



SP Energy Networks (SPEN)

# Bangor Transfer Station

Appendix B – Management System Summary

3020227 – Environmental Permit Variation Application

# RSK GENERAL NOTES

**Project No.:** 3020227



**Title:** Appendix B – Management System Summary: Bangor Transfer Station

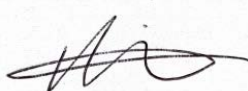

**Client:** SPEN

**Date:** August 2025

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**Status:** Rev 00

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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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Figure 1 Site Plan

Figure 2 Site Layout Plan

## APPENDICES

Appendix A RSK Service Constraints

# 1 INTRODUCTION

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## 1.1 Report Context

RSK Geosciences Limited (RSK) was commissioned by RSK Response, on behalf of SP Energy networks (SPEN), to prepare a Management System Summary as part of the supporting documentation for an environmental permit variation application for their Bangor Transfer Station site located at the Land at Ffordd Bronwydd, Treborth, Bangor (Grid Ref.: SH 54477 70275) (hereafter referred to as the 'Site'). The site and its location can be viewed in **Figure 1**.

The current environmental permit (EPR/JP3794FS/WML no. 37289) allows for the maximum storage capacity of 10 tonnes of waste, with a maximum of 71.5 tonnes of waste being able to be accepted each year. Following the surrender and closure of the Rhyl hazardous waste transformer oil storage location, SPEN would like to vary their existing permit to remove all existing permit conditions and replace the permit conditions with Standard Rules Permit SR2012 No15 (v3.0) – 'Storage of electrical insulating oils' environmental permit. This will allow for an acceptance at the site of up to 500 tonnes and a maximum quantity of waste stored on site at any one time of up to 25 tonnes.

### 1.1.1 Management System Summary

It is recognised that the management system is a requirement of any Environmental Permit and that the site must be managed and operated in accordance with it. SPEN already operates the site in accordance with a working plan and their own integrated management system, which aligns with the requirements of the Standard Rules SR2012 No15 (v3.0) permit. The working plan addresses all the risks associated with the activities undertaken on site and outlines the measures which will be implemented to reduce or eliminate these risks. This report provides a summary of the written working plan that the operator uses in accordance with the latest guidance provided by National Resources Wales (NRW).

## 1.2 Operator and Agent

The Environmental Permit variation application and this summary have been prepared by RSK Geosciences Ltd (RSK) which is acting as an 'Agent' on behalf of the 'Operator', SPEN.

## 1.3 Background

The site is located approximately 4 km to the southwest of Bangor town centre, whilst the residential area of Treborth is located approximately 400 m to the southeast of the site. Immediately adjacent to the west of the site lies a water treatment facility. The North Wales Expressway (A55) is located approximately 120 m to the east of the site, and runs from southeast to northwest, leading to the Britannia Bridge to the northeast (approximately 650 m from the site).

The wider area to the east, northeast, north and northwest consists of agricultural land, whilst patches of woodland lie approximately 100 m to the south, southeast and southwest. Additional industrial and commercial premises are located approximately 200 m to the south and southwest of the site (beyond the areas of woodland). The Site lies approximately 570 m southeast of the Coedydd Afon Menai SSSI and approximately 700 m north from the Afon Menai/Menai Strait. No evidence of any water wells within 50 m of the site was found when checking records on the British Geological Survey Onshore Viewer. It was also confirmed by Cyngor Gwynedd Council that no private water supplies were located within 50 m of the site according to their database.

The site consists of impermeable concrete hardstanding served by surface drainage systems and two class one interceptors. Secure 2.5 m steel palisade fence borders the site, where the entrance is secured with locks when unattended. Two 11,400 litre oil tanks are housed within a steel framed sheet sided canopy unit secured by a locked roller shutter door at the northeastern section of the site.

The site in which the permit boundary falls under is an unmanned and secured operational electricity substation, whereby the current permit allows for the management of waste, principally the storage of used insulating oil pending transfer offsite, originating from equipment on the electricity network. Transfer of used and new oil is undertaken by SP Energy Networks staff or by the approved oil supplier.

The activities onsite currently consist of the temporary storage and transfer of used and new electrical insulating oil, bulking operations by an approved oil supplier using oil tankers for the delivery of new oil and recovery of used oil, to and from the bulk tanks, storage and transfer of oily absorbent waste materials, lead batteries, silica gel moisture absorbents and oil testing residues, and the storage and transfer of non-hazardous packaging wastes generated from maintenance activities.

The site layout can be viewed in **Figure 2**.

