



Envireauwater Ltd on behalf of Mansfield Sand Company Ltd

# Two Oaks Quarry, Mansfield

Appendix D – Site Condition Report

3020067 – R02 (01) Permit Application

## RSK GENERAL NOTES

**Project No.:** 3020067



**Title:** Appendix D – Site Condition Report: Two Oaks Quarry, Mansfield



**Client:** Envireauwater Ltd on behalf of Mansfield Sand Company Ltd

**Date:** April 2024

**Office:** RSK Environment Limited, Fourways House, 57 Hilton Street, Manchester, M1 2EJ, UK

**Status:** Final (Rev 01)

<b>Author</b>	<u>Charlotte Slade</u>	<b>Technical reviewer</b>	<u>Andy White</u>
Signature		Signature	
Date:	<u>10/04/2024</u>	Date:	<u>10/04/2024</u>

<b>Project manager</b>	<u>Andrew Sowerby</u>	<b>Quality reviewer</b>	<u>Joyce Saddington</u>
Signature		Signature	
Date:	<u>11/04/2024</u>	Date:	<u>11/04/2024</u>

Revision control sheet				
Revision ref.	Date	Reason for revision	Amended by:	Approved by:
Rev 00	28 March 2024	First issue for client review	n/a	see above
Rev 01	11 April 2024	Final following client review	Charlotte Slade	see above

RSK Environment Limited (RSK) has prepared this report for the sole use of the client, showing reasonable skill and care, for the intended purposes as stated in the agreement under which this work was completed. The report may not be relied upon by any other party without the express agreement of the client and RSK. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by RSK for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

No part of this report may be copied or duplicated without the express permission of RSK and the party for whom it was prepared.

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.

This work has been undertaken in accordance with the quality management system of RSK Environment Ltd.

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# 1 INTRODUCTION

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## 1.1 Report Context

RSK Environment Limited (RSK) was commissioned by Envireauwater Ltd (an RSK Group company) on behalf of Mansfield Sand Company Ltd to prepare a Site Condition Report as part of supporting documentation for an application to obtain a Bespoke Environmental Permit for their site at Two Oaks Quarry, Coxmoor Road, Mansfield. NG18 5BW, hereafter referred to as the 'Site'.

A Waste Recovery Plan has been developed and has been submitted to the Environment Agency for approval.

Activities will include:

- Mineral conveying, processing/treatment & servicing, testing, and maintenance of plant/machinery to enable restoration back to an area of heathland, wetland areas and woodland Treatment by screening to removal anthropogenic material to make suitable engineering fill; and
- Re-deposition of the material under the Deposit for Recovery Permit.

### 1.1.1 Site Condition Reports

This Site Condition Report (SCR) has been prepared in accordance with the EA's H5 Guidance Note. The aim of the report is to describe the condition of the land prior to operations commencing on site. The SCR will then act as a point of reference and provide baseline data that can be used when it is time to surrender the permit. The objective being to be able to demonstrate that there has been no deterioration in the condition of the land as a result of the proposed activities and that the land is in a satisfactory state upon surrender of the permit.

A Site Condition Report is only required where there may be a significant risk to land or groundwater. Due to the nature the operations and the permit at Two Oaks Quarry risk to land and groundwater should not be significant and as a result this Site Condition Report may not be required. Also, EA guidance states that a Site Condition Report is not applicable to parts of a permitted landfill that have permanent deposits of waste. This site is not a landfill but will involve the permanent deposits of waste for the purpose of recovery.

However, the guidance note for the Part B2 application form for environmental permits suggests that a site condition/baseline report is required for all waste operations and that it would only not apply for a mining waste facility. As a result, this Site Condition Report has been prepared but can be dismissed should it not be required.

The report includes Sections 1 to 3 of the EA's SCR template.

Sections 4 to 7 of the template will be maintained during the life of the permit.

Sections 8 and 10 will be completed at the time of permit surrender.



