

# APPENDIX A

## SERVICE CONSTRAINTS

---

1. This report and the site investigation carried out in connection with the report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) for Taylor Wimpey South Wales (the "client") in accordance with the terms of a contract [RSK Environment Standard Terms and Conditions] between RSK and the "client", dated September 2021. The Services were performed by RSK with the skill and care ordinarily exercised by a reasonable environmental consultant at the time the Services were performed. 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.
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.
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 otherwise 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 environmental consultant and/or lawyer.
4. It is RSK's understanding 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 RSK's review and advice shall be at the client's sole and own risk. Should RSK be requested to review the report after the date of this report, RSK shall be entitled to additional payment at the then existing rates or such other terms as agreed between RSK and the client.
5. 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. Should RSK be requested to review the report in the future, RSK shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between RSK and the client.
6. 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 contract 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 the site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas or other radioactive or hazardous materials, unless specifically identified in the Services.
7. 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 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 or accreditation system (such as UKAS ISO 17020:2012 clause 7.1.6):
  - 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.

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 contract between the client and RSK.

8. The intrusive environmental site investigation aspects of the Services is a limited sampling of 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 contract 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 are not present.
9. Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan, but is (are) used to present the general relative locations of features on, and surrounding, the site. 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 setting out and should be considered indicative only.

# APPENDIX B PHOTOGRAPHIC LOG

---

**PHOTOGRAPHIC LOG**

**Site Location: BBC Llandaff, Cardiff**

**Photo No.**  
1

**Date:**  
9<sup>th</sup> Sept 2021

General view looking west along front of main building



**Photo No.**  
2

**Date:**  
9<sup>th</sup> Sept 2021

General view of site exit on western boundary looking towards Llantrisant Road



**PHOTOGRAPHIC LOG**

**Site Location: BBC Llandaff, Cardiff**

<p><b>Photo No.</b> 3</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>General view looking north from exit</p>	

<p><b>Photo No.</b> 4</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>Further view looking north along western boundary</p>	

**PHOTOGRAPHIC LOG**

**Site Location: BBC Llandaff, Cardiff**

<p><b>Photo No.</b> 5</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>Further view looking north along western boundary</p>	

<p><b>Photo No.</b> 6</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>View looking east from western boundary</p>	

**PHOTOGRAPHIC LOG**

**Site Location: BBC Llandaff, Cardiff**

<p><b>Photo No.</b> 7</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>View along north western boundary, showing slope down to northern boundary</p>	

<p><b>Photo No.</b> 8</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>View of north western boundary, note ecological fencing in place</p>	

**PHOTOGRAPHIC LOG**

**Site Location: BBC Llandaff, Cardiff**

<p><b>Photo No.</b> 9</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>View looking west along northern boundary</p>	

<p><b>Photo No.</b> 10</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>Small stockpile in northwest area of site</p>	

**PHOTOGRAPHIC LOG**

**Site Location: BBC Llandaff, Cardiff**

<p><b>Photo No.</b> 11</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>View at rear of building near to north boundary</p>	

<p><b>Photo No.</b> 12</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>View showing drainage systems in place at rear of building</p>	

**PHOTOGRAPHIC LOG**

**Site Location: BBC Llandaff, Cardiff**

**Photo No.**  
13

**Date:**  
9<sup>th</sup> Sept 2021

Drainage systems are to be kept in place and utilised as part of the SWSMP



**Photo No.**  
14

**Date:**  
9<sup>th</sup> Sept 2021

View looking north showing slope within central north area of site at opposite end of building



**PHOTOGRAPHIC LOG**

**Site Location: BBC Llandaff, Cardiff**

<p><b>Photo No.</b> 15</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>Hardstanding area in central north part of site, note area of a well, demarcated by the barriers</p>	

<p><b>Photo No.</b> 16</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>Area of soft standing south of well</p>	

**PHOTOGRAPHIC LOG**

**Site Location: BBC Llandaff, Cardiff**

<p><b>Photo No.</b> 17</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>Hardstanding in eastern area of northern development parcel</p>	

<p><b>Photo No.</b> 18</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>Soft standing in eastern area of northern development parcel</p>	

**PHOTOGRAPHIC LOG**

**Site Location: BBC Llandaff, Cardiff**

<p><b>Photo No.</b> 19</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>General view looking east towards site entrance</p>	

<p><b>Photo No.</b> 20</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>View looking west along southern development parcel</p>	

**PHOTOGRAPHIC LOG**

**Site Location: BBC Llandaff, Cardiff**

<p><b>Photo No.</b> 21</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>General view from site entrance looking south. Note slope towards site entrance</p>	

<p><b>Photo No.</b> 22</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>Drainage systems still in place on roadway</p>	

**PHOTOGRAPHIC LOG**

**Site Location: BBC Llandaff, Cardiff**

<p><b>Photo No.</b> 23</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>General view of western boundary looking north west, tree cutting being undertaken at time</p>	

<p><b>Photo No.</b> 24</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>Further view of western boundary</p>	

**PHOTOGRAPHIC LOG**

**Site Location: BBC Llandaff, Cardiff**

<p><b>Photo No.</b> 25</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>General view of south western boundary</p>	

<p><b>Photo No.</b> 26</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>Further view along southern boundary, looking east</p>	

**PHOTOGRAPHIC LOG**

**Site Location: BBC Llandaff, Cardiff**

<p><b>Photo No.</b> 27</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>General view looking north from southern boundary</p>	

<p><b>Photo No.</b> 28</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>General view along eastern boundary, university buildings on the right hand side of picture</p>	

**PHOTOGRAPHIC LOG**

**Site Location: BBC Llandaff, Cardiff**

<p><b>Photo No.</b> 29</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>General view of boundary to university buildings</p>	

<p><b>Photo No.</b> 30</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>General view further view along boundary</p>	

**PHOTOGRAPHIC LOG**

**Site Location: BBC Llandaff, Cardiff**

<p><b>Photo No.</b> 31</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>House within north western part of site, believed to not be part of site</p>	

<p><b>Photo No.</b> 32</p>	
<p><b>Date:</b> 9<sup>th</sup> Sept 2021</p>	
<p>General view of site entrance, looking north towards Llantrisant Road</p>	