# SHELL SUTTON ELMS

## Environmental Strategy Plan

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DECEMBER 2023

# Shell Sutton Elms

## Environmental Strategy Plan

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| Date | December 2023 |

# Version Control

| Version | Date | Author | Checker | Approver | Changes |
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# 1 Introduction

## 1.1 Objectives

Arcadis (UK) Limited (Arcadis) was commissioned by Shell UK Oil Products Limited (Shell) to develop an Environmental Strategy Plan (ESP) for Shell Sutton Elms located at Coventry Road, Broughton Leicester, LE9 6QD (hereafter 'the site'). A site location plan is attached as Figure 1.

Arcadis understands that the site is proposed to be redeveloped for Continued Petroleum Use (CPU) and planning consent has been granted for the redevelopment by Blaby District Council (planning ref. 23/0646/FUL, dated 12 October 2023), subject to the discharge of conditions, a copy of which is presented in Appendix A.

The proposed redevelopment comprises the demolition of the existing sales building and HGV forecourt while retaining the domestic forecourt and underground fuel tanks, and the erection of a new sales building, HGV forecourt, provision of car parking, and an electric vehicle charging hub with associated works.

The proposed post-redevelopment site layout plan is presented in Appendix B

Condition 8 of the above referenced planning consent is summarised as:

> **Condition 8:** No construction or demolition work should begin until a comprehensive remediation strategy addressing potential site contamination is submitted and approved by the Local Planning Authority, to include:
>
> a) A preliminary risk assessment identifying past site uses, potential contaminants, a conceptual model of contamination sources, pathways, and receptors, and the potential risks from contamination.
> b) A detailed site investigation scheme informed by the preliminary risk assessment to assess the risk to all affected receptors, including those off-site.
> c) The findings from the site investigation and a detailed risk assessment, an appraisal of remediation options, and a remediation strategy detailing the necessary remediation actions and their execution.
> d) A verification plan detailing the data to be collected to confirm the remediation strategy's completion, requirements for ongoing monitoring, maintenance, and contingency measures.

The objective of this Environmental Strategy Plan is to satisfy the requirements of Condition 8 parts c and d (remediation strategy and verification plan).

## 1.2 Site Description

The site is currently an active Petrol Filling Station (PFS) and comprises the following existing fuel infrastructure:

- The forecourt comprises six pump islands (12 dispensers), located in the centre of the PFS. Additionally, two Heavy Goods Vehicle (HGV) pump islands are present to the west of the main forecourt. An above ground Ad-Blue tank is located close to the HGV lane.
- Three double-walled Underground Storage Tanks (UST) with six compartments (T1 through T6) are located south of the pump islands, installed in 2004 (Arcadis, 2022).
- In 2012 redevelopment works were completed comprising installation of two new pump islands, an extension to the forecourt canopy, demolition of the existing car wash and relocation of the HGV fuelling lane (URS, 2012).
- The forecourt surface drains to an interceptor located in the northern part of the site.

The site setting is summarised below:

- North: The Site is bounded to the north by a road transport depot, Cobley Transport (National and European Road Freight). The depot offices are located 30m north of the Site boundary.
- South: The Site is bounded to the south by the B4114 Coventry Road. Beyond this to the southeast are open fields, and approximately 37m southeast of the Site is the River Soar.
- East: The B4114 Coventry Road, with a hotel and restaurant approximately 50m away.
- West: Open fields associated with Stanton Lodge Farm, with farm buildings approximately 250m west.

Further details of the site infrastructure and environmental setting is presented in the reports listed in Section 1.3 below. An existing site layout plan is presented as Figure 2.

## 1.3 Previous Environmental Works

Several phases of environmental work were conducted at the site by various consultancies from 2001 onwards, with the latest environmental work conducted by Arcadis between November 2022 and November 2023. A summary of previous environmental works conducted from October 2001 to September 2023 is presented below:

- **URS (Phase 1 Investigation Report, 49328043, February 2011):** URS conducted a phase 1 investigation including a site visit. The site was reported to have six underground double walled storage tanks installed in 2004, likely to have been installed into the superficial deposits. There was no superficial evidence of abandoned underground tanks reported during site-walkover. The Petroleum Officer did not report any significant accidental releases associated with the site. Three interceptors were reported to be present on-site. During the site visit one monitoring well was observed in the western area of the site.

  The Preliminary Risk Assessment identified the following potential pollutant linkages:
  - Permeation from soil and perched water through plastic pipes, to potable water supply.
  - Leaching of potential hydrocarbon substances in soil to groundwater / perched water beneath the site.
  - Remobilisation of potential hydrocarbon substances in groundwater / perched water beneath the site.
  - Migration of hydrocarbon impact within the underlying groundwater / perched water to nearby surface water (River Soar).
  - Migration of hydrocarbon vapour and possibly subsequent inhalation by site workers and occupants of adjacent sites.
- **URS (Comprehensive Environmental Site Assessment, MARP00002 Final, July 2011):** URS attended site to advance eight groundwater monitoring wells (to depths of up to 6.3m below ground level (bgl)) and three soil vapour wells (to depths of up to 1.2m bgl) on 20 January 2011. Soil, groundwater, potable water and soil vapour samples were collected. The analytical results were assessed for potential risks to human health and controlled waters.

  The average depth to groundwater measured within the wells installed in the superficial deposits was 1.08m bgl. Groundwater flow was observed to be towards the River Soar, located approximately 37m to the east of the site.

  The highest concentrations of TPH and BTEX recorded were from the samples collected from MW103 and MW104 located in the eastern area, on the down-hydraulic gradient boundary of the Site. The maximum PAH concentrations were recorded in MW107 located close to the shop and down-hydraulic gradient of the car wash interceptor. The concentrations reported did not exceed the Human Health Generic Assessment Criteria (GAC) and no potential risks to on-site employees were identified. The reported concentrations from the vapour samples collected and analysed from VS201 – VS203 did not exceed the Human Health GAC protective of on-site petroleum workers.

Potentially significant risks to groundwater in the Secondary A Aquifer (River Terrace Drift Deposits) were identified at the 50m compliance point and to surface waters (a tributary of the River Soar) at the 20m compliance point. The results of the Controlled Waters DQRA identified potential risks to both the underlying Secondary A Aquifer and nearby River Soar from the reported BTEX soil concentrations and groundwater concentrations of TPH, benzene, xylene and naphthalene.

- **URS (Environmental Verification Report, 49328043/R001, June 2012):** URS was requested by Shell to support the proposed redevelopment. In conjunction with the fuel infrastructure removal works, and in order to fulfil the conditions specified in the Planning Conditions for the construction works, URS undertook validation sampling around the removed fuel lines and beneath the fuel pump islands. A total of thirteen soil samples were collected, and analysed for TPH, BTEX, Fuel Oxygenates, PAH and metals.

  Concentrations of toluene (35mg/kg), total xylenes (96.4mg/kg) and total PAH (50.8mg/kg) were recorded in the soil samples. The recorded concentrations were compared against Stage 2 or Stage 3 screening criteria protective of Human Health and Controlled Waters. Based on the result of the assessment, the site was reported to be suitable for a Continued Petroleum Use.

- **URS (Comprehensive Groundwater Monitoring Events, R49328043-005, January 2014):** Four groundwater monitoring rounds were undertaken at the site in July 2011, May 2012, November 2012 and October 2013. MW102 to MW108 were sampled in July 2011 and MW101 to MW107 were sampled in May 2012 and November 2012. Surface water samples were obtained from the River Soar in July 2011, May 2012, November 2013 and October 2013 at locations upstream, midstream and downstream of the site.

