

SITE CONDITION REPORT
For The
Blancomet Recycling UK Ltd Site,
Opal Way,
Stone Business Park,
Stone,
ST15 0SS

On Behalf of
Blancomet Recycling UK Ltd

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| 1.0 SITE DETAILS | |
| Name of the applicant | Blancomet Recycling UK Ltd |
| Activity address | Opal Way, Stone Business Park, Stone, ST15 0SS |
| National grid reference | SJ 90301 32008 |
| Document reference and dates for Site Condition Report at permit application and surrender | 1) AC Environmental Consulting Ltd. 1709. Site Condition Report. August 2025. |
| Document references for site plans (including location and boundaries) | 1) 1709SL |

2.0 Condition of the land at permit issue

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| <p>Environmental setting including:</p> <ul style="list-style-type: none">• geology• hydrogeology• surface waters | <p>The site is an Industrial Estate on former farmland to the south west of the town of Stone.</p> <p>The earliest available OS maps show that a clay marl pit was present in the NE part of the site (currently the gates and weighbridge area) from at least 1880 up to the 1959 OS map. The first evidence of Industrial development is the sewage works some 110m to the north of the site which There are records of an historic landfill immediately to the north of the sewage works at a similar time which is presumably associated with the sewage works.</p> <p>Development of the industrial estate occurred over a long period from 1979-1990. The two marl pits on the edge of the site disappeared from the OS Record in 1979. There is no record of historic landfill in this location which would indicate that the site was levelled around this time. The site location itself became used for industrial purposes in 1996 and completed its development by 2000 according to Historic OS maps. Previously the site has been occupied by a single occupant, Delice de France which was a food preparation company.</p> <p>The site is not located within a Groundwater Protection Zone and has 1 abstraction zone approximately 750m south-east of the site.</p> <p>The nearest surface water course is the Trent, located 800m North-east of the site.</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 pollutions incidents associated on-site, or in the immediate area, that may have affected the land.</p> <p>The historical Ordnance Survey (OS) maps do not reveal any use of the site other than agricultural fields with small scale marl extraction until sometime between 1996 and 2000, when the site was developed in its current form.</p> <p>The current use is considered unlikely to caused contamination as the raw material comprises a solid waste, consisting of metals, deposited onto a sealed concrete surface within a building.</p> |

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| | <p>The building has no internal drainage and the concrete surface has been maintained in good condition. As such, no pollution pathways to soils, surface water or groundwater exist.</p> <p>Externally the site is entirely covered in concrete and those areas handling wastes are drained to sewer via an interceptor.</p> |
| Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available) | No previous historical site investigation data or reports are available. |
| Baseline soil and groundwater reference data | NA |
| Supporting information | None |

| 3.0 Permitted activities | |
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| Permitted activities | As per Environmental Permit KP3439JU - Recycling of scrap catalytic converters, cable, lead acid batteries, batteries of other chemistries and other metals |
| Non-permitted activities undertaken | Business administration. |
| Document references for: <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. | 1709SL – Site Layout and 1709BL – Building Layout 1604 - ERA |

| 4.0 Changes to the activity | |
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| Have there been any changes to the activity boundary? | No |
| Have there been any changes to the permitted activities? | Yes, new waste stockpile 14 in IS container in car park |
| 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"> 2508 - Non-Technical Summary |

| 5.0 Measures taken to protect land | |
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| The site is surfaced entirely with concrete (or tarmac on car park) and drains to sewer via an interceptor> As such no pollution pathways exist or have existed to soils, ground or surface water. | |
| Checklist of supporting information | |

| 6.0 Pollution incidents that may have had an impact on land, and their remediation | |
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| There have been no pollution incidents, or spillages. | |
| Checklist of supporting information | |

7.0 Soil gas and water quality monitoring (where undertaken)

The site was developed from farmland around 25 years ago. Since that time, it was a food business before becoming a waste recycling plant in 2017. As there was no previous contamination from the former activities and no pollution pathways existed or now do exist for contamination it has not been considered necessary to monitor soils or groundwater.

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| Checklist of supporting information | |
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