## 1.2 Operator and Agent

The Environmental Permit application and this summary have been prepared by RSK Environment Ltd. (RSK) which is acting as an 'Agent' on behalf of the proposed 'Operator', Mansfield Sand Company Ltd, which is registered in England and Wales.

## 1.3 Background

The site is approximately 173 acres. Phase 1 of the quarry workings accounts for 30% of the total acreage. Under planning condition 48, and 56 the site must be progressively restored, and a restoration scheme submitted to the County Council within 12 months of exhausted mineral extraction in each phase of working.

As such, mineral extraction of the whole quarry site will be carried out in 4 phases, with the whole site progressively restored during mineral extraction. The Site will be restored in line with the restoration schemes with imported inert materials, and the stockpiles of topsoil and subsoils previously stripped from the Site.

The restoration proposals aim to return the Site close to existing levels and its previous agricultural use to the South of the site. Deposit for Recovery operations will be located within the areas marked with a green line on the site plan at **Appendix C of the application**.

The centre of the site is to be marginal wetland with oak and birch, and the North and West of the site is to be lowland acid grassland and heathland.

Suitable margins have been left at the perimeters of the excavations to ensure support to adjoining unworked land and to protect retained peripheral boundary features, hedgerows and fencing.

To ensure adequate drainage, there will be a slight gradient from the site boundaries towards the proposed wetland in the centre of the site. The final gradient will be approximately 1:30 to permit surface water runoff to the south and southwest of the Site to existing drainage ditches feeding an existing seasonal pond to the southwest of the Site.

A Site Location Plan is provided **Appendix C of the application**. At the time of writing, mineral extraction enabling works has commenced at the Site. Topsoils and subsoils have been stripped and stockpiled separately on Site for later use in its restoration or processed into manufactured soil substitutes if the topsoil does not meet the standard for restoration.

There are currently 9 lagoons at the quarry – Lagoons 1 and 2 have been capped with stockpiles on them, Lagoon 3 is partially capped – please see **Appendix B of this document** for site map. Lagoons 4, 5 and 6 are serving as the site's freshwater reservoir, and lagoons 7 and 8 are active silt lagoons.

## 2 SITE CONDITION REPORT TEMPLATE

1.0 Site Details	
Name of the applicant	Mansfield Sand Company Limited
Activity address	Two Oaks Quarry, Coxmoor Road, Mansfield. NG18 5BW
National grid ref	SK 453699 356842
Document reference for Site Condition Reports at permit application and surrender	Appendix K of permit application – Hydrogeological Risk Assessment Appendix F of permit application - Environmental Risk Assessment Appendix J of permit application – Environmental Setting and Site Design
Document reference for site plans (including location and boundaries)	Appendix E - Non-technical summary
2.0 Condition of the Land at Permit Issue	
Environmental setting including: <ul style="list-style-type: none"> <li>• Geology</li> <li>• Hydrogeology</li> <li>• Surface waters</li> </ul>	<p><b>Site Setting:</b> The underlying natural strata are recorded with the British Geological Survey (BGS) as Glaciofluvial deposits of sand and stone. These strata overlie the Chester Formation, which is comprised of sandstone, pebbly (gravelly).</p> <p><b>Geology:</b> The underlying natural strata are recorded with the British Geological Survey (BGS) as Glaciofluvial deposits of sand and stone. These strata overlie the Chester Formation, which is comprised of sandstone, pebbly (gravelly).</p> <p><b>Surfaces Waters:</b> The nearest main river is Rainworth Water located approximately 600 m to the southeast of the site, within Thieves Wood. Ditches are present approximately 300 m to the west where they flow along the boundary of the overall quarrying site.</p> <p>There are currently 9 lagoons at the quarry. Lagoons 1 and 2 have been capped with stockpiles on them, Lagoon 3 is partially capped – please see Appendix B for site map. Lagoons 4, 5 and 6 are serving as the site's freshwater reservoir, and lagoons 7 and 8 are active silt lagoons.</p> <p><b>Hydrogeology:</b> Groundwater elevation varies between 137 m and 142 m AOD within the vicinity of the Waste Deposit Area. This forms an unsaturated pathway of between 3.50 m and 8.00 m between the restoration material and the water table in the Sherwood Sandstone aquifer.</p>

