



**EARTH ENVIRONMENTAL
& GEOTECHNICAL**
A Technics Group Company

Remediation Strategy

Glossop Road Phase 3

Glossop Road, Charlesworth

On behalf of

Beck Homes

November 2025

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REMEDIATION STRATEGY

GLOSSOP ROAD PHASE 3

GLOSSOP ROAD, CHARLESWORTH

Report Ref: A6549/25/RMS

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1.0 INTRODUCTION

1.1 Appointment

Earth Environmental & Geotechnical Ltd (EEG) has been commissioned by Beck Homes (the Client) to undertake a Remediation Strategy for a proposed development on land off Glossop Road, Charlesworth.

1.2 Proposed Development

It is understood that the Client intends to erect 2no. new dwellings on vacant land. There are numerous existing structures on the site, all of which are proposed for demolition.

A proposed development layout plan is shown in Figure 1 overleaf.

1.3 Objective

The Remediation Strategy is intended to build on the site characterisation information and provide details on the remediation objectives necessary to protect potential receptors and render the site suitable for the proposed development.

In summary, this document presents the technical details, including the proposed remedial activities and proposed further works at the site and includes:

- Clean cover system in areas of soft landscaping.

This report has been prepared for the purpose of satisfying the requirements of the Local Planning Authority.

Earth Environmental & Geotechnical Ltd reserves the right to amend this Remediation Strategy in light of further information that may become available or future changes to contaminated land guidance, before site activities.

1.4 Sources of Information

The following reports have previously been prepared for the site by Earth Environmental & Geotechnical Ltd and should be read in conjunction with this Remediation Strategy:

- GeoEnvironmental Site Investigation Report for Glossop Road Phase 3, Glossop Road, Charlesworth by EEG Ltd (Referenced A6549/25/SI), dated November 2025.

Figure 1: Proposed Development Layout Plan



2.0 SITE LOCATION AND DESCRIPTION

The site is located at the land off Glossop Road, Charlesworth, approximately 132m south of Glossop Rugby Union Football Club.

The approximate National Grid Reference for the centre of the site is SK 009933 (X: 400967, Y: 393339), with the closest postcode being SK13 5HG.

The site investigation area comprises a disused, vacant parcel of land formerly used as a plant nursery. The site is bounded by new residential developments to the west, an old residential building to the southeast, and disused land to the north and south.

The general area surrounding the site is comprised of residential dwellings and agricultural land in all directions.

Access to the site is gained via an access road off Glossop Road to the west of the site.

The site location is shown in the aerial photograph presented as Figure 2, below.

Figure 2: Aerial Photograph Showing Site Location



3.0 PREVIOUS SITE INVESTIGATIONS

3.1 Phase 2, Glossop Road, Charlesworth by EEG Ltd (Referenced A6549/25/SI), dated October 2025

3.1.1 *Scope of Works*

The fieldwork was carried out by EEG on the 23rd July and 12th August 2025 and comprised:

- Five window sample boreholes (designated WS01 – WS05 inclusive) were each sunk to a depth of between 1.00 and 4.80m bgl. The boreholes were drilled to reach 6.00m bgl; however, all were terminated early due to refusals in very stiff clay, very dense sand, and very dense gravel.
- Three trial pits were excavated using a tracked hydraulic excavator to a maximum depth of 2.00m below ground level (bgl). These trial pits (SA01 & SA02) were excavated to conduct infiltration rate testing in accordance with BRE Digest 365 ⁽²⁰¹⁶⁾.

An exploratory hole location plan is presented in Figure 3, overleaf.

3.1.2 *Ground Conditions*

The recorded ground conditions are summarised as follows:

- **MADE GROUND** - was encountered in three exploratory hole locations between ground level and to a maximum depth of 0.90m bgl, comprising:
 - SAND, with variable quantities of gravel, red brick and sandstone.
- **SUPERFICIAL DEPOSITS** - were encountered in all exploratory hole locations, to a maximum depth of 4.80m bgl, comprising:
 - SAND, with variable quantities of clay, silt and gravel of mudstone and sandstone.
 - CLAY, with variable quantities of silt, sand and gravel of mudstone and sandstone.
 - GRAVEL of sandstone was locally encountered within SA02.

