



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

**REVISED REMEDIATION
METHOD STATEMENT
AND VALIDATION**

LAND OFF STATION ROAD

BARGOED

CF81 8RF

Report Ref: B5556/26/RMS

AUGUST 2026



**REVISED REMEDIATION
METHOD STATEMENT
AND VALIDATION****LAND OFF STATION ROAD****BARGOED****CF81 8RF****Report Ref: B5556/26/RMS****AUGUST 2026**

Prepared on Behalf of:

Langstone Construction Group Ltd

By:

Earth Environmental & Geotechnical (Southern) Ltd
3 Tollbridge Studios
Toll Bridge Road
Bath
BA1 7DE

DISTRIBUTION:

1 electronic copy Langstone Construction Group Ltd

REVISED REMEDIATION METHOD STATEMENT and VALIDATION

Land Off Station Road, Bargoed, CF81 8RF

Report Reference: B5556/26/RMS

Version A.1

Date: 19th August 2026

Prepared for: Langstone Construction Group Ltd

Prepared by: Earth Environmental & Geotechnical (Southern) Ltd
3 Tollbridge Studios
Toll Bridge Road
Bath
BA1 7DE

Definition of Version Code:

- D. Applied during initial drafting of the report before it has been reviewed.
- C. Applied after the report has been reviewed but before it has been approved by the Project Manager.
- B. Applied after the Project Manager has approved the report ready for issue to the client.
- A. Applied to reports after external/internal review.

The version number starts at "0" and is raised by "1" at each re-type.

Written by:

Finn Lewkowicz
Geo-Environmental Consultant



Approved by:

Paula Grgich
Associate Director

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	INSTRUCTION	1
1.2	TERMS OF REFERENCE	1
1.3	LIMITATIONS OF THE STUDY	1
2.0	BACKGROUND.....	2
2.1	PREVIOUS WORKS.....	2
2.2	INITIAL REMEDIATION RECOMMENDATIONS.....	3
2.3	DEVELOPMENT PROPOSALS	4
2.4	REVIEW OF REMEDIAL REQUIREMENTS	5
3.0	REMEDIAL DESIGN.....	7
3.1	SPECIFICATION.....	7
3.2	COVER SYSTEM REQUIREMENTS.....	7
3.3	SUSTAINABILITY & CLIMATE CHANGE	8
3.3.1	<i>Soil Suction and Groundwater Level</i>	8
3.3.2	<i>Desiccation</i>	9
3.3.3	<i>Erosion</i>	9
3.3.4	<i>Sustainability</i>	10
3.4	SUMMARY.....	10
4.0	MATERIALS SPECIFICATIONS	12
5.0	ADDITIONAL CONTROL MEASURES	14
6.0	PROTECTION OF WATER SERVICES AND WATERCOURSES	16
7.0	FINAL VERIFICATION REPORT	17

1.0 INTRODUCTION

1.1 Instruction

Earth Environmental & Geotechnical (Southern) Ltd (EEGSL) has been commissioned by Langstone Construction Group Ltd, (the Client) to compile a Remediation Method Statement detailing revisions to the previous development proposals and remedial designs suitable for the site located at Land off Station Road, Bargoed, CF81 8RF, (herein referred to as the assessment site).

1.2 Terms of Reference

EEGSL was commissioned by the Client to undertake validation of the remediation works at the assessment site in accordance with email correspondence on the 16th of July 2026.

The objectives of this report are:

- Provide a summary of the revised development and layout with respect to areas requiring remediation.
- Detail remedial methodologies suitable to effectively break identified pollution linkages.
- Detail means of verifying completion of remedial works.

1.3 Limitations of the Study

The report is written in the context of an agreed scope of work and budget and should not be used in a different context. New information, improved practices or changes in legislation may require a reinterpretation of the report in whole or in part. EEGSL reserve the right to amend either conclusions or recommendations in light of any further information that may become available. This report is provided for the sole use by the client and is confidential to them.

2.0 BACKGROUND

2.1 Previous Works

Earth Environmental & Geotechnical (Southern) Ltd (EEGSL) undertook a Geo-Environmental Site Investigation reference B5556/26 (April 2026 as revised in August 2026).

