

WARD

Site Condition / Base Line Summary

[in accordance with H5 Guidance – Sections 1 to 3 as part of submission of permit application]

Nottingham

1.0 Site Details	
Name of the applicant	Donald Ward Limited
Activity address	Harrimans Lane Dunkirk Nottingham Nottinghamshire NG7 2SD
National Grid Reference	SK54931 37599

Document reference and dates for the Site Condition Report at permit application and surrender	Report Reference: JER9590 July 2023. A review and update to this report is being completed March / April 2026 and will be submitted to the Environment Agency upon completion. At this time the application is referencing the July 2023 condition.
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Document references for site plans (including location and boundaries)	<ul style="list-style-type: none">- Donald Ward Limited_Nottingham_Operating Techniques_Appendix 2_Infrastructure plan- Donald Ward Limited_Nottingham_Operating Techniques_Appendix 3 Process Flow- Donald Ward Limited_Nottingham_Operating Techniques_Appendix 5 Site Plan- Fire Prevention Plan NottinghamEcologicalSensitiveReceptors_App1b_February 2026- Fire Prevention Plan NottinghamHumanSensitiveReceptors_App1a_February 2026
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2.0 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none">• geology• hydrogeology• surface waters	<p>Made Ground is present across the site, described as Artificially modified ground in the BGS records. The superficial geology at the site is Alluvium – clay, silt, sand and gravel. The bedrock at the site is Radcliffe Member – Mudstone and Siltstone.</p> <p>The site is underlain by a Secondary A aquifer (Alluvium) with a Secondary B aquifer below (Radcliffe Member). A Principal aquifer (Lenton Sandstone Formation) is approx. 500 m off site to the north.</p> <p>The groundwater flow direction is unknown.</p> <p>The groundwater vulnerability is listed by BGS records as Medium-High.</p> <p>There are no surface water features on the site. The</p>

	<p>nearby offsite surface water features are; Beeston Canal (98 m east), Pasture Lane Brook (90m north-west), Tottle Brook (460 m north-west) and the River Trent (1.47 km south-east).</p> <p>The Pasture Lane Brook forms part of the Beeston Sidings – Miniature Nature Reserve.</p> <p>Tottle Brook is a largely culverted water course in a built up, urban and industrial area. Tottle Brook ultimately discharges to the River Trent at a point situated approx. 1.5 km east of the site.</p>																		
<p>Pollution history</p>	<p>Pollution incidents that may have affected land</p> <p>Records of substantiated pollution incidents show that within the site, there have been three incidents since 2006 which fall into category 1 (major) and 2 (significant) pollution incidents. These incidents had major impact on air with minor or no impact on land and water.</p> <p>There have been two major incidents of pollution outside the site at distances of 11 metres north-east and 77 metres south from the site. Both events had a major impact on air with minor impact on the land and water.</p> <p>A further nine pollution incidents have taken place within 500 metres of the site. These have had minor or no impact on air, land and water.</p> <p><u>Pollution incidents of significant or major impact</u></p> <table border="1" data-bbox="810 1012 1436 1411"> <thead> <tr> <th>Location</th> <th>Detail</th> <th>Impact</th> </tr> </thead> <tbody> <tr> <td>On site</td> <td>Incident Date: 22/02/2008 Incident Identification: 566642 Pollutant: Other Pollutant Pollutant Description: Other</td> <td>Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)</td> </tr> <tr> <td>On site</td> <td>Incident Date: 06/05/2021 Incident Identification: 1934403 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke</td> <td>Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 1 (Major)</td> </tr> <tr> <td>On site</td> <td>Incident Date: 06/05/2021 Incident Identification: 1934403 Pollutant: Specific Waste Materials Pollutant Description: Metal Wastes</td> <td>Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 1 (Major)</td> </tr> <tr> <td>11m NE</td> <td>Incident Date: 15/05/2008 Incident Identification: 587400 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke</td> <td>Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)</td> </tr> <tr> <td>77m S</td> <td>Incident Date: 16/09/2014 Incident Identification: 1277985 Pollutant: Other Pollutant Pollutant Description: Other</td> <td>Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)</td> </tr> </tbody> </table> <p>Historical land-uses and associated contaminants</p> <p>Historical maps from 1881 - 1885 show that during this period the site was undeveloped with evidence of railway tracks along the west boundary of the site with an associated signal post. In 1901 the majority of the site is covered in allotment gardens. In 1954 there the site is still majority covered by allotment gardens with a visible expansion of the railway into the south-west corner. In the south of the site there is evidence of a number of small buildings. The site remains largely unchanged until 1970-1973 when the railway is no longer evident on site with limited development at the site aside from small buildings and the allotment buildings.</p> <p>In 1974-1975 the site is occupied by a scrap metal depot and subsequent develop which remain incumbent until present day.</p> <p>Potential historical contaminants associated with the previous use as allotments include pesticides and</p>	Location	Detail	Impact	On site	Incident Date: 22/02/2008 Incident Identification: 566642 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)	On site	Incident Date: 06/05/2021 Incident Identification: 1934403 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 1 (Major)	On site	Incident Date: 06/05/2021 Incident Identification: 1934403 Pollutant: Specific Waste Materials Pollutant Description: Metal Wastes	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 1 (Major)	11m NE	Incident Date: 15/05/2008 Incident Identification: 587400 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)	77m S	Incident Date: 16/09/2014 Incident Identification: 1277985 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)
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	<p>herbicides. If used, these will have been used in small quantities, but over a number of years (the historical mapping indicates allotments on site from 1901 to 1975) potentially causing emissions to the environment.</p> <p>Potential historical contaminants associated with use as a railway include; oils, hydrocarbons, coolants, solvents, asbestos-containing materials, cleaning chemicals, pesticides, polychlorinated biphenyls (PCBs).</p> <p>Evidence of damage to pollution prevention measures</p> <p>All have been maintained by previous holders / operators of the site under previous permit reference EPR/BP3790CG/V006 in accordance with the permit conditions. The site benefits from improving concrete (laying of a reinforced concrete slab, approximately 200mm thick) and installation of a reinforced concrete upstand (bund) to provide a 300mm high unit around the slab.</p> <p>Surface water drainage at the site discharges partly to controlled water course, partly to municipal sewer. Approximately half of the surface water drainage system flows via a class 1 full retention oil water separator, located to the east of the yard, prior to discharge to surface water drainage on Harrimans Lane, which ultimately discharges to controlled watercourse Tottle Brook (c.460 m north-west). The remaining half discharges via a class1 full retention oil water separator to the foul sewer on Harrimans Lane (under a trade effluent discharge consent T/64/45170/R, issued by the Severn Trent Water Company).</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	None completed
Baseline soil and groundwater reference data	None completed
Supporting Information	Historical Ordnance Survey Maps Groundsure Operating Techniques

3.0 Permitted Activities	
Permitted activities	Detailed in document: Donald Ward Limited_Nottingham_Operating Techniques_February 2026
Non-permitted activities undertaken	Not applicable
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<ul style="list-style-type: none"> - Donald Ward Limited_Nottingham_Operating Techniques_Appendix 2_Infrastructure plan - Donald Ward Limited_ERA_Aspects and Impacts Register_Nottingham_February 2026

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