PORTICO

Site Condition Report

Portico Shipping Limited

14th November 2025

Project No.: SOL_24_P049_POR

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14th November 2025

Site Condition Report

Portico Shipping Limited

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Acronyms and Abbreviations

Name	Description
BGS	British Geological Society
BPNs	Building Preservation Notices
CIA	Chemical Industries Association
CoI	Certificates of Immunity
DAA	Directly Associated Activities
DTA	Digital Terrain Model
EA	Environment Agency
EPR	Environmental Permitting
ERM	Environmental Resources Management
IED	Industrial Emissions Directive
LNR	Local Nature Reserve
LWS	Local Wildlife Site
NHLE	National Heritage List for England
NGR	National Grid Reference
NNR	National Nature Reserve
RDF	Refuse Derived Fuel
RoFMS	Risk of Flooding from Multiple Sources
RoFRS	Risk of Flooding from Rivers and the Sea
SAC	Special Area of Conservation
SINC	Sites of Importance for Nature Conservation
SCR	Site Condition Report
SPA	Special Protection Area

SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest

1. INTRODUCTION

1.1 Background

This document has been prepared by Sol Environment ("Sol") on behalf of the applicant, Portico Shipping Limited ("PSL"), in support of a bespoke permit application as required by the *Environmental Permitting (England and Wales) Regulations 2016* concerning proposed activities to be undertaken at Portico House, 2 Prospect Road, Portsmouth PO1 4QY (National Grid Reference: SU 64203 01509).

This document represents the Application Site Condition Report (ASCR) submitted to the Environment Agency as part of the permit application package and relies on information supplied by the site and various third-party information sources (See Section 2).

It has been prepared in line with the current Environment Agency (EA) Guidance Document '*Environmental Permitting: H5 Site Condition Reports Guidance and Templates*' (Version 5.0, October 2014). As this is an application Sections 1 to 3, as outlined in the Site Condition Report (SCR) Template, are provided below.

1.2 Current Activities

Portico Shipping Limited operates a cargo terminal in Portsmouth harbour. The site comprises of several warehouses used to store a variety of cargo such as fresh produce, construction materials and bulk cargo in preparation for forward transport via shipment.

Situated within Portsmouth harbour's cargo terminal the site has all the necessary infrastructure for efficient storage of materials and goods as well as allowing effective transitions from shore to ship and beyond. It is therefore the purpose of this proposal to broaden PSL's actives by allowing the storage and transition of waste goods.

1.3 Proposed Permit Application

The purpose of the bespoke permit application is to permit the storage and transfer of waste fuels under the Environmental Permitting (England and Wales) Regulations 2018 (as amended).

The site anticipates to accept approximately 190,000 tonnes per annum of non-hazardous waste which will be stored on site before being shipped abroad for disposal or recovery.

Storage of waste soils will take place in the newly developed Shed 14 cargo building, with the remainder of the waste fuels being stored in the Albert Johnston Quay open storage area.

The waste storage activities will meet the description of a 'Waste Operation' under the EPR Regulations as the capacity falls under the thresholds to be defined as an 'Installation' within Schedule 1.

2. SITE DETAILS

The Site details are outlined in Table 2.1.

Table 2.1 - Site Details

Required Information	Information
Name of applicant	Portico Shipping Limited
Activity Address	Portico House, 2 Prospect Road, Portsmouth, PO1 4QY
National Grid Reference (NGR)	Centre of the main permitted area - SU 64203 01509
Document reference and dates for Site Condition Report at permit application and surrender	**Application** Portico Shipping Limited Application Site Condition Report , Ref: SOL_24_P049_POR, July 2025 **Variation** N/A **Surrender** N/A
Appendices	Appendix A: Site Plans Appendix B: Groundsure Report

2.1 Site Location and Description

The Portico site is located in the dock area of Portsmouth, Prospect Road, Portsmouth, PO1 4QY.

The National Grid Reference is SU 64203 01509.

The site currently comprises of several warehouses used to store a variety of cargo such as fresh produce, construction materials and bulk cargo in preparation for forward transport via shipment.

The proposed permit boundary is shown in Figure 2.1 below.

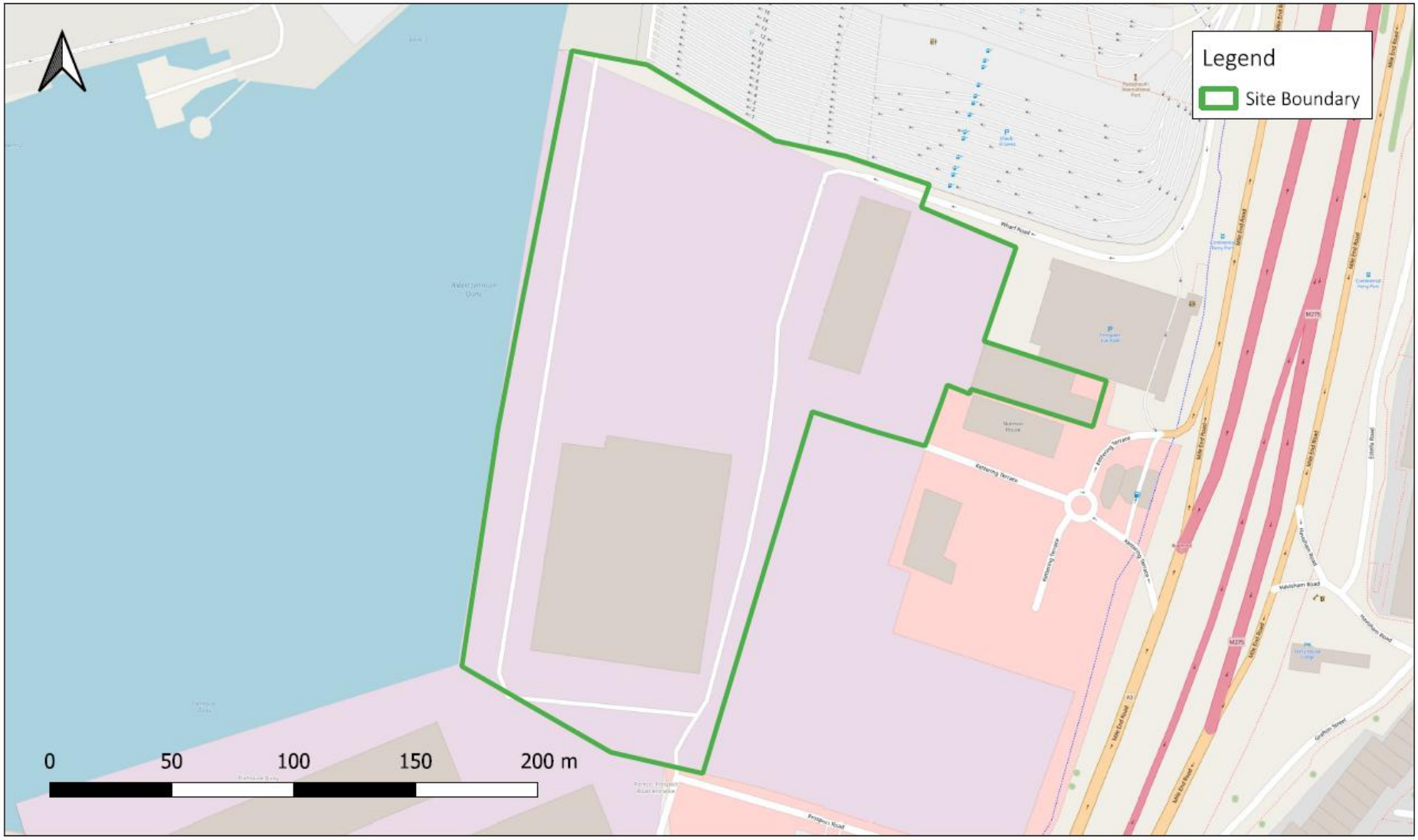


Figure 2.1 - Proposed Permit Boundary

2.2 Context

The site is located within Portsmouth harbour, Portsmouth, approximately 1.76 kilometres northwest from Fratton railway station and 621 meters west from the centre of Buckland.

The site has an irregular rectangular shape, covering approximately 3.77 hectares and is predominantly occupied by hardstanding with warehouses located in the centre, east and north east of the site. Bound to the north of the site is Portsmouth International Port with commercial properties and hardstanding for storage immediately east. Directly south of the site lies Prospect Road in addition to more hardstanding and warehouses used for storage of aggregate and food produce. Portsmouth harbour sits adjacent to the west of the site. The nearest residential dwellings are located across the A3, around 128m east.

The sites surroundings are outlined in Table 2.1 below.

Table 2.2 - Site Setting

Direction	Description
North	Immediate Vicinity: Portsmouth International Port (PIP) Within 500m: Car parking associated with PIP, Commercial warehouses, Offices and Local Businesses (e.g. Brittant Ferries, Shurgard Self Storage), Refuelling Tanks (Certas Energy HGV), M275, Residential area (closest being Simpson Road) Beyond 500m: Residential areas (Stamshaw), Commercial properties (e.g Stamshaw Lake Angling Club) and Recreational land (Stamshaw Playground)
East	Immediate Vicinity: Offices (e.g Nomran House, ML (UK)), Metal Scrap Yard (H&S Metals), Shell Petrol Station and a dual carriageway (A3) Within 500m: M275, Residential Apartments and housing (closest being Estella Road), The Flying Bull Academy, Buckland Community Centre, Temple Court Care Home, Recreational areas (Buckland; Park, Playground, Play centre), Commercial properties and local business (e.g ASR Creative Communications, Convenience stores and Ferry House Lodge) Beyond 500m: Residential area of Buckland, A2047, Residential areas of Portsea Island and Fratton (On either side of New Road)
South	Immediate Vicinity: Aggregate storage company, Commercial warehouses and Circular Road roundabout Within 500m: A3 road, HMNB Portsmouth Trafalgar Gate Pass Office, HM Portsmouth Naval Base, Commercial and Industrial buildings along Flathouse Road, Military Road and Circular Road (e.g. Banda Engineering, Self Storage and Morrisons), Car parking, Pitt Street Indoor Skatepark, RCCG Discipleship Centre, Residential housing and Wingfield Student Accommodation (All Saints' Street) Beyond 500m: A3 road, NCP Portsmouth Market way car park and commercial buildings surrounding Cascades Shopping Centre, Arundel Court Primary Academy, St Edmund's Catholic School, Victoria Park
West	Immediate Vicinity: Portsmouth Harbour Within 500m: Cruise and Ferry ports (The Ayrton Berth, Berth 2), Warehouses (e.g Serco), Navy port down Fountain Road Beyond 500m: North West Wall Jetty

3. CONDITION OF LAND AT PERMIT ISSUE

3.1 Environmental Setting

Desk-based research of the local geology, hydrogeology, hydrology, and ecology was carried out to establish the potential for migration of contamination onto or away from the Site, and to assess the surface water and groundwater sensitivity of the surrounding area.

Information was obtained from a number of sources, namely:

- Environment Agency Flood Risk Map;
- Information provided by Groundsure Report (Appendix B);
- Geological maps produced by the British Geological Survey (BGS) and the BGS Geology of Britain Viewer (http://maps.bgs.ac.uk/geologyviewer);
- MAGIC (http://magic.defra.gov.uk); and
- BGS Borehole Record Viewer (http://www.bgs.ac.uk/data/boreholescans/home.html).

3.1.1 Geology

The British Geological Survey (BGS) Geoindex outlines that the majority of the proposed permitted area is underlain by superficial Raised Marine Deposits composed of sand and gravel with the eastern portion of the site lying on River Terrace Deposits made up of sand, silt and clay. These sedimentary superficial deposits formed during the Quaternary Period.

The underlying bedrock is situated within the London Clay Formation comprised of clay, silt and sand which formed during the Palaeogene period.

3.1.1.1 Made Ground

Made ground is present on the majority of the site covering the north western to south eastern areas. This is considered to be an artificial deposit described as Made Ground (undivided).

3.1.1.2 Radon Potential

According to data issued by the British Geological Survey and Public Health England, the majority of the site is located in an area with less than 1% radon potential, while the eastern area has a radon potential between 3% - 5%. No buildings are proposed for construction as part of this proposal, as existing warehousing will be utilised, however should any building construction be proposed basic radon protection measures would be required.

3.1.1.3 Shrink Swell

The maximum shrink swell hazard rating identified on site is Moderate – Ground conditions with high plasticity.

3.1.1.4 Landslides

The maximum landslide hazard rating identified on the application site is very low.

3.1.1.5 Soluble Rocks

The maximum soluble rock hazard rating identified on the application site is negligible.

3.1.1.6 Compressed Ground

The maximum compressible ground hazard rating identified on the application site is very low.

3.1.1.7 Collapsable Deposits

The maximum collapsible rocks hazard rating identified on the application site is low.

3.1.1.8 Running Sands

The maximum running sand hazard rating identified on the application site is low

There are no mining or Coal Authority records on site or in the vicinity, however it is noted that a number of surface workings are identified onsite associated with the quay/dockside and a cemetery.

3.1.2 Hydrogeology

Data sourced from the BGS suggests the hydrogeology of the proposed area has two aquifers held within the superficial geology. The majority of the site is situated within a Secondary A aquifer with the eastern portion of the site lying within a Secondary Undifferentiated aquifer. The characteristics of these aquifers are identified as follows:

- Secondary A – Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally classified as minor aquifers.
- Secondary undifferentiated - Assigned where it is not possible to attribute either category A or B to a rock type. In general these sites have been designated as both minor and non-aquifers.

The Bedrock aquifer beneath the superficial aquifers is categorised as an unproductive strata. This is characterised as:

- Unproductive strata – These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

The BGS classifies the groundwater as having medium vulnerability.

There are no groundwater abstractions identified within 2km of the site.

The proposed permitted area is not within a Source Protection Zone (SPZ).

The site is considered to have low - moderate sensitivity to with regard to groundwater due to the Secondary aquifers within the superficial deposits.

3.1.3 Hydrology

The site is situated within the Coastal Catchment of East Hampshire Rivers (water body ID: 217) and is adjacent to Portsmouth Harbour which was classified by the EA in 2019 as having:

- Ecological rating – Moderate;
- Chemical rating – Fail; and
- Overall rating – Moderate.

There is one potable surface water abstraction within 2km of the site. This is located 26m north from Portsmouth Harbour and licensed to Portsmouth International Port for drinking, cooking, sanitary, washing

– commercial/industrial and public services. Originally issued in 2011, the current version of the licence (Ref: SO/042/0028/001) was issued 23/06/2023.

The site is located within the Chichester, Langstone and Portsmouth Harbours Eutrophic Nitrate Vulnerable Zone (NVZ) (TRaC).

The site is considered to be in an area of high sensitivity regarding surface water due to the proximity of Portsmouth Harbour and location within an NVZ.

3.1.4 Flood Risk

3.1.4.1 River and Coastal Flooding

The majority of the site is located within Flood Zone 3, which represents a 1 in 100 (1%) or greater chance of flooding each year from rivers, or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea. This zone carries the highest flood risk from rivers and the sea.

