

Site Condition Report

Application SCR

JB3304LF

Colwick RDF & Transfer Facility

Veolia ES (UK) Limited

Report prepared by: Philip Cockerton

Environmental Permitting Adviser
United Kingdom & Ireland

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1.0 SITE DETAILS	
Name of the applicant	Veolia ES (UK) Limited
Activity address	Colwick RDF & Transfer Facility Private Road No. 3, Colwick Industrial Estate, NG4 2BD
National grid reference	SK 62634 40378
Document reference and dates for Site Condition Report at permit application and surrender	APPLICATION SCR - 202106_JB3304LF_APPLICATION SCR_V1.0 SURRENDER SCR - details to be completed at surrender
Document references for site plans (including location and boundaries)	VES_TD_COLW_200_000 - PROPOSED SITE GENERAL ARRANGEMENT

2.0 Condition of the land at permit issue

Environmental setting including:

- geology
- hydrogeology
- surface waters

Geology, Mining & Ground Stability

Information presented on the geological map for the area indicates that the overlying soils at the site are indicated to comprise alluvium, which typically consists of clay, silt, sand and gravel. Generally, they are found to be soft to firm compressible silty clays with layers of silt, sometimes peat, and basal gravel. An upper desiccated layer of cohesive soil may be encountered nearer to the surface. The solid geology underlying the site is shown to be the Radcliffe Member, which comprises interbedded layers of mudstone and siltstone. No faults are shown to be present on, or within the vicinity of, the site. Risk associated with historic mine workings is not anticipated.

Hydrogeology

Drift Deposits: Classified as a Secondary Aquifer (Secondary A). The classification covers a wide range of solid strata, or drift deposits, which have a wide range of water permeability and storage capacities. The Secondary A classification (formerly referred to as Minor Aquifer) assumes that the on-Site soils comprise permeable unconsolidated layers, which are capable of supporting water supplies at a local scale, and, in some cases, form an important source of base flow to rivers. The overlying soils are of high leaching potential: the new aquifer designation system does not, at present, provide information on overlying soil type however.

Radcliffe Member: Classified as a Secondary Aquifer (Secondary B) which predominantly consist of lower permeability soils, which may store/yield a limited amount of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These soils are generally considered to be the water-bearing parts of the former 'Non- aquifer' units.

Available information also indicates that the Site lies within a Groundwater Source Protection Zone – Total Catchment (Zone 3). The Total Catchment refers to the total area needed to support

	<p>removal of water from a borehole and to support any discharge from a borehole.</p> <p>Hydrology</p> <p>The nearest primary surface water feature is the River Trent which is located approximately 100m to the south (nearest point) of the site.</p> <p>Floodplains: The GroundSure report indicates that the site lies within 250m of an Environment Agency indicative Zone 2 and 3 floodplain.</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 	<ul style="list-style-type: none"> ● Made Ground present from a history of development and re-development of the site; ● Made Ground materials used to infill pond / Sand and Gravel pit in the east of the site; ● Potential hydrocarbon impacted Made Ground from the sites historical use as a petrol and oil depot; and ● Potential hydrocarbon impacted Superficial Deposits (Sand and Gravel) from the sites historical use as a petrol and oil depot.
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>The site currently exists as a container storage area with the southern area of the site derelict and unused. The northern area of the site is occupied by steel pipes and shipping containers. The central and southern area of the site is derelict and grass/tree covered. Surface cover appears to be patchy concrete/asphalt. The site is bounded by Road No. 3 to the north, a driving test centre to the south and Armitage Industrial unit to the east.</p> <p>Historical Land Use: Historical Ordnance Survey maps dating back to 1881 indicate that the site and land surrounding it comprised agricultural land. The Great Northern Railway (Nottingham to Grantham) lies close to the northern boundary, beyond which lie a small railway sidings, a locomotive shed and two rows of terraced properties called Northwestern Terrace associated with Colwick Sidings. The 1938 OS plan shows that land along the northern banks of the River Trent, from Colwick in the west to Netherfield (Colwick Sidings), is becoming industrialised, with the construction of a sugar</p>