Table 1: Summary of Ground Conditions Encountered

Hole	Depth to Stratum (m bgl)				Groundwater Strike During Drilling (m)
	MADE GROUND	CLAY	SAND	GRAVEL	
WS01	GL – 0.80	0.80 – 4.80+	-	-	-
WS02	GL – 0.40	0.40 – 3.00+	-	-	2.70
WS03	GL – 0.20	1.00 – 2.00+	0.20 – 1.00	-	-
WS04	GL – 0.30	-	0.30 – 1.00+	-	-
WS05	GL – 0.90	0.90 – 2.90	2.90 – 3.00+	-	-
SA01	GL – 0.70	0.70 – 2.00	-	-	-
SA02	GL – 0.50	-	0.50 – 1.00	1.00 – 1.90+	-



Figure 3: Exploratory Hole Location Plan



3.1.3 Soil Assessment

A total of 7no. soil samples were retrieved from the site for chemical analysis. The full chemical results are included in Appendix 1.

A total of 11no. chemical exceedances were identified compared to the assessment criteria values relevant to a residential end use with plant uptake with 6% SOM. A summary of the soil contamination encountered is shown in Table 2.

Table 2: Summary of Soil Contamination

Contaminant of Concern	Assessment Criteria (mg/kg)	Locations	Concentration (mg/kg)
Beryllium	1.7	WS05 at 0.10m	2.9
Lead	200	WS01 at 0.60m	304
Benzo(a)anthracene	7.2	WS05 at 0.80m	68.2
Chrysene	15	WS05 at 0.80m	54.3
Benzo(a)pyrene	5	WS05 at 0.80m	78.1
Benzo(b)fluoranthene	2.6	WS02 at 0.10m WS05 at 0.80m	4.41 90.8
Indeno(1,2,3-cd) pyrene	27	WS05 at 0.80m	48.3
Dibenzo (a, h) anthracene	0.24	WS02 at 0.10m WS05 at 0.10m WS05 at 0.80m	0.56 0.45 5.74

There is a **LOW** potential risk from soil contamination to construction workers and ground workers during development, and appropriate measures such as standard PPE, Site Health and Safety Plans, and appropriate disposal of material arisings will be required to mitigate the risk(s).

3.1.4 Asbestos in Soils

From the sampling and analysis undertaken, asbestos fibre bundles were identified in 2no. of the 7no. samples of soil analysed (29% of the soils tested) are summarised in Table 3.

Table 3: Soil Asbestos Summary

Location	Depth (m)	Sample Matrix	Asbestos Type	Asbestos Quantification
WS01	0.60	Fibre Bundles	Amosite	<0.001%
WS05	0.80	Fibre Bundles	Chrysotile	<0.001%

Therefore, remedial measures are not required at this site regarding asbestos in soils.

3.1.5 Soil Disposal

Soils should be disposed of at a suitable site, registered to take the levels of contamination encountered. The tested soil samples indicated that 2no. of the tested samples collected from the site have been classified as **Hazardous** and 5no. identified as **Non-Hazardous** in accordance with WM3.1.

3.1.6 Ground Gas

A total of 4no. monitoring visits were conducted between the 5th August and 3rd September 2025. The atmospheric pressure was recorded to be between 994mb and 1002mb, which we considered to include a period of low pressure.

A GSV for the site has been obtained by multiplying the maximum concentration of gas by the steady flow rate of 0.1litres/hour adopted for assessment purposes.

- Carbon dioxide: Steady flow rate = 0.1 l/hr, max concentration = 6.2%
- Methane: Steady flow rate = 0.1 l/hr, max concentration = 0.2%.

Based on the above figures, the GSV is calculated as:

- **Carbon Dioxide:** $GSV = 0.1 \times 6.2 / 100 = \mathbf{0.0062 \text{ litres/hour}}$
- **Methane:** $GSV = 0.1 \times 0.2 / 100 = \mathbf{0.0002 \text{ litres/hour}}$

However, the above results suggest the site can be given a Characteristic Situation 1, i.e., 'very low risk'.

3.1.7 Remedial Recommendations

3.1.7.1 Soil Contamination

Based on the results of the chemical testing, contaminant concentrations of heavy metals and polycyclic aromatic hydrocarbons were found to exceed the screening criteria relevant to a residential site with plant uptake end use in multiple locations.

Additionally, asbestos fibres were identified in 2no. locations at a concentration below the acceptable limit. The risk to end users was therefore considered to be LOW.

It was concluded that a remediation strategy would need to be developed for the site, including the delineation and potential removal of the contaminated material.

3.1.7.2 Ground Gas

The calculated GSVs for carbon dioxide and methane suggested a CS1 classification therefore ground gas remedial measures are not necessary for the proposed development.