## 1.4 Variation Proposals

Owing to the surrender and closure of the Rhyl hazardous waste transformer oil storage location, SPEN would like to vary their existing permit to remove all existing permit conditions and replace the permit conditions with Standard Rules Permit SR2012 No15 (v3.0) – ‘Storage of electrical insulating oils’ environmental permit. This will allow for an acceptance at the site of up to 500 tonnes and a maximum quantity of waste stored on site at any one time of up to 25 tonnes. The site will only be used for the storage of electrical insulating oils as covered under the standard rules permit, and the existing infrastructure will remain the same including the two 11,400 litre oil tanks and their associated bunds.

A site visit was carried out with the National Resources Wales (NRW) officer, Daniel Grant, as part of the pre-application process where it was indicated that the site meets the requirements of the Standard Rules Permit SR2012 No15 (v3.0).

## **2 MANAGEMENT**

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The written working plan for the site ensures that:

- Any risks that the operations pose to the environment are identified.
- Measures required to minimise the risks are identified.
- Activities are managed in accordance with the most up to date management system.
- Performance against the management system is regularly assessed.
- The conditions of the Environmental Permit are complied with.

### **2.1 Management Structure and Responsibility**

Whenever the site is open to receive waste, or carry out any of the waste management operations identified within the permit, it will be supervised by at least one member of staff who is suitably trained and fully conversant with the requirements of the permit regarding:

- waste acceptance and control procedures
- operational controls
- maintenance
- record-keeping
- emergency action plans
- notifications to NRW.

### **2.2 Technical Competence**

Operations at the site are under the overall control of a technically competent person who holds the relevant Certificate of Technical Competence (COTC) under the Waste Management Industry Training and Advisory Board (WAMITAB) scheme.

This person attends the site for the required amount of time and ensures that attendance is recorded on an attendance record sheet and/or on a completed inspection form.

### **2.3 Training**

The site is managed by sufficient staff who are trained and competent to operate the Site. An assessment of staff training needs is carried out to identify the posts for which specific environmental awareness training is needed, and to determine the scope and level of such training.

### **2.4 Site Security**

The site is set within an operational substation surrounded by a climb resistant steel palisade fence with a minimum height of 2.5 m. Oil tanks are housed within a steel framed sheet sided canopy unit secured by a locked roller shutter door. Site access is via a lockable gate which is secured with locks when unattended. All deliveries of wastes are inspected upon arrival. Only authorised personnel are allowed access to the site

unaccompanied. All other visitors need to be accompanied by site staff. Site inspections include security checks.

## 2.5 Managing Documentation and Records

Controls are in place to ensure that all documents are issued, revised and maintained in a consistent manner.

Examples of records and documents include:

- Records of waste accepted including date received and accepted and quantity, waste rejected, and waste dispatched from site.
- Hazardous waste consignment notes for oil accepted on site which are temporarily stored on site and then supplied to the central administration team for filing for three years.
- Policies.
- Maintenance.
- Training Records.
- Risk Assessments.
- Site Plans.
- Procedures.
- Monitoring Records.
- Inspection and Audit reports.
- Complaints and Incident Records.
- Site Diary.

Records will be made and kept up to date daily to reflect waste activities. All records relating to the waste acceptance will be maintained and kept readily available on site and kept for a minimum of three years.

Records will also be maintained that demonstrate how the environment has been protected between the date of issue of any permit and the date the site closes. These records will be retained so that they can support any application to surrender the permit.

## 2.6 Non-compliances

Any non-compliances detected on site will be reported, investigated and rectified.

All non-compliances identified and actioned will be recorded, along with details of anyone contacted.

## 2.7 Auditing

Internal inspections and audits are undertaken. Monthly inspections are undertaken by the technically competent person. More detailed audits are undertaken less frequently, or in response to incidents where required.

## 2.8 Site Closure

Upon completion of all waste operations on site, the site will cease to accept any further waste, all waste and waste residues will be removed, surfaces will be cleaned, and the site records will be moved to a central location. An application will be made to surrender the permit.

To assist with permit surrender, records will be retained to demonstrate how the land beneath the Site has been protected between the date the permit was issued and the end of the permitted operations. This will include:

- A record of the measures taken to protect the environment.
- Records of waste accepted and removed.
- Any monitoring results (if applicable).
- An updated Site Condition Report.
- Records of any pollution incidents that may have had an impact upon the land.
- Actions taken to clean up any incidents.

## 2.9 Management System Review

The Management System will be regularly reviewed to ensure that all systems detailed are up to date and that all risks have been addressed.

When required the Management System will be updated and a record of the version number and the changes made will be retained.