	<p>factory, concrete works and, on-site, a fuel storage terminal/depot. No change to the north of the site is shown.</p> <p>c1950-1952 a pond is shown to have encroached onto the far south-eastern corner of the site: this is assumed to be associated with a flooded sand and gravel opencast workings that occupies most of the land to the east. On-site there remain a number of depot buildings within the northern/central and western part of the site, whilst four tanks are present towards the southern boundary. A road linking the industrial estate with the surrounding areas of Colwick and Colwick Vale to the west and north-west respectively runs around the northern boundary to the site, whilst a single railway line is shown to run parallel with it, on-site. Land beyond the site boundaries, to the west and south, remains largely undeveloped, with the scattering of a few tanks and buildings, some associated with an engineering works (steel construction). Significant sand and gravel extraction is shown to have taken place on land to the far south-east, beyond Colwick East Junction.</p> <p>The 1962 OS plan indicates significant on-site development for the storage of fuels and oils, with many tanks having been constructed, particularly to the south and west. The tank farm extends beyond the southern boundary towards the River Trent, where numerous jetty's are shown to have been constructed along the river bank: for the unloading of fuels. Some larger buildings remain within the northern parts of the site and expansion of the railway infrastructure on-site has occurred towards the north-western corner. Land beyond the site's eastern boundary remains as a pond (assumed flooded), whilst to the west there are other fuel depots.</p> <p>Between 1972 and 1975, the OS plan shows that some on-site changes have occurred, with the removal of some tanks within the northern half of the site. Some localised redevelopment is shown to have occurred to the west/south-west (change of use from a fuel depot to civil engineering depot) beyond the site and on land to the far north/north-west, which has been developed as petrol and oil storage depots (having been occupied by Chevron, Save and ESSO). Land to the east has been redeveloped as a concrete works. Expansion of the industrial estate within the general Colwick and Colwick Vale areas is shown around this time, whilst Colwick Sidings, to the north of the</p>
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	<p>railway line, appears to have been disbanded: a section of the former sidings is marked as a petrol and oil rail terminal on the 1981 OS plan.</p> <p>No significant changes are shown on-site, or within the immediate vicinity to the site, from around 1980 to 1990, with the exception of a large warehouse type building which had been constructed on the former sand and gravel pit/pond to the east. It is not until the more recent 2000 series OS plan that the site and surrounding land is shown in its current status: the exact year at which the site was decommissioned as a fuel terminal is unknown, although it is thought to have occurred between 1999 - 2001.</p>
<p>Baseline soil and groundwater reference data</p>	<p>Ground Gas Risk Assessment For Land Off Private Roads No. 3 And No. 5, Colwick Industrial Estate, Nottingham, Jc/32971-lt007, November 2012</p> <p>Nottingham, Phase li Geo-environmental Assessment Report For City Estates, Alan Wood & Partners, Js/Ahb/32971-rp001, June 2012</p> <p>Land At Former Esso Terminal, Private Roads No. 3 And No.5, Colwick Industrial Estate, Colwick, Nottingham, DQRA Report For City Estates, Alan Wood & Partners, Js/Ahb/Dqra/32971-rp002, September 2012</p> <p>Land Off Private Road No. 3, Colwick, Nottingham, Phase 2 Site Investigation Report, Terraconsult Ltd, Report No 4229/02 Issue 1, January 2020 Land At Former Esso Terminal, Private Roads No. 3 And 5, Colwick Industrial Estate, Colwick, January 2020</p>

Supporting information	
	<p>Former Esso Terminal, Private Roads No.3 And No.5, Colwick Industrial Estate, Nottingham, Phase I Geo-environmental Assessment Report For City Estates , Report No. Cs/047830/Ahb/F1, January 2011</p> <p>Ground Gas Risk Assessment For Land Off Private Roads No. 3 And No. 5, Colwick Industrial Estate, Nottingham, Jc/32971-It007, November 2012</p> <p>Nottingham, Phase li Geo-environmental Assessment Report For City Estates, Alan Wood & Partners, Js/Ahb/32971-rp001, June 2012</p> <p>Land At Former Esso Terminal, Private Roads No. 3 And No.5, Colwick Industrial Estate, Colwick, Nottingham, DQRA Report For City Estates, Alan Wood & Partners, Js/Ahb/Dqra/32971-rp002, September 2012</p> <p>Land Off Private Road No. 3, Colwick, Nottingham, Phase 2 Site Investigation Report, Terraconsult Ltd, Report No 4229/02 Issue 1, January 2020 Land At Former Esso Terminal, Private Roads No. 3 And 5, Colwick Industrial Estate, Colwick,January 2020</p>

3.0 Permitted activities	
Permitted activities	Waste transfer station and RDF production facility
Non-permitted activities undertaken	Offices, welfare and car parking facilities
Document references for:	<p>General Arrangement Drawing - VES_TD_COLW_200_000 - PROPOSED SITE GENERAL ARRANGEMENT</p> <p>Environmental Risk Assessment - 202106_JB3304LF_COLWICK WTF_ERA_V1.0</p>

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	
Have there been any changes to the permitted activities?	
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	

5.0 Measures taken to protect land	
Checklist of supporting information	

6.0 Pollution incidents that may have had an impact on land, and their remediation	
Checklist of supporting information	N/A

7.0 Soil gas and water quality monitoring (where undertaken)	
Checklist of supporting information	

8.0 Decommissioning and removal of pollution risk	
Checklist of supporting information	

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

10.0 Statement of site condition

References

Former Esso Terminal, Private Roads No.3 And No.5, Colwick Industrial Estate, Nottingham, Phase I Geo-environmental Assessment Report For City Estates , Report No. Cs/047830/Ahb/F1, January 2011

Ground Gas Risk Assessment For Land Off Private Roads No. 3 And No. 5, Colwick Industrial Estate, Nottingham, Jc/32971-lt007, November 2012

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