



Site Condition Report, Part 1 March 2024

1.0 Site Details	
Name of the applicant	Elis UK Limited
Activity address	Washroom waste storage, Portobello Road, Wakefield, West Yorkshire, WF2 7JH (Site).
National grid reference	SE 33612 19177
Document reference and dates for Site Condition Report at permit application and surrender	[This report], Site Condition Report, Part 1, April 2022.
Document references for site plans	Permit Boundary Plan Drawing No. 21/012d 001a V2

2.0 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> • Geology • Hydrogeology • Surface waters 	<p><u>Superficial Geology:</u> The Site is no superficial deposits beneath the Site.</p> <p><u>Bedrock Geology:</u> Woolley Edge Rock - Sandstone. Sedimentary Bedrock formed approximately 315 to 318 million years ago in the Carboniferous Period. Local environment previously dominated by rivers.</p> <p>The Site is on a Secondary A bedrock aquifer.</p> <p>There are no surface water features on Site.</p>
Pollution history including: <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>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 any historical land uses. The imagery showed no visible changes in land use since 1985. The building has remained on a small industrial setting. This provides evidence that there are little/no historical uses that would give rise to significant contamination.</p>
Baseline soil and groundwater reference data	N/A
Supporting information	N/A



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 March 2022)	
Access arrangements	Direct access to the site via access from Portobello Road which runs along the site's eastern boundary, approximately 20m east.
Site layout including presence and condition of above and below ground buildings/structures etc.	The wider Elis site is made up of a car park and large building where laundering services take place and waste is stored. The site boundary is surrounded with fencing and hedging.
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 a small amount of hedging surrounding the Site. 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 waste storage areas.
Land uses in the vicinity of the site	Surrounding land-use includes the wider Elis laundry site, an industrial estate to the north, the river Calder to the west and the remaining land is residential housing.
Presence and condition of surface water features	There are no surface water features present within the Site boundary. The river Calder is approximately 15m to the west of the Site.
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 any historical land uses. The imagery showed no visible changes in land use since 1985. The building has remained on a small industrial setting. This provides evidence that there are little/no historical uses that would give rise to significant contamination.
Baseline soil and groundwater reference data	No baseline soil or groundwater reference data is available.



3.0 Permitted activities	
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 001a V2