## 3 OPERATIONS

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The working plans outlines the procedures taken to ensure that waste operations undertaken on site are in accordance with the permit and do not cause any pollution or nuisance.

### 3.1 Waste Types and Quantities

The waste types accepted for the permit are listed, along with the approximate quantities and storage limits expected on site.

Only wastes allowed under the environmental permit will be accepted on site.

### 3.2 Waste Acceptance Procedures

The site only accepts waste onto site in accordance with the written waste acceptance procedures as specified in the working plan.

Waste acceptance procedures also include the procedure needed to be followed in the event that unacceptable waste is received or in the event waste needs to be quarantined while it awaits removal from site.

### 3.3 Managing Environmental Impact

Procedures are outlined that detail how the impact to the environment are managed during day-to-day operations. These are detailed in the working plan and its associated risk assessment. This includes how the following potential nuisance issues and pollution risks are managed:

- noise
- litter
- odour
- mud and debris, including on roads and public highways
- emissions to land, air and water.

### 3.4 Site Identification

A site identification board will be provided at or near the main site entrance.

The board will display the following information:

- Site name and address.
- Permit holder.
- Permit number.
- Emergency contact name and telephone number.
- NRW national telephone numbers.
- Days and hours the site is open to receive waste.

### **3.5 Plant and Equipment**

Any items of plant and equipment required on site will be maintained in accordance with the manufacturer's recommendations.

### **3.6 Maintenance**

All maintenance audits and monitoring are carried out in accordance with the Manufacturer's specifications, which are kept at the site in the site diary.

Checks on items of plant are undertaken regularly.

When a maintenance issue is dealt with, a record will be kept. The record will be retained by the operator and will include the following information:

- The item requiring maintenance.
- The frequency of the required maintenance.
- Completed date and who carried out by.
- Any comments.

## 4 ACCIDENTS AND INCIDENTS

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This section within the working plan defines the procedures taken when an accident/incident occurs and ensures that any further waste activities undertaken on site are able to take place without causing further pollution or nuisance.

### 4.1 Contingency Plans

The management system includes a number of contingency plans designed to take account of possible future plans or events. It outlines how the risk of such events occurring has been reduced. These include events such as:

- flooding
- fire
- loss of containment, i.e., a spillage or leakage
- security and vandalism.

### 4.2 Accident Prevention and Management Plan

The working plan and its associated risk assessment outlines how any potential accidents will be dealt with. This includes accidents relating to events such as:

- spillages and leakages
- fires
- vandalism
- flooding.

### 4.3 Complaints

The working plan outlines how any complaints received by the site will be recorded, investigated and actioned.

## 5 REPORTING AND NOTIFICATIONS

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### 5.1 Changes in Technical Competent Persons

If required, NRW will be notified of any permanent changes to the assigned technically competent person(s). Copies of all certificates will be made readily available should they be required.

### 5.2 Waste Returns

A summary of the waste types and quantities accepted and removed from site will be submitted quarterly to NRW. This summary will be completed using the forms on the NRW [website](#) and will be submitted no later than one month following the end of the quarter.

### 5.3 Monitoring Records

Should any monitoring be required by the environmental permit, records of all required monitoring results will be submitted to the NRW in accordance with the schedule specified.

### 5.4 Site Diary

A diary is maintained in the site office and is used by the site manager to record any significant activities on a daily basis. The site diary is updated at the end of each day.

### 5.5 Forms

The following forms will either form part of the site diary or be retained separately on site:

- Staff Training Checklists.
- COTC Attendance Record.
- Maintenance Records.
- Accident Report Forms.
- H&S/Incident Report Forms.
- Complaints Records.
- Monthly site checks.

