



Duffy Property Group on behalf of Fronville Limited

Former Vita Cortex Site

Remediation Status Report

603690 – R13 (00)

APRIL 2025





RSK GENERAL NOTES

Project No.: 603690 – R13 (00)

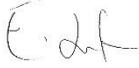
Title: Remediation Status Report – Former Vita Cortex Site

Client: Duffy Property Group on behalf of Fronville Ltd.

Date: 04 April 2025

Office: Dublin

Status: FINAL

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Date:	04 April 2025	Date:	04 April 2025

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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.

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1 INTRODUCTION

The site is the subject of an Environmental Protection Agency (EPA) regulated Integrated Pollution Prevention and Control (IPPC) licence (Licence No: P0059-02, formerly P0059-01) associated with previous site operations where polyurethane foam was produced. Licensable activities ceased on the site in 2010 and almost all remaining plant, products and wastes from the manufacturing process were removed for recovery and disposal in 2015. Demolition of all remaining buildings on site and removal of all remaining pipework and pumping equipment was completed in February 2023 (Planning Ref: 21/40647). Refer to Figure 1 for the site location.

The client is planning to lodge a planning permission for residential development on the site. They had indicated that, prior to planning being sought for the site it is required that the site be fully remediated to a standard which would allow for an application to be made to surrender the IPPC licence P0059-02.

Several phases of environmental site investigation were undertaken over the course of the past three years (since 2021) in line with EPA guidance document 'Guidance on the Management of Contaminated Land and Groundwater at EPA Licensed Sites' (Environmental Protection Agency, Ireland, 2013). The investigations identified historic soil and groundwater contamination at the site, associated with previous operations at the site. The investigations and subsequent reports produced identified potential risks to human health and the environment from the contamination on site which required mitigation through remediation.

In accordance with 'Guidance on the Management of Contaminated Land and Groundwater at EPA Licensed Sites' (Environmental Protection Agency, Ireland, 2013) a Corrective Action Strategy & Implementation Plan was compiled by RSK (Report Ref: 603690 R05 (00)). The report identified the most appropriate remediation option for the site as a combination of excavation and off-site disposal of impacted soils (source removal) and pump and treatment (pump and treat) of groundwater.

Currently, the Site is at Stage 3 of the EPA guidance workflow and remediation works were completed on the 28th February 2025 under planning reference 2442868. Remediation activities were overseen by RSK on-site and were implemented in line with the following RSK document, as approved by the EPA;

603690 R05 (00) Fronville Ltd. – Former Vita Cortex Site – Corrective Action Strategy & Implementation Plan

The verification process is currently underway which involves the collection of groundwater samples from boreholes collected across 2 rounds spaced 6 months apart. It is expected the verification process will be completed towards the end of September 2025. Once the verification process is complete a report will be submitted to the EPA to support an application for surrender of the IPPC licence.

The information provided in this report summarises site remediation activities implemented as part of the Remediation Plan.

This report is subject to RSK's Service Constraints provided in Appendix A.

EPA Contaminated Land & Groundwater Risk Assessment Methodology	Report Reference	Report Date	Status	
STAGE 1: SITE CHARACTERISATION & ASSESSMENT				
1.1	PRELIMINARY SITE ASSESSMENT	Arup - 263958-00_Preliminary Site Assessment Final	9 November 2018	FINAL
1.2	DETAILED SITE ASSESSMENT	RSK 603690 (R01) (01) Michael Owens	8 May 2023	FINAL
1.3	QUANTITATIVE RISK ASSESSMENT	RSK 603690 (R01) (01) Michael Owens	8 May 2023	FINAL
STAGE 2: CORRECTIVE ACTION FEASIBILITY & DESIGN				
2.1	OUTLINE CORRECTIVE ACTION STRATEGY	RSK 603690 (R03) (00) Michael Owens	10 July 2023	FINAL
2.2	FEASIBILITY STUDY & OUTLINE DESIGN	RSK 603690 (R03) (00) Michael Owens	10 July 2023	FINAL
2.3	DETAILED DESIGN	RSK 603690 (R05) (00) Michael Owens	29 November 2023	FINAL
2.4	FINAL STRATEGY & IMPLEMENTATION PLAN	RSK 603690 (R05) (00) Michael Owens	29 November 2023	FINAL
STAGE 3: CORRECTIVE ACTION IMPLEMENTATION & AFTERCARE				
3.1	ENABLING WORKS			
3.2	CORRECTIVE ACTION IMPLEMENTATION & VERIFICATION			
3.3	AFTERCARE			