4.0 LICENCES & APPROVALS

Various licences, permits and approvals are required at various stages before certain works can commence. Some activities can start before all such approvals are in place.

- (i) Approval of this Remediation Method Statement;
- (ii) All documentation in accordance with the CDM 2015 Regulations;
- (iii) Site Waste Management Plan;
- (iv) A signed declaration by a qualified person of the Material Management Plan (MMP) in accordance with CL: AIRE Waste Code of Practice, Version 2, March 2011. This would allow for reuse of excavated soils after demonstration of suitability for use;
- (v) General condition survey of boundary features.

5.0 PROPOSED WORKS

5.1 Aims

The remediation aims are to resolve contamination issues to protect human and environmental receptors and render the site suitable for the proposed end use and satisfy the requirements of the Local Planning Authority and Insurance bodies (NHBC).

The remediation strategy for the site has been developed following review and assessment of the site investigation report previously prepared for the site by EEG Ltd.

5.2 Soil Contamination

Contamination exceedances were identified across the site and the material at shallow depth, is also not considered suitable as topsoil due to the presence of brick cobbles, concrete and coal.

Therefore, on-site screening of the made ground to remove undesired debris, is not a suitable option.

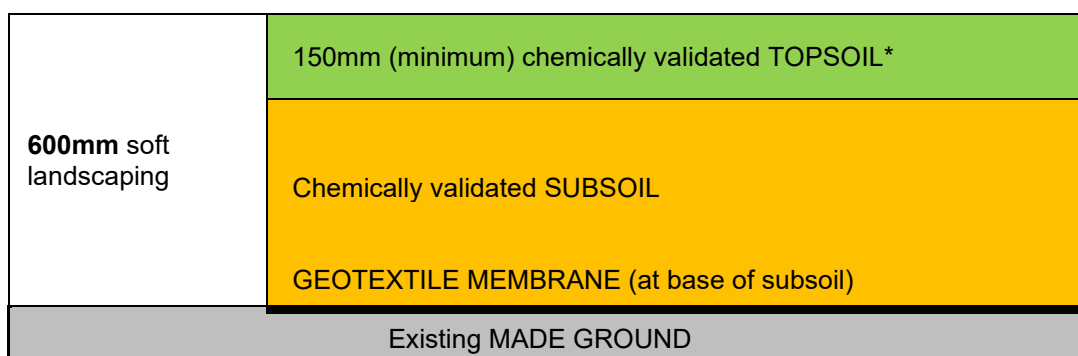
5.2.1 Environmental Cover System

In gardens and soft landscaping areas, remediation will be required (clean environmental cover soils). The environmental cover system should be constructed as follows:

- Private Rear Gardens: 600mm thick environmental cover system comprising: Geotextile membrane at the base and at least 600mm comprising clean inert fill and minimum 150mm topsoil for a growing medium.
- Private Front Gardens: 300mm thick environmental cover system comprising: Geotextile membrane and at least 150mm comprising clean inert fill and minimum 150mm topsoil for a growing medium.

A diagram of a typical environmental cover system is shown in Figure 4 below

Figure 4: Soil Cover System



Alternatively, made ground could be removed from garden areas and replaced with site won clean material or imported soils.

A further alternative would be for garden areas to be inverted to release clean soil and place the made ground beneath a clean cover of site won soil.

5.2.2 Chemical Validation of Imported Soils

Chemical validation of all imported and site-won soils to be used on site in soft landscaping areas should be undertaken. A certificate of analysis and source details must be provided for all imported soils.

A summary of the required imported material sampling requirements is presented in Table 4 and is based on YALPAG guidance.

The material should be sampled at source to allow for potential failures prior to delivery, with confirmatory sampling undertaken on importation to site. Where site constraints do not allow this, any imported material should be separated based on source and soil type. Validation samples should be taken prior to placement in soft landscaping areas to ensure suitability for use.

Table 4: Imported Soil Testing

Material Type	Source	Suite of Analysis	Sampling Rate	Minimum Sampling Frequency
Topsoil / Subsoil	Greenfield / manufactured / site-won natural	Suite A*	1 sample per 100m ³	3no. per source
	Brownfield / unknown	Suite B**	1 sample per 50m ³	6no. per source

Notes:

Suite A - Heavy metals, pH, water soluble sulphate, speciated PAH, TPH, soil organic matter and asbestos screen.

Suite B - Heavy metals, pH, water soluble sulphate, speciated PAH, phenol, total and free cyanide, soil organic matter, asbestos screen, banded petroleum hydrocarbons (TPH CWG), BTEX, MTBE.