A ground investigation was commissioned by Langstone Construction Group, Ltd. to undertake intrusive inspection of the site for geotechnical and geoenvironmental design constraints that could impact the final development. Development proposals are understood to be a five-storey block of flats with shared areas of soft landscaping, parking and infrastructure. The site condition at the time of the intrusive works is shown below in Figure 1.



Figure 1 – General Site Photograph

The site investigation included the drilling of 2no. rotary cored boreholes, 3no. window sample boreholes, 2no trial pits, dynamic cone penetrometer testing and subsequent laboratory analysis. Three of the boreholes were installed with ground gas and groundwater monitoring standpipes to respective depths of 5.00m below ground level

(BH01 and BH02) and 2.80m below ground level (WS03), and six weekly rounds of subsequent monitoring have been completed.

For full details of the works completed, reference should be made to the original EEGSL Site Investigation Report, reference B5556/26.

Significant thicknesses of Made Ground material were recorded across the site, and testing was targeted at this material for both human health risk assessment and waste disposal.

Several locations (BH02 @0.50mbgl, WS01 @ 0.80mbgl, WS02 @ 0.60mbgl, WS03 @2.60mbgl and TP01 @1.20mbgl) recorded PAHs in excess of Generic Assessment Criteria (GAC) values for human health in a residential without homegrown setting. This exceedance was recorded within Made Ground soils similar to those found elsewhere on the site.

Proposed finished development site levels were broadly in keeping with initial site investigation levels, indicating the recorded contamination was likely at depths inaccessible to future site users, with or without the presence of hardstanding, thereby minimising the risk in the event contaminated soils remained in situ.

Multiple tested samples of Made Ground demonstrated comparable elevations of PAHs suggesting this was more likely to be an indication of widespread contamination across the site as opposed to a localised contaminant “hot spot”.

Asbestos was not encountered.

Elevated levels of land gas were not encountered.

2.2 Initial Remediation Recommendations

Within the initial site investigation report, EEGSL provided recommendations for remedial measures to include the introduction of 600mm deep cover systems in areas of soft landscaping. However, this broad recommendation was reviewed with respect to current best practice guidance and the final landscaping designs. The final remediation details are the subject of this report.

2.3 Development Proposals

It is proposed to construct a 5-storey residential building set into the sloping valley. This will feature 29 one and two bed apartments, basement carparking and associated amenities such as plant rooms, cleaners store, meter cupboards, bin store and cycle store. The site is constrained by a retaining wall along the northeast boundary. Development proposals available at the time of producing the report indicated the entire site would be covered by either building structure or hardstanding with several areas of shared soft landscaping.

Figure 2 below shows the development proposals at the time of initial reporting.



Figure 2 – Proposed Development Details

The ground investigation identified unacceptable concentrations of PAH's recorded within Made Ground soils in a number of locations across the site. On this basis, it should be assumed that all Made Ground on the site has the potential to contain unacceptable concentrations of contamination. Therefore, in areas of soft landscaping, the installation of a suitable cover system is recommended above any retained Made Ground soils.

Development proposals for finished ground levels necessitated offsite disposal of surplus arisings. Materials excavated for the installation of foundations and utilities were characterised in accordance with Waste Classification Technical Guidance WM3 (2014

as updated). All samples from the previous investigation were characterised as Non-Hazardous.

2.4 Review of Remedial Requirements

Following receipt of landscaping proposals, it was possible to reconsider the spatial extent and distribution of contamination impacting the site. Where building, structure or hardstanding was proposed, it was considered unlikely that any in situ contamination within Made Ground could be accessed by future site users, thereby breaking any pollution linkages. However, in these areas, there remained a risk of short term exposure for construction workers.

With respect to areas of soft landscaping, it was necessary to further assess the suitability, appropriate thickness and design detail required to sufficiently break any pollution linkage.

A review of the Remediation Options in accordance with Land Contamination Risk Management (LCRM) guidance (Stage 2) was first required. As identified contamination within Made Ground soils was attributed to Generic Assessment Criteria (GAC) exceedances of specific Polycyclic Aromatic Hydrocarbons (PAHs), the use of a suitable cover system was considered sufficient to break the relevant pollutant linkages for future site users. Areas of soft landscaping within the site were considered against Public Open Space (POS) guidelines where casual site use by future residents was unlikely to occur, and the risks relating to ingestion, inhalation or direct skin contact were omitted from further consideration with the presence of a suitably designed cover system.

