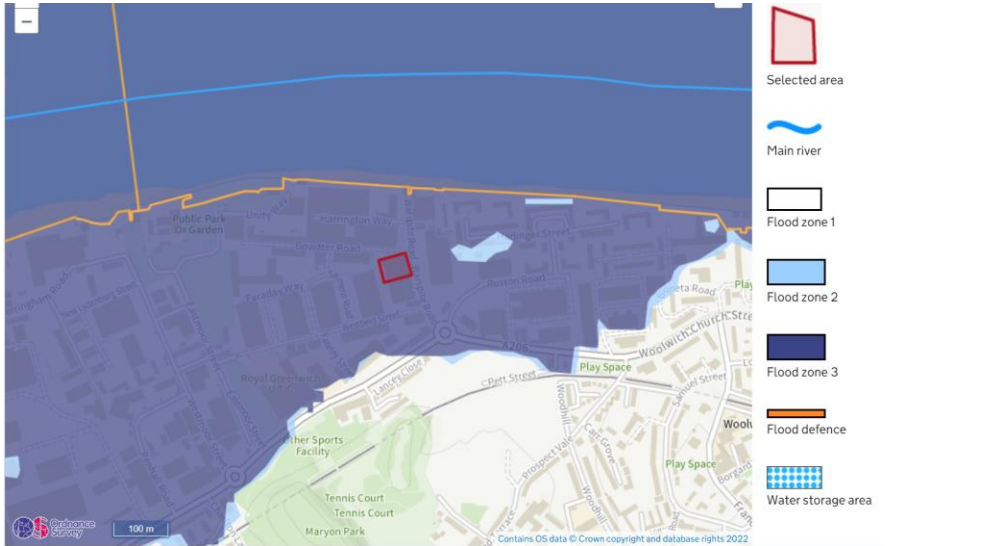
The site location is indicated on the Site Location Map, Appendix A and the boundary is shown in red on the Site Layout Plan, Appendix B.

The site is located on an industrial estate with properties in the immediate area being industrial and commercial in operation. The site is located in the AQMA put in place by the Royal Borough of Greenwich in relation to NO₂ and PM10:

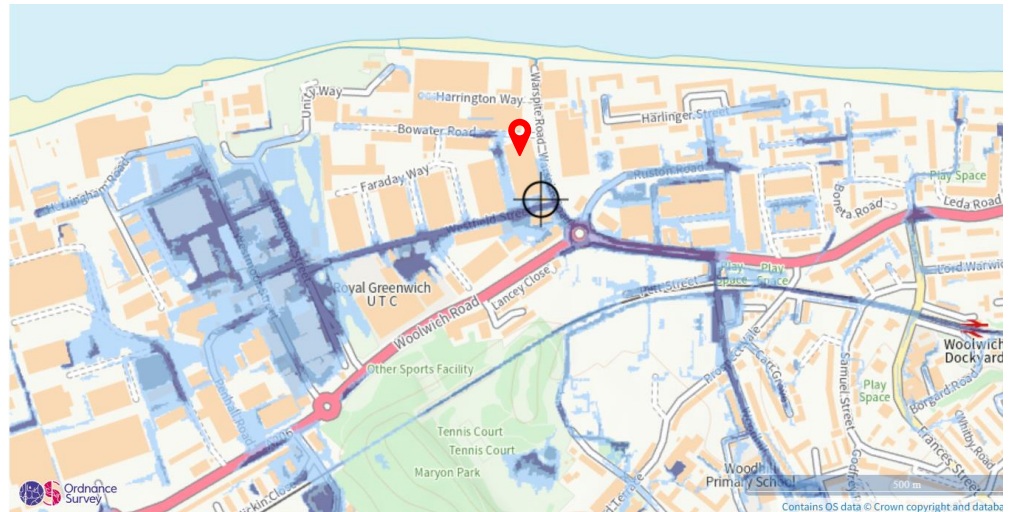


Information in respect of the geology, hydrogeology and surface water has been evaluated using DEFRA Magic Maps.

According to the Environment Agency flood map for planning, the site is in flood zone 3 and the probability of flooding from rivers or the sea is therefore high. However, this does not take account of any protection offered by flood defences, in this case the Thames Barrier.



