



## Site Condition Report, Part 1 March 2024

1.0 Site Details	
Name of the applicant	Elis UK Ltd
Activity address	Washroom waste storage, Colville Road, Acton, London, W3 8DH (Site).
National grid reference	TQ 20020 79279
Document reference and dates for Site Condition Report at permit application and surrender	[This report], Site Condition Report, Part 1, April 2022, updated March 2024 V3.
Document references for site plans	Permit Boundary Plan Drawing No. 21/012d 008a V2

<b>2.0 Condition of the land at permit issue</b>	
Environmental setting including: <ul style="list-style-type: none"> <li>• Geology</li> <li>• Hydrogeology</li> <li>• Surface waters</li> </ul>	<p><u>Superficial Geology:</u> Langley Silt Member - Clay And Silt. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by windblown deposits (U).</p> <p><u>Bedrock Geology:</u> London Clay Formation - Clay And Silt. Sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by deep seas.</p> <p>The Site is not within a Bedrock aquifer.</p> <p>There are no surface water features on Site.</p>
Pollution history including: <ul style="list-style-type: none"> <li>• Pollution incidents that may have affected land.</li> <li>• Historical land-uses and associated contaminants</li> <li>• Any visual/olfactory evidence of existing contamination</li> <li>• Evidence of damage to pollution prevention measures</li> </ul>	<p>No information on any pollution incidents has been identified which may have affected the state of the land.</p> <p>No visual or olfactory evidence of any existing contamination has been identified on the Site.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation, and verification reports (where available)	<p>No records of historical site investigations, reports or remediation were available for this area of the site at the time of completing this Site Condition Report.</p> <p>Google earth was used to determine the historic land uses on this site. Since at least 1985 it was an industrial estate largely the same as now. Further back to 1945 the Site looked to be formerly, a residential setting. There is therefore little/no evidence of historic industrial uses that would have given rise to significant contamination of the site.</p>
Baseline soil and groundwater reference data	N/A
<b>Supporting information</b>	N/A



<b>Site Reconnaissance Report (a site visit was not possible; therefore, this information is based on what has been reported to us by the operator in April 2022)</b>	
Access arrangements	The Site is accessed directly via Colville Road.
Site layout including presence and condition of above and below ground buildings/structures etc.	The wider Eils site is made up of a small car park and building where laundering services take place and waste is stored.  The Site boundary is surrounded with fencing.
Evidence of disturbed land, discoloured soil or water, subsidence, above ground deposits etc.	The Site is concrete surfaced and so there is no evidence of disturbed land.  There is no evidence of soil or water discolouration in the land.
Vegetation type and signs of distress or absence where it might be expected	There is no evidence of stress in the vegetation present around the boundary of the permitted area.
Significant odours from the land	No odours were detected from the Site itself or the materials on the Site.
Liquid discharges from the site	There are no point source liquid discharges from the Site.
Direction and flow of surface water run-off and presence of ponding	The Site has impermeable concrete surfacing. Any surface water is contained with kerbing which has been placed so any surface water runoff is contained within the storage areas.
Land uses in the vicinity of the site	Surrounding land-use includes an industrial estate an allotment and residential housing.  The Site is largely surrounded by other industrial buildings and retailers including, Orange Café, Creative Woodwork, A&D Fasteners and Ingenuity Car Dealer.  The closest residential housing is approximately 90m southeast of the Site.  Acton allotments are approximately 45m south of the Site.  South Acton train station / trainline runs 75m southeast of the Site.
Presence and condition of surface water features	There are no surface water features present within the Site boundary.
Evidence of any accidental/uncontrolled releases at the site (previous or current)	There is no evidence of any pollution on the Site from any accidental or uncontrolled releases.
Identify potential access constraints e.g., overhead cables, location of machinery, operations at the site.	No potential access constraints were identified.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation, and verification reports (where available)	No records of historical site investigations, reports or remediation were available for the area of this Site.  Google earth was used to determine the historic land uses on this site. Since at least 1985 it was an industrial estate largely the same as now. Further back to 1945 the Site looked to be a residential setting. There is therefore little/no evidence of historic industrial uses that would have given rise to significant contamination of the site.
Baseline soil and groundwater reference data	No baseline soil or groundwater reference data is available.



<b>3.0 Permitted activities</b>	
Permitted activities	Storage and transfer of select non-hazardous healthcare and washroom waste.
Non-permitted activities undertaken	The Site operates a commercial laundry service as their main business activity.
Document references for:	Permit Boundary Plan Drawing No. 21/012d 008a V2