2 REMEDIATION PLAN

The Remediation Plan provides detail on the design of the proposed remediation and how it was implemented on-site.

Remedial technologies which were used to undertake the remedial works comprised source removal of impacted soils and pump and treatment of groundwater. Further detail on these technologies is provided below.

2.1 Source Removal

In order to address the impacted soils on site, it is considered that source removal, comprising excavation and off-site disposal of the source soils from Contaminant Source Areas 1, 2 and 3 (CSA1, CSA2 and CSA3), was the most feasible remediation option. Refer to Figures 2a to 2c for locations of Contaminant Source Areas 1, 2 and 3.

Source removal of material was undertaken using a suitably sized mechanical excavator and experienced operative under the supervision and guidance of a suitably qualified and experienced RSK engineer familiar with site.

Prior to remediation works, RSK undertook a Waste Classification Assessment of source soils planned to be removed as part of remediation works. Removal and off-site disposal was undertaken in accordance with the following report:

- **603690 - R04 (00) Waste Classification Report - Fronville Ltd., Kinsale Road.**

Table 1 below provides an estimate of the in-situ volume of each waste category which required disposal off-site.

Table 1: Summary of estimated disposal volumes

Waste Category	Disposal Classification	European Waste Code (EWC)	In Situ Volume – m ³ (approx.)
B1	INERT	17 05 04	1,299
C1	NON-HAZARDOUS	17 05 04	2,891
D1	HAZARDOUS	17 05 03*	1,866

It should be noted that most of the excavated soils are currently stored on site in stockpiles. Due to significant rainfall in January and February soils could not be transported or accepted by the receiving facility and due to the adverse weather conditions, it was not possible to allow soils to dry out on-site.

As a result, only a limited quantity of Hazardous soils were removed off-site with the remaining Hazardous, Non-Hazardous and Inert soils remaining on-site in dedicated, banded stockpiles. The stockpiles have been placed on hardstanding (Tarmac / Concrete) and are covered with polythene awaiting a period of dry weather when off-site disposal can resume. Final volumes of excavated soils to be removed off-site for disposal will vary from Table 1 above and will be confirmed within the Verification Report provided at the end of the project.

Removal off-site of waste soils suitable for transportation was completed by a licensed haulage company to an authorised waste facility for disposal. All soils disposed off-site were accompanied by a Chain of Custody form.

For the avoidance of doubt, the ESB substation was not removed as part of remediation works and a distance of no less than 10 metres was maintained from the ESB substation at all times.

2.1.1 Backfilling

Following completion of source removal, excavations were backfilled with a combination of site-won soils and virgin aggregate from an approved quarry. Any of the site-won soils which were re-used for backfilling were subject to further laboratory analysis to confirm their suitability for re-use.

2.2 Pump and Treat / Dewatering

In order to address the impacted groundwater on-site and enable safe excavation of the impacted soils, pumping and treatment ('pump and treat') of groundwater within the contaminant plumes was required. The primary objective of the pump and treat system was to lower the groundwater table sufficiently to allow for removal of the impacted soils. A secondary function of the system was to treat the impacted groundwater.

Several dewatering wells (EWs) were installed within the contaminant source areas (CSA1, CSA2 and CSA3) (Figure 2a to 2c). A submersible pump was placed into the wells and water was pumped into a settlement tank with an oil-water separator facility. The discharge rate, cumulative volume, pH, temperature, turbidity, rainfall and water level were continuously recorded in the tank 24hrs hours a day. Visual inspections of the system were completed by Minerex competent personnel via the inspection camera to check for increased accumulations of Non-Aqueous-Phase-Liquids (NAPL) and remotely adjust the system. Refer to Figure 3 for the dewatering and water treatment layout.