The remainder of the site falls within a negligible flood zone or Flood Zone 2, which represents a 1 in 1000 (0.1%) chance of flooding each year.

3.1.4.2 Surface Water Flooding

The majority of the Site is situated within a low to negligible risk of flooding from surface water. Pockets of higher risk areas are scattered across the site that represent a 0.3 – 1.0m depth within a 1 in 30 year period.

3.1.4.3 Groundwater Flooding

The highest risk of groundwater flooding on site is of High risk located in the centre of the site with Moderate-High risk scattered across the site. The rest of the remainder of the site is situated within a Moderate to Negligible risk rating. This is based on a 1 in 100 year return period using a Digital Terrian Model (DTM).

3.1.5 Designated Sites

Environment Agency H1 and H5 guidance states that the potential impacts of the site should be assessed for the following habitat sites within 10km of the site:

- Special Areas of Conservations (SACs) and candidate SACs (cSACs) designated under the EC Habitats Directive;
- Special Protection Areas (SPAs) and potential SPAs designated under the EC Birds Directive; and
- Ramsar Sites designated under the Convention of Wetlands of International Importance.

It is also stated that within 2km of the Source:

- Sites of Special Scientific Interest (SSSI) established by the 1981 Wildlife and Countryside Act;
- National Nature Reserves (NNR);
- Local Nature Reserves (LNR);
- Local Wildlife Sites (LWS), County Wildlife Sites (CWS) and potential wildlife sites (PWS);
- Sites of Importance for Nature Conservation (SINC); and
- Ancient Woodland.

Information from the Groundsure Report provided in Appendix B and the Multi Agency Geographic Information for the Countryside (MAGIC) website (http://magic.defra.gov.uk/) has been used to obtain the above information. The identified designated areas (within the screening distances) are outlined in Table 3.1 below.

Table 3.1 - Designated Sites

Designated Site	Designation Status	Distance from Site
Portsmouth Harbour	Ramsar, SSSI, SPA	533m north
Chichester and Langstone Harbours	Ramsar, SAC, SPA	3.4km east
Solent Maritime	SAC	3.4km east
Solent & Isle of Wight Lagoons	SAC	4.5km east & 4.7km southwest
Solent & Southampton Water	SPA	8.7km west

3.1.6 Other Sensitive Receptors

The nearest residential areas to the site are on Estella Road, located approximately 110m east of the site boundary.

Due to the proximity of the nearest residents, the site could be considered to be moderately sensitive in relation to potential amenity issues such as emissions of odour, dust or noise. Table 3.2 and Figure 3.1 identify sensitive human receptors within 1km of the site.

Table 3.2 - Human Receptors

Human Receptor	Type	Distance
Shell Petrol Station	Commercial	14m East
HMNB Portsmouth	Naval base	Adjacent Southwest
Commercial offices	Commercial	Adjacent East
Shell Petrol Station	Commercial	14m East
Portsmouth International Port	Commercial	103m North
Estrella Road	Residential Dwellings	118m East
Charles Dickens Museum	Amenity	175m southeast
Morrisons	Commercial	200m South
The Flying Bull Academy	School	240m Northeast
Buckland Park	Amenity	360m East
Buckland Community Centre	Amenity	400m Northeast
All Saints Church	Amenity	407m South
Apartment Block	Residential Dwellings	460m South
ARK Dickens Primary Academy	School	460m Southeast
HMS Whale Island	Navy	470m Northwest

Stamshaw	Residential Area	510m Northeast
Cascades Shopping Centre	Commercial	700m South
YMCA Little Whale Nursery	School	620m Northwest
Sea Juicer Fishing Charters	Amenity	800m North
Manor Infant School	School	855m East
New Horizon Primary	School	855m Northeast
St John's Cathedral	Amenity	860m South
Victoria Park	Amenity	870m South
The Portsmouth Academy	School	990m East
Stamshaw Lake Angling Club	Amenity	993m North
Stamshaw Infant School	School	1km North
Little Learners Day Care	School	1km East
Kingston Park	Amenity	1km East

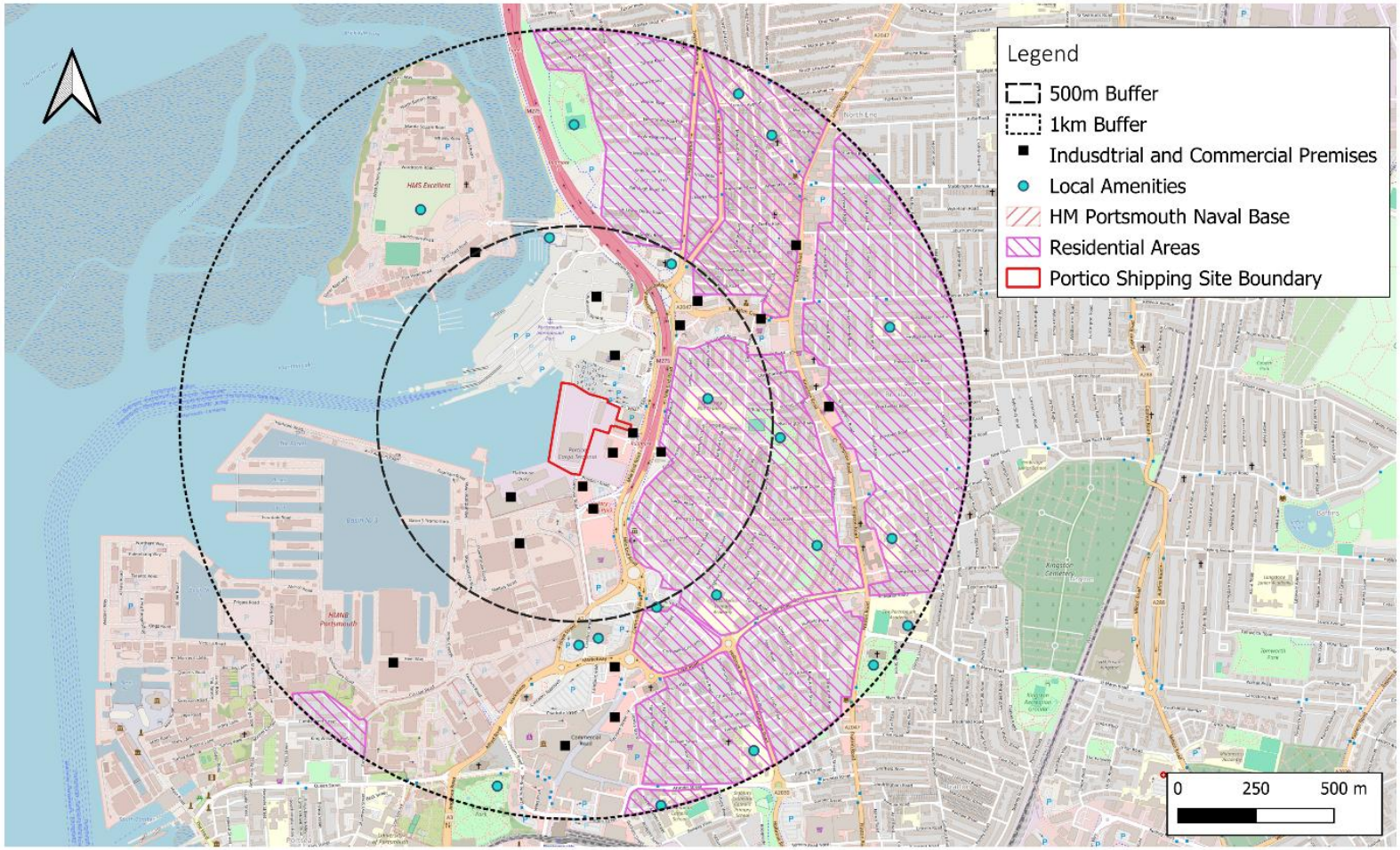


Figure 3.1 - Sensitive Receptors

3.2 Pollution History

3.2.1 Environmental Database Records

The following information has been obtained from a search of a publicly available database of environmental information (Groundsure Report obtained is provided in Appendix B).

The database contains records of information from public registers held by environmental regulatory authorities and can be used to assess the site's sensitivity, the potential for neighbouring activities to pose a risk to the site and to determine whether specific records of pollution relate to the subject site.

Pollution Incidents

There are six recorded Pollution Incidents within 500m of the site. One of which was recorded on site. These is summarised in the table below.

Table 3.3 - Pollution Incidents

Distance and Direction	Details	Pollutant	Impact
On Site	Date: 05/12/2001 Identification: 46610	Contaminated water – Suspended solids	Water: Category 3 (Minor) Land: Category 4 (No Impact) Air: Category 4 (No Impact
107m N	Date: 10/06/2002 Identification: 83994	Other Pollutant	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
107m N	Date: 30/03/2003 Identification: 147156	N/A	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
165m N	Date: 05/10/2001 Identification: 34752	N/A	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
334m SE	Date: 10/02/2003 Identification: 136084	Organic Chemicals/Products	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
345m NE	Date: 24/02/2002 Identification: 60189	Oils and Fuel	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

Potentially Contaminative Industrial Sites

There are 46 recorded potentially contaminative industrial sites within 250m of the site. Those within 50m and including on site are summarised in the table below.

Table 3.4 - Potentially Contaminative Industrial Sites

Company / Feature	Distance and Direction	Activity	Category
Tank	On site	Tanks (Generic)	Industrial Features
Travelling Crane	On site	Travelling Cranes and Gantries	Industrial Features

Travelling Crane	On site	Travelling Cranes and Gantries	Industrial Features
Electricity Sub Station	On site	Electrical Features	Industrial Features
MMD Shipping Services	On site	Energy Production	Industrial Features
Albert Johnson Quay	On site	Moorings and Unloading Facilities	Water
Electricity Sub Station	On site	Electrical Features	Industrial Features
Landing Stage	On site	Moorings and Unloading Facilities	Water
Shell Victory	19m E	Petrol and Fuel Stations	Road and Rail
Works	23m SE	Unspecified	Industrial Features
Electricity Sub Station	24m E	Electrical Features	Industrial Features
M L UK Dredging Ltd	27m SE	Marine Engineers and Services	Engineering services
Landing Stage	35m NW	Moorings and Unloading Facilities	Water
Portsmouth International Terminal	35m N	Ferries and Ferry Terminals	Water
Hughes & Salvidge Ltd	42m S	Demolition Services	Construction services
Recycling Business	48m S	Recycling Centres	Industrial Features

Landfills and Waste Sites

There are no active or recent landfills within 500m of the site boundary.

There were two historical landfills within 500m of the site, including one within the northern area onsite. The information on these landfills is limited as these sites may have existed before the waste licensing regime. The available information for these sites is summarised in the table below.

Table 3.5 - Historical landfills

Site Address	Site Reference	Distance and Direction
Continental Ferry Port, Portsmouth	Site Reference: FP040	On site
Twyford Wharf, Continental Ferry Port, Portsmouth	Site Reference: FP039	182m N

Additionally there are 7 recorded historical waste sites within 500m of the site. The closest of which is a scrap yard 11m south identified on 1988 mapping.

There are 27 licensed waste exemptions within 500m of the site. The closest of these is located 27m southeast for the use of waste in construction.

Discharge Consents

There are three active discharge consents to controlled waters within 500m of the site. The closest of these is located 20m north of the site at Portsmouth International Port for trade discharges and process effluent. The license has been effective since 2011.

Authorised or Permitted Processes

There are no identified licenced industrial activities under Part A1 of the Environmental Permitting (England and Wales) Regulations 2016 within 500m of the site.

There are four active Part B Installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 within 500m of the site. These are detailed in the table below.

Table 3.6 - Permitted Processes

Company / Feature	Distance and Direction	Details
Shell UK Ltd	28m E	Process: Unloading of Petrol into Storage at Service Stations Permit Type: Part B
Pd Wharfage	98m N	Process: Coal & Coke Permit Type: Part B
Jy Sydenham	427m N	Process: Timber Manufacture Permit Type: Part B
All Saints Service Station	453m S	Process: Unloading of Petrol into Storage at Service Stations Permit Type: Part B

Portico Shipping Limited is itself a historical Lower Tier COMAH site.

Radioactive Substance Authorisations

There are two active Radioactive Substance Authorisations within 500m of the site. These are both licensed to Phoenix Nbcd School, 495m north of the site and are for the Keeping and Use of Radioactive Material and Disposal of Radioactive Waste.

3.2.2 Historical Land Uses

A review of historical maps has been conducted to establish the historical land use of the site and its surroundings and any potentially associated contaminants. The sites historical land uses have been predominantly industrial ranging from shipbuilding yards, timber yards and Royal Navy engineering works. Albert Johnson Quay was formed in the late 20th century. The risk of potential contamination is high from sources stemming from the historical industrial activity such as timber processing, fuel storage and military operations.

The site's surrounding historical land uses have been characterised by a mix of industrial, residential and commercial activities. Activities with the highest contamination potential have been documented in detail below. These include; sawmills, engineering works, railway sidings, scrap metal yards and gas works. The surrounding industrial land uses suggest there could be a high risk of potential contamination from these sources.