<b>Pollution History including:</b> <ul style="list-style-type: none"> <li>• Pollution incidents that may have affected land</li> <li>• historical land uses and associated contaminants</li> <li>• any visual/olfactory signs of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<p><b><u>Pollution History:</u></b></p> <p>There are one Category 2 (Significant) and three Category 3 (Minor) water pollution incidences recorded within 2 km of the Site. The closest of these was located 1.10 km to the east and concerned sewage materials. The Category 2 incident was related to inert materials and waste and was located approximately 2.00 km to the northwest. None of these incidents have impacted upon the site.</p> <p>The Site has remained largely undeveloped agricultural land prior to mineral extraction commencing in 2015.</p> <p>The Site has never been subject to historical mineral extraction or landfilling prior to Mansfield Sand working the land in 2015.</p> <p><b>No other pollution history</b></p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	N/A
Baseline soil and groundwater reference data	Please refer to Hydrogeological Risk Assessment prepared for application (Appendix K).
Supporting information	HRA

<b>3.0 Permitted Activities</b>	
Permitted activities	Deposit for Recovery activity
Non-permitted activities undertaken	N/A
Document references for: <ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• environmental risk assessment.</li> </ul>	Appendix C of application – Site Plans Appendix F of application – Environmental Risk Assessment

**Note:**

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (Environmental Risk Assessment - EPR H1) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as 'dangerous' under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.



4.0 Changes to the activity	
Have there been any changes to the activity boundary?	N/A
Have there been any changes to the permitted activities?	N/A
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	N/A
Checklist of supporting information	
5.0 Measures taken to protect land	
N/A	
Checklist of supporting information	<ul style="list-style-type: none"> <li>N/A</li> </ul>
6.0 Pollution incidents that may have had an impact on land, and their remediation	
N/A	
Checklist of supporting information	<ul style="list-style-type: none"> <li>N/A</li> </ul>
7.0 Soil gas and water quality monitoring (where undertaken)	
N/A	
Checklist of supporting information	<ul style="list-style-type: none"> <li>N/A</li> </ul>
8.0 Decommissioning and removal of pollution risk	
N/A	
Checklist of supporting information	<ul style="list-style-type: none"> <li>N/A</li> </ul>
9.0 Reference data and remediation (where relevant)	
N/A	
Checklist of supporting information	<ul style="list-style-type: none"> <li>N/A</li> </ul>
10.0 Statement of site condition	
N/A	

# APPENDIX A

## SERVICE CONSTRAINTS

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### 1. Service Constraints for all Reports

1.1. This Report (the "Report") and any study, inspection, investigation, sampling, testing and or interpretation carried out in connection with the Report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) trading as Carbon Zero Consulting, Leap Environmental or RSK Geosciences, for the Client named in the first paragraph of the Report (the "Client") in accordance with the terms of an RSK Fee Proposal including RSK Environment Standard Terms and Conditions (the "Appointment") between RSK and the Client, unless otherwise stated in the first paragraph of the Report. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by a geo-environmental consultant at the time the Services were performed. Nothing in this Report shall be construed as imposing any fitness for purpose obligation. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the Client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.

1.2 Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services. RSK shall not be liable in respect of any action or proceedings arising out of or in connection with this Report whether in contract, in tort, for breach of statutory duty or otherwise after the expiry of six (6) years from either (i) the date of the Report or (ii) such earlier date as prescribed by law, unless varied in the terms of the Appointment.

1.3 Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent, or condone any party, other than the Client relying upon the Services. Should this Report or any part of this Report, or details of the Services or any part of the Services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk, and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent geo-environmental consultant and/or lawyer.