Wider environmental risks had been ruled out in the previous conceptual site model where PAHs were considered of low mobility, leachability or volatility.

For both construction workers and future site workers, standard best practice in dust suppression and hygiene were considered sufficient to manage short term exposure risks. Therefore, a cover system was considered suitable to manage both short term and longer term exposure risks.

As soft landscaping was part of the final design proposals, it was necessary to ensure that their installation resulted in sufficient removal of unsuitable soils and replacement

with chemically and physically appropriate soils was undertaken for the long term health and management of introduced vegetation.

The final design proposal and layout is shown in Figure 3 below with areas of proposed soft landscaping clearly marked. The drawing has been reproduced in full in Appendix 1.

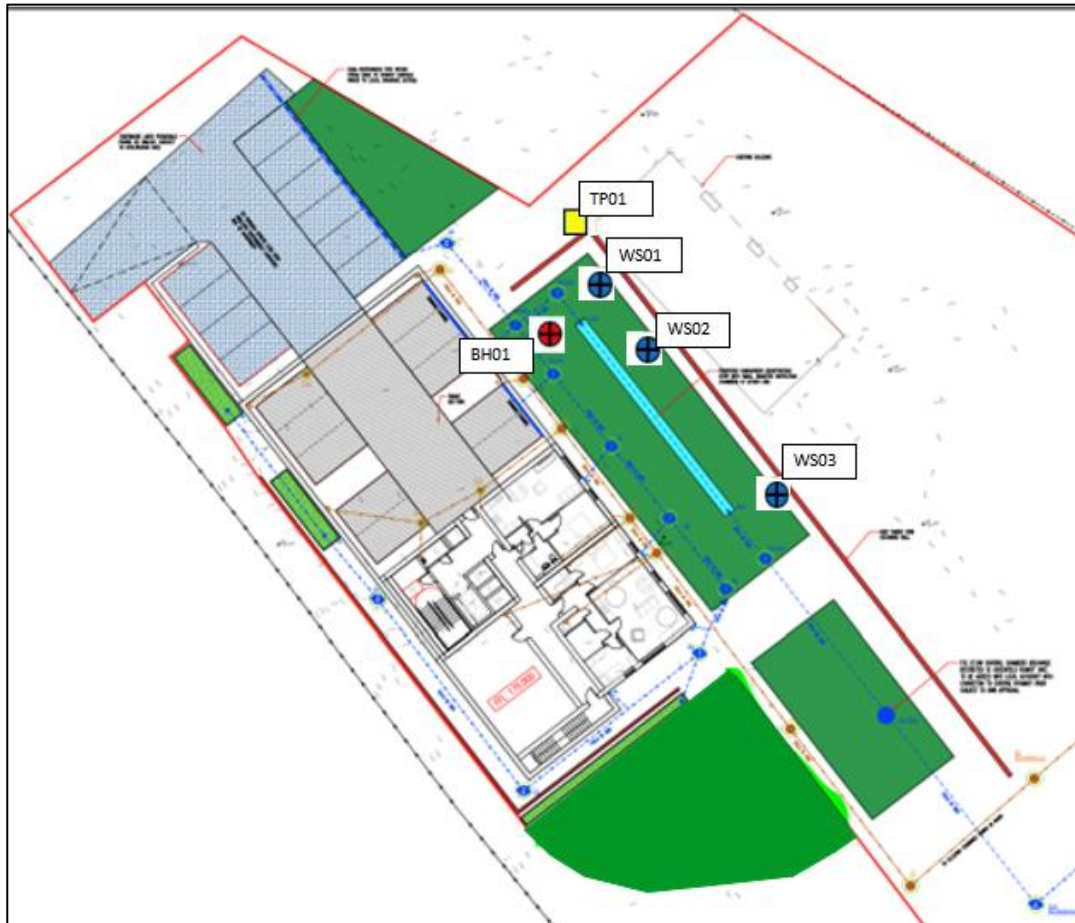


Figure 3 – Final Development Layout

3.0 REMEDIATION DESIGN

3.1 Specification

Based on the evaluation criteria outlined above and the specific circumstances of the site it is considered that a cover system would be the most suitable remediation option for the impacted soils.