Pumps were installed in Stage 4 of the settlement and oil water separator tank which pumped water through activated carbon vessels (as necessary depending on water quality at the end the tank and licence requirements) and into the combined sewer via a flowmeter.

A full site-specific dewatering method statement and risk assessment was prepared by the appointed contractor prior to commencement of remediation works.

2.2.1 Discharge Licensing Requirements

A trade effluent discharge licence was obtained for both discharges to groundwater and combined sewer. The groundwater discharge licence was issued by Cork City Council under Licence Number WW(W) 01/2023 on 26th September 2024. The discharge licence for the combined sewer network was issued by Uisce Eireann under Licence Number TE-11285-01 on 15th March 2024. It should be noted that the licence for discharge to groundwater was not used and all pumped water was discharged to the combined sewer network following treatment.

2.3 Site Setup

Smith Groundworks (SG) was the appointed contractor and took on the role of PSCS. SG undertook a site setup prior to commencement of remediation. The site setup comprised the following;

- Welfare facilities including Site office and first aid
- Safe access and egress to the site including parking, signage and fencing;

- Temporary power sufficient to supply site compound and dewatering system;
- Temporary lighting within the site compound and where necessary around the site;
- Suitable hoarding and site security;
- Waste segregation and storage areas

2.4 Pollution Control & Monitoring Programme

A programme of monitoring was undertaken prior to, during and post remediation. Details on the monitoring completed are provided below.

2.4.1 Baseline groundwater sampling & monitoring

Baseline groundwater monitoring and sampling from selected wells was undertaken prior to commencement of remediation. The purpose of the baseline monitoring was to establish the baseline status of groundwater contamination prior to commencement of remediation and to determine if any plume migration had taken place since the last sampling event.

2.4.2 Sampling & monitoring of trade effluent discharge to groundwater

Discharge from the pump and treat system to groundwater via recharge wells under a Section 4 licence issued by Cork City Council was not undertaken.

2.4.1 Sampling & monitoring of trade effluent discharge to foul / combined sewer

Discharge from the pump and treat system to the combined sewer system was undertaken under licence issued by Uisce Éireann. The frequency of sampling (weekly) and parameters analysed are provided within the licence.

Visual inspection of the raw and treated effluent was undertaken at regular intervals throughout the day by means of live monitoring camera.

2.4.2 Environmental monitoring / supervision

Full time site supervision was undertaken on site by a suitably qualified and experienced RSK Engineer for the duration of the remediation works. The RSK Engineer oversaw all remediation works including but not limited to the following;

- Recording of daily activities and photographs;
- Implementation of material tracking system;
- Signing of Chain of Custody for Waste Transfer to ensure compliance and traceability of waste leaving site;
- Assist with delineation of impacted source soils on site;
- Monitoring of groundwater levels onsite as necessary;
- Photo-Ionisation Detector (PID) monitoring; and,
- Soil validation sampling.

2.5 Remediation Personnel

The following parties had a direct interest or involvement in the works described herein.

Table 2: Project team

Title	Company	Main Contact (s)	Phone Number
Client:	Duffy Property Group / Fronville Ltd	Mike Duffy	+353 86 173 2106
		Matt Merrick	+353 87 699 1906
Clients Consultant:	RSK Ireland Ltd.	Michael Owens Giles Montgomery	+353 87 090 9442 +353 86 811 7280
Contractor (Groundworks):	Smith Groundworks & Engineering Ltd.	Pat Smith	+353 87 277 1939
Contractor (Dewatering & Water Treatment):	Minerex Environmental Ltd.	Pat Catana	+353 87 667 5303
		Cecil Shine	+353 86 617 5881
Project Supervisor of the Design Process (PSDP):	RSK Ireland Ltd.	Adrian Wragg	+44 7503 179813
Project Supervisor Construction Stage (PSCS):	Smith Groundworks & Engineering Ltd.	Pat Smith	+353 87 277 1939

2.6 Outline Scope & Schedule of Works

The various works steps and contractors' responsibilities are outlined in Table 3 below.