Any soil with visual or olfactory evidence of hydrocarbons should be rejected.

In addition, it should be ensured that the topsoil material is suitable as a growing medium and no undesirable material is present (in line with BS3882).

Imported material to be used in soft landscaping will be compared against residential with grown produce end-use assessment criteria, as provided in Appendix 1 of this report.

Where clean imported soil source is greenfield then suitable evidence will be provided to support this (e.g. grid reference or boundary location of original source together with information about the environmental checks undertaken).



6.0 SITE WORKS

Outlined below are some of the main task and activities associated with the remediation works.

6.1 Site Organisation

Site works will be supervised throughout by a suitably qualified Engineer, who will report to a Project Manager. Supervision may be part-time for certain activities but will be full-time during the removal of any contaminated soil/fill and any placement of fill to an engineering specification.

6.2 Welfare Facilities/Security

Initial mobilisation works will include the establishment of appropriate office and welfare facilities. Such facilities may include but are not restricted to; office accommodation, canteen facilities, washroom/drying room, toilets, wheel wash, car parking, stores, and security unit.

The site should be secured by fencing to prevent unauthorised access onto the site during the enabling works.

6.3 Health & Safety

All site personnel will undergo a site-specific health and safety induction prior to commencement of work on site.

The Engineer will be informed prior to any proposed entry of a confined space or deep excavation. Entry will be restricted to suitably qualified and equipped personnel.

Works will be carried out about current statutory requirements and guidance by the Health & Safety Executive "Protection of workers and the general public during the redevelopment of contaminated land." Protective clothing, footwear and gloves will be required with hand washing and boot-washing facilities made available. Smoking will be limited to designated areas.

6.4 Site Clearance

The site has already been largely cleared of vegetation; however, the site should be cleared of all residual debris, fly tipped materials, any vegetation, shrubs, bushes, and unprotected trees as instructed by the client.

6.5 Inground Obstructions

During the site investigation, no significant obstructions were identified. However, given the current buildings on site, foundations and floor slabs are likely to be encountered.

6.6 Unexpected Contamination

If during site clearance works or other excavations, material with visual or olfactory evidence of previously unrecorded contamination is encountered, the principal contractor should contact Earth Environmental & Geotechnical.

These soils should be then sampled, and chemical analysis carried out. The environmental consultant shall decide upon the chemical suitability of the material, to either remain on site or if it is likely to present a risk to receptors.

If the soils present a risk, the materials should be removed from site or remediated as per the specification in Section 5.0.

Any excavated material identified as potentially contaminated should be stockpiled on a non-permeable membrane, and tested for suitability for either re-use on site, or disposed offsite.

If prolonged stockpiling is unavoidable, these soils should be covered with a non-permeable membrane at the end of each working day, to prevent the possibility of leachate migrating from the soils due to infiltration.

Should the material be removed from site, waste acceptance criteria testing should be undertaken, and the material disposed of in a suitably licensed facility. The development of a Materials Management Plan (MMP) in line with the CL:AIRE Code of Practice may be required to remove or re-use soils.

6.7 Backfill of Excavations

All excavations shall, prior to backfilling, be surveyed to ascertain their spatial extent and depth. Excavations (to remove relict structures, contamination etc) should be backfilled with suitable materials as agreed with the Engineer and subjected to nominal compaction.

However, where an excavation conflicts with the footprint of a proposed highway, compaction in general accordance with the Specification for Highway Works Table 6/1 will be required.

6.8 Control of Perched Groundwater

The regional groundwater table is unlikely to be encountered during remediation earthworks; however, discontinuous perched groundwater may be present within Made Ground. If encountered during the excavation works, this perched water will be recovered by pumping from open excavations. Dependant on volumes recovered, some form of temporary storage may also be required.

Provision should be made for pumping from sumps and appropriate excavation support for all excavations.



7.0 ENVIRONMENTAL MONITORING & CONTROLS

7.1 General

All works should be carried out in a manner that minimises impact on the environment and generates adequate and accurate records to demonstrate remediation works have been carried out to the required standard and in accordance with all applicable legislation. All such records should be collated on contract completion (or sooner as required) and included within the contract completion report. Appropriate progress reports should be provided in a format and at a frequency as agreed with the client and project manager including on-going monitoring/validation information.

Comprehensive records should be maintained throughout the project. These should be collated on contract completion into a completion and validation report, which should be submitted to the appropriate regulators for approval. It will be presented in an appropriate manner to allow interested third parties to fully understand the whole remediation process.