Soft landscaping designs should include options that discourages informal soil contact where no planting or cultivating activities by residents could be undertaken.

3.2 Cover System Requirements

As shown in Figure 3, areas of soft landscaping are proposed where services and utilities will be crossing the site. As a result, some overdigging to achieve suitable utility fall will be necessary. Any materials to be removed from site should be subject to the Waste Acceptance Procedure (WAP) in order to appropriately classify the waste for the correct type of landfill. All transfer and tip receipts should be kept on record.

The introduction of soft landscaping will also allow for natural infiltration of surface waters. Based on recorded concentrations of PAHs and low leachability, it is unlikely that capillary action would result in unacceptable concentrations of PAHs within soils introduced as part of a cover system. On this basis, it is presumed that a simple cover system in areas of soft landscaping would be sufficient to manage long term exposure risks.

Figure 4 below shows indicative cover system design suitable for all areas of proposed soft landscaping on the development site. It is likely that thicknesses of imported soils will exceed the minimum recommendations in order to account for utilities and infrastructure.

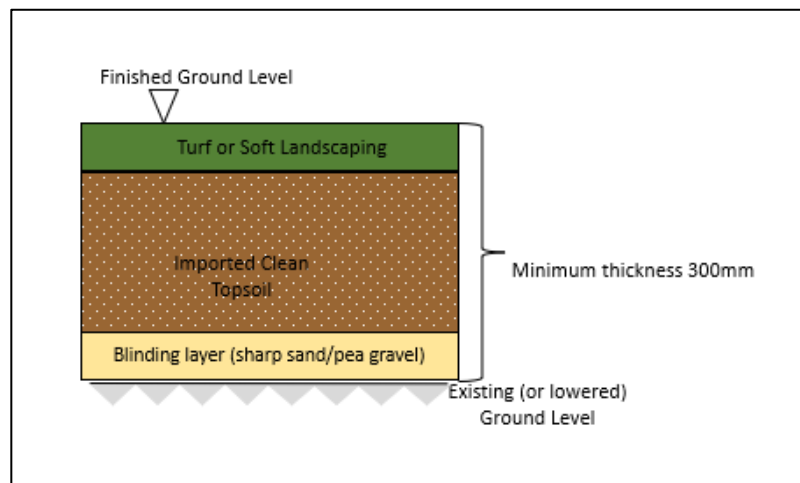


Figure 4 – Indicative Cover System

3.3 Sustainability & Climate Change

With regards to the impact of climate change there is currently little to no guidance available regarding the impact on cover systems. The SoBRA guidance dated August 2022 indicates that Climate Change in the UK is generally projected to result in ‘more extreme events such as intense rainfall and storm events resulting in flash flood: hotter, drier summers with a higher likelihood of heat waves due to higher temperatures; increased potential evaporation due to higher summer temperatures and consequently a potential increase in drought conditions; milder wetter, winters and potentially increased groundwater recharge; and rising sea levels’. To demonstrate the suitability of the cover system climate change factors have been considered below.

3.3.1 Soil Suction and Groundwater Level

Climate change will bring dryer hotter summers, as confirmed by the data presented by Climate Risk Indicators. Ciria SP124 indicates that ‘soil suction is at its greatest in times of drought and for a 1 in 100-year drought in the UK a soil suction equivalent to 10m of water head is developed and persists for 100 days’. It also adds that ‘Upward migration of contaminants is only likely to require consideration where the receptors are less than about 3.00m above the highest possible contaminated water level’.

Groundwater levels suggest shallow groundwater is not present across the site.

The future rise in sea level is unlikely to significantly affect a site that lies approximately 175m above Ordnance Datum, however fluctuation in groundwater level is likely to

continue due to more extreme and frequent weather events such as droughts and flash floods.

Contaminated groundwater is highly unlikely given the site and surrounding area's past use and the relatively low concentrations of contamination identified at the site.