Table 3.7 - Summary of Historical Mapping

Date	Onsite	Site Surrounds
1856	The western area of the site is part of Portsmouth Harbour, with residential terraced housing on land in the western portion of the site. A small area in the northwest corner is part of the Portsea Island General Cemetery.	The first available maps demonstrate that the site was predominantly surrounded by a mixture of residential and industrial properties. To the west of the site is Portsmouth Harbour. On land, the site is bound by the Portsea Island Cemetery to the north, with Bishops Quay, timber yards and Rudmore Mill (Corn) beyond. To the east of the site is predominantly residential terraced housing and gardens. The Portsea Island Gas Works and Old Dock Windmill (Corn) is to the southwest, with further housing to the southeast and the Royal Portsmouth Hospital approximately 500m south.
1859 – 1868	A shipbuilding yard with slipway and Baltic Wharf are noted onsite, with a timber yard and tramway in the northeast. Residential housing is still present along Kettering Terrace and Albion Street in the northeastern portion of site and Great Prospect Road in the southeastern corner.	No significant change, other than removal of residential for industrial shipbuilding and Wharfside activities. A GasHolder is established north of the cemetery. The gas works to the south has expanded.
1896 - 1898	Land has been reclaimed from the harbour in the southern area of the site incorporating a crane adjacent to Baltic Wharf. An additional timber yard is now noted in the central eastern area of the site.	The gas works noted in the south west had been extended towards the site at around 100m distant. Residential housing beyond the road to the east has significantly expanded. To the northwest, Whale Island has been reclaimed and now houses a Barracks.
1907 - 1910	The timber yard in the central area of the site is now a Saw Mill. Additional Quays, Landing Stages, Slipways and Wharfs are now clearly labelled along the sites land/harbour boundary.	The Portsea Island Gas Works is not identified on the mapping around this time. Industrial units as part of the sites quayside activities have extended eastwards to the main road
1931 - 1939	Development onsite has changed significantly, with a large warehouse associated with a Timber Yard in the north eastern area and wharfside / open quay area now predominantly in the remainder.	A works had been established around 110m north known as 'Rudmore Works'. The aforementioned saw mill and timber yard had been extended further eastward as well as a shipbuilding and engineering works. Significant reclamation of the harbour to form Docks (basin No.3) and associated tramway/ railway tracks and industrial warehousing have been developed to the south west.
1949 – 1955	The buildings in the south eastern part of the site are labelled as part of the Royal Navy Mechanical Training & Repair Establishment.	An engineering works is located adjacent to the south of the site., with a number of factories (corset factory / engineering works) noted within residential streets to the south and east. Residential at Kettering terrace is significantly reduced. A number of ruins are noted in the surrounding area, presumably as a result of wartime raids.
1962 - 1968	The buildings associated with the timber yard in the north east of the site have been altered (no longer a singular large warehouse) and are relabelled as works.	The infrastructure associated with the Portsea Island Gas Works (i.e. large gas holder) is no longer present and industrial units in this location are now labelled as works.
1970	Extensive land reclamation has been undertaken onsite, forming Albert Honson Quay. Two large warehouse units are present in the now northwestern portion of the site.	The aforementioned saw mill had been removed and the timber yard had been redeveloped into a works sitting adjacent to the north east of the site. The gas works in the south west had been deconstructed and the site had been redeveloped into a warehouse and

		scrap metal works. Two depots were noted 90m north and 120m east, along with another corset factory around 100m south. A building works was noted 10m south, an engineering works 100m east and a warehouse was reported approximately 80m south east.
1973 - 1980	Multiple buildings had been constructed in the western portion of the Albert Johnson Quay including a crane and an electricity substation. Some of the buildings in the north east of the site had been removed and a tank has been developed in the north of the site.	Significant development of the main road running north-south to the east of the site has been undertaken, including installation of a roundabout to the northeast. Further reclamation to form Twyford Wharf to the north has been undertaken with the installation of tanks.
1983 - 1990	The buildings in the south eastern portion of the site had been removed. A weighbridge had been constructed in the north of the site.	Further extensive reclamation to the north and west of Albert Johnson Quay has bene undertaken to form the Continental Ferry Port (vehicular).
1991 – 1994	No significant changes.	Extension of the HM Naval Base and the Dock Yard to the south.
1999	(Aerial photography) - The buildings in the south east of the site had been removed. Reclamation of further harbour has been undertaken in the south and a large warehouse building in the south had been developed. Building footprint of the northernmost warehouse on Albert Johnson key has been altered.	-
2001 - 2003	Large building present in the southern portion of site.	Further development of the Ferry Terminal to the north.
2005 - 2013	(Aerial photography) - A building in the northeast of the site had been erected.	Rearrangement of ferry terminal to the north.
2020	(Aerial photography) - The site remained in much the same layout until 2020 whereby the buildings in the north west of the site had been demolished and left as hardstanding for storage.	-
2023	(Aerial photography) – The Buildings and tank in the north east of the site had been demolished in preparation for the development of Shed 14. Bringing the site to its most recent layout.	-

The historical maps and aerial photography can be found in Appendix B. Potentially contaminative historical land uses have been summarised in the table below.

Table 3.8 - Potentially Contaminative Land Uses

Activity	Contaminants
Onsite	
Reclamation of Land	Unknown due to unknown nature of fill material, ground gas
Saw Mills	Various contaminants including hydrocarbons, heavy metals, organic and inorganics
Timber Yard	
Shipbuilding Yard	

Royal Navy Engineering Works	
Unspecified Tanks	
Electricity Sub Station	
Offsite	
Railway Sidings	Various contaminants including hydrocarbons, heavy metals, organic and inorganics
Timber Yard	
Engineering Works	
Gas Works	
Gasometer	
Depot	
Warehouse	
Scrap Metal Works	
Unspecified Works	
Unspecified Factories	
Ferry Terminal	
Reclamation of Land	Unknown due to unknown nature of fill material, ground gas

A number of potentially contaminative land uses have been identified. However, as the proposed activities do not include construction of buildings or groundworks, it is not considered that a ground investigation to identify contamination is required.

3.3 Evidence of Historic Contamination

As the proposed activities constitute a Waste Operation, not an Installation, under the EPR Regulations, baseline data pertaining to the ground and groundwater condition at the site is not required.

3.4 Supporting Information

The supporting documentation consists of:

- Figures detailing the location, boundary and layouts of the site are shown in Appendix A;
- Groundsure Report is provided in Appendix B.

.

4. PERMITTED ACTIVITIES

4.1 Current and Proposed Activities

Portico are making an application for a Waste Operation Permit under the Environmental Permitting (England and Wales) Regulations 2018 (As Amended) for the storage of up to 190,000 tonnes per annum of non-hazardous waste. The proposed permitted activities associated with the site are outlined in Table 4.1

Table 4.1 - Permitted and Directly Associated Activities

Activity Reference	Description of Specified Activity	Limits of Specified Activity
A1 Storage and transfer of non-hazardous waste	R13: Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced) D15: Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced)	All wastes shall be stored on an impermeable surface with sealed drainage Waste shall not undergo any treatment Waste shall be stored for no longer than 3 months prior to recovery or disposal

External storage will either take place within piles separated by a 6m separation distance or within designated bays. Designated bays for the external storage of waste will be constructed periodically when a waste shipment is due in. The layout of the bays will be flexible to allow optimisation based on volumes and types for each shipment, but will always be located within the Albert Johnson Quay Area.

4.1.1 Proposed Permitted Wastes

The European Waste Catalogue (EWC) codes of wastes that will be accepted by the site are provide in Table 4.2.

Table 4.2 - Permitted Waste Codes

Waste Code	Description
16	**OTHER WASTES FROM INDUSTRIAL PROCESSES**
16 01	**end of life vehicles from different means of transport (including off road machinery) and wastes from dismantling of end-of-life vehicles maintenance (expect 13, 14, 16 06 and 16 08).**
16 01 03	waste from end-of-life tyres
17	**CONSTRUCTION AND DEMOLITION WASTES ()INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)**
17 02	**wood, glass and plastic**
17 02 01	wood
17 05	**soil (including excavated soil from contaminated sites) – Stones and dredging soil**
17 05 04	soil and stones other than those mentioned in 17 05 03
19	**WASTES FROM WASTE MANAGEMENT FACILITIES, OFF-SITE WASTE WATER TREATMENT PLANTS ANDS THE PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION AND WATER FOR INDUSTRIAL USE**

19 12	**wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified**
19 12 10	combustible waste (refuse derived fuel)

4.1.2 Drainage System

The entire site is constructed on sealed impermeable hardstanding which has been designed to attenuate, contain and control all surface water runoff.

All uncontaminated surface water run-off from the site will be directed to the fully enclosed drainage system comprised of penstock valves and an interceptor located beneath the Albert Johnson storage area. The drainage design incorporates collection chambers and interceptors (active protection measures) to ensure that any particulate, solid contaminants and trace hydrocarbon materials are contained and captured on site.

Surface water coming from Shed 14 is on a downward western sloped gradient which allows for any surface water to drain toward drains in the west that ultimately connect to the Albert Johnson Quay interceptor.

Due to the gradient of the external waste storage areas, all run-off will be directed to the drainage system.

During periods when waste is present in the external storage areas, the drainage system penstock valves will be closed, preventing any potentially contaminated surface water run-off from discharge. During this time, all potentially contaminated surface water run-off will be contained onsite and then tankered offsite for disposal.

In the event of a fire, all firewater will be contained as above, in the drainage system through the use of penstock valves.

4.1.3 Hardstanding

The entire site is constructed on sealed impermeable hardstanding.

4.1.4 Tanks And Bunds

There are no tanks associated with the proposed activities. Should any storage tanks be required, these will be installed with secondary containment and be designed to comply with the following standards and guidance requirements where relevant;

- Environment Agency Pollution Prevention Guideline Note 2: Above Ground Oil Tanks (PPG2);
- Environment Agency Pollution Prevention Guideline Note 11: Preventing Pollution on Industrial Sites (PPG11);
- Environment Agency Pollution Prevention Guideline Note 26: Pollution Prevention in the Storage and Handling Drums and Intermediate Bulk Containers (IBC's);
- CIRIA 736: Design of Containment Systems for the prevention of pollution;
- CIRIA C958: Chemical Storage Tank Systems – Good Practice;
- CIRIA 738: Design of Containment Systems for the Prevention of Water Pollution from Industrial Sites.

4.1.5 Potential for Fugitive Releases to Soil, Groundwater and Surface Water

The waste materials to be stored onsite may have potential to cause ground or groundwater contamination if not managed effectively.

The following measures have been incorporated into the design of the facility to protect groundwater and soil from onsite substances;

- The entire area will consist of good quality hardstanding;
- All waste storage will be within designated bays / piles or within a storage building;
- Sealed drainage system, fitted with a penstock-type valve, allows for any spills to be contained prior to release;
- Emergency Spill kits will be provided throughout the site and strategically placed in locations.

Due to the protection measures mentioned above, the risk to soil and groundwater from the development is considered to be low. In the unlikely event that any of the above measures fail, due to all activities being carried out on impermeable hard standing with a penstock-fitted drainage system, there would be no impact to soil, groundwater and surface water.

Please see the simplified Conceptual Site Model provided below.

Table 4.3 - Simplified Conceptual Site Model

Contaminant Source	Contaminants of Concern	Receptor	Exposure Pathway Present?	Likelihood of Risk
Historical Soil Contamination	Various associated with heavy industrial usage	Construction Workers	N/A	Proposals do not require construction works
		Future Site Users	No – entire site is covered by impermeable concrete hardstanding	Negligible
		Groundwater	Yes – superficial deposits incorporate shallow aquifers.	Low – leaching of contaminants by infiltrating rainfall negated by hardstanding surface cover.
		Surface Water	No – Entire site covered by hardstanding preventing dissolution of contaminants within ground into surface water run-off	Negligible
Substances stored onsite, namely wastes	Polluting leachate	Soil	No – all storage of potentially polluting material onsite will be on impermeable hardstanding	Negligible
		Human Receptors	Yes – There is a pathway present for this to occur, with the operation utilising potentially polluting substances	Low – the management and guidance surrounding storage and use of contaminants helps to reduce this risk to low.
		Surface Water	Yes – There is a pathway present for this to occur,	Low – waste soils are stored internally, preventing surface

			with surface water run-off from the site having the potential to contain polluting substances.	water runoff from this waste stream. Externally stored wastes are within a bunded area, preventing run-off from entering the harbour. Additionally RDF is in baled form preventing ingress of rainwater.
		Groundwater	No – all storage of potentially polluting material onsite will be on impermeable hardstanding	Negligible

In addition, the site will operate in accordance with an environmental management system. The management system will include visual inspections of:

- All storage areas, processing areas and hard standing will be physically inspected to detect any signs of deterioration, leaks or spillage. Any corrective action required is reported to and implemented by the Site Manager; and
- All equipment is a part of the company's planned/predictive maintenance programme.

Based on this assessment, the potential for the site to impact on soil and groundwater underlying the site is considered to be low.

4.2 Non-permitted Activities Undertaken

The site is currently operated to warehouse and ship a variety of goods such as fresh foods and construction materials which are not directly associated with the proposed permitted activities. The proposed permitted area will be utilised for both the storage of the proposed waste material as well as goods used in their current operations. Portico Shipping Limited are able to maintain flexibility to adapt the sites storage capabilities depending on their storage and material needs.

4.3 Site Plan

Plans showing activity location and layout are provided in Appendix A.

4.4 Environmental Risk Assessment

A full Environmental Risk Assessment has been undertaken as part of the permit application. The risk assessment will be held and maintained by Portico and will be regularly reviewed and updated where necessary. The document reference is SOL_24_P049_POR_ERA.

5. CHANGES TO THE ACTIVITY

This section will be updated in accordance with any required permit variations.

6. MEASURES TAKEN TO PROTECT LAND

The site has a number of pollution prevention and mitigation measures in place, and has implemented the following measures to protect the land:

- Sealed, impermeable hardstanding covering all areas of the site to prevent any accidental or incidental releases of contaminates to land.
- The site is subject to regular inspections by the site manager to ensure the concrete hardstanding remains in good condition and, where signs of degradation are detected, the necessary repairs will be undertaken. This is to ensure the site surface remains impermeable to contaminants, therefore preventing contamination of land.
- A comprehensive spills and leakages procedure is in operation on site to clean up any minor or major spills or leaks that may occur.
- Any tanks will be bunded and installed with secondary containment which are designed to comply with EA guidance and CIRIA 736 and CIRIA C598.

This section will be updated throughout the life of the permit with any pollution and mitigation measures that have been implemented on site.

7. POLLUTION INCIDENTS AND REMEDIATION

This section will be completed throughout the life of the permit following any pollution incidents.

Currently there have been no pollution incidents or remediation work onsite.

8. SOIL, GAS AND WATER QUALITY MONITORING

This section will be completed throughout the life of the permit with any soil, gas and water quality monitoring

9. DECOMMISSIONING AND REMOVAL OF POLLUTION RISK

This section will be completed upon permit surrender.