# FIGURE 1

## SITE PLAN

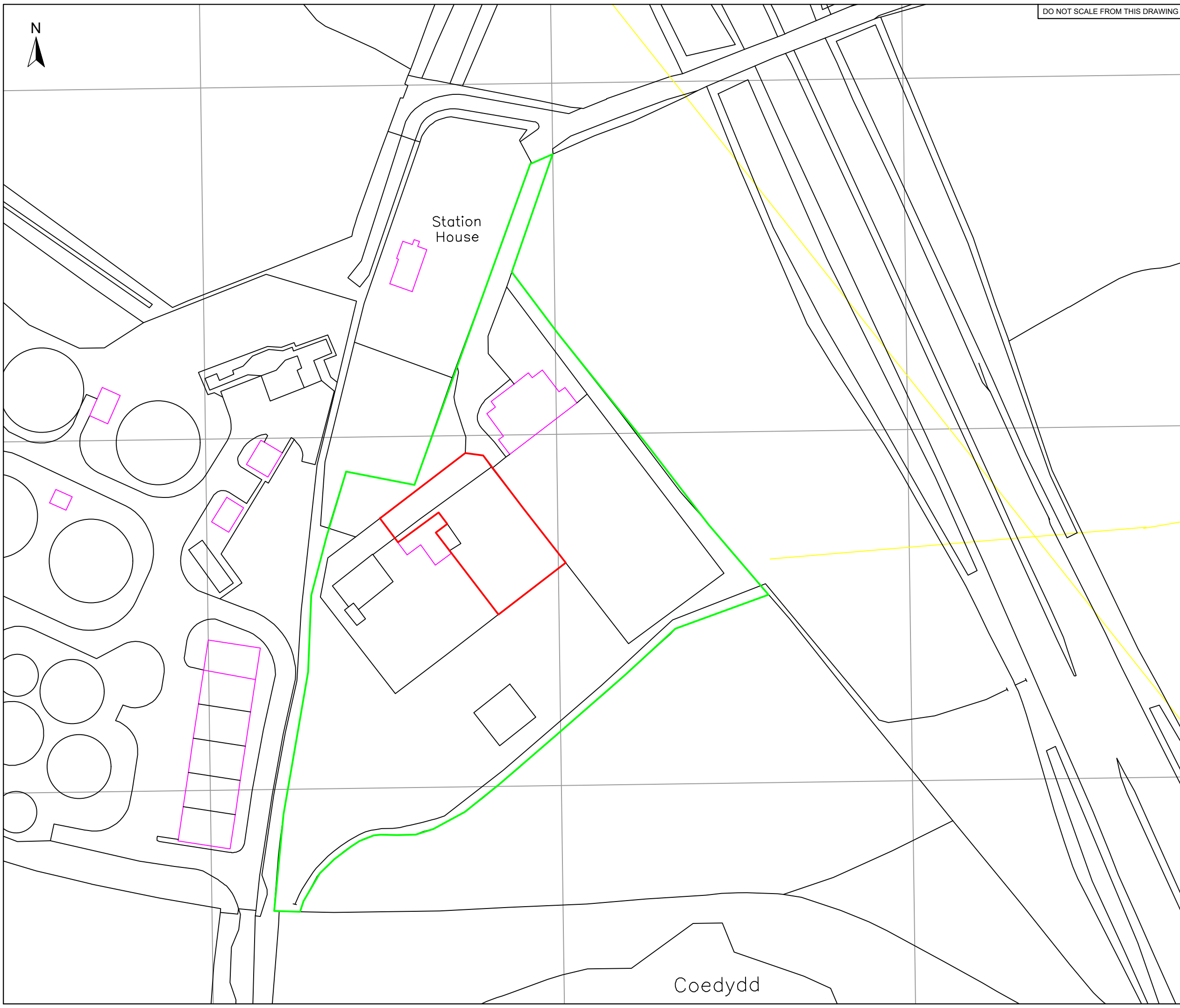
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DO NOT SCALE FROM THIS DRAWING



**LEGEND**

- Site Boundary
- Permit Boundary



Station House

Coedydd

**Notes:**

Base plan provided by Client  
Drawing Ref.: ENV-11-002\_Appendix 3\_Waste Management Site  
Plan\_Bangor Grid (1)