Due to low contaminant mobility, the risk from contaminants being drawn up into the capping soils can be dismissed. A drainage layer or capillary break preventing contamination from the groundwater rising into the capping soils is therefore not required beneath the capping soils.

3.3.2 Desiccation

Due to the warmer summers, desiccation cracking could be a potential cause of failure. Ciria SP124 states that 'Under UK conditions desiccation cracking by the sun alone is unlikely to extend more than 0.50m below the ground surface. Even with an estimated maximum temperature rise of just over 4°C and a reduced average rainfall of 65mm in the site's locality between 1992 and 2021, the probability that significant desiccation causes failure of the cover system is considered unlikely. Even with full desiccation it is difficult to see a scenario which would expose a receptor to contamination.

3.3.3 Erosion

It is considered that given these are shared gardens/public open space there is unlikely to be significant erosion of the capping layer by increased rainfall or flooding events. Any development will need to be designed to account for future flood events. Ciria SP124 states that 'the erosion of clean cover has so far not been reported for any UK reclamation and would be an unusual event, given the subdued surface topographies applied to most reclaimed UK sites'. This logic can also be applied to the proposed landscaped areas of the study site, which are to be relatively flat.

3.3.4 Sustainability

The amount of soil to be brought onto site for the purpose of capping the site is relatively small. All attempts should be made to source the capping soils as locally as possible to reduce the amount of transport required for the soil delivery. This will also lead to reduced

delivery costs. Attempts should also be made to obtain the soil from as sustainable a source as possible such as recycled soils.

It should also be noted that even if the soils on site were suitable to left in-situ from a human health perspective, soil would need to be imported to raise the ground to suitable finished site levels.

If the made ground is to be removed from the soft landscaped areas, as much of it as possible should be re-used on site beneath buildings and hardstanding to reduce the amount taken to landfill. This will provide a more sustainable approach and avoid landfill and haulage fees; disruption and aggravation of residents caused by haulage lorries and would avoid unnecessary CO2 emissions.

3.4 Summary

Possible pathways through the cover system and failure mechanisms have been identified.

The following pathways that allow contaminants to migrate to the surface through a cover system are presented below.

1. Bulk movement of contaminated soil to the surface.
2. Bulk movement of contaminated groundwater to the surface as groundwater rise or the site is flooded.
3. Action of burrowing animals.
4. Uptake of plants.
5. Upward movement of contaminated liquids by capillary action.

The following failure mechanisms are associated with the proposed cover system.

1. Desiccation cracking of clay layers.
2. Erosion of the cover system.
3. Slope instability.

The 300mm depth of the imported capping soils will reduce the bulk movement of contaminated soils to the surface to acceptable levels.

4.0 MATERIALS SPECIFICATIONS

In order to ensure areas of soft landscaping are suitable for future site residents, it is recommended that any final landscaping proposals include sufficient thicknesses of clean, imported topsoil to prevent direct soil contact and minimise soil mixing. Specific guidance can be found in “A Regulator’s Guide to Cover Systems and their Verification” published in 2024 by the National Contaminated Land Officers Group.

Where it is proposed to import topsoil, it should be ensured that the soil:

- Conform to BS 3882:201528 and be able to support plant growth;
- Be free from invasive, non-native plants;
- Be free from odours and physical contamination such as asbestos, brick, glass, concrete, metal, and plastic; and
- Be chemically suitable such that it is protective of human health and, where relevant, controlled waters/ water environment

Chemical suitability should be compared to relevant GAC guideline values for a Residential without Homegrown Produce or Public Open Space criteria. Details can be found in the original site investigation report.

Additionally, specific to soil imports, the following should be considered where landscaping variations are proposed:

- Blinding layers to provide separation and even coverage of topsoil will be beneficial in ensuring compaction and settlement is reduced. The material, in accordance with BS8601:2013, be free draining and clean.
- Ameliorants including all compost types, mulches and soil conditioners used in planting should be peat-free.
- Planting beds should be properly cultivated to allow for proper aeration and prevent possible waterlogging, topsoil depth should vary depending on planting type (as follows):
- Tree Planting to receive 600mm depth of approved BS 3882:2015 topsoil (after light consolidation)
- Shrub Planting to receive 400mm depth of approved BS 3882:2015 topsoil (after light consolidation)
- Turfed lawn areas to receive 150mm depth of approved BS 3882:2015 topsoil (after light consolidation).
- Hedgerows to receive 450mm depth of approved BS 3882:2015 topsoil (after light consolidation).
- All imported materials will be certified clean and validated as suitable for use in accordance with the agreed remediation requirements.

It is recommended that suitability testing is undertaken at the source of topsoil prior to importing to site. Confirmation of cover system thickness and chemical suitability may be required by the planning authority or guarantor.

5.0 ADDITIONAL CONTROL MEASURES

The ground works contractor(s) should comply with all current Health and Safety Regulations, and provide Method Statements, Risk Assessments and Health and Safety Plans to deal with the above remedial measures.

The appointed contractor(s) should as a minimum;

1. Comply with all current Health and Safety regulations
2. Provide Method Statements and Risk Assessments in place to deal with measures set out in this section
3. Comply with Control of Substances Hazardous to Health (COSHH) Assessment
4. Maintain a good level of Personal Protection Equipment (PPE)
5. Maintain a good level of hygiene by site workers
6. Put in place dust suppression measures when necessary

The contractor(s) must also strictly adhere to any current Pollution Prevention Guidelines, which aim to minimise detrimental harm to the environment. Consideration should be given to the planning and preparation of site works, site drainage, delivery and storage of construction materials, the management of waste, good housekeeping in particular to prevent runoff of silt and other fines into nearby water courses, refuelling, concrete and what to do in the event of an emergency.

Within the documentation prepared by the contractor(s), the following information should be provided, but not limited to:

1. Project Description
2. Key participants/contractor(s)
3. Technical procedures
4. Phasing of works and approximate timescales
5. Site plans to scale
6. Details of consents or license needed
7. Health and Safety, COSHH Assessment, Method Statements and Risk Assessments
8. Emergency contingencies

In addition, the following precautions should also be taken.

1. All potential chemicals and associated risks and emergency procedures for spills/leaks should be considered in the site risk assessment and the details provided to all site employees

2. Any potential pollutant materials or chemicals/detergents used on site should be adequately stored in suitable containers, with clear labelling.
3. Any oil or hazardous substance containers and associated pipe works should be enclosed within a bund.
4. Care taken during delivery of materials, with correct supervision and labelling detailing the substance and its quantities.
5. All delivery drivers should be informed of procedures and restrictions
6. Any materials on delivery should be covered to ensure no spillage from the vehicle.
7. Any detergents, paints, chemicals etc. should not be allowed to be discharged into surface drains or water courses
8. Washing out and cleaning of concrete/cement plant should be carried out in a contained area with adequate measures to collect all run-off water.
9. Security and prevention of vandalism, especially of oil drums/containers.

It should be noted that the appointed contractor should provide Method Statements and Risk Assessments to deal with these matters.

If during the development materials or abnormal ground conditions are encountered that are significantly different to those encountered in Site Investigation, the occurrence should be reported to the Engineer and appropriate action taken prior to continuing with the works.

Protection of site workers from soil dust inhalation can be minimised by simple health and safety measures and dust suppression.

6.0 PROTECTION OF WATER SERVICES AND WATERCOURSES

If plastic pipes are to be laid beneath the site an assessment should be made, by the water of soils along the route of the pipe with reference to the material selection criteria 'UKWIR Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites'.

When laying underground services, the made ground in the service trench should be removed and replaced with clean fill to prevent human contact during future maintenance works.

It is recommended that laboratory test results are forwarded to the water authority so that water supply pipes can be correctly specified. Receipts and detail of the specification of any barrier water supply pipe used should be included within a verification report.

7.0 FINAL VERIFICATION REPORT

All remedial measures implemented at the site will require validation and the findings accepted by the planning authority prior to site occupation.

Verification Reports or equivalent documentation should be compiled by the appropriate Specialist/Contractor/Consultant for each of the proposed remedial measures.