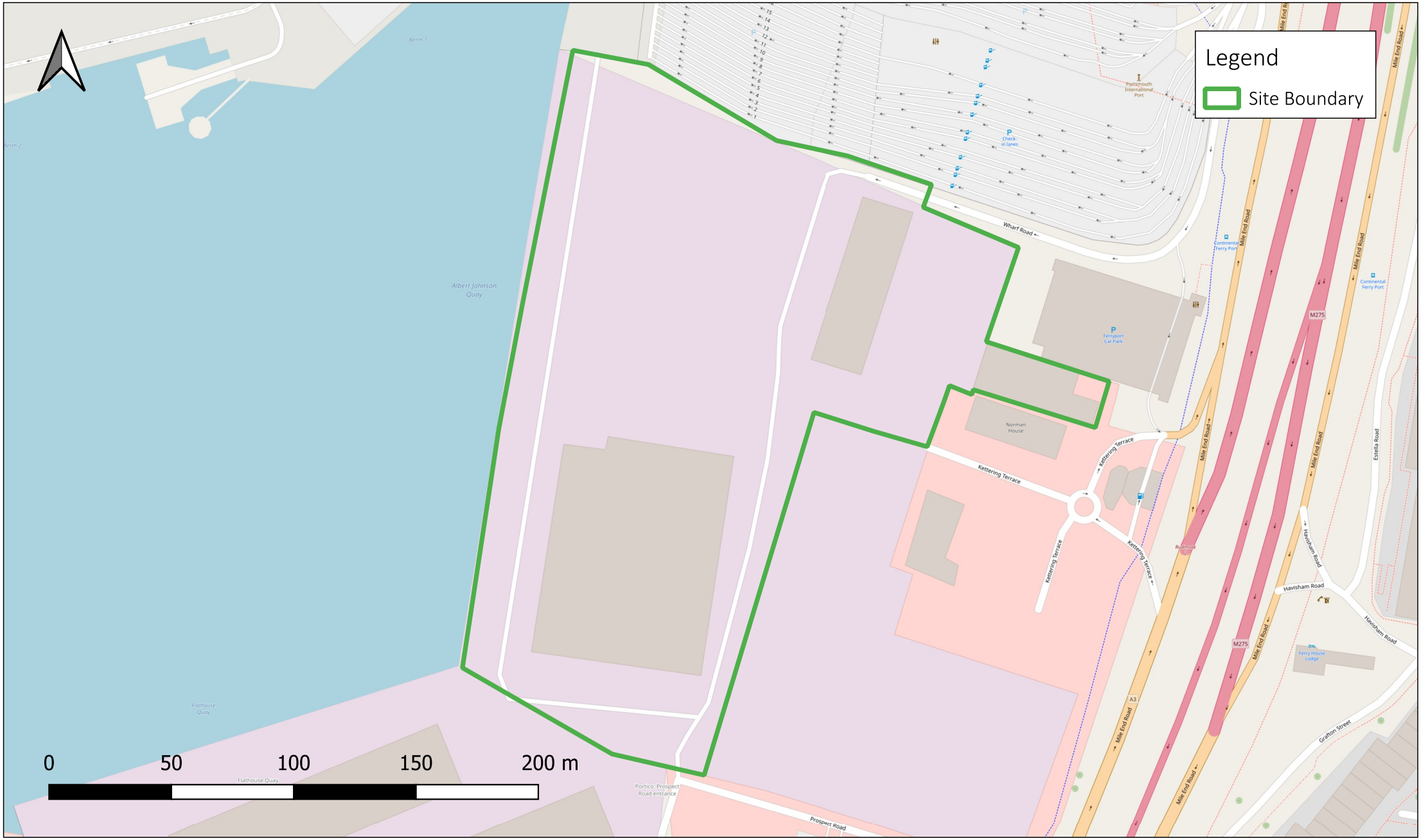
10. REFERENCE DATA AND REMEDIATION

This section will be completed upon permit surrender.

11. STATEMENT OF SITE CONDITION

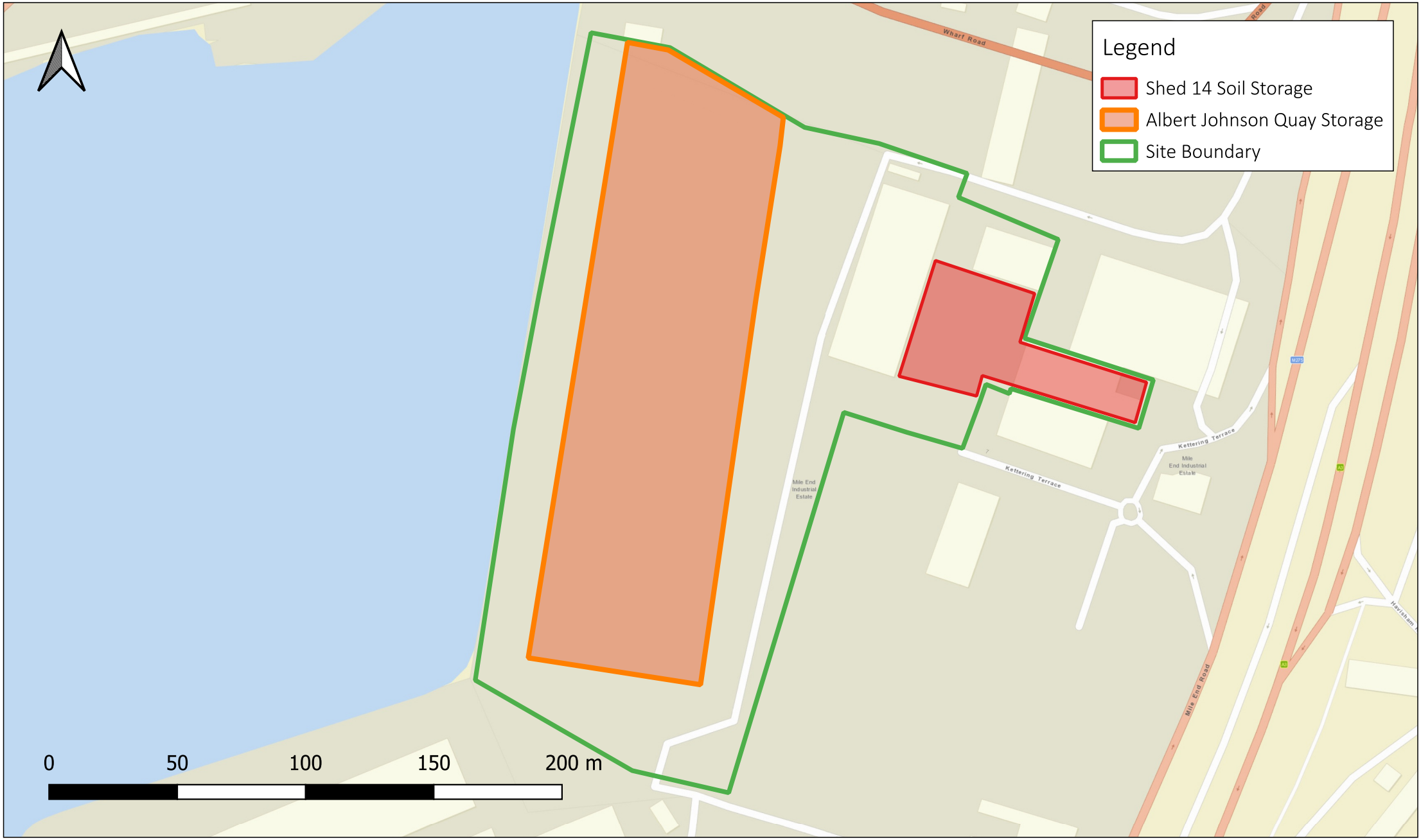
This section will be completed upon permit surrender.

APPENDIX A FIGURES AND PLANS



Project Number: SOL_24_P049_POR Map Title: Site Boundary Date: 11/09/2025 Drawn by: RM Checked by: EH	Site Address: Portico Shipping Limited Portico House 2 Prospect Road Portsmouth PO1 4QY	1. Do not scale off this drawing 2. All dimensions to be confirmed on site 3. This drawing is copyright of Sol Environment Ltd 4. This drawing is to be read in conjunction with relevant consultant drawings and specifications 5. QMS Reference: QMS_7.5.39_TEM - Template - GIS Drawing - Horizontal v1

sol environment
a: Unit 5.3 The Paintworks, Bath Road, Bristol, BS4 3EH
w: www.sol-environment.co.uk
e: enquiries@sol-environment.co.uk
t: 01684 572727



Project Number: SOL_24_P049_POR Map Title: Proposed Storage Areas Date: 31/10/2025 Drawn by: RM Checked by: SR	Site Address: Portico Shipping Limited Portico House 2 Prospect Road Portsmouth PO1 4QY	1. Do not scale off this drawing 2. All dimensions to be confirmed on site 3. This drawing is copyright of Sol Environment Ltd 4. This drawing is to be read in conjunction with relevant consultant drawings and specifications 5. QMS Reference: QMS_7.5.39_TEM - Template - GIS Drawing - Horizontal v1

sol environment
a: Unit 5.3 The Paintworks, Bath Road, Bristol, BS4 3EH
w: www.sol-environment.co.uk
e: enquiries@sol-environment.co.uk
t: 01684 572727

Abbreviations for underground services

AC	Asbestos cement	ES	Earthing strap	NL-T	Not located - plotted from visible trench scar detail	T/O	Trapped outlet
ALK	Alkathene	FH	Fire hydrant	NRV	Non return valve	TP	Telephone pole
AV	Air valve	FL	Floor level	NS	No signal	UST	Underground storage tank
BD	Back drop	Flt	Flood light	o/h	Overhead	UTL	Unable to lift
BH	Bore hole	F/O	Fibre optic	PE	Polyethylene	UTF	Unable to find
Br	Brick	FP	Feeder pillar	pe	Pot ended	UTGA	Unable to gain access
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EP	Electricity pole	NL-R	Not located - route plotted from records	T/I	Trapped inlet		
ER	Earthing rod						

Key for underground services

Foul/Combined water drain
Foul/Combined drain 300Ø and above
Surface water drain
Surface water drain 300Ø and above
Pumping main
End of trace — EOT
Electric cables
HV cables
EHV cables — EHV
Service duct
Earthing strap — E
Gas low pressure
Gas medium pressure
Gas high pressure
Water
Telephone
Cctv — CCTV
Traffic loop
Fire alarm cabling — FIRE
End of trench scar — EOSc
Unidentified
GPR reflection — GPR
Overhead service — o/h
Characteristic change
Multi-user ducts — MU
subsight surveys BT
subsight surveys FWS
subsight surveys SWS
subsight surveys LV
Survey Boundary
Service annotations — (0.90) (EM depth) [0.90] (GPR depth) (confidence) QB2P
BSI PAS128 Quality & Confidence Level change — QB1 // QB3

Where chamber extents are significantly greater than the cover size, their approximate extents are shown thus;

Inaccessible areas, shown thus;

Solid denotes cover-no longer visible, shown thus;

Notes for underground services

I. A combination of electromagnetic techniques & ground penetrating radar has been used, as appropriate, in the location of underground services and drains. The results are not infallible and trial excavations should be carried out to confirm service identification, positions and particularly depths, where these are critical. Although all reasonable effort has been made in searching available record drawings, the completeness of the underground services information cannot be guaranteed.
II. Where no cover level is available, depths to pipe inverts are shown thus; IL 0.95d
III. Depths of services at inspection chambers, where possible, are shown thus; 0.95d
IV. Depths obtained electronically are generally to the centre of the service and are shown thus; (0.80)
V. Depths obtained by G.P.R. are generally to the crown of the service and are shown thus; [0.95]
VI. Number of duct ways, where known, shown thus; 2W
VII. Pipe sizes, which cannot be obtained by visual survey, are taken from record drawings/marker plates where available.
VIII. Cable routes shown as a single line may actually consist of many cables.
IX. Electric cable routes shown are assumed to be LV unless otherwise annotated.
X. Information taken from records is suffixed thus; (R)
XI. Drainage pipe sizes and invert levels have been determined without man-entry into chambers. Every effort has been made to correctly obtain this information, however, due to non-entry into chambers and if deemed project critical, this information should be verified before works commence.
XII. To assist with clarity of presentation, services and drains have been extended within buildings.
XIII. Three or more G.P.R. reflections are required to be shown as an assumed linear service.

Type of survey

Topographical ☐ PAS 128 ☑ Drainage ☑ Services ☑

BSI PAS128 Quality & Confidence Levels

QA = Verified by Inspection-trial pit, vacuum Excavation, Inspection Chamber/Manhole
QB1 = Detected service with GPR & EML - High confidence position and depth
QB1P = Detected service with GPR & EML (post processed GPR data) High confidence position and depth
QB2 = Detected service with either GPR or EML Medium confidence position and depth
QB2P = Detected service with either GPR or EML (post processed GPR data) Medium confidence position and depth
QB3 = Detected service with GPR or EML - No depth/poor signal
QB3P = Detected service with GPR or EML (post processed GPR data) - No depth/poor signal
QB4 = Assumed route - Not detected /interpreted route
QC = Record data located to Street Furniture/surface features - not detected
QD = Record data, service not located/not detected
-**QA** inferred at all MHs ICs etc. unless otherwise stated.
-Connections between manholes have been assumed straight and labelled as **QB4** unless proven otherwise by sonde location and annotated accordingly.
-All stand alone GPR reflections of unknown identity are inferred **QB2/QB2P** and are not individually annotated.

REV NO	REV NOTE	DATE	SIGNED	CHECKED

Type of survey

Topographical ☐ PAS 128 ☑ Drainage ☑ Services ☑

Subsight SURVEYS LIMITED
Unit 5
Braunston Business Park
London Road
Braunston
Daventry
Northants. NN11 7HB
T: 01788 891721
E: mail@subsight.co.uk
W: www.subsight.co.uk

Client: Portico Shipping

Title: Location of Underground Services and Drains 2 Prospect Road, Portsmouth Hampshire

Surveyed: DC/PJ/JD
Drawn: DC
Checked: ISP
Date: December 2024
Scale: 1:200@A0

Drawing No. 24/10/0572/1
Rev.

Portsea Island

NO EVIDENCE OF ANY GAS MAINS WITHIN THE SURVEY AREA

FOR SCHEDULE OF CHAMBERS, SEE SHEET 24/10/0272 SCHEDULE OF CHAMBERS

WHARF ROAD

LOADING BAYS

AMENITY STORE
CRO

CONTAINER PARK

Works

Multistorey Car Park

Norman House

KETTERING TERRACE

CONTAINERS AT TIME OF THE SURVEY

ROUTE PLOTTED FROM STATUTORY RECORDS

ROUTE PLOTTED FROM SURSIGHT SURVEY

JOB No.24/10/0272

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Foul/Combined drain 300Ø and above
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Earthing strap
Gas low pressure
Gas medium pressure
Gas high pressure
Water
Telephone
Cctv
Traffic loop

Fire alarm cabling
End of trench scar
Unidentified
GPR reflection
Overhead service
Characteristic change
Multi-user ducts
subsight surveys BT
subsight surveys FWS
subsight surveys SWS
subsight surveys LV
Survey Boundary
Service annotations
BSI PAS128 Quality & Confidence Level change

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Topographical ☐ PAS 128 ☑ Drainage ☑ Services ☑

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REV NO	REV NOTE	DATE	SIGNED	CHECKED

Inferred depth positions

Sewer/duct	Metallic service	GPR target
inline EM (1.20) at chamber 1.20d	inline EM (1.20) at chamber 1.20d	inline [1.20]

Sheet layout

24/10/0572/1	24/10/0572/2	
24/10/0572/3	24/10/0572/4	24/10/0572/5

Type of survey

Topographical ☐ PAS 128 ☑ Drainage ☑ Services ☑

Unit 5
Braunston Business Park
London Road
Braunston
Daventry
Northants. NN11 7HB

T: 01788 891721
E: mail@subsight.co.uk
W: www.subsight.co.uk

Client: Portico Shipping

Title: Location of Underground Services and Drains
2 Prospect Road, Portsmouth
Hampshire

Surveyed	DC/PJ/JD	Date	December 2024
Drawn	DC	Scale	1:200@A0
Checked	ISP		

Drawing No. 24/10/0572/2 Rev.

