

The amount of exploratory work, chemical testing and monitoring completed as part of this project has potentially been restricted by the short timescale available, and the locations of exploratory holes undertaken have potentially been restricted to areas unoccupied by buildings(s) and buried services. A more comprehensive post demolition / decommission investigation may be required if the site is to be redeveloped. For these reasons any costs included in relation to site remediation must be considered as tentative only at this time.

The exploratory holes investigate only a small volume of the ground in relation to the size of the site and therefore, can only provide a "snap shot" or general indication of ground conditions located on the site. The fact that the site has been investigated does not preclude the existence of localised "hotspots" of contamination where concentrations may be significantly higher than those actually encountered.

The risk assessment and opinions provided in this report take into account currently available guidance values relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.

Intrusive Geo-environmental Investigations

The intrusive investigation of the site has been completed to provide sufficient information concerning the type and degree of contamination, geotechnical characteristics, and ground and groundwater conditions to provide a reasonable assessment of any associated risks together with engineering and development implications.

The exploratory holes investigate only a small volume of the ground in relation to the size of the site and therefore, can only provide a "snap shot" or general indication of ground conditions located on the site. The opinions provided and recommendations given in this report are based only on the ground conditions apparent at the site of the exploratory holes. It should be noted that there may be exceptional ground conditions elsewhere on the site which have not been disclosed by this investigation and which have therefore not been taken into account in this report.

The comments concerning groundwater conditions are based on observations made at the time of completion of site work, it should be noted that groundwater levels will vary owing to seasonal, tidal and weather related effects.

The scope of the investigation completed was selected on the basis of the specific development being proposed by the Client and is likely to be inappropriate to another form of development or scheme.

The risk assessment and opinions provided in this report take in to consideration currently available guidance values relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.