1.4 The Client shall not, without the prior written consent of RSK, assign, transfer, charge, mortgage, subcontract, or deal in any other manner with all or any of the benefits provided in this Report. Unless specified in the Appointment, RSK shall not be obliged to assign the benefit of the Report whether by collateral warranty, third party rights pursuant to the Contracts (Rights of Third Parties) Act 1999, letter of reliance or otherwise. If RSK agrees to any assignment of the benefit of this Report, in whatever form, benefits to third parties through collateral warranties, third party rights or letters of reliance shall not be provided unless a fee for each right, warranty or letter is agreed. The form of wording used in the warranty or letter shall be provided by RSK for agreement by the Client. Any reasonable changes to the form of wording will be implemented by mutual agreement, however the terms in the warranty or letter cannot offer the third party any greater benefit than the Appointment offered to the Client.

1.5 It is the understanding of RSK that this Report is to be used for the purpose described in the introduction to the Report. That purpose was a significant 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 may no longer be valid and any further use of or reliance upon the Report in those circumstances by the Client without the review and advice of RSK shall be at the Client's sole and own risk. RSK shall not be liable for any use of this Report for any purpose other than that for which it was provided.

1.6 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 RSK. In the absence of such written advice of RSK, reliance on the Report in the future shall be at the Client's own and sole risk.

1.7 The observations and conclusions described in this Report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out, or required by the Appointment between the Client and RSK. RSK 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, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, fuel storage, persistent bio-accumulative or toxic chemicals (including PFAS and related compounds) or other radioactive or hazardous materials, unless specifically identified in the Services.

1.8 The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of desk based publicly available information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services and the limitations below:

a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.

b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.

c. The Services 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.

d. The Client has identified in writing to RSK, the information, reports, findings, surveys and preliminary works RSK may not rely upon when providing the Services.

RSK is not liable for any inaccurate information 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 RSK, and including the doing of any independent investigation of the information provided to RSK, save as otherwise provided in the terms of the Appointment between the Client and RSK.

1.9 Any site drawing(s) provided in this Report is (are) not meant to be an accurate base plan for scale measurement but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not

drawn to scale but are centred over the approximate location. Such features should not be used for accurate setting out and should be considered indicative only.

1.10 Should RSK be requested to review the Report after the date of issue of this Report, RSK shall be entitled to additional payment at the existing rates, or such other terms as agreed between RSK and the Client.

## **2. Service Constraints where the Report provides an intrusive assessment of ground conditions:**

2.1 The intrusive environmental ground investigation aspects of the Services are a limited sampling of soil from the site, at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this Report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and 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 scope agreed between the Client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species (not tested) are not present.

2.2 The comments given in this Report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. The extent of the exploratory holes, laboratory testing and monitoring undertaken may have been restricted due to a number of factors including accessibility, the presence of buried or overhead services, current development, site usage, timescales or the Client's specification. The exploratory holes only assess a small proportion of the site area with respect to the site as a whole, and as such may only provide an indicative assessment of ground conditions on site. There may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised. The presence of hotspots of undisclosed contamination or exceptional and unforeseen ground conditions cannot be discounted.

2.3 Where the Services include Investigation of an exploratory nature or relating to physical ground works, any costings and prices provided in the Report are estimated and provided for guidance purposes only. The actual cost and time quantities shall be remeasured and shall be dependent upon the ground or other conditions, constraints present, and number and depth of the investigation locations, which shall influence the number of samples and tests required, and the quantities of soil being classified.

2.4 Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works. However, this Report does not constitute an asbestos survey. On this basis, the presence of asbestos on site cannot be discounted and a full asbestos survey should be undertaken.