FOR SCHEDULE OF CHAMBERS, SEE SHEET 24/10/0272 SCHEDULE OF CHAMBERS

FLATHOUSE QUAY

SHED 12

MLW

BATTERY CHARGE ROOM

DEFRA QC ROOM

LOADING BAYS

SHED 11 EXTENSION
(CHILLSTORE)

SHED 4

SHED 11

SHED 3

OFFICES

SHED 2

LOADING BAYS

SHED 2a

CIRCULAR ROAD

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II Where no cover level is available, depths to pipe inverts are shown thus; IL 0.95d
III Depths of services at inspection chambers, where possible, are shown thus; 0.95d
IV Depths obtained electronically are generally to the centre of the service and are shown thus; (0.80)
V Depths obtained by G.P.R. are generally to the crown of the service and are shown thus; [0.95]
VI Number of duct ways, where known, shown thus; 2W
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Type of survey
Topographical ☐ PAS 128 ☑ Drainage ☑ Services ☑

BSI PAS128 Quality & Confidence Levels

QA = Verified by Inspection-Trial pit, vacuum Excavation, Inspection Chamber/Manhole
QB1 = Detected service with GPR & EML - High confidence position and depth
QB1P = Detected service with GPR & EML (post processed GPR data) -High confidence position and depth
QB2 = Detected service with either GPR or EML -Medium confidence position and depth
QB2P = Detected service with GPR or EML (post processed GPR data) -Medium confidence position and depth
QB3 = Detected service with GPR or EML - No depth/poor signal
QB3P = Detected service with GPR or EML (post processed GPR data) - No depth/poor signal
QB4 = Assumed route - Not detected /interpreted route
QC = Record data located to Street Furniture/surface features - not detected
QD = Record data, service not located/not detected
- **QA** inferred at all MHs ICs etc. unless otherwise stated.
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-All stand alone GPR reflections of unknown identity are inferred **QB2/QB2P** and are not individually annotated.

REV NO	REV NOTE	DATE	SIGNED	CHECKED

Inferred depth positions

Sewer/duct	Metallic service	GPR target
inline EM (1.20) or chamber 1.20d	inline EM (1.20) or chamber 1.20d	inline [1.20]

Sheet layout

24/10/0572/1	24/10/0572/2
24/10/0572/3	24/10/0572/4
	24/10/0572/5

Type of survey
Topographical ☐ PAS 128 ☑ Drainage ☑ Services ☑

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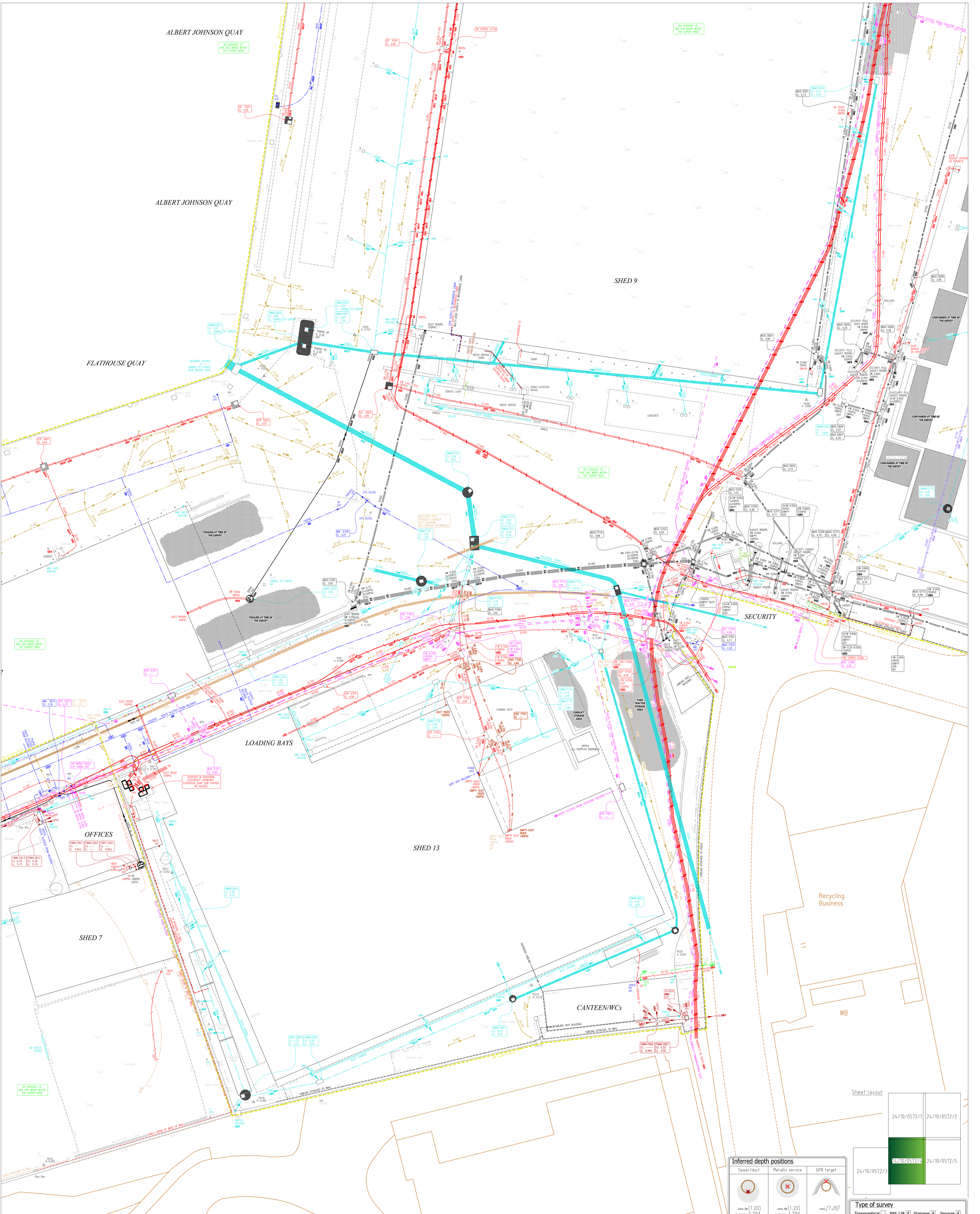
W: www.subsight.co.uk

Client Portico Shipping

Title Location of Underground Services and Drains
2 Prospect Road, Portsmouth
Hampshire

Surveyed	DC/PJ/JD	Date	December 2024
Drawn	DC	Scale	1:200@A0
Checked	ISP		

Drawing No. 24/10/0572/3 Rev.



Abbreviations for underground services

AC	Asbestos cement	ES	Earthing strap	NL-T	Not located - plotted from visible trench scar detail	T/O	Trapped outlet
ALK	Alkathene	FH	Fire hydrant	NRV	Non return valve	TP	Telephone pole
AV	Air valve	FL	Floor level	NS	No signal	UST	Underground storage tank
BD	Back drop	Flt	Flood light	o/h	Overhead	UTL	Unable to lift
BH	Bore hole	F/O	Fibre optic	PE	Polyethylene	UTF	Unable to find
Br	Brick	FP	Feeder pillar	pe	Pot ended	UTGA	Unable to gain access
BTIC	British Telecom inspection chamber	G	Gully	PR	Pipe riser	UTR	Unable to rod
BTMH	British Telecom manhole	GM	Gas meter	PRV	Pressure reducing valve	UTS	Unable to survey
CA	Compressed air	GV	Gas valve	PVC	Polyvinyl chloride	UTT	Unable to trace
CATV	Cable tv	HV	High voltage	RE	Rodding eye	VC	Vitrified clay
CCTV	Closed circuit television	IC	Inspection chamber	RG	Road gully	VP	Vent pipe
CH	Coal hole	IL	Invert level	RS	Road sign	WL	Water level
CI	Cast iron	kV	Kilo volts	RWP	Rain water pipe	WM	Water meter
CL	Cover level	LD	Land drain	S/A	Soakaway	WO	Wash out
CM	Cable marker	LH	Lamp hole	SC	Stop cock		
CONC	Concrete	LP	Lamp post	SE	Side entry		
C/PIT	Catch pit	LPG	Liquid petroleum gas	SI	Spun iron		
CU	Copper	LV	Low voltage	SL	Soffit level		
CR	Cable riser	MDPE	Medium density polyethylene	SP	Soil pipe		
DB	Direct buried	MH	Manhole	ST	Steel		
DI	Ductile iron	Mkr	Marker post	SV	Stop valve		
ECP	Electric cable pit	NFI	No further information	SVP	Soil vent pipe		
EHV	Extra high voltage	NL-A	Not located - route assumed	SW	Sink waste		
EJB	Electric joint box	NL-I	Not located - route plotted from on-site information	TCB	Telephone call box		
EP	Electricity pole	NL-R	Not located - route plotted from records	T/I	Trapped inlet		
ER	Earthing rod						

Key for underground services

Foul/Combined water drain
Foul/Combined drain 300Ø and above
Surface water drain
Surface water drain 300Ø and above
Pumping main
End of trace
Electric cables
HV cables
EHV cables
Service duct
Earthing strap
Gas low pressure
Gas medium pressure
Gas high pressure
Water
Telephone
Cctv
Traffic loop

Fire alarm cabling
End of trench scar
Unidentified
GPR reflection
Overhead service
Characteristic change
Multi-user ducts
subsight surveys BT
subsight surveys FWS
subsight surveys SWS
subsight surveys LV
Survey Boundary
Service annotations
BSI PAS128 Quality & Confidence Level change

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Topographical ☐ PAS 128 ☑ Drainage ☑ Services ☑

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Inferred depth positions

Sewer/duct	Metallic service	GPR target
inline EM (1.20) at chamber 1.20d	inline EM (1.20) at chamber 1.20d	inline [1.20]

REV NO	REV NOTE	DATE	SIGNED	CHECKED

Type of survey

Topographical ☐ PAS 128 ☑ Drainage ☑ Services ☑

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W: www.subsight.co.uk

Client: Portico Shipping

Title: Location of Underground Services and Drains
2 Prospect Road, Portsmouth
Hampshire

Surveyed	DC/PJ/JD	Date	December 2024
Drawn	DC	Scale	1:200@A0
Checked	ISP		

Drawing No. 24/10/0572/4 Rev.

ROUTE PLOTTED FROM STATUTORY RECORDS

NO EVIDENCE OF ANY GAS MAINS WITHIN THE SURVEY AREA

CONTAINER PARK

CONTAINERS AT TIME OF THE SURVEY

CONCRETE

Works

FOR SCHEDULE OF CHAMBERS, SEE SHEET 24/10/0272 SCHEDULE OF CHAMBERS

PROSPECT ROAD

PRINCESS ROYAL WAY

ESS

El Sub Sta

Subway

2

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				UTT	Unable to trace
				VC	Vitrified clay
				VP	Vent pipe
				WL	Water level
				WM	Water meter
				WO	Wash out

A MEMBER OF THE SURVEY ASSOCIATION FULL MEMBER

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Surface water drain 300Ø and above
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End of trace
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EHV cables
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Earthing strap
Gas low pressure
Gas medium pressure
Gas high pressure
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Telephone
Cctv
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REV NO	REV NOTE	DATE	SIGNED	CHECKED

Inferred depth positions

Sewer/duct	Metallic service	GPR target
Inline EM (1.20) at chamber 1.20d	Inline EM (1.20) at chamber 1.20d	Inline [1.20]

Sheet layout

24/10/0572/1	24/10/0572/2	
24/10/0572/3	24/10/0572/4	24/10/0572/5

Type of survey
Topographical ☐ PAS 128 ☑ Drainage ☑ Services ☑

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Surveyed	DC/PJ/JD	Date	December 2024
Drawn	DC	Scale	1:200@A0
Checked	ISP		

Drawing No. 24/10/0572/5 Rev.

24/10/0572 MANHOLE CHAMBER SCHEDULE

REF NO.	USE	COVER LEVEL	INVERT LEVEL	SOFFIT LEVEL	WATER LEVEL	FLOOR LEVEL	OVERFLOW IL	COVER SIZE	SHAFT SIZE	CHAMBER SIZE	MATERIAL	ENTRY	ACCESS	SLAB/TAPER	CONDITION OF COVER	CONDITION OF CHAMBER	CONDITION OF BENCHING	A PIPE INVERT LEVEL	B PIPE INVERT LEVEL	C PIPE INVERT LEVEL	D PIPE INVERT LEVEL	E PIPE INVERT LEVEL	F PIPE INVERT LEVEL	PHOTO REFERENCE	REMARKS
D804	FWMH	5.84	UNABLE TO SURVEY	--	5.13	--	--	700x650	580x540	UNABLE TO SURVEY	BRICK	TOP ENTRY	NONE	NONE	GOOD	--	--	5.51	4.99	5.41	--	--	--	0389-0390	COVER DUTY; BS EN497/GRADE A UTS SURCHARGED
D805	FWMH	6.38	5.08	--	--	--	--	610x610	600x570	720x570	BRICK	TOP ENTRY	NONE	NONE	SATISFACTORY	SATISFACTORY	SATISFACTORY	6.04	5.10	5.26	--	--	--	0395+0674-0676	COVER DUTY; BS EN497/GRADE A
D806	FWMH	6.37	5.76	--	--	--	--	600x600	--	580x580	BRICK	TOP ENTRY	NONE	NONE	GOOD	GOOD	GOOD	5.84	--	--	--	--	--	0396+747	COVER DUTY; BS EN497 GRADE A
D809	FWMH	6.26	5.13	--	--	--	--	600x600	--	610x460	BRICK	TOP ENTRY	NONE	NONE	SATISFACTORY	SATISFACTORY	SATISFACTORY	5.22	5.22	5.62	5.15	5.66	5.18	0401-0405	COVER DUTY; BS EN497/GRADE A
D811	FWMH	6.26	5.81	--	--	--	--	740x580	--	--	IN-SITU	TOP ENTRY	NONE	NONE	ATTENTION REQUIRED	ATTENTION REQUIRED	ATTENTION REQUIRED	5.88	5.88	5.84	5.95	--	--	0406-0407	COVER DUTY; -- COVER MISSING RUBBLE INFILLED CHAMBER
D812	FWMH	6.38	5.76	--	--	--	--	650x500	--	620x450	BRICK	TOP ENTRY	NONE	NONE	GOOD	GOOD	GOOD	5.88	5.88	--	--	--	--	0759-0761	COVER DUTY; BLOCK PAVING INFILLED MEDIUM
D813	FWMH	6.39	5.73	--	--	--	--	650x500	--	730x520	BRICK	TOP ENTRY	NONE	REDUCING SLAB	GOOD	SATISFACTORY	SATISFACTORY	5.81	5.72	6.04	5.73	--	--	0677-0680	COVER DUTY; BLOCK PAVING INFILLED MEDIUM
E801	FWMH	--	0.82d	--	--	--	--	340x340	--	300ø	OTHER	TOP ENTRY	NONE	NONE	GOOD	GOOD	GOOD	0.82d	--	--	--	--	--	0422-0423	COVER DUTY; PLASTIC LIGHT O=PVC CHAMBER
E802	FWMH	--	--	--	--	--	--	150x150	--	--	PRE-CAST	TOP ENTRY	NONE	NONE	--	--	--	--	--	--	--	--	--	0424	COVER DUTY; PLASTIC LIGHT UTL SCREWED DOWN O=PVC CHAMBER
F312	FWMH	2.88	1.31	2.51	--	--	--	580x580	580ø	1200ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	2.27	1.87	1.41	--	--	--	0124-0129	COVER DUTY; CI HEAVY
F313	FWMH	2.89	2.04	--	--	--	--	580x580	620x600	760x600	BRICK	TOP ENTRY	NONE	NONE	SATISFACTORY	ATTENTION REQUIRED	SATISFACTORY	2.06	2.05	--	--	--	--	0130-0134	COVER DUTY; CI HEAVY
F314	FWMH	2.90	1.29	2.48	--	--	--	580x580	580ø	900ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	1.30	1.37	--	--	--	--	0135-0137	COVER DUTY; CI HEAVY
F317	FWMH	2.88	1.25	--	--	--	--	600x600	600x600	890x590	BRICK	TOP ENTRY	IRONS	NONE	GOOD	GOOD	GOOD	1.26	1.38	--	--	--	--	0142-0145	COVER DUTY; BS EN497/GRADE A
F802	FWMH	----	0.46d	--	--	--	--	490x490	--	450x450	POLYVINYLCHLORIDE	TOP ENTRY	NONE	NONE	SATISFACTORY	SATISFACTORY	SATISFACTORY	0.36d	0.44d	0.35d	0.35d	--	--	F802	--
F802	FWMH	----	0.46d	--	--	--	--	490x490	--	450x450	POLYVINYLCHLORIDE	TOP ENTRY	NONE	NONE	SATISFACTORY	SATISFACTORY	SATISFACTORY	0.36d	0.44d	0.35d	0.35d	--	--	0015	--
G304	FWMH	2.87	1.13	2.23	--	--	--	730x730	530x530	1350ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	GOOD	SATISFACTORY	ATTENTION REQUIRED	1.16	1.15	--	--	--	--	0153-0155	UNABLE TO FIND ON RECENT SURVEY COVER DUTY; BS EN497/HEAVY DUTY
G309	FWMH	2.83	0.75	2.38	--	--	--	600x600	560x560	900ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	ATTENTION REQUIRED	SATISFACTORY	ATTENTION REQUIRED	0.77	--	--	--	--	--	0573-0577	COVER DUTY; BS EN497/MA60/GRADE A FRAME DAMAGED BENCHING WORN
G801	FWMH	5.32	4.59	5.32	--	--	--	670x490	610x450	760x610	SEGMENTAL	TOP ENTRY	NONE	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	4.59	4.70	4.72	4.70	4.63	--	0014	--
G801	FWMH	5.32	4.59	5.32	--	--	--	670x490	610x450	760x610	SEGMENTAL	TOP ENTRY	NONE	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	4.59	4.70	4.72	4.70	4.63	--	G801	--
H205	FWMH	2.95	1.80	2.60	--	--	--	610x610	--	1050ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	1.81	--	--	--	--	--	0466-0469	COVER DUTY; BRICKHOUSE DI HEAVY
H303	FWMH	3.04	1.06	2.56	--	--	--	610x610	600x600	1350ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	1.09	1.13	--	--	--	--	0507-0509	COVER DUTY; BS EN124/D400
H305	FWMH	3.40	2.58	--	--	--	--	490ø	--	450ø	OTHER	TOP ENTRY	NONE	NONE	SATISFACTORY	SATISFACTORY	SATISFACTORY	2.58	--	--	--	--	--	0547-0548	COVER DUTY; BS EN124/B125 O=PVC CHAMBER
H403	FWMH	--	2.18d	0.45d	--	--	--	600x600	550ø	900ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	ATTENTION REQUIRED	2.15d	1.93d	--	--	--	--	0537-0540	COVER DUTY; BS EN497/MA60 SOUTHERN WATER No.2501 BENCHING WORN
H411	FWMH	3.71	0.46	3.26	--	--	--	610x610	600x600	1050ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	GOOD	GOOD	GOOD	0.47	2.25	--	--	--	--	0563-0565	COVER DUTY; BS EN124/D400 SOUTHERN WATER No.----
H412	FWMH	3.98	2.55	3.53	--	--	--	610x610	600x600	1050ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	GOOD	GOOD	GOOD	2.56	--	--	--	--	--	0554-0556	COVER DUTY; BS EN124/D400
H415	FWMH	4.29	2.84	3.59	--	--	--	600ø	600x600	1200ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	GOOD	GOOD	GOOD	2.86	--	--	--	--	--	H515	--
C808	FWPS	4.95	3.68	1.09	--	2.70	--	650ø	560ø	UNABLE TO SURVEY	OTHER	TOP ENTRY	NONE	REDUCING SLAB	GOOD	GOOD	--	3.53	--	--	--	--	--	0349-0353	COVER DUTY; BS EN124/D600 O=PVC CHAMBER
D810	FWPS	5.47	4.29	4.81	--	3.12	--	1300x830	920x750	1500ø	OTHER	TOP ENTRY	NONE	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	UNABLE TO SURVEY	--	--	--	--	--	0408-0413	COVER DUTY; BS EN497/GRADE A O=PVC CHAMBER
E803	FWPS	--	0.85d	0.32d	--	2.01d	--	940x690	900x640	1200ø	OTHER	TOP ENTRY	NONE	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	0.67d	0.60d	--	--	--	--	0416-0421	COVER GRADE; STEEL MEDIUM O=PVC CHAMBER
E805	SWCP	5.32	4.12	4.85	4.02	3.58	--	700x700	620x620	1800ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	GOOD	GOOD	--	4.58	4.17	--	--	--	--	0706-0712	COVER DUTY; BS EN497/GRADE A
B702	SWMH	--	2.79d	0.47d	--	2.79d	--	640x640	600x600	1500ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	2.56d	2.58d	--	--	--	--	0286-0292-0047-B702	COVER DUTY; BRICKHOUSE DREADNOUGHT DI HEAVY TIDAL CHAMBER
B801	SWMH	--	1.84d	0.49d	--	--	--	640x640	600x600	1220x1220	BRICK	TOP ENTRY	NONE	REDUCING SLAB	GOOD	GOOD	GOOD	1.81d	--	--	--	--	--	0302-0305	COVER DUTY; BRICKHOUSE DREADNOUGHT DI HEAVY
C701	SWMH	3.77	2.09	3.29	--	--	--	640x640	600x600	1220x1220	BRICK	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	2.09	--	--	--	--	--	0266-0269	COVER DUTY; BRICKHOUSE DREADNOUGHT DI HEAVY
C704	SWMH	3.15	----	2.39	1.82	0.95	--	680x680	600x600	1500ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	GOOD	SATISFACTORY	SATISFACTORY	--	--	--	--	--	--	C704	UNABLE TO SURVEY FULLY NO FURTHER INFORMATION
C803	SWMH	4.40	2.35	3.51	--	--	--	700x660	600x600	1500ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	GOOD	GOOD	SATISFACTORY	2.35	2.92	--	--	--	--	0318-0322	COVER DUTY; BS EN497/GRADE A
C804	SWMH	4.54	3.10	4.24	--	--	--	680x530	600x500	990x660	BRICK	TOP ENTRY	NONE	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	3.33	3.13	3.26	--	--	--	0334-0339	COVER DUTY; GRADE A
C810	SWMH	5.64	5.29	--	--	--	--	650x500	--	570x470	BRICK	TOP ENTRY	NONE	NONE	GOOD	GOOD	GOOD	5.57	5.36	--	--	--	--	0347-0348	COVER DUTY; BRICKHOUSE DI MEDIUM
D801	SWMH	5.84	5.09	--	--	--	--	530x530	--	670x480	BRICK	TOP ENTRY	NONE	NONE	SATISFACTORY	SATISFACTORY	SATISFACTORY	5.20	5.22	5.10	--	--	--	0379-0380	COVER DUTY; DI HEAVY
D803	SWMH	5.50	4.47	--	--	--	--	600x600	--	600x560	BRICK	TOP ENTRY	NONE	NONE	GOOD	SATISFACTORY	SATISFACTORY	4.50	--	--	--	--	--	0387-0388	COVER DUTY; BS EN497 GRADE A
D901	SWMH	6.37	5.89	--	--	--	--	420x390	--	400x360	IN-SITU	TOP ENTRY	NONE	NONE	SATISFACTORY	SATISFACTORY	SATISFACTORY	5.92	--	--	--	--	--	0385-0386	COVER DUTY; DI HEAVY GULLY UNDER STEEL PLATE
E601	SWMH	3.07	UNABLE TO SURVEY	--	--	--	--	1850x990	--	UNABLE TO SURVEY	--	--	--	--	ATTENTION REQUIRED	--	--	--	--	--	--	--	--	215	COVER DUTY; GATTIC CI HEAVY UTL STUCK DETAIL ASSUMED
E603	SWMH	2.85	UNABLE TO SURVEY	2.22	--	0.99	--	610x610	600ø	UNABLE TO SURVEY	OTHER	TOP ENTRY	NONE	NONE	SATISFACTORY	SATISFACTORY	--	--	--	--	--	--	--	0205-0209	COVER DUTY; BS EN124/D400 INTERCEPTOR UTS FULLY O=PVC CHAMBER
E604	SWMH	2.85	UNABLE TO SURVEY	2.20	--	0.44	--	610x610	600ø	UNABLE TO SURVEY	OTHER	TOP ENTRY	NONE	NONE	SATISFACTORY	SATISFACTORY	--	--	--	--	--	--	--	0205-0209	COVER DUTY; BS EN124/D400 INTERCEPTOR UTS FULLY O=PVC CHAMBER
E702	SWMH	4.50	3.23	--	--	--	--	600x600	--	600x600	BRICK	TOP ENTRY	NONE	NONE	SATISFACTORY	GOOD	GOOD	3.25	--	--	--	--	--	E702	--
E804	SWMH	5.26	4.33	--	--	--	--	1220x680	--	1240x660	BRICK	TOP ENTRY	NONE	NONE	GOOD	GOOD	GOOD	4.35	4.36	--	--	--	--	0701-0705	COVER DUTY; BS EN125/D400
E902	SWMH	5.26	4.03	--	--	--	--	1230x690	--	1210x640	BRICK	TOP ENTRY	NONE	NONE	GOOD	GOOD	GOOD	4.03	4.71	--	--	--	--	E902	--
F203	SWMH	2.99	--	--	--	--	--	1550x1100	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	F203	INTERCEPTOR UNABLE TO LIFT SPECIALIST LIFTING KEYS REQUIRED NO FURTHER INFORMATION
F204	SWMH	3.01	--	--	--	--	--	1550x1100	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	F204	INTERCEPTOR UNABLE TO LIFT SPECIALIST LIFTING KEYS REQUIRED NO FURTHER INFORMATION
F205	SWMH	2.99	--	--	--	--	--	1550x1100	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	F205	INTERCEPTOR UNABLE TO LIFT SPECIALIST LIFTING KEYS REQUIRED NO FURTHER INFORMATION
F206	SWMH	2.97	--	--	--	--	--	1550x1100	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	F206	INTERCEPTOR UNABLE TO LIFT SPECIALIST LIFTING KEYS REQUIRED NO FURTHER INFORMATION
F207	SWMH	2.95	--	2.22	1.01	0.83	--	600x600	600x600	1800ø	PRE-CAST	TOP ENTRY	LADDER	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	1.20	1.00	--	--	--	--	F207	--
F208	SWMH	2.99(R)	1.35(R)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	UNABLE TO FIND UNDER SAND AT TIME OF SURVEY NO FURTHER INFORMATION
F209	SWMH	2.90	1.27	2.57	--	--	--	580x580	560ø	900ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	GOOD	SATISFACTORY	2.26	1.62	--	--	--	--	0095-0099	COVER DUTY; CI HEAVY
F210	SWMH	2.99	0.89	2.19	--	--	--	600x600	600x600	1800ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	GOOD	GOOD	GOOD	0.89	--	--	--	--	--	F210	--
F307	SWMH	2.79	0.15	2.07	--	--	--	700x700	610x610	1800ø	PRE-CAST	TOP ENTRY	NONE	REDUCING SLAB	GOOD	GOOD	GOOD	UNABLE TO SURVEY	0.34	1.21	--	--	--	0057-0061-F307	COVER DUTY; GRADE A SOUTHERN WATER No.1650 TIDAL CHAMBER
F309	SWMH	2.96	0.39	2.17	--	--	--	680x680	680x680	1800ø	PRE-CAST	TOP ENTRY	NONE	REDUCING SLAB	GOOD	GOOD	GOOD	0.51	--	--	--	--	--	F309	--
F310	SWMH	3.05	1.75	2.31	1.62	1.51	--	600x600	600x600	1800ø	PRE-CAST	TOP ENTRY	NONE	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	1.75	--	--	--	--	--	F310	--
F311	SWMH	2.99	0.74	2.25	--	--	--	680x680	680x680	1800ø	PRE-CAST	TOP ENTRY	NONE	REDUCING SLAB	GOOD	GOOD	GOOD	0.81	--	--	--	--	--	F311	--
F319	SWMH	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	UNABLE TO FIND DETAILS TAKEN FROM RECORD INFORMATION NO FURTHER IONFORMATION
F320	SWMH	2.83	0.48	2.12	--	--	--	600x600	550x550	1500ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	GOOD	SATISFACTORY	SATISFACTORY	0.48	--	--	--	--	--	0762+0149-0152-F320	COVER DUTY; BS EN497/GRADE A SOUTHERN WATER No.2650 TIDAL CHAMBER UTS FULLY
F403	SWMH	2.87	--	--	--	--	--	1220x700	--	--	--	--	--	--	SATISFACTORY	--	--	--	--	--	--	--	--	0021	COVER DUTY; HEAVY UTL STUCK
F404	SWMH	2.83	1.92	--	--	--	--	1300x830	--	1200x600	BRICK	TOP ENTRY	NONE	NONE	GOOD	SATISFACTORY	SATISFACTORY	1.96	1.92	--	--	--	--	0109-0113	COVER DUTY; BS497/GRADE D
F408	SWMH	3.11	2.16	2.68	--	--	--	600x600	600x600	900ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	2.71	2.29	--	--	--	--	0429-0430-F408	
F411	SWMH	3.25	1.66	2.42	--	--	--	610x610	600x600	900ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	GOOD	GOOD	GOOD	1.70	1.97	--	--	--	--	0425-0428	COVER DUTY; BS EN124/D400
F601	SWMH	2.85	1.64	--	--	--	--	1200x680	--	1220x600	BRICK	TOP ENTRY	IRONS	NONE	SATISFACTORY	SATISFACTORY	SATISFACTORY	1.68	1.64	2.09	--	--	--	0195-0198	COVER DUTY; BS EN124/D400
F701	SWMH	3.76	1.90	--	1.79	--	--	600x600	620x620	1800ø APPROXIMATELY	BRICK	TOP ENTRY	NONE	T	GOOD	ATTENTION REQUIRED	ATTENTION REQUIRED	1.90	2.12	--	--	--	--	F701	UNABLE TO SURVEY - FULLY SILTED SILT LEVEL 1.76
F702	SWMH	4.09	3.04	--	--	--	--	1220x680	--	1200x650	BRICK	TOP ENTRY	NONE	NONE	GOOD	GOOD	GOOD	3.09	3.09	--	--	--	--	F702	--
F709	SWMH	3.75	2.27	3.25	2.27	2.23	2.27	610x610	570x570	UNABLE TO SURVEY	BRICK	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	2.28	2.28	2.55	--	--	--	F709	--
F710	SWMH	3.62	0.36	2.60	--	UNABLE TO SURVEY	--	640x640	660x470	UNABLE TO SURVEY	BRICK	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	--	UNABLE TO SURVEY	UNABLE TO SURVEY	UNABLE TO SURVEY	2.83	--	--	0725-0737	A COVER DUTY; BRICKHOUSE DREADNOUGHT HEAVY SOUTHERN WATER No.1451 TIDAL CHAMBER MULTIPLE COVERS UTS FULLY
F711	SWMH	3.65	0.36	2.63	--	--	--	560x540	650x500	UNABLE TO SURVEY	BRICK	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	--	SATISFACTORY	UNABLE TO SURVEY	UNABLE TO SURVEY	UNABLE TO SURVEY	2.83	--	--	0725-0737	B COVER DUTY; CI HEAVY SOUTHERN WATER No.1451 TIDAL CHAMBER MULTIPLE COVERS UTS FULLY
F712	SWMH	----	1.09d	--	--	--	--	1220x680	--	1220x650	BRICK	TOP ENTRY	NONE	NONE	GOOD	GOOD	GOOD	1.02d	1.03d	--	--	--	--	F712	--
F714	SWMH	4.15	2.78	--	--	--	--	700x700	--	670x670	BRICK	TOP ENTRY	NONE	NONE	SATISFACTORY	SATISFACTORY	SATISFACTORY	2.81	2.85	3.00	--	--	--	F714	--
F715	SWMH	--	2.91d	1.58d	--	--	--	580x580	580x580	UNABLE TO SURVEY	BRICK	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	2.17d	UNABLE TO SURVEY	2.86d	UNABLE TO SURVEY	--	--	0713-0717	COVER DUTY; CI HEAVY SOUTHERN WATER No.1450 TIDAL CHAMBER UTS FULLY
F720	SWMH	3.34	0.40	--	--	--	--	600x600	--	1800ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	GOOD	GOOD	0.42	--	--	--	--	--	0718-0724	COVER DUTY; BS EN124/D400 SOUTHERN WATER No.1452 TIDAL CHAMBER
F801	SWMH	5.23	3.76	4.67	--	--	--	600x600	610x610	1200ø	PRE-CAST	TOP ENTRY	LADDER	REDUCING SLAB	GOOD	GOOD	GOOD	3.77	3.83	3.83	--	--	--	F801	--
G101	SWMH	3.21	0.78(R)	2.29	1.44	0.83	--	600x600	600ø	1200ø	PRE-CAST	TOP ENTRY	NONE	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	0.82(R)	0.95(R)	1.06(R)	0.79(R)	--	--	0119-0123-G101	UNABLE TO SURVEY-FLOODED NO FURTHER INFORMATION
G202	SWMH	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
G203	SWMH	2.96	1.78(R)	2.26	--	--	--	600x600	600x600	1200ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	GOOD	SATISFACTORY	SATISFACTORY	--	--	--	--	--	--	G203	UNABLE TO SURVEY - PARTIALLY SILTED SILT LEVEL 1.64
G204	SWMH	2.70	1.12	--	--	--	--	1200x660	--	1200x670	BRICK	TOP ENTRY	IRONS	NONE	SATISFACTORY	SATISFACTORY	SATISFACTORY	1.14	1.17	--	--	--	--	0414+0443-0445	UNABLE TO FIND-CONTAINERS ON TOP OF COVER COVER DUTY; BS EN497/GRADE A
G308	SWMH	2.99	0.50	--	--	--	--	600x600	550x550	1500ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	0.99	0.61	2.15	--	--	--	0578-0581	COVER DUTY; BS EN124/D400 SOUTHERN WATER No.2551 TIDAL CHAMBER
G311	SWMH	2.83	1.47	--	--	--	--	1200x670	--	1200x670	BRICK	TOP ENTRY	IRONS	NONE	GOOD	GOOD	GOOD	1.51	--	--	--	--	--	0487-0489	COVER DUTY; BS EN497/GRADE A
G312	SWMH	2.65	1.15	2.27	--	--	--	610x610	620x620	900ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	ATTENTION REQUIRED	1.19	1.32	--	--	--	--	0510-0515	COVER DUTY; BS EN124/D400 TIDAL CHAMBER
G314	SWMH	2.88	0.86	--	--	--	--	1220x680	--	1200x670	BRICK	TOP ENTRY	IRONS	NONE	GOOD	GOOD	GOOD	0.88	1.07	1.10	1.12	--	--	0168-0170	COVER DUTY; BS EN497/GRADE A
G401	SWMH	2.79	1.10	--	--	--	--	1360x680	--	1240x660	BRICK	TOP ENTRY	IRONS	NONE	GOOD	GOOD	GOOD	1.13	1.13	1.41	--	--	--	0582-0584	COVER DUTY; BS EN124/D400
G406	SWMH	2.89	UNABLE TO SURVEY	--	1.93	1.45	--	1200x660	--	1180x650	BRICK	TOP ENTRY	IRONS	NONE	SATISFACTORY	SATISFACTORY	--	UNABLE TO SURVEY	--	--	--	--	--	0598-0602	COVER DUTY; GRADE A UTS FLOODED
G502	SWMH	3.14	2.09	--	--	--	--	1300x830	1190x700	1190x800	BRICK	TOP ENTRY	IRONS	TAPERED	SATISFACTORY	SATISFACTORY	SATISFACTORY	2.19	2.19	--	--	--	--	0622-0627	COVER DUTY; BS EN124/E600
G603	SWMH	--	1.95d	--	--	--	--	1300x830	1230x680	1300x870	BRICK	TOP ENTRY	IRONS	TAPERED	SATISFACTORY	SATISFACTORY	SATISFACTORY	1.94d	--	--	--	--	--	0639-0643	COVER DUTY; BS EN124/E600
G713	SWMH	4.99	2.92	4.21	--	--	--	600x600	640x640	1500ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	--	--	--	--	--	--	G713	--
G802	SWMH	5.33	3.58	4.93	--	--	--	600x600	600x600	1200ø	PRE-CAST	TOP ENTRY	LADDER	REDUCING SLAB	GOOD	GOOD	GOOD	3.60	--	--	--	--	--	0013	--
H201	SWMH	2.69	1.21	2.05	--	--	--	600x600	600x600	1050ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	1.37	--	--	--	--	--	0415+0479-0482	COVER DUTY; BS EN497 MS60
H202	SWMH	2.59	1.13	2.10	--	--	--	600x600	550ø	1200ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	1.21	1.16	--	--	--	--	0446-0451	COVER DUTY; BS EN497/MA60
H204	SWMH	3.20	2.06	--	--	--	--	1200x680	--	1200x680	BRICK	TOP ENTRY	IRONS	NONE	SATISFACTORY	SATISFACTORY	SATISFACTORY	2.10	2.28	--	--	--	--	0474-0478	COVER DUTY; BS EN497/GRADE A
H206	SWMH	2.94	1.07	2.57	--	--	--	610x610	600ø	1200ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	GOOD	GOOD	SATISFACTORY	1.22	1.08	--	--	--	--	0452-0455-H206	"""COVER DUTY; BRICKHOUSE DI HEAVY FLAPPED INLET ON """"B"""" PIPE """
H301	SWMH	2.68	1.39	2.16	--	--	--	620x620	600x600	1050ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	1.49	1.49	--	--	--	--	0483-0486	COVER DUTY; BS EN497/GRADE A
H304	SWMH	3.33	1.35	--	--	--	--	1200x680	--	1230x680	BRICK	TOP ENTRY	IRONS	NONE	SATISFACTORY	SATISFACTORY	SATISFACTORY	1.58	--	--	--	--	--	0502-0506	COVER DUTY; BS EN497/GRADE A
H402	SWMH	--	2.04d	0.33d	--	--	--	600x600	--	1350ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	ATTENTION REQUIRED	SATISFACTORY	SATISFACTORY	1.93d	1.76d	--	--	--	--	0541-0546	COVER DUTY; BS EN497/MA60/GRADE A SOUTHERN WATER No.2550 TIDAL CHAMBER COVER & FRAME SUNK UTS FULLY
H404	SWMH	2.91	1.21	--	--	--	--	1360x680	--	1210x660	BRICK	TOP ENTRY	IRONS	NONE	ATTENTION REQUIRED	ATTENTION REQUIRED	SATISFACTORY	1.36	1.23	--	--	--	--	0532-0536	COVER DUTY; DI HEAVY COVER SUNK IN FRAME SHAFT DAMAGED
H413	SWMH	3.86	1.46	3.11	--	--	--	700x700	630x630	1350ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	1.76	1.46	1.57	--	--	--	H413	--
H414	SWMH	4.10	2.37	3.47	--	--	--	600x600	600ø	1200ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	GOOD	GOOD	GOOD	2.37	2.37	--	--	--	--	H414	--
H501	SWMH	4.19	1.87	3.61	1.99	--	--	600x600	600x600	1500ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	2.02	1.97	--	--	--	--	H501	--
H603	SWMH	4.89	3.47	3.81	--	--	--	600x600	600x600	1200ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	3.54	3.49	--	--	--	--	H603	--
H704	SWMH	5.26	2.91	5.08	--	--	--	600x600	600x600	1800ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	3.06	2.91	--	--	--	--	H704	--
H705	SWMH	5.13	2.84	4.63	3.01	2.93	--	600x600	600x600	1800ø	PRE-CAST	TOP ENTRY	LADDER	REDUCING SLAB	GOOD	GOOD	--	--	2.84	--	--	--	--	H705	--
I201	SWMH	3.15	--	2.48	--	--	--	600x600	600x600	1200ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	--	--	--	--	--	--	0083	--
I301	SWMH	----	1.23d	0.39d	--	--	--	600x600	600x600	1050ø	PRE-CAST	TOP ENTRY	NONE	REDUCING SLAB	GOOD	GOOD	GOOD	1.12d	1.20d	--	--	--	--	I301	--
I302	SWMH	----	0.94d	0.47d	--	--	--	600x600	600x600	1050ø	PRE-CAST	TOP ENTRY	NONE	REDUCING SLAB	GOOD	GOOD	GOOD	0.92d	--	--	--	--	--	I302	--
I407	SWMH	4.85	2.94	4.34	--	3.90	--	600x600	600x600	1210x760	SEGMENTAL	TOP ENTRY	NONE	REDUCING SLAB	GOOD	GOOD	GOOD	2.98	2.95	--	--	--	--	I407	--
I408	SWMH	--	--	--	--	--	--	700x700	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
I411	SWMH	--	--	--	--	--	--	700x700	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
I412	SWMH	4.95	3.04	4.59	--	--	--	600x600	600x600	1210x760	SEGMENTAL	TOP ENTRY	NONE	REDUCING SLAB	GOOD	GOOD	GOOD	3.05	--	--	--	--	--	I412	--
I413	SWMH	--	--	--	--	--	--	700x700	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
J302	SWMH	5.33	2.99	4.59	--	--	610x610	--	--	1200ø	PRE-CAST	TOP ENTRY	IRONS	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	3.03	--	--	--	--	--	J302	--
E703	SWPS	3.92	----	3.31	2.18	1.62	--	980x680	890x600	1350ø	POLYVINYLCHLORIDE	TOP ENTRY	NONE	REDUCING SLAB	SATISFACTORY	SATISFACTORY	SATISFACTORY	--	--	--	--	--	--	E703	NO VISIBLE INCOMING PIPES
G403	SWPS	2.29	UNABLE TO SURVEY	1.60	1.59	-0.95	--	1950x790	1570x800	UNABLE TO SURVEY	OTHER	TOP ENTRY	NONE	REDUCING SLAB	SATISFACTORY	--	--	UNABLE TO SURVEY	--	--	--	--	--	0587-0589	COVER GRADE; BS EN124/E600 O=PVC CHAMBER UTS FLOODED CHAMBER