  The depth to groundwater was recorded to be between 0.47m and 2.15m bgl. NAPL was not identified in any of the groundwater monitoring rounds undertaken at the site with an inferred groundwater flow direction towards the east to southeast was observed.

  Based on a review of the groundwater results, the concentrations of the majority of Constituents of Potential Concern (COPC) had decreased since the 2012 redevelopment works, with no potentially significant risks to the River Soar (located 20m east of the site) or groundwater in the underlying Secondary A Aquifer remaining.

- **URS (Comprehensive Groundwater Monitoring Event, R49328043-006, August 2014):** URS completed a groundwater monitoring event including groundwater sampling of seven monitoring wells, sampling of two surface water locations; and an assessment of potential risks to controlled waters and receptors.

  Groundwater was recorded within all seven monitoring wells at depths ranging from 1.015m bgl (MW106) to 1.594m bgl (BH101), with an average depth of 1.344m bgl. Groundwater elevations ranged from 74.78m AOD to 75.06m AOD. Groundwater was inferred to flow in an easterly direction.

  A hydrocarbon odour was noted during the purging of MW103 (located on the eastern site boundary). NAPL was not identified in any of the wells.

  Concentrations of COPC were not detected above Stage 2 human health GAC protective of on-site and off-site workers. Based on comparison to Stage 3 controlled water screening criteria, potential risks to the nearby River Soar and underlying Secondary 'A' aquifer were considered to be acceptable.

- **URS (Well Decommissioning Report, R49328043-007, September 2014):** URS reported decommissioning of monitoring wells MW101 - 107, SV201 – 202 and BH101 between 10 and 12 September 2014 by removing the existing headworks, backfilling the monitoring wells with bentonite grout and reinstating the ground surface to match surrounding ground surface construction.

- **Arcadis (Phase I Environmental Site Assessment, GB-10019140-20220818-SA-Phase 1 ESA, 2022)**: Arcadis conducted a Phase 1 Environmental Site Assessment (ESA) at the site (focussed on the active

PFS portion of the site only). The site walkover conducted on 23 June 2022 reported evidence of one monitoring well near pump 11 (which was not opened during the visit but understood to be the historical well BH 101 which was understood to have been decommissioned), a forecourt water-oil separator located in the eastern part of the site and a further interceptor located in the west of the site reported likely associated with the former jet wash. Acodrains were observed surrounding the north and west of the forecourt and a partially blocked storm sewer was understood to be present on the northern site boundary. No visible damage to the drainage services was observed. The use of the site as a PFS, a neighbouring vehicle depot adjacent to the north and a historical landfill located 142m northeast of the site were identified as the primary potential sources of contamination. Based on the findings of the desk study and site reconnaissance, the preliminary CSM identified the following potentially complete contaminant linkages:

- Partitioning of COPC from contaminated soil or groundwater into soil vapour, vertical migration to the ground surface and subsequent inhalation of indoor / outdoor air by on-site commercial workers and site visitors e.g. general public.
- Direct contact (ingestion, inhalation, dermal) with impacted soil particulates by future on-site construction workers and associated visitors during construction / redevelopment works. (NB: Risks to construction workers may be managed by use of appropriate PPE, risk assessments and method statements).
- Leaching of COPC from soil into groundwater with off-site migration within the underlying Secondary A Aquifer.
- Leaching of COPC from soil into groundwater and subsequent migration in groundwater towards surface water receptors (River Soar located approximately 37m east of the site).

Assessment of the potentially complete contaminant linkages indicated a low to moderate preliminary risk level for each of the potentially active contaminant linkages.

- **Arcadis (Environmental Site Assessment, GB-10019140-20230801-SA-Phase II ESA, 2023a)**: Arcadis conducted an intrusive site investigation between 15 and 24 November 2022, comprising four monitoring wells (MW101, MW104, MW105 and MW106) installed to a maximum depth of 6.50m.

  Depth to groundwater ranged from 0.61m bgl to 1.49m bgl during the January 2023 groundwater monitoring visit and 0.55m bgl to 1.46m bgl during the March 2023 elevation survey. The groundwater elevation data from each survey inferred a groundwater flow direction towards the west/southwest. The subsurface geology at the Site is considered to be complex, with interbedded sand, gravel and clay layers. The hydrogeology of the Site is also considered to be complex, with varying groundwater flow directions determined during previous works.

  No evidence of Non-Aqueous Phase Liquid (NAPL) was encountered. Soil and groundwater samples collected from MW106 recorded the highest measured concentrations of COPCs, indicating possible localized contamination in the eastern part of the Site. A single COPC (>C8-C10 aromatic hydrocarbons in MW106) was detected above the Arcadis GAC for the protection of human health receptors in soils. However, none of the COPC detected in groundwater exceeded the Arcadis GAC derived for the protection of human health receptors and therefore, the risk to human health receptors was considered low.

  Several soil and groundwater samples contained BTEX concentrations above the GAC for the protection of water resources, indicating a potentially active contaminant linkage to both the underlying Secondary A aquifer and the River Soar.

- **Arcadis (Groundwater Monitoring Report, 10044284-AUK-SHSE-XX-RP-ZZ-0852-01, 2023b):** Arcadis conducted groundwater monitoring of four monitoring wells between 13 and 14 September 2023.

  Depth to groundwater ranged from 1.60m bgl to 2.00m bgl during September 2023. The groundwater elevation data inferred a flow direction towards the east (River Soar).

Rising head tests were performed on monitoring wells MW101, MW104, MW105 and MW106 to provide an estimate of the hydraulic conductivity of the underlying River Terrace Deposits; the resulted conductivities ranged between 0.002m/day (in MW105) to 1.46m/day (in MW104). Notably clay is prevalent in MW105 and sand and gravel units are prevalent below 3m bgl in MW104.

Long term groundwater level monitoring was conducted between 15 September to 17 November 2023, to confirm the historically varying groundwater flow direction beneath the Site; the data collected inferred a groundwater flow direction towards the southwest.

No evidence of NAPL or olfactory evidence of hydrocarbon contamination was observed during the September 2023 monitoring event and November 2023 gauging event. The concentration of COPCs within groundwater samples collected across the site in September 2023 indicated a decline in concentrations of the respective COPCs from those recorded in January 2023.

None of the measured concentrations of COPC in groundwater samples collected in September 2023 exceeded the human health GAC. Whilst concentrations of benzo(b)fluoranthene and benzo(a)pyrene in the groundwater sample collected from MW105 were measured above the GAC protective of the Secondary A aquifer, the relatively low solubility and mobility of these compounds and the marginal nature of the exceedances means that the risk to the aquifer can be considered to be low.

## 1.4 Limitations

Arcadis' liability, pursuant to the terms of the appointment of Arcadis by Shell, is strictly limited to the work undertaken and the matters contained and specifically referred to in this report.

A copy of Arcadis' Study Limitations is presented in Appendix C.

# 2 Data Review and Site Characterisation

The geology of the site comprises Made Ground between 0.6m and 1.36m thick overlying River Terrace Deposits to the maximum depth screened by the groundwater monitoring wells (5.5m bgl). Shallow groundwater has been encountered within the Made Ground and River Terrace Deposits (Secondary A Aquifer) between 0.47m and 2.00m bgl (2011-2023) and historical and long-term monitoring indicates groundwater levels and flow gradients are variable and probably groundwater near monitoring well MW105 located in the northern part of the Site is influenced by surface recharge.

The nearest recorded groundwater abstraction is approximately 473m to the northwest and is understood to be up-gradient and therefore not likely to be affected by groundwater quality at the site. The nearest surface water feature is a tributary of the River Soar approximately 37m east of the site and is likely to be in hydraulic continuity with the shallow groundwater at the site.