2.5 Unless stated otherwise, only preliminary geotechnical recommendations are presented in this Report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed. Eurocode 7 gives guidance on the type of sampling, sample quality, number and spacing of intrusive investigations, and number of laboratory tests required. It is intended that the Geotechnical Information section of this Report will fulfil the general requirements of the Ground Investigation Report as set out in section 6 of Eurocode7, although this is subject to the restrictions imposed on the investigation, as listed above. For geotechnical design, Eurocode 7 requires the Geotechnical Design Report to address both the geotechnical and structural aspects of the geotechnical design for both the limit and serviceability states. The Geotechnical Appraisal section of this Report will not meet the requirements of a Geotechnical Design Report (GDR) and should therefore be used for preliminary guidance only.

### **3. Service Constraints where the Report relates to Surface Water Management:**

3.1 The Surface Water Management Inspection (SWMI) Report, documents provided, observations, actions, and recommendations, with respect to the management of potential pollution issues to surface waters, made during the site Inspection visit, are those present at the time of the visit, and may not represent those recorded by others on the same day.

3.2 The comments given in this Report and the opinions expressed are based on the weather, ground and ground water conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the inspection and therefore could not be taken into account. In addition, groundwater levels and flows, may vary from those Reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.

3.3 RSK places a degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this Report was prepared.

3.4 This Report is a live document, to be continually reviewed and updated as the development progresses or other changes occur on site. RSK can only maintain the currency of this Report through the Client requesting support with supplementary site visits or attendance at meetings ahead of key stages of the development in relation to surface water management. Our risk rating assesses a number of risk factors in line with the source-pathway- receptor model and is therefore subject to constant change.

3.5 Standard design drawings are indicative. Material types, dimensions and construction details will need to be adjusted by the Client to suit the specific conditions / flows on Site.

3.6 The full responsibility for implementing the site-specific protection and maintenance measures to protect the surface water system as stated in this Report, remains with the Client and their site management team. Additional control measures may be required to achieve the objectives set out in the Surface Water Management Plan to be implemented and financed by the Client.

### **4. Service Constraints where the Report relates to Waste Management:**

4.1 In accordance with the definition provided in the Waste Framework Directive (WFD), materials are only considered waste if 'they are discarded, intended to be discarded or required to be discarded,



by the holder'. Naturally occurring soils are not considered waste if re-used on the site of origin for the purposes of development. Soils such as made ground that are not of clean and natural origin (irrespective of whether they are contaminated or not) and other materials such as recycled aggregate, do not necessarily become waste until the criteria above are met. Excavation arisings from the development may therefore be classified as waste if surplus to requirements and/or unsuitable for re-use.

4.2 It is the duty of the waste producer, to ensure that all waste is accurately classified prior to waste disposal. Technical Guidance WM3 (EA, 2018) sets out in its Appendix D requirements for waste sampling. It is a legal requirement to correctly assess and classify waste. The level of sampling should be proportionate to the volume of waste and its heterogeneity. Unless otherwise stated, the waste assessment presented in this Report should be considered as preliminary and further testing and assessment of the waste under the provisions of a Waste Sampling Plan may be required to obtain the necessary level of data required for basic characterisation of the waste in support of disposal.

4.3 Unless stated otherwise in the Report, information relating to historical operations at the site was not reviewed as part of the assessment by RSK. In addition, unless otherwise stated in the Services, RSK was not present during the collection of the samples nor had any input on the chemical testing suite. Therefore, the waste assessment and classification detailed in this Report are based solely on any information that were provided to RSK (e.g., laboratory chemical data, exploratory hole records) and were completed without prejudice for our Client.

4.4 RSK's assumes that any ground investigation data, chemical testing results etc., that were provided by the Client to inform the waste assessment and supporting review were carried out in accordance with current best practice and relevant guidance/ standards, where applicable. Thus, the comments given in this Report and the opinions expressed are based solely on the information provided by the Client. However, it is noted that there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account as part of the RSK assessment.

## **5. Service Constraints for Construction Environmental Management Plan Reports:**

5.1 This Report should be considered in the light of any changes in legislation, statutory requirement or industry practices that may have occurred subsequent to the date of issue.

5.2 The measures and comments outlined in this Report and any opinions expressed are based on the plans provided at the time and discussions with relevant parties. However, there may be conditions pertaining to the site that have not been disclosed by investigations and therefore could not be taken into account.

5.3 This CEMP is a live document and is subject to change throughout the project, as and when necessary, to ensure management of environmental aspects remains relevant, and to ensure continued compliance with legislation and commitments as they may change. RSK understands that this CEMP will be reviewed by the Client every six months and updated as and when necessary.

5.4 It is the full responsibility of the Principal Contractor/ Client to ensure that their works do not contravene legal requirements, and adherence to this CEMP alone cannot be a full defence regarding legal action against the Principal Contractor.

## **6. Service Constraints where the Report relates to Ground Gas Membrane Verification:**

6.1 This Report is limited to the verification of the gas resistant membrane/vapour membrane/ radon barrier after installation and no inspections were undertaken of the substrate (i.e. prepared ground). The Report therefore does not constitute as a full verification of ground gas protection system.

6.2 The comments given in this Report and the opinions expressed, are based on the condition of the ground gas membrane as encountered at the time of inspection by suitably qualified personnel. RSK cannot accept liability for any subsequent change to the status of the gas membrane by follow-on trades or other construction activity.

6.3 Where not designed by RSK, the verification of protection measures is carried out with reference to the gas protection design provided by the Client. RSK assume the scope of gas protection measures as determined by third parties to be correct and to have achieved any required approval from authorities.

6.4 The Ground Gas Design Report/Remediation Strategy and Verification Plan contains details of the procedures to be adopted for inspection and validation of the works. However, it should be noted that responsibility for the correct implementation of the strategy lies with the appointed contractor. RSK cannot be held responsible for any remedial works that are carried out without the agreed procedures involving either direct supervision by RSK, or inspection and validation of the works by a representative from RSK.

## **7. Service Constraints for Environmental Due Diligence (EDD) Reports:**

7.1 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the site, therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information.

7.2 This Report describes the results of the EDD exercise. The scope of this EDD Report, where appropriate, covers legal or regulatory compliance with respect to UK or international regulations associated with environmental matters.

7.3 As with any EDD exercise, there is a certain degree of dependence upon information provided by the target company. The EDD does not include a site walkover / visit or liaison with site representatives unless identified in the Services. Therefore, the assessment is based on the available desk study information. Also, there is a certain degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this EDD exercise was performed.

7.4 This Report, including all supporting data and notes (collectively referred to hereinafter as "information"), was prepared or collected by RSK for the benefit of its Client.

7.5 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment and the site inspection visit. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the Site therefore any comments



relating to ground conditions and subsurface contamination are based solely on a review of desk-based information and observations collected during the site inspection visit.

#### **8. Service Constraints for Ground source heat energy Reports:**

8.1 It is understood that this is a desktop survey only and that there are no requirements for a site walkover, service utility survey, or provision of service plans. These services can be provided upon request if required.