Schedule Codes

Drainage; FWMH-Foul Water ManHole; SWMH-Surface Water ManHole; CP-CatchPit; SA-SoakAway; FWPS-Foul Water Pumping Station; SWPS-Surface Water Pumping Station SWOF-Storm Water OverFlow; G-Gully; KO-Kerb Outlet; LH-Lamp Hole; RE-Rodding Eye; RG-Road Gully; IN-INlet; OUT-OUTfall
Services; BTIC-British Telecom Inspection Chamber; BTMH-British Telecom ManHole; CATV-CAble TeleVision; ECP-Electric Cable Pit; EJB-Electric Joint Box; ER-Earth Rod FH-Fire Hydrant; GV-Gas Valve; IC-Inspection Chamber; NRV-Non Return Valve; PRV-Pressure Reducing Valve; SC-Stop Cock; SV-Sluice Valve TLIC-Traffic Light Inspection Chamber; UGST-UnderGround Storage Tank; UN-UNidentified cover; WM-Water Meter
Ref. No. prefix; foul water-OO__; surface water-50__; british telecom-BT__; cable tv-TV__; compressed air-CA__; cctv-CC__; multiuser-MU__; electric-EL__; service duct-SD__; unidentified-UN__; data-DA__; fuel-FU__; heating-HT__; gas/low pressure-GL__; gas/medium pressure-GM__; gas/high pressure-GH__; towns/potable water-TW__; raw water-RW__; fire main-FM__; pumped water-PW__; recycled water-CW__;
Material; B-Brick; P-Pre-cast concrete sections; S-Segmental; I-In-situ concrete; PVC-PolyVinylChloride; O-Other(specify in remarks)
Entry; T-Top entry; S-Side entry; N-None
Access; I-Irons; L-Ladder; S-Stairs; O-Other(specify in remarks); N-None
Slab/Taper; R-Reducing slab; T-Tapered slab; A-brick Arch; N-None
Pipe material; VC-Vitrified Clay; CO-COncrete; PF-Pitch Fibre; CI-Cast Iron; PVC-PolyVinylChloride; O-Other(specify in remarks)
Levels information; CL-Cover Level; SL-Soffit Level; IL-Invert Level; WL-Water Level; FL-Floor Level
Cover condition; G-Good; S-Satisfactory; A-Attention required
Chamber condition; G-Good; S-Satisfactory; A-Attention required
Benching condition; G-Good; S-Satisfactory; A-Attention required

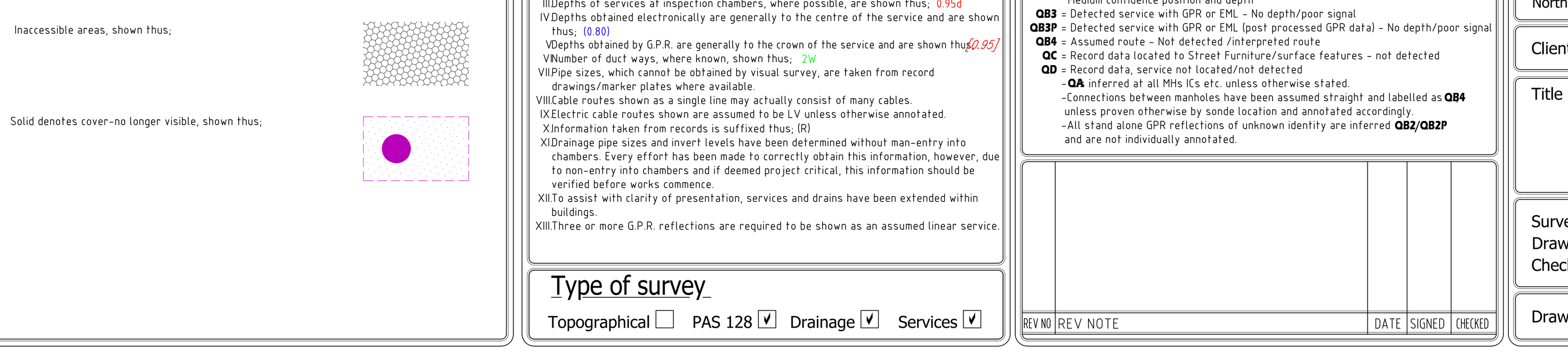
Notes for underground drainage

For additional information relative to each manhole see the drainage schedule, the main invert level is shown on the drawing as the 'X' pipe. All other invert levels follow an alphabetical sequence, in a clockwise direction from the outlet 'X' pipe.