The records should include correspondence with the regulators & other third parties, environmental monitoring data, validation testing, comprehensive as-built drawings, photographs, collation of all site investigation reports, operational method statements & risk assessments, construction phase health & safety plan and confirmation of post remediation considerations especially in respect of interaction with initial construction (groundwork's).

7.2 Noise Control

Earthworks will only take place during normal working hours 8.00am – 6.00pm Monday to Friday and 8.00am to 13:00pm on Saturdays with no working on Sundays or Bank Holidays. The site manager shall assess noise and its impact upon neighbours through the working day and to ensure the following mitigation measures are being utilised:

All plant and machinery will be fitted with adequate silencers and will not be operated unless in good condition.

Noise levels will be as per normal for a project of this nature. Pneumatic breakers will be used but location and hours of use controlled whenever possible.

Should residents make any complaints regarding noise associated with the works, the site manager shall investigate. Such investigation may include the use of portable monitoring equipment to record noise levels at the location of the complainant. The nature of the complaint and findings of the investigation shall be discussed with the local EHO. If the complaint is upheld appropriate remedial action shall be taken. Such action may include the adjustment of working hours or the alteration of site practices and working methods.

7.3 Odour Control

Works may produce odours, but good site practice and associated mitigation measures should ensure fugitive odours are kept to an absolute minimum. Such controls may include:

- Additional covers will be applied to stockpiles if they are contributing to fugitive odours.
- Areas of excavation i.e., area of exposed contaminated soils, will be kept to a minimum and covered/re-instated as soon as is practicably possible.

- Odour suppressing equipment shall be utilised at appropriate locations at appropriate times.

If a complaint is made regarding odours from nearby residents, the site manager shall respond by attending the complainant's property to assess the nature and level of odour nuisance including monitoring where appropriate. Appropriate mitigation measures as described herein shall then be enforced including, if necessary, suspension of excavation works until the prevailing weather conditions become more favourable.

7.4 Dust Control

Earthworks may produce dust during prolonged periods of dry weather. The site manager shall assess dust and its impact upon neighbours through the working day and ensure the following mitigation measures are being utilised to control dust:

- The use and maintenance of good quality site roads;
- Enforcing speed limits of site plant and;
- Dust suppression via water applied by towed bowser, particularly in the vicinity of locations where trace asbestos fibres have been detected in soils.



8.0 SITE COMPLETION AND VALIDATION REPORT

All remediation and validation work should be documented in a Site Completion Report.

The Site Completion Report will allow discharge of relevant planning conditions.

8.1 Soil Cover

The soil cover would be verified within the areas of soft landscaping/gardens.

All cover system trial pit validation locations shall be logged in accordance with the guidance in BS5930 and photographed to show the location (including legible identification signage), all of the pits including base, the arisings, and a legible depth gauge to the required depth below ground level.

Photographs shall include the membrane or break layer where installed, these will be taken prior to placement of the materials above.



APPENDIX 1

**GeoEnvironmental Site Investigation Report for Glossop Road Phase 3,
Glossop Road, Charlesworth by EEG Ltd (Referenced A6549/25/SI), dated
October 2025**