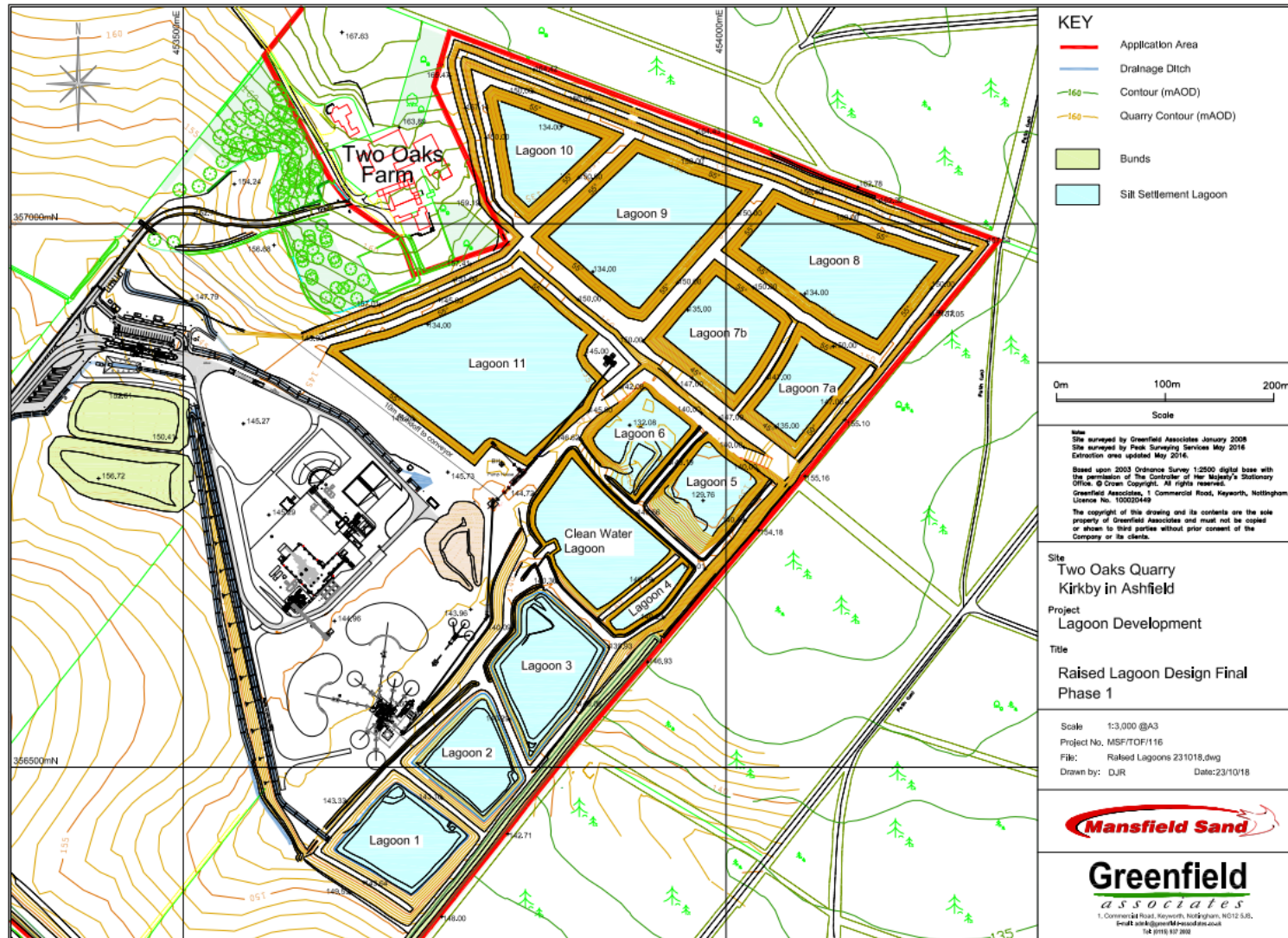
8.2 At a later stage, it is possible that a thermal response test (TRT) will need to be completed, for which a test borehole will have to be drilled, and these would be costed at the time. RSK can provide all aspects of subsequent site work for a GSHP system if required.

#### **9. Service Constraints for Water Abstraction Borehole Reports:**

9.1 The Report aims principally to only identify and assess the suitability of the site for a water abstraction borehole. This Report should be considered in the light of any changes in legislation, statutory requirements, and industry practices, that have occurred subsequent to the date of the Report.

9.2 Unless stated in the Report, the opinions expressed in this Report including all comments and recommendations provided are on the basis of the information obtained from a desk-based assessment.

## APPENDIX B LAGOON DRAWING



Envireauwater Ltd on behalf of Mansfield Sand Company Ltd

Reference D: Site Condition Report

3020067 R02 (01) Permit Application