Abbreviations for underground services

AC Asbestos cement
ALK Alkathene
AV Air valve
BD Back drop
BH Bore hole
Br Brick
BTIC British Telecom inspection chamber
BTMH British Telecom manhole
CA Compressed air
CATV Cable tv
CCTV Closed circuit television
CH Coal hole
CI Cast iron
CL Cover level
CM Cable marker
CONC Concrete
C/PIT Catch pit
CU Copper
CR Cable riser
DB Direct buried
DI Ductile iron
ECP Electric cable pit
EHV Extra high voltage
EJB Electric joint box
EP Electricity pole
ER Earthing rod
ES Earthing strap
FH Fire hydrant
FL Floor level
Flt Flood light
F/O Fibre optic
FP Feeder pillar
G Gully
GM Gas meter
GV Gas valve
HV High voltage
IC Inspection chamber
IL Invert level
kV Kilo volts
LD Land drain
LH Lamp hole
LP Lamp post
LPG Liquid petroleum gas
LV Low voltage
MDPE Medium density polyethylene
MH Manhole
Mkr Marker post
NFI No further information
NL-A Not located - route assumed
NL-I Not located - route plotted from on-site information
NL-R Not located - route plotted from records
NL-T Not located - plotted from visible trench scar detail
NRV Non return valve
NS No signal
o/h Overhead
PE Polyethylene
pe Pot ended
PR Pipe riser
PRV Pressure reducing valve
PVC Polyvinyl chloride
RE Rodding eye
RG Road gully
RS Road sign
RWP Rain water pipe
S/A Soakaway
SC Stop cock
SE Side entry
SI Spun iron
SL Soffit level
SP Soil pipe
ST Steel
SV Stop valve
SVP Soil vent pipe
SW Sink waste
TCB Telephone call box
T/I Trapped inlet
T/O Trapped outlet
TP Telephone pole
UST Underground storage tank
UTL Unable to lift
UTF Unable to find
UTGA Unable to gain access
UTR Unable to rod
UTS Unable to survey
UTT Unable to trace
VC Vitrified clay
VP Vent pipe
WL Water level
WM Water meter
WO Wash out

Key for underground services



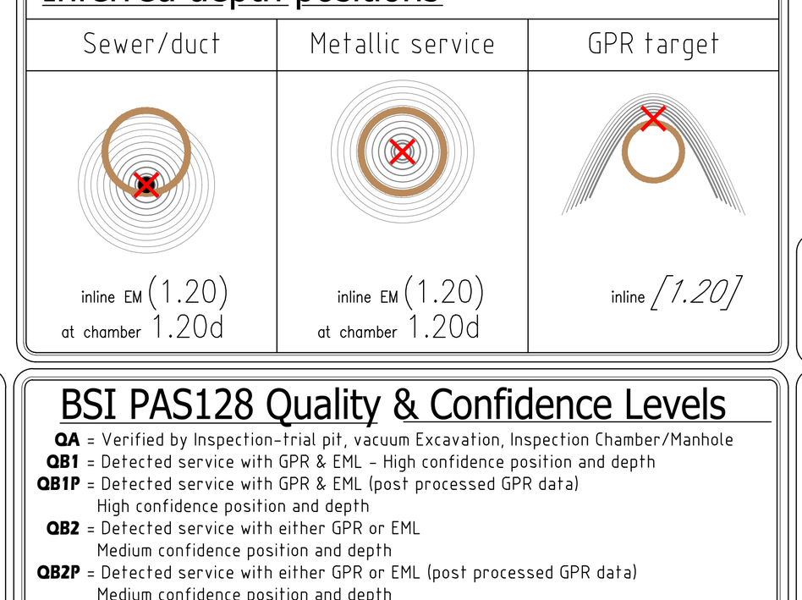
Notes for underground services

I. A combination of electromagnetic techniques & ground penetrating radar have been used, as appropriate, in the location of underground services and drains. The results are not infallible and trial excavations should be carried out to confirm service identification, positions and particularly depths, where these are critical. Although all reasonable effort has been made in searching available record drawings, the completeness of the underground services information cannot be guaranteed.
II. Where no cover level is available, depths to pipe inverts are shown thus; IL 0.95d
III. Depths of services at inspection chambers, where possible, are shown thus; 0.95d
IV. Depths obtained electronically are generally to the centre of the service and are shown thus; (0.80)
V. Depths obtained by G.P.R. are generally to the crown of the service and are shown thus; [0.95]
VI. Number of duct ways, where known, shown thus; 2W
VII. Pipe sizes, which cannot be obtained by visual survey, are taken from record drawings/marker plates where available.
VIII. Cable routes shown as a single line may actually consist of many cables.
IX. Electric cable routes shown are assumed to be LV unless otherwise annotated.
X. Information taken from records is suffixed thus; (R)
XI. Drainage pipe sizes and invert levels have been determined without man-entry into chambers. Every effort has been made to correctly obtain this information, however, due to non-entry into chambers and if deemed project critical, this information should be verified before works commence.
XII. To assist with clarity of presentation, services and drains have been extended within buildings.
XIII. Three or more G.P.R. reflections are required to be shown as an assumed linear service.

Type of survey

Topographical ☐ PAS 128 ☑ Drainage ☑ Services ☑

Inferred depth positions

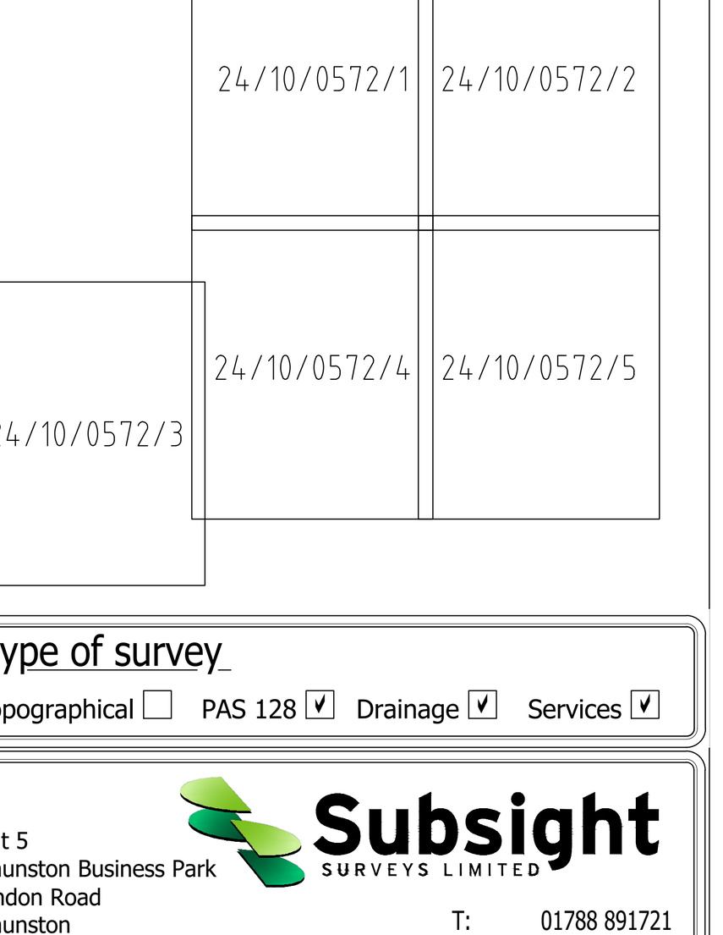


BSI PAS128 Quality & Confidence Levels

QA = Verified by Inspection-trial pit, vacuum Excavation, Inspection Chamber/Manhole
QB1 = Detected service with GPR & EML - High confidence position and depth
QB1P = Detected service with GPR & EML (post processed GPR data) High confidence position and depth
QB2 = Detected service with either GPR or EML Medium confidence position and depth
QB2P = Detected service with either GPR or EML (post processed GPR data) Medium confidence position and depth
QB3 = Detected service with GPR or EML - No depth/poor signal
QB3P = Detected service with GPR or EML (post processed GPR data) - No depth/poor signal
QB4 = Assumed route - Not detected /interpreted route
QC = Record data located to Street Furniture/surface features - not detected
QD = Record data, service not located/not detected
-**QA** inferred at all MHs ICs etc. unless otherwise stated.
-Connections between manholes have been assumed straight and labelled as **QB4** unless proven otherwise by sonde location and annotated accordingly.
-All stand alone GPR reflections of unknown identity are inferred **QB2/QB2P** and are not individually annotated.

REV NO	REV NOTE	DATE	SIGNED	CHECKED

Sheet layout



Type of survey

Topographical ☐ PAS 128 ☑ Drainage ☑ Services ☑

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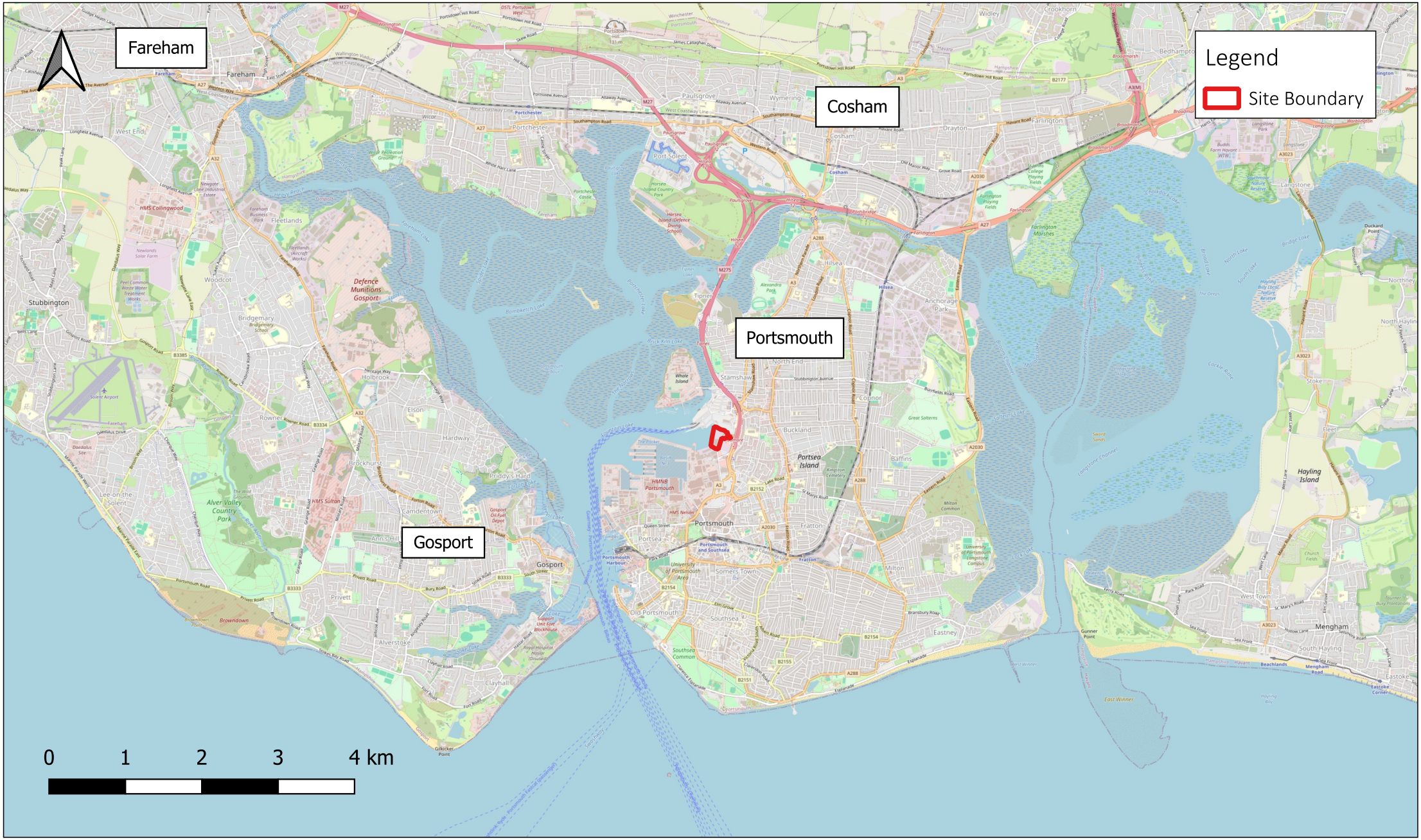
Client Portico Shipping

Title Location of Underground Services and Drains 2 Prospect Road, Portsmouth Hampshire

Surveyed DC/PJ/JD
Drawn DC
Checked ISP
Date December 2024
Scale 1:200@A0

Drawing No. 24/10/0572/Schedule Rev.



Project Number: SOL_24_P049_POR Map Title: Site Setting Date: 11/09/2025 Drawn by: RM Checked by: EH	Site Address: Portico Shipping Limited Portico House 2 Prospect Road Portsmouth PO1 4QY	1. Do not scale off this drawing 2. All dimensions to be confirmed on site 3. This drawing is copyright of Sol Environment Ltd 4. This drawing is to be read in conjunction with relevant consultant drawings and specifications 5. QMS Reference: QMS_7.5.39_TEM - Template - GIS Drawing - Horizontal v1

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APPENDIX B GROUNDSURE REPORT 2025