APPENDIX 2

ASSESSMENT CRITERIA FOR IMPORTED SOILS IN PRIVATE GARDENS & SOFT LANDSCAPING AREAS

Assessment Criteria Based on Residential with Homegrown Produce End Use

Metals			
Arsenic		37	
Beryllium		1.7	
Boron		290	
Cadmium		22	
Chromium		910	
Chromium VI		21	
Copper		2400	
Lead		200	
Inorganic Mercury		200	
Nickel		180	
Selenium		250	
Vanadium		410	
Zinc		3700	
Organic Compounds	1% SOM	2.5% SOM	6% SOM
Petroleum Hydrocarbons			
Aliphatic EC >5-6	42	78	160
Aliphatic EC >6-8	100	230	530
Aliphatic EC >8-10	27	65	150
Aliphatic EC >10-12	130	330 ^{vap}	760 ^{vap}
Aliphatic EC >12-16	1100	2400 ^{sol}	4300 ^{sol}
Aliphatic EC >16-21	65000	92000 ^{sol}	110000
Aliphatic EC >21-35	65000	92000 ^{sol}	110000
Aromatic EC >5-7	70	140	300
Aromatic EC >7-8	130	290	660
Aromatic EC >8-10	34	83	190
Aromatic EC >10-12	74	180	380
Aromatic EC >12-16	140	330	660
Aromatic EC >16-21	260	540	930
Aromatic EC >21-35	1100	1500	1700
Benzene	0.87	0.87	0.87
Toluene	130	290	660
Ethylbenzene	47	110	260
m & p-xylenes	56	130	310
o-xylenes	60	140	330
Polycyclic Aromatic Hydrocarbons			
Acenaphthene	210	510	1100
Acenaphthylene	170	420	920
Anthracene	2400	5400	11000
Benzo(a)anthracene	7.2	11	13
Benzo(a)pyrene	5.0	5.0	5.0
Benzo(b)fluoranthene	2.6	3.3	3.7
Benzo(ghi)perylene	320	340	350
Benzo(k)fluoranthene	77	93	100
Chrysene	15	22	27
Dibenzo(a, h)anthracene	0.24	0.28	0.3
Fluoranthene	280	560	890
Fluorene	170	400	860
Indeno(1,2,3-cd) pyrene	27	36	41
Naphthalene	15	36	85
Phenanthrene	95	220	440
Pyrene	620	1200	2000
Phenols			
Phenol	280	550	1110
Asbestos Fibres	<0.001%	<0.001%	<0.001%

Material should have a maximum stone size of 75mm and be free of foreign debris including building waste, materials, or contaminants e.g. brick, glass, asbestos, and plasterboard.

The site-specific risk-based criteria are based upon DEFRA/EA CLEA 1.07 modelling assuming a sandy loam with 1% Soil Organic Matter and pH of 7.

APPENDIX 3
REPORT LIMITATIONS

REPORT LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd on the basis of a defined programme and scope of works and terms and conditions agreed with the client. This report was compiled with all reasonable skill, and care, bearing in mind the project objectives, the agreed scope of works, the prevailing site conditions, the budget, and staff resources allocated to the project.

Other than that, expressly contained in the above paragraph, Earth Environmental & Geotechnical Ltd provides no other representation or warranty whether express or implied, is made in relation to the services. Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Earth Environmental & Geotechnical Ltd.

If a third party relies on this report, it does so wholly at its own and sole risk and Earth Environmental & Geotechnical Ltd disclaims any liability to such parties.

It is Earth Environmental & Geotechnical Ltd understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was an important factor in determining the scope and level of the services. Should the purpose for which the report is used, or the proposed use of the site change, this report will no longer be valid and any further use of, or reliance upon the report in those circumstances by the client without Earth Environmental & Geotechnical Ltd review and advice shall be at the client's sole and own risk.

The report was written in 2025 and should be read in light of any subsequent changes in legislation, statutory requirements, and industry best practices. Ground conditions can also change over time and further investigations, or assessment should be made if there is any significant delay in acting on the findings of this report. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Earth Environmental & Geotechnical Ltd. In the absence of such written advice of Earth Environmental & Geotechnical Ltd, reliance on the report in the future shall be at the client's own and sole risk. Should Earth Environmental & Geotechnical Ltd be requested to review the report in the future, Earth Environmental & Geotechnical Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between Earth Environmental & Geotechnical Ltd and the client.

The observations and conclusions described in this report are based solely upon the services that were provided pursuant to the agreement between the client and Earth Environmental & Geotechnical Ltd. Earth Environmental & Geotechnical Ltd has not performed any observations, investigations, studies or testing not specifically set out or mentioned within this report.

Earth Environmental & Geotechnical Ltd is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, Earth Environmental & Geotechnical Ltd did not seek to evaluate the presence on or off the site of electromagnetic fields, lead paint, radon gas or other radioactive materials.

The services are based upon Earth Environmental & Geotechnical Ltd observations of existing physical conditions at the site gained from a walkover survey of the site together with Earth Environmental & Geotechnical Ltd interpretation of information including documentation,

obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst Earth Environmental & Geotechnical Ltd have no reason to doubt the accuracy and that it has been provided in full of those it was requested from, the items relied on have not been verified.

No responsibility can be accepted for errors within third party items presented in this report. Further Earth Environmental & Geotechnical Ltd was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Earth Environmental & Geotechnical Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to Earth Environmental & Geotechnical Ltd and including the doing of any independent investigation of the information provided to Earth Environmental & Geotechnical Ltd save as otherwise provided in the terms of the contract between the client and Earth Environmental & Geotechnical Ltd.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable and as investigation excavations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this report. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and Earth Environmental & Geotechnical Ltd] based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site.