Detectable concentrations of TPH, BTEX, and PAH in soil and groundwater samples have been recorded across the Site during site investigations in 2011 and 2022. The highest concentrations during the most recent phase of investigation were recorded in soil and groundwater samples at MW106 (installed November 2022), located towards the east of the Site, indicating potential localised contamination. In the most recent groundwater monitoring report (Arcadis 2023b), only two COPC have exceeded the GAC protective of the Secondary A aquifer.

A Stage 2 risk assessment was performed by URS in 2011 on soil and groundwater data collected during the investigation. The data indicated that multiple soil and groundwater samples exceeded the URS stage 2 GAC of controlled water for the number of COPC. The concentrations of benzene and m/p-xylene detected in the MW104 soil sample were the only COPC exceeding the Human Health GAC. A stage 3 DQRA identified potential risks to both the underlying Secondary A Aquifer and nearby River Soar from the reported BTEX soil concentrations and groundwater concentrations of TPH, benzene, xylene, and naphthalene.

The URS verification report (2012) recorded that the maximum soil concentrations were generally recorded in samples close to the historical tanks. These results and subsequent groundwater sampling data were compared against Stage 2 or Stage 3 screening criteria protective of Human Health and Controlled Waters and the result of the assessment confirmed the suitability of the Site for a Continued Petroleum Use (URS, 2014).

The conceptual site model is presented in the ESA report (Arcadis, August 2023) and the recent groundwater quality data (Arcadis, 2023) is considered the most suitable characterization of the groundwater quality prior to redevelopment.

## 2.1 Summary of Potential Contaminant Linkages

**Primary COPC**: Identified as aliphatic and aromatic TPH bands (specifically BTEX and PAH compounds), with the highest concentrations recorded in monitoring well MW106 located to the east of the Site.

**Potential Sources of Contamination**: Include historical UST, fuel distribution infrastructure, and interceptors. The existing double-skinned UST were installed in 2004.

**Pathways and Receptors**:

- Leaching of potential hydrocarbon substances in soil to groundwater / perched water beneath the site.
- Remobilization of potential hydrocarbon substances in groundwater / perched water beneath the site.
- Migration of hydrocarbon impact within the underlying groundwater / perched water to nearby surface water (River Soar).

The recent exceedances of groundwater GAC are limited to a few TPH fractions, most targeted risk driving compounds are below or only slightly above GAC, and generally limited to MW106 (Arcadis) both located in the east of the site. An overall improving condition with steady decrease in concentration of the COPC in groundwater was noted in the recent groundwater monitoring round (Arcadis 2023), compared to the highest concentrations recorded in 2011. The decreasing trend of COPC concentrations in groundwater is summarised in Table 1 below.

Table 1: Comparison of maximum COPC concentrations in groundwater 2011-2023

| Groundwater Monitoring Date | COPC and maximum reported concentrations (ug/l) | | | | | | |
|---|---|---|---|---|---|---|---|
| | Benzene | Toluene | Ethylbenzene | Total Xylenes | Naphthalene | Sum TPH | TPH max fraction |
| January 2011 | 151 | 89.1 | 112 | 394 | 11.7 | 5,105 | 2,570 (EC21-EC35 Aromatic) |
| July 2011 | 280 | 49.4 | 224 | 1078.8 | 4.66 | | 1,320 (EC8-EC10 Aromatic) |
| May 2012 | 8.67 | 34.8 | 9.32 | 47.0 | 1.1 | | 59 (EC8-EC10 Aromatic) |
| November 2012 | 25.5 | 45.1 | 13.4 | 67.5 | Not tested | | 525 (C21-C35 Aliphatic) |
| October 2013 | 20.1 | 30.3 | 8.26 | 43.0 | 1.99 | | 95 (EC21 - EC35 Aromatic) |
| July 2014 | 20.5 | 51 | 12.2 | 74.2 | 2.88 | | 98 (C8-C10 Aliphatic) |
| January 2023 | 12.2 | 63 | 22 | 344 | 2.4 | 4,444 | 3,501 (EC10-EC12 Aromatic) |
| September 2023 | <0.5 | <5 | <1 | <2 | <0.1 | <10 | <10 |

The groundwater data indicates that concentrations of COPC have declined since the previous site redevelopment in 2011/2012, consistent with a declining contaminant source, possibly relating to historical fuel infrastructure. COPC concentrations recorded during the most recent round of sampling were below previous SSAC for the site (URS, 2011) and mostly below more conservative GAC (Arcadis, 2023). Therefore, the risks to the aquifer and surface water receptors are considered to be low.

# 3 Remediation Method Statement

## 3.1 Remediation Objectives

Based on the findings from the site investigation works including risk assessments summarised in Section 2 indicated that the detected COPC beneath the Site are unlikely to cause unacceptable risk to the identified receptors.

During redevelopment work it is possible that hydrocarbon-impacted material will be encountered when removing fuel infrastructure or conducting groundworks.

The objectives for the remediation strategy developed for the site are to, where practicable:

- Undertake additional characterisation of the site (comprising a watching brief/ verification sampling)
- Where feasible to do so improve the condition of the site by removing shallow soils impacted by residual hydrocarbons around the smear zone depth around MW106 to the east of the existing sales building;

## 3.2 Proposed Remediation Strategy

The proposed remediation and validation works may consist of the following anticipated activities, where feasible and considered necessary:

- Decommissioning of existing groundwater monitoring wells likely to be impacted by the redevelopment works;
- Demolition of the existing sales building and HGV forecourt (which includes the removal of the existing HGV islands, 6 offset fills, vents, above ground AdBlue tank and associated fuel and vent lines);
- Excavation of shallow unsaturated impacted soils, particularly near MW106 (where visual or olfactory evidence of contamination was recorded) to anticipated depths of between 1.5-2.0m bgl, where feasible to do so within site constraints;
- Appropriate backfilling of excavations with suitable materials;
- Waste disposal in accordance with current regulations;
- Groundwater control, treatment and discharge, if required for construction;
- Uplift and removal of Light Non-Aqueous Phase Liquid (LNAPL), if encountered;
- Completion of a watching brief and preparation of an unexpected contamination protocol; and,
- Reporting of the above in an Environmental Verification Report, in accordance with Condition 9 of the Planning Consent.

### 3.2.1 Task 1: Decommissioning of monitoring wells.

The existing groundwater monitoring well network at the site is shown on Figure 2 appended within this report. If necessary due to a conflict with the proposed redevelopment works, monitoring wells will be decommissioned in accordance with relevant EA guidance.

### 3.2.2 Task 2: Demolition of existing sales building and HGV forecourt.

The existing infrastructure to be removed / repositioned from the site includes:

- Demolition of existing sales building and HGV forecourt (not specified in the planning application, but likely includes the AdBlue tank, offset fills and vents); and

- Removal of associated fuel and vent lines.

Should any unknown abandoned tanks be encountered on-site during the works, these will be removed where it is feasible to do so safely and without compromising the buildings and structures which are to remain on site.

### 3.2.3 Task 3: Soil sampling from existing fuel infrastructure excavations.

Following the removal of the infrastructure detailed in Task 2 (i.e. existing HGV forecourt and associated fuel and vent lines), soil samples will be collected from excavations to establish subsurface conditions. The locations of these samples will be determined on site in order to give a representative coverage of the excavation area and enable characterisation of the soil remaining *in situ*, as far as practicable.

Soil samples will be collected from around the excavation sides and from the base of the excavation where practicable. Additional samples may be taken at the discretion of the site engineer based on visual observations of hydrocarbon impacts where further removal may be warranted to reduce environmental risks.