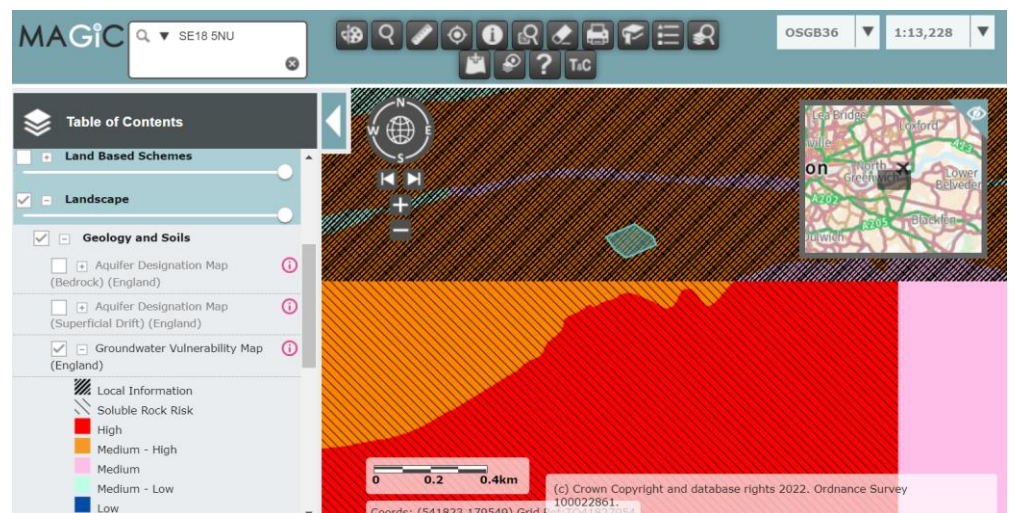
There is also a risk of flooding from surface waters, with the local surrounding area a patchwork of low/medium risk;



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

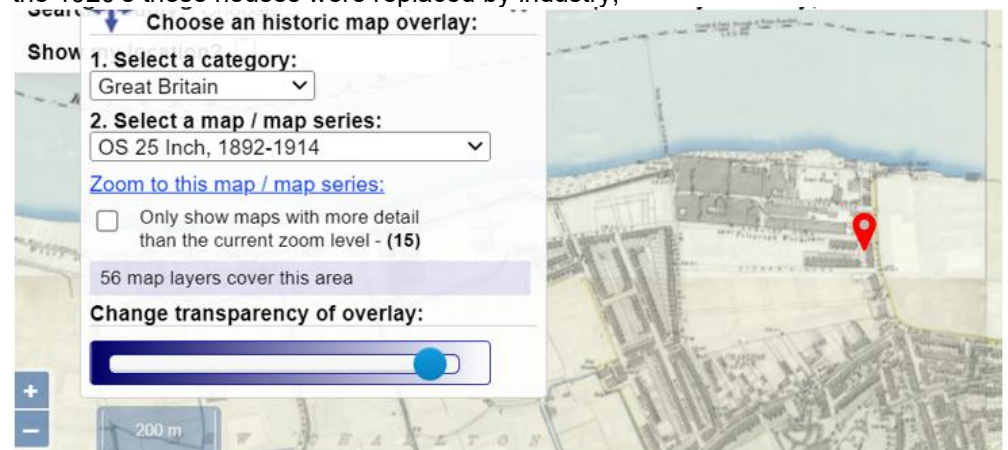
The site is considered to be medium-high on the groundwater vulnerability map, with a soluble rock risk:



Pollution history including:

- 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

We are unaware of any pollution incidents that may have taken place on this site. Prior to WWI, the local area was used as wharves and for the manufacture of cables and telegraph equipment. The immediate area was terraced housing although during the 1920's these houses were replaced by industry;



There is no visual or olfactory evidence of existing contamination on or around the site or damage to existing pollution prevention measures i.e. impermeable work surfaces.

Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	We have been un-able to identify any records of historic contamination at this site.
Baseline soil and groundwater reference data	As there is no evidence of land or water contamination, we therefore do not believe a survey is required.
Supporting information	See historical O.S. map as shown above

3.0 Permitted activities	
Permitted activities	Waste transfer station – Hygiene-related wastes as per permit application.
Non-permitted activities undertaken	Storage and supply of washroom consumables, janitorial, floorcare and laundry products e.g. soaps, air fresheners, paper products, roller towels, floor matting etc
Document references for: •plan showing activity layout; and •environmental risk assessment.	Mayflower Site Layout Plans, ref Appendices B & D Mayflower Environmental Risk Assessment, Mayflower Climate Change Risk Assessment

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	N/A New application
Have there been any changes to the permitted activities?	N/A
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	N/A
Checklist of supporting information	N/A

5.0 Measures taken to protect land	
There have been no pollution incidents on this land during our occupancy, all pollution prevention control measures have been maintained and have been effective.	
Checklist of supporting information	N/A

6.0 Pollution incidents that may have had an impact on land, and their remediation	
There have been no pollution incidents on this land during our occupancy.	
Checklist of supporting information	N/A

7.0 Soil, gas and water quality monitoring (where undertaken)	
There has been no requirement to carry out soil, gas and water quality monitoring.	
Checklist of supporting information	N/A

8.0 Decommissioning and removal of pollution risk	
Not applicable	

Checklist of supporting information	N/A
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9.0 Reference data and remediation (where relevant)

Not applicable

Checklist of supporting information	N/A
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10.0 Statement of site condition

The site is in a satisfactory condition.