Rev	Date	Amendment	Drawn	Chkd	Appd
C01	11.07.25	First Issue	SG	DR	DR



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Client  
**RSK Response**

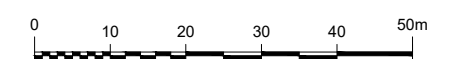
Project Name  
**Bangor Variation**

Description  
**Site Plan**

Project ID <b>3020227</b>	Drawing no. <b>11201</b>	Revision <b>C01</b>
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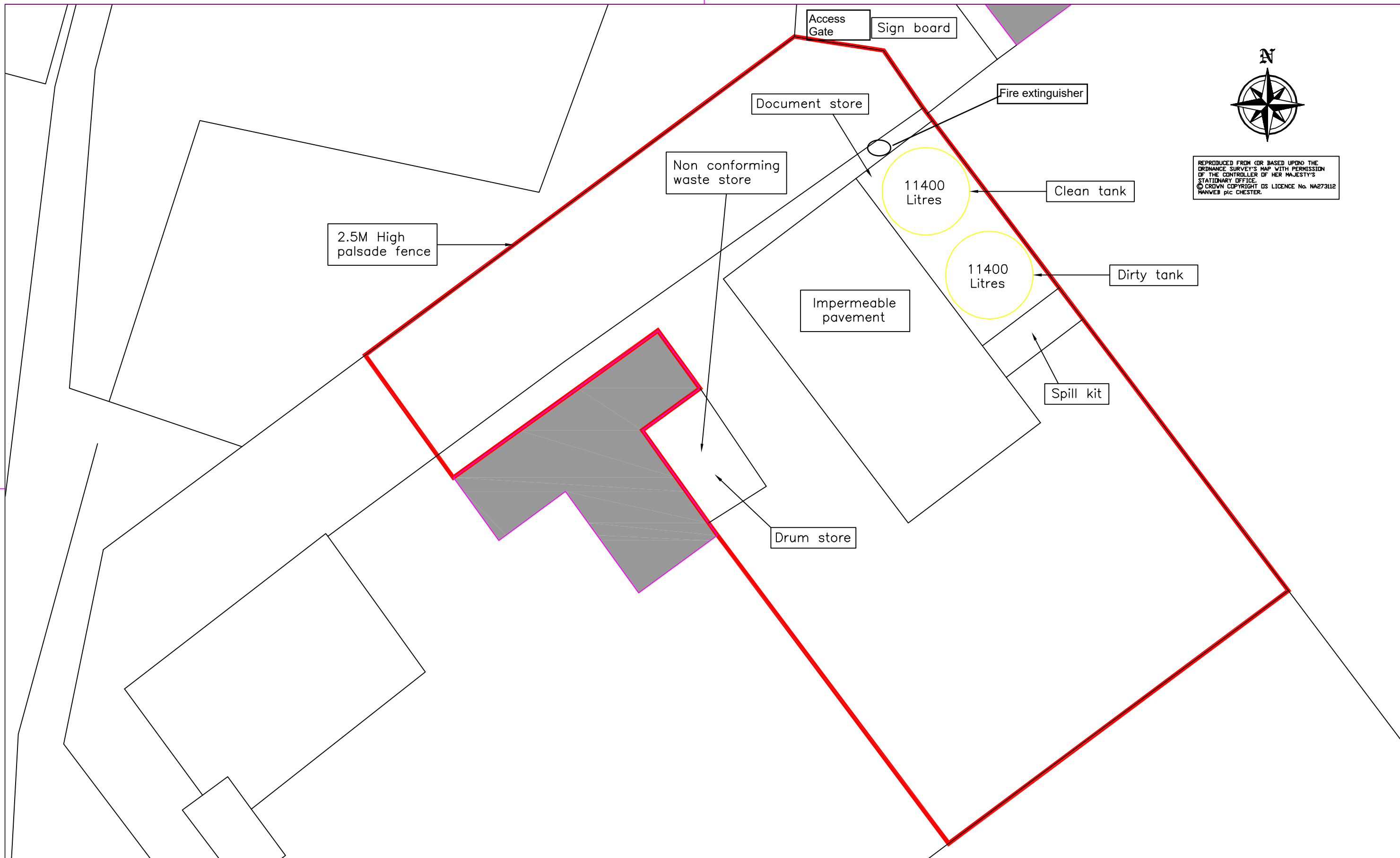
Dimensions <b>m</b>	Scale <b>1:1000</b>	Size <b>A3</b>
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## **FIGURE 2**

# **SITE LAYOUT PLAN**

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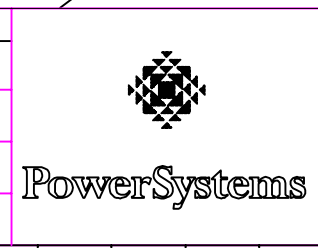
REPRODUCED FROM (OR BASED UPON) THE  
ORDNANCE SURVEY'S MAP WITH PERMISSION  
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STATIONARY OFFICE.  
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Rev	Date	Drn	Chkd	App	Rev	Date	Drn	Chkd	App	Status
					A	21/7/05	M.T.	D.B.A.	R.W.	ISSUED
"Non conforming waste store" note added.										

**ISSUED**

	Initials	Date
Drawn	M.T.	2/3/05
Checked	D.B.A.	MARCH 05
Approved	A.M.	MARCH 05
Authorised	C.W.	MARCH 05



Title		<b>BANGOR GRID SUBSTATION WASTE MANAGEMENT LAYOUT PLAN</b>	
Location	BANGOR	Scale	1:200
Drawing No.	<b>M0006740</b>	Rev	<b>A</b>

# APPENDIX A

## SERVICE CONSTRAINTS

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### 1. Service Constraints

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 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.