Soil samples will be obtained from specified depths from the sides and base of excavations. To ensure the safety of the site engineer, soil samples will be retrieved by excavator bucket and brought to ground level. No entry of excavations will be permitted. Depths will be estimated from markings on the excavator arm or by another agreed method, no direct measurements will be made.

Soil sample descriptions will be recorded, and soil samples screened for Volatile Organic Compounds (VOC) by headspace screening using a Photo Ionisation Detector (PID). The site engineer will also make records of visual or olfactory observations of contamination. Photographs will be taken to support the visual observations.

Soil samples which will be potentially used for volatile compounds analysis will be immediately packed into appropriate sample jars and stored in a cool box with a target temperature of 4°C. A sample will also be taken for headspace screening using the PID, soil description and non-volatile compound analysis.

Selected soil samples will be submitted to a United Kingdom Accreditation Service (UKAS) and accredited laboratory, and analysed for the following COPC (with Monitoring Certification Scheme (MCertS) accreditation where available):

- Total Petroleum Hydrocarbons Criteria Working Group (TPH CWG) via Gas Chromatography-Mass Spectrometry (GC-MS) methods;
- Benzene, Toluene, Ethylbenzene and total Xylenes (BTEX compounds) and Methyl Tertiary-Butyl Ether (MTBE) via GC-MS methods;
- United States Environmental Protection Agency (USEPA) 16 Polycyclic Aromatic Hydrocarbons (PAHs) via GC-MS methods;
- Di-isopropyl ether (DIPE), Tertiary amyl methyl ether (TAME), Ethyl tertiary butyl ether (ETBE), Tert-butyl Alcohol (TBA) and ethanol by GC-MS;
- Organic Carbon Content as a fraction of organic carbon (FOC) (selected samples); and
- Asbestos screen (and quantification if detected) (selected samples).

Imported soils which are not quarried aggregates that are brought onto site as backfill material will be tested to ensure environmental quality and compliance with Shell standards.

### 3.2.4 Task 4: Localised soil excavation and LNAPL / groundwater recovery (if required).

Localised soil excavations to remove residual hydrocarbon contamination may be necessary during the removal of infrastructure and excavations near existing HGV forecourt, proposed offset fills and in the vicinity of MW106 (as historical intrusive investigations had recorded visual and olfactory evidence of contamination). Any remedial soil excavations will be extended as far as reasonably practicable to remove soils heavily impacted with free-phase hydrocarbons and enable validation samples to be collected from the excavation walls and base.

Based on previous intrusive and monitoring works, stabilised groundwater was recorded to vary seasonally, ranging between 0.55m bgl to 2.00m bgl. Therefore, should it be necessary to remove groundwater to facilitate construction, it will be appropriately treated (if required) and disposed of in accordance with waste duty of care requirements. If LNAPL is encountered on groundwater during the works, limited groundwater and LNAPL pumping may be necessary.

The treatment and disposal of waste including groundwater will be the responsibility of the earthworks subcontractor under contract to the Shell PMC (including all related licensing).

### 3.2.5 Task 5: Waste disposal in line with current regulations.

Laboratory analysis of soils to be disposed of off-site will be undertaken to assist with waste classification (i.e. non-hazardous and/or hazardous waste) to identify appropriate disposal routes. Classification results will be forwarded to Shell, for their records. Subject to the results of the soil sampling set out in Task 4 above, further soil analysis may be necessary to determine appropriate disposal routes, e.g. Waste Acceptance Criteria (WAC) testing.

### 3.2.6 Task 6: Validation reporting including update of the existing CSM.

After removal of the known infrastructure and associated fuel distribution network (as detailed in Task 3), localised soil excavation, and (if applicable) LNAPL / groundwater pumping, a verification report will be prepared, which will include the following details:

- Plan showing extents of any remedial excavations (if necessary) and location of the validation soil samples collected;
- Details of the soil disposed off-site including waste classification details and Duty of Care documentation including waste transfer or consignment notes; and,
- Results of analytical testing of soil samples and comparison with appropriate screening criteria applicable for the end use of the Site.
- Update of the CSM for the site.

The verification report will be forwarded to Blaby District Council for their records and will be sent prior to the development's first occupation to discharge condition 9 of the planning consent (Ref No: 23/0646/FUL, dated: 24th August 2023) appended as Appendix A.

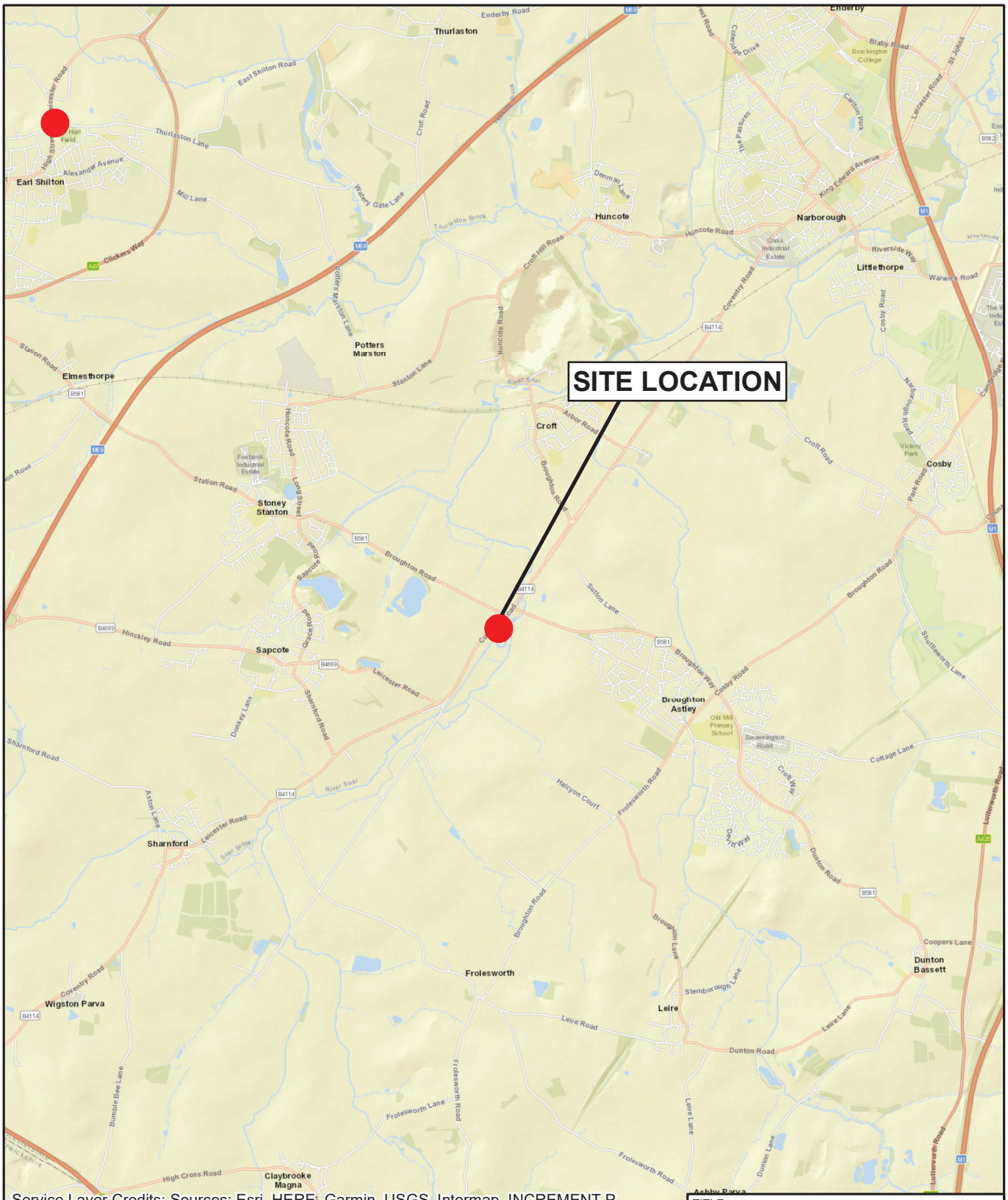
# 4 Unexpected Contamination

Should unexpected contamination (of a different type, location or magnitude than previously encountered or suspected) be encountered during the redevelopment works, Blaby District Council and Shell will be notified and Arcadis will conduct the necessary activities in accordance with Condition 10 of the planning consent (Ref No: 23/0646/FUL) appended as Appendix A.

It is anticipated that any remediation considered necessary would likely involve localised removal of affected soils, and potentially pumping of groundwater from excavations, in accordance with the remediation approach outlined in Section 3 above.

If necessary, installation of additional boreholes and monitoring wells will be proposed to facilitate the collection of groundwater samples to allow for the monitoring and assessment of COPC in groundwater beneath the site.

# Figures

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| LEGEND | NOTES |
|---|---|
| SITE LOCATION | SYMBOLS FOR BOREHOLES, TRIAL PITS AND OTHER SPECIFIC FEATURES ARE REPRESENTATIONS OF LOCATION ONLY AND UNLESS OTHERWISE SPECIFIED, DO NOT REPRESENT THE TRUE SIZE OF THE FEATURE. |

0 0.2 0.4 0.8 1.2 1.6 2 Kilometres

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|---|---|
| TITLE: | SITE LOCATION PLAN |
| SITE : | SHELL SUTTON ELMS |
| CLIENT : | SHELL UK OIL PRODUCTS LIMITED |
| PROJECT : 10044284 | FIGURE 1 |
| DATE : 06/07/22 | DRAWN BY : AP |
| DRG No. : 10044284-AUK-SHSE-XX-DR-ZZ-0412-P1.GIS | |
| SCALE : 1 : 50,000 | PRINT : A4 |

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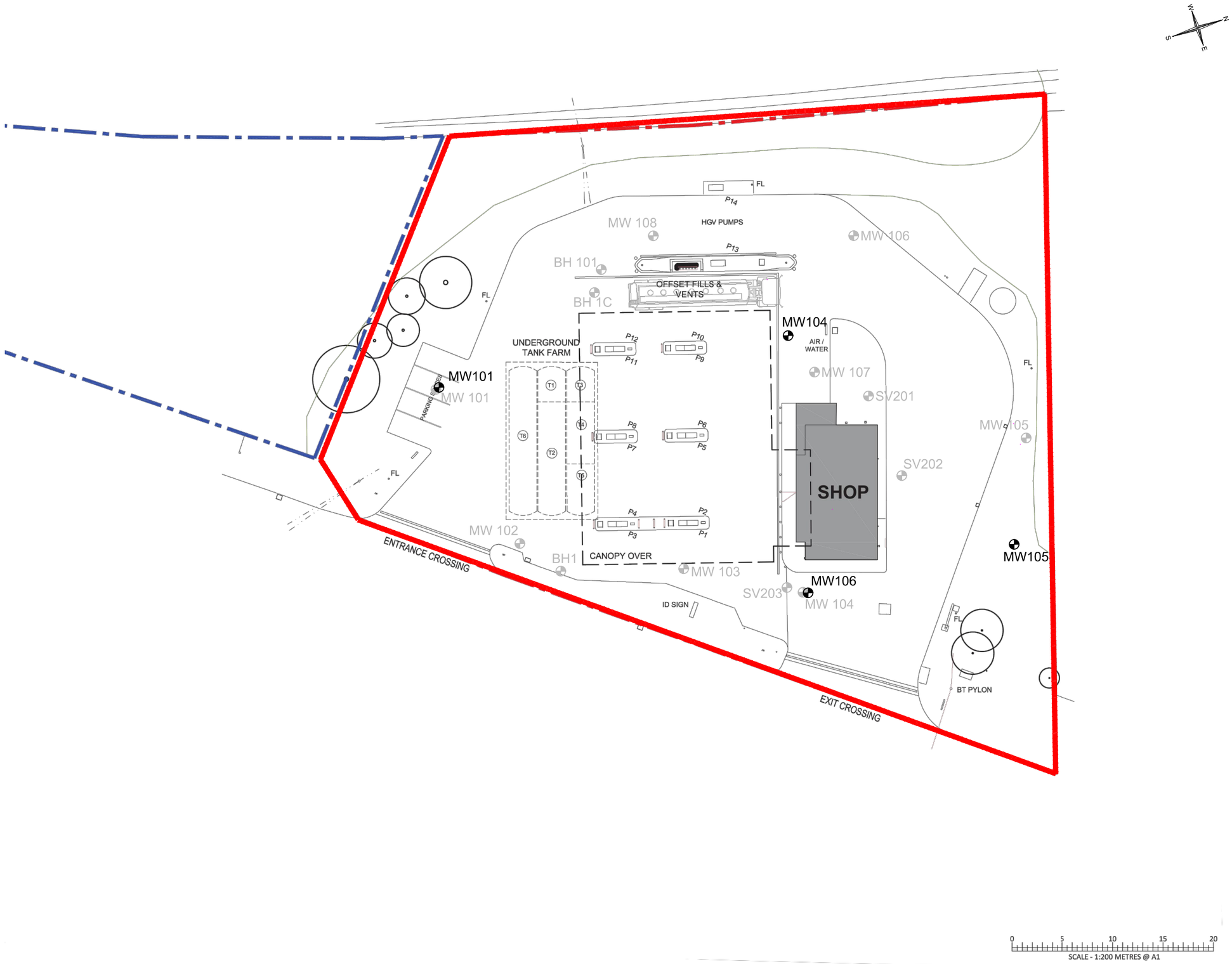


NOTE: ALL ENTITIES SHOWN ON THIS DRAWING ARE TO BE REGARDED AS APPROXIMATE AND ARE INDICATIVE ONLY. NO MEASUREMENTS TAKEN FROM THIS DRAWING SHOULD BE USED FOR THE LOCATION OF INTRUSIVE INVESTIGATION WORKS ON SITE. SYMBOLS FOR BOREHOLES, TRIAL PITS AND OTHER SPECIFIC FEATURES ARE REPRESENTATIONS OF LOCATION ONLY AND UNLESS OTHERWISE SPECIFIED, DO NOT REPRESENT THE TRUE SIZE OF THE FEATURE. - CONTACT ARCADIS UK IN CASE OF ANY QUERY

KEY

- ARCADIS MONITORING WELLS
- HISTORICAL MONITORING WELLS (DECOMMISSIONED)
- SITE BOUNDARY

NOTES

| REV | DATE | COMMENT | CAD |
|---|---|---|---|
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TITLE: HISTORICAL INVESTIGATION LAYOUT PLAN

SITE: SHELL SUTTON ELMS

CLIENT: SHELL UK OIL PRODUCT LTD

PROJECT: 10044284 | FIGURE 2

DATE: 12/12/23 | DRAWN: LR | REV: -

DRG.No.: 10044284-AUK-SHSE-XX-DR-ZZ-0957-P1 | PRINT: A3

ARCADIS

# Appendix A

**Blaby District Council Planning Permission (Ref: 23/0646/FUL)**

**APPROVAL**

Blaby District Council

*the heart of Leicestershire*

Council Offices, Desford Road, Narborough, Leicester, LE19 2EP

**NOTICE OF DECISION ON PLANNING APPLICATION**
**TOWN AND COUNTRY PLANNING ACT 1990**

**PLANNING PERMISSION**

**Name and Address of Applicant**
Shell UK Oil Products Limited
N/a

**Name and Address of Agent**
Jackie Ford
JMS Planning & Development Ltd
Build Studios
203 Westminster Bridge Road
Lambeth
London
SE1 7FR

**Part -1 Particulars of Application**

Date of Application 24 August 2023 Application No. **23/0646/FUL**

**Particulars and Location of Development**

Demolition of existing sales building and HGV forecourt (retention of domestic forecourt and underground fuel tanks) and the erection of a new sales building, HGV forecourt, provision of car parking and electric vehicle charging hub and associated works, including alterations to canopy (revised scheme 22/0879/FUL)

Sutton Elms Filling Stn Coventry Road Stoney Stanton Leicestershire

**Part -2 Particulars of Decision**

In pursuance of its powers under the Town and Country Planning Act 1990, the Blaby District Council **GRANTS** planning permission for the carrying out of the development referred to in PART -1 hereto in accordance with the application and plans submitted, subject to the following conditions;

Conditions attached to the planning permission and reasons for those conditions are :-

**CONDITIONS**

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The Development hereby approved shall be built in strict accordance with the following approved plans;

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Proposed Layout - Jennings Design Ltd - 10019140 PLNG-03 Rev E
Proposed Elevations - Jennings Design Ltd - 10019140 PLNG-04 Rev E
Block Plan - Jennings Design Ltd - 10019140 PLNG-6 Rev C
The Site Location Plan - Jennings Design Ltd - 10019140 PLNG-7
Proposed Building Floorplan - Jennings Design Ltd - 10019140 PLNG-8
Proposed Building Elevations - Jennings Design Ltd - 10019140 PLNG-8
EV Infrastructure - Jennings Design Ltd - 10019140 PLNG-9
Landscape Planting Plan - Squires Young Landscape Architecture - SY22-334-LPP-22-05 Rev B
Drainage Strategy and Calculations Report - Dudleys Structural & Civil Consultants - 23008-DCE-XX-XX-T-C-100-P01
Proposed Impermeable Areas - Dudleys Structural & Civil Consultants - 23008-DCE-XX-XX-D-C-103-P01
Drainage Strategy Drawing - Dudleys Structural & Civil Consultants - 23008-DCE-XX-XX-D-C-100-P02
Noise Impact Assessment - Venta Acoustics - VA4518.230209.NIA
Proposed Lighting Plan- Sutton Elms - GW Lighting Consultancy - SH79

3 The development hereby permitted shall be constructed using the materials specified on the drawing Proposed Layout - Jennings Design Ltd - 10019140 PLNG-03 Rev E, which is attached to and forms part of this planning permission, unless alternative materials are agreed in writing by the District Planning Authority.

4 The approved landscaping scheme as shown on drawing Landscape Planting Plan - Squires Young Landscape Architecture - SY22-334-LPP-22-05 Rev B shall be carried out within one year of completion of the development. The maintenance plan included on the approved landscape drawing shall be implemented as detailed and any trees, hedges, shrubs or other plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

5 All existing trees, shrubs or hedges to be retained on the site shall, whilst the development hereby permitted is being carried out, be protected by suitable fences in accordance with the details contained in the Tree Survey Report and Tree Constraints Plan and Arboricultural Impact Assessment by Squires Young Landscape Architecture SY22-334-ARB-22-01 dated July 2022, attached to and forming part of this consent. No materials shall be stored, rubbish dumped, fires lit or buildings erected within these fenc1es. Within the areas so fenced off the existing ground level shall be neither raised or lowered, (except as may be agreed in writing by the District Planning Authority as part of this development). If any trenches or services are required in the fenced off areas, they shall be excavated and back filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

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6 Prior to the first use of the development hereby permitted the foul and surface water drainage strategy for the site shall be fully implemented and capable of use in accordance with Dudleys Structural & Civil Consultants drainage strategy drawing 23008-DCE-XX-XX-D-C-100-P02. Once operational, the drainage infrastructure shall be maintained thereafter in accordance with manufacturers' recommendations.

7 No development, including works of demolition, shall commence on the site until such time as a Demolition and Construction Management Plan has been submitted to and approved in writing by the District Planning Authority. Once approved the demolition works and construction of the development shall thereafter be carried out in accordance with the approved details and timetable. The plan shall provide for:

a) The parking of vehicles of site operatives and visitors and a timetable for their provision
b) Loading and unloading of plant and materials
c) Site compound locations
d) Storage of plant and materials used in constructing the development
e) Measures to control the emissions of dust and dirt during demolition and construction, with particular emphasis in tracking onto the highway
f) Proposed routing of construction traffic
g) Measures to control the emissions of noise during demolition and construction referring to appropriate standards
h) Hours of construction and deliveries

8 No development, including demolition, approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

a) A preliminary risk assessment which has identified:
- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

c) The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

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d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

9 Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action as identified in the verification plan submitted in respect of condition 8. Any longer-term monitoring shall be carried out as approved.

10 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 8 and where remediation is necessary, a remediation scheme must be prepared in accordance with the requirements of condition 8, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme, a verification report must be prepared which is subject to the approval in writing of the Local Planning Authority in accordance with condition 9.

11 The development hereby permitted shall not be occupied until such time as the layout, parking and turning facilities have been implemented in accordance with Block plan drawing number 10019140-PLNG-6 Rev C. Thereafter the on-site parking provision shall be so maintained in perpetuity.

12 The substation transformer and low voltage units to be installed on the site shall be the ESD Ground Mounted Schneider Electric Transformer and PK Power Unit & Communication Unit in accordance with the details submitted on 21st November 2022 in relation to permission 22/0879/FUL unless alternative details are agreed in writing by the District Planning Authority.

13 Any lighting installed on the site shall be implemented fully in accordance with the GW Lighting Consultancy Proposed Lighting Plan Sutton Elms SH79 and the Lighting Assessment dated 6th September 2023 which accompany and form part of this consent.

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14 Any plant or machinery to be installed at the site shall be implemented fully in accordance with the specification of plant detailed in the Noise Impact Assessment VA4518.230209.NIA by Venta Acoustics which accompanies and forms part of this consent. Once installed, the plant or machinery shall be thereafter operated and maintained in accordance with manufacturers' recommendations.

15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent re-enactment with or without modification), no alterations or extensions shall be made to the retail store without the prior permission of the District Planning Authority granted on an application submitted in that regard.

16 The replacement retail unit hereby approved shall only be used in association with and ancillary to the use of the site as a petrol filling station and shall not be subdivided or converted to any other use without a further grant of planning permission.

**REASONS**

1 To prevent the unnecessary accumulation of unimplemented permissions, to encourage early implementation and to enable the District Planning Authority to review the consent if a further application is made.

2 For the avoidance of doubt.

3 In the interests of visual amenity.

4 In the interests of visual amenity.

5 To ensure that all trees, shrubs and hedges to be retained are adequately protected during the construction of the development.

6 To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

7 To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems and in the interests of amenity in the area.

8 To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework.

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9 To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.

10 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

11 To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of the safety of road users.

12 In the interests of the amenities of the site and surrounding area.

13 In the interests of the visual amenities of the area and the overall appearance of the development.

14 In the interests of the amenities of the site and surrounding area.

15 In the interests of visual amenity and to protect the character and appearance of the countryside.

16 To avoid inappropriate uses in the countryside and to prevent an increase in traffic visiting the site.

**NOTES TO APPLICANT**

1. This grant of planning permission does not authorise any development outside the application site including any foundation, footings, fascias, eaves, soffits, verges or guttering.

2. The development hereby permitted must be carried out in complete accordance with the approved plans. If changes are made to the approved scheme, whether INTERNALLY or EXTERNALLY, the development will not be in accordance with this grant of planning permission, it therefore would not benefit from planning permission and may result in enforcement action.

3. Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the

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Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

4. This consent does not give permission for any advertisements for which separate advertisement consent may be required under the Town and Country (Control of Advertisements) (England) Regulations 2007.

**SUMMARY OF REASONS FOR RECOMMENDATION AND RELEVANT DEVELOPMENT PLAN POLICIES**

1 The District Planning Authority has reached its decision taking into account the advice contained within paragraph 38 of the National Planning Policy Framework and, where possible, has worked proactively with the applicants to seek solutions to problems arising in relation to dealing with the planning application.

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Shell UK Oil Products Limited

Date: 12 October 2023
My Ref: Development Monitoring
Contact: Planning Enforcement Team
Tel No: 0116 272 7521
Email: planning.enforcement@blaby.gov.uk

Dear Sir/Madam

**Development Monitoring**

The enclosed planning permission has been granted and is subject to all the planning conditions attached to and forming part of the planning permission. Failure to comply with these conditions will be a breach of planning control which may result in your development being unauthorised and subject to enforcement and/or legal action.

Therefore you should ensure that you notify the Planning Enforcement Section at least 4 weeks prior to commencement of the development to ensure that all pre-commencement conditions have been discharged and complied with. Please contact me using the details at the top of this communication.

It should also be noted that the site will be monitored to ensure:-

(a) compliance with all conditions attached to the planning permission and;
(b) the development is carried out in accordance with the approved plans.

I look forward to your co-operation with this matter however, if you require any further information or assistance please do not hesitate to contact me.

Yours faithfully

Planning Enforcement Team

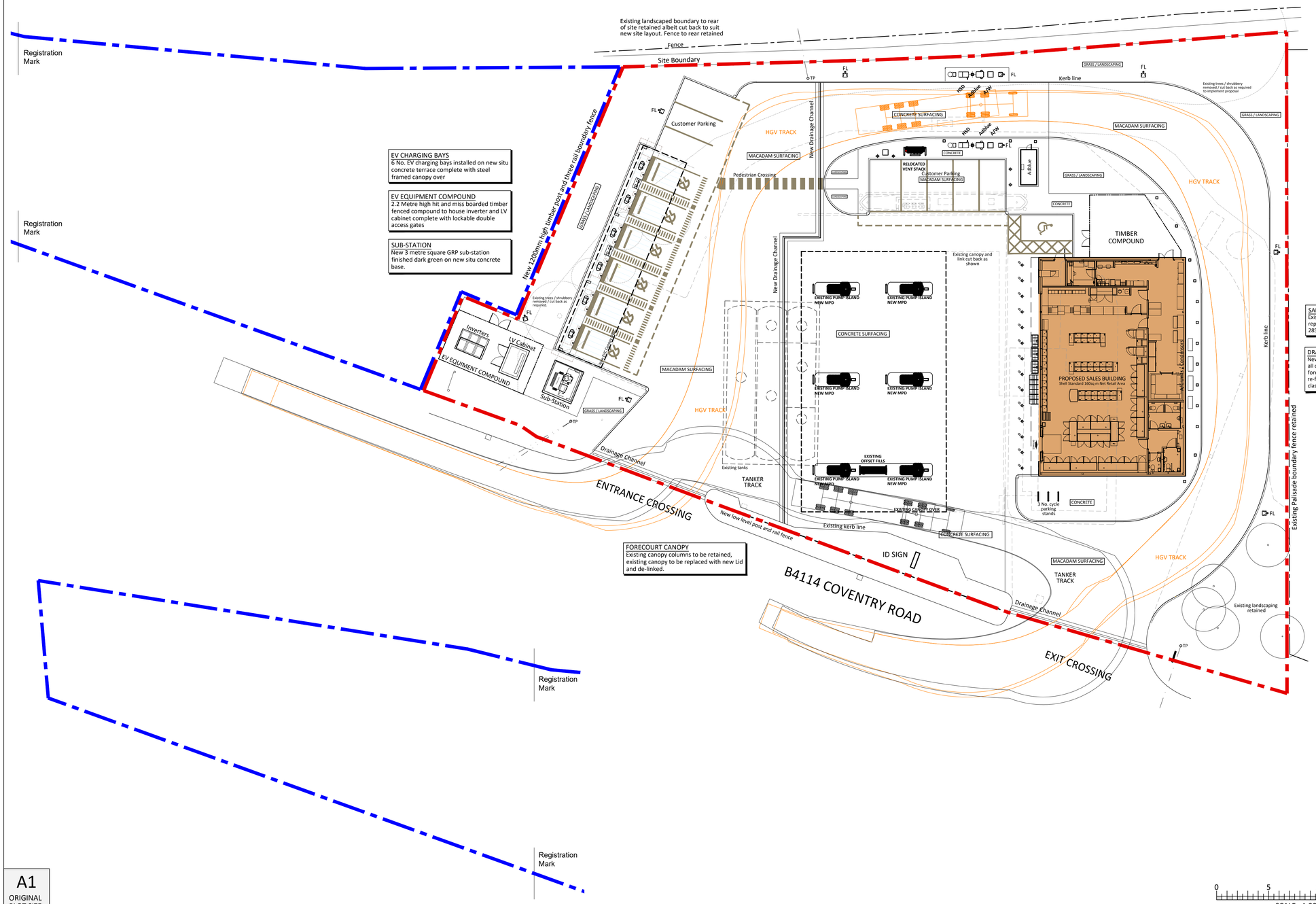
# Appendix B

## Proposed Site Layout

ARTELIA INTERNATIONAL

NORTH

| SCHEDULE OF AREAS | |
|---|---|
| Site Area | 0.36H / 0.89A |
| Existing Shop Gross External Area | 115m² / 1238ft² |
| Existing Shop Gross Internal Area | 101m² / 1087ft² |
| Proposed Shop Gross External Area | 296m² / 3186ft² |
| Proposed Shop Gross Internal Area | 285m² / 3067ft² |




SALES BUILDING
Existing sales building demolished and replaced with new. Total gross internal area 285 sqm, 160 sqm retail area.

DRAINAGE
New drainage strategy to be put in place with all outfalls falling into existing. All dispensing forecourt water and tanker standing / HGV re-fuelling water to pass through a 10,000 litre class 1 petrol interceptor

A1
ORIGINAL PLOT SIZE

0 5 10 15 20
SCALE - 1:200 METRES @ A1

## GENERAL NOTES

THIS DRAWING HAS BEEN PREPARED FOR PLANNING PURPOSES ONLY.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

SUTTON ELMS - 10019140 PLNG-01 2022 - Existing Layout
SUTTON ELMS - 10019140 PLNG-02 2022 - Existing Elevations
SUTTON ELMS - 10019140 PLNG-03 2022 - Proposed Layout
SUTTON ELMS - 10019140 PLNG-04 2022 - Proposed Elevations
SUTTON ELMS - 10019140 PLNG-05 2022 - Proposed Building Elevations
SUTTON ELMS - 10019140 PLNG-06 2022 - Block Plan
SUTTON ELMS - 10019140 PLNG-07 2022 - Site Location Plan

PROPOSAL
Proposed redevelopment of existing petrol filling station. To comprise replacement sales building, canopy, general and HGV refuelling forecourt.
Extension of site boundary into adjacent vacant land for the introduction of 6 no. Tritium fast charge electric vehicle points and associated plant equipment located behind 2 metre high gated and locked timber fenced compound.

DEMOLITION
Existing brick sales building to be demolished. Existing forecourt demolished comprising of canopy, pumps and islands. Existing underground tanks exhumed.

**SALES BUILDING**
WALL CONSTRUCTION
Walls to comprise 100mm vertical Kingspan flat Composite cladding panels finished RAL 9016 (White - Subtle leathergrain effect.) Base plinth at floor level to be a formed pressed steel profile finished in Shell grey.
WINDOWS AND SHOPFRONT
Aluminium framed shopfront finished Taupe, clear glazing. incorporating retractable night serv unit and frames.

Entrance doors to comprise 2 No. Automatic sliding leaves into recessed pockets and having a clear opening of 1200mm Min.

Secondary doors to comprise solid steel framed and panelled doors finished in Shell grey. Panels over doors to be contained within a framed section and infilled with a steel faced solid core panel finished in Shell Grey.
FASCIA
Wood Effect wih signage to suit subject to separate application.
ROOF FINISH
To comprise 100mm Kingspan trapizoidal single length composite roof panels. Exposed gutter and rain water pipes to rear.
Bullnosed pressing and soffit to front elevation finished in Shell Warm White (RAL 9016)

FORECOURT CANOPY
Existing Canopy overall size to be reduced with link to existing building and projections regularised. Canopy soffit height retained at 3.8m above forecourt level.

FUEL TANKS
Existing below ground storage tanks retained.

LIGHTING
Canopy lighting to comprise 100 Watt fully recessed energy saving LED canopy lights. Various LED floodlights / CCTV around the site as shown on 5 metre high columns as specialist design.

CROSSINGS
Existing retained.

TREES
Existing trees / shrubbery removed / cut back as required to implement proposal subject to approval.

BOUNDARY TREATMENTS
All existing retained with the introduction of a low level post and rail fence to roadside boundary. New 1200mm high post and three rail timber fence to rear of EV chargers.

ADVERTISEMENTS
Subject to separate application.

LEVELS
Back to existing with falls to drainage channels.

**ELECTRIC VEHICLE CHARGING**
CANOPY
To comprise steel structure finished white with cantilevered roof.

EQUIPMENT
Inverters and LV cabinet to be located within 2.2 metre high hit and miss boarded timber fence complete with lockable double access gates.

SUB-STATION
Standard 3000 x 3000mm GRP sub-station installed by DNO in strict accordance with requirements and specification finished Dark Green on new situ concrete slab.

ILLUMINATION
Canopy - By means of low energy bulkhead fittings to underside of canopy.
LV Compound - By means of LED floodlight on 5 metre pole as shown.

PLANNING DRAWING


JENNINGS DESIGN LIMITED

Unit 8, Feast Field, Horsforth,
Leeds West Yorkshire LS18 4TJ.

TEL. No 01274 395422
E-mail office@jennings-design.com


| REV | DATE | | BY |
|---|---|---|---|
| E | 21/08/23 | Existing canopy reduced and retained | CJW |
| D | 01/08/23 | Drawing updated | CJW |
| C | 26/06/23 | EX forecourt retained. minor amendments to kerbs | CJW |
| B | 16/11/22 | Southern boundary amended to 1200 post and rail. | DS |

PROJECT : SHELL SUTTON ELMS
B4114 COVENTRY ROAD
LEICESTER. LE9 6QD

TITLE : PROPOSED LAYOUT

SHELL UK LIMITED
SHELL CENTRE
LONDON
SE1 7NA
UNITED KINGDOM

| | | | |
|---|---|---|---|
| DRAWN BY : | DS | SCALE : | 1:200 @ A1 |
| DATE : | June 2022 | PLOT DATE : | June 2022 |
| CAD FILE : | E:\ARCHIVE\DRAWINGS\SHELL\SUTTON ELMS\KDR-PLNG-2022 | | |

| DWG No : | 10019140 | PLNG-03 | 2022 | E |
|---|---|---|---|---|

# Appendix C

## Study Limitations

**IMPORTANT**. This appendix should be read before reliance is placed on any of the information, opinions, advice, recommendations or conclusions contained in this report.

1. This report has been prepared by Arcadis (UK) Limited ('Arcadis'), with all reasonable skill, care and diligence within the terms of the Appointment and with the resources and manpower agreed with Shell Oil Products UK Limited (the 'Client'). Arcadis does not accept responsibility for any matters outside the agreed scope.
2. This report has been prepared for the sole benefit of the Client unless agreed otherwise in writing. The contents of this report may not be used or relied upon by any person other than this party without the express written consent and authorisation of Arcadis.
3. Unless stated otherwise, no consultations with authorities or funders or other interested third parties have been carried out. Arcadis is unable to give categorical assurance that the findings will be accepted by these third parties as such bodies may have unpublished, more stringent objectives. Further work may be required by these parties.
4. All work carried out in preparing this report has used, and is based on, Arcadis' professional knowledge and understanding of current relevant legislation. Changes in legislation or regulatory guidance may cause the opinion or advice contained in this report to become inappropriate or incorrect. In giving opinions and advice, pending changes in legislation, of which Arcadis is aware, have been considered. Following delivery of the report, Arcadis has no obligation to advise the Client or any other party of such changes or their repercussions.
5. This report is only valid when used in its entirety. Any information or advice included in the report should not be relied upon until considered in the context of the whole report.
6. Whilst this report and the opinions made are correct to the best of Arcadis' belief, Arcadis cannot guarantee the accuracy or completeness of any information provided by third parties. provided by third parties. Arcadis has taken reasonable steps to ensure that the information sources used for this assessment provided accurate information and has therefore assumed this to be the case.
7. This report has been prepared based on the information reasonably available during the project programme. All information relevant to the scope may not have been received.
8. This report refers, within the limitations stated, to the condition of the site at the time of the inspection. No warranty is given as to the possibility of changes in the condition of the site since the time of the investigation.
9. The content of this report represents the professional opinion of experienced environmental consultants. Arcadis does not provide specialist legal or other professional advice. The advice of other professionals may be required.
10. Where intrusive investigation techniques have been employed, they have been designed to provide a reasonable level of assurance on the conditions. Given the discrete nature of sampling, no investigation technique is capable of identifying all conditions present in all areas. In some cases, the investigation is further limited by site operations, underground obstructions and above ground structures. Unless otherwise stated, areas beyond the boundary of the site have not been investigated.
11. If below ground intrusive investigations have been conducted as part of the scope, safe location of exploratory holes has been carried out with reference to the Arcadis ground disturbances procedure. No guarantee can be given that all services have been identified. Additional services, structures or other below ground obstructions, not indicated on the drawing, may be present on site.
12. Unless otherwise stated the report provides no comment on the nature of building materials, operational integrity of the facility or on any regulatory compliance issues.
13. Unless otherwise stated, an inspection of the site has not been undertaken and there may be conditions present at the site which have not been identified within the scope of this assessment.
14. Unless otherwise stated, samples from the site (soil, groundwater, building fabric or other samples) have not been obtained.
15. Arcadis has relied upon the accuracy of documents, oral information and other material and information provided by the Client and others, and Arcadis assumes no liability for the accuracy of such data, although in the event of apparent conflicts in information, Arcadis would highlight this and seek to resolve.
16. Unless otherwise stated, the scope of works has not included an environmental compliance review, health and safety compliance review, hazardous building materials assessment, interviews or contacting Local Authority, requests for information to the petroleum officer, sampling or analyses of soil, ground water, surface water, air or hazardous building materials or a chain of title review.
17. Unless otherwise stated, this assessment has considered the ongoing use of the site and has not been prepared for the purposes of redevelopment which may act as a trigger for site investigation and remediation works not needed for ongoing use.

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