Validation Reports should contain, but not be limited to the following:

- Information as detailed within the Remedial Method Statement about works undertaken, including scaled site plans;
- Details and justification of any changes from the original Remedial Method Statement (if applicable);
- Details of who carried out the remedial works;
- Substantiating data, for example, laboratory test results, monitoring of performance of remedial measures introduced, scaled plans of the site/area subject to remediation;
- Clean cover system – photographs of materials emplaced on site (soil profile) and records of chemical analysis proving compliance with soil guidance thresholds for the site;
- Waste transfer delivery tickets for imported materials confirming quantity and type;
- Documentation for any waste disposal including muck-away tickets and certificates of WAC testing if conducted;
- Confirmation that remediation objectives have been met.

It is recommended that a qualified professional collates and completed a final verification report upon completion of works.

APPENDIX 1

DRAWINGS



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

Client Langstone Construction Group, Ltd.

Project B5556/26

Title Contamination Exceedance by Location

Notes:

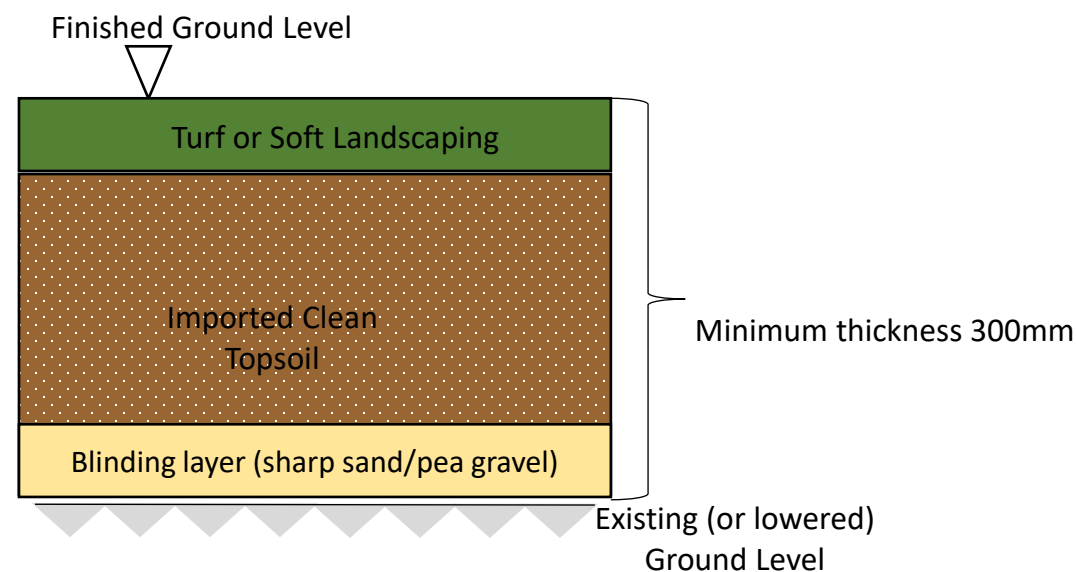
Drawing supplied by client

Scale NTS
Original Size NTS

Drawing No. B5556/RR/RS/R001/V00

Earth Environmental and
Geotechnical Ltd
(A Technics Group Company)
Studio 3, Tollbridge Studios
Toll Bridge Rd, Bath, BA1 7DE

**Indicative Cross Section
Proposed Cover System
(Public Open Space/
Shared Gardens)
Residential without Plant Uptake Model**



Notes:

1. Imported soils must conform to relevant human health guideline values as noted in the Remediation Method Statement Report B5556/26/RMS.
2. A certificate of compliance with BS3882 should accompany imported topsoil material (physical and chemical properties)
3. Transfer tickets for all imported materials should be retained for validation purposes. These should demonstrate sufficient volumes to achieve required capping thicknesses.
4. Final validation includes a visual inspection of the soil thickness compliant with the specification. Additionally, laboratory analysis of imported materials will be undertaken to ensure the material is suitable for the intended use.
5. This diagram is applicable to Zones shown in GREEN only. Please reference associated site layout for relevant locations.

Project Name: Land off Station Rd, Bargoed

Project No.: B5556

Sheet Name
**Cover System Soft Landscaping (NTS)
(Low Risk of Soil Contact)**

APPENDIX 2

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 from 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.