Approximate duration of each work step is presented in Table 3. Remediation commenced on the 4th of November 2024 with site setup and were completed on the 28th of February 2025.

Table 3: Schedule of Works

Work step	Responsibility	Approximate Duration
Pre – Commencement of Remediation		
Appoint PSDP & PSCS to the project	RSK / SG / Client	<3 weeks
Review insurance documents, including for the neighbouring sites where works will be undertaken	RSK / Client	<3 weeks
Preparation and approval of Risk Assessments and Method Statements (RAMS) for completing each element of the works	RSK / SG / Minerex	<3 weeks

Apply for temporary power connection at the site	Client	<3 weeks
Obtain discharge licences to groundwater and foul from Cork. Co. Co. and Irish Water	Minerex	<3 weeks
Meet EPA to discuss final remediation plan and gain their approval	Client / RSK / Minerex	<3 weeks
Drill 2 no. recharge wells on site	Minerex	<3 weeks
Undertake baseline groundwater sampling and monitoring from selected boreholes to confirm status and location of groundwater contamination prior to commencement of remediation	RSK	<3 weeks
Decommission boreholes within the contaminant source areas	RSK / SG	<3 weeks
Obtain 'Letter of Acceptance' from all waste facilities to confirm acceptance of waste soils	SG	<3 weeks
Site Setup - Week 1		
Undertake site infrastructure setup including but not limited to the following; <ol style="list-style-type: none"> 1. Welfare facilities including first aid. 2. Site office 3. Safe access and egress to the site including setup of walkways, roadways and parking with appropriate signage and fencing 4. Temporary power connection to supply site compound and dewatering system. 5. Temporary lighting within the site compound and where necessary around the site. 6. Suitable hoarding and site security 7. Truck washing facilities 8. Waste segregation and storage areas 	SG	Week 1
Undertake setup of dewatering and water treatment infrastructure	Minerex	Week 1
Appointed contractor will identify services on site by means of excavation and ensure that they are isolated / cut off from their supply and removed or redirected as necessary.	SG	Week 1
Remediation CSA3 - Week 2 - 4		

Excavate dewatering wells within CSA3 and commence pumping	Minerex	Week 2
Breakout concrete and tarmacadam within CSA3 and stockpile on-site	SG / RSK	Week 2
Remove clean soils from above the area and stockpile on-site for re-use in backfilling the excavation. Use some of these soils to construct a bund where Inert and Non-Haz soils are to be stockpiled on site for up to 6 months.	SG / RSK	Week 2
Remove impacted soils classified as Hazardous (Cat. D1) and load directly into the back of a lorry for disposal offsite to an authorised waste facility. Batter excavation as necessary.	SG / RSK	Week 2
Remove impacted soils classified as Inert (Cat. B1) and Non-Haz (Cat. C1) and stockpile on-site in the agreed location for up to 6 months. Batter excavation as necessary.	SG / RSK	Week 3
Deepen dewatering wells within CSA3 as necessary to reach the base of contamination.	SG / RSK / Minerex	Ongoing
Validation / inspection of works including retrieval of validation samples from the base and sidewalls of the excavation and from the stockpiles of clean soils planned to be re-used.	RSK	Ongoing
Await results of validation sampling to confirm that excavation can be backfilled or that further excavation of contamination is required.	RSK	Week 4
Backfill CSA3 excavation using imported stone and clean soils on site.	SG / RSK	Week 4
Remediation CSA1 - Week 5 - 7		
Demolish wall as necessary between Fonville Ltd. site and the neighbouring Musgrave Park.	SG	Week 5
Excavate dewatering wells within CSA1 and commence pumping	Minerex	Week 5
Breakout concrete and tarmacadam within CSA1 and stockpile on-site	SG / RSK	Week 5
Remove clean soils from above the area and stockpile on-site for re-use in backfilling the excavation. Use some of these soils to construct a bund where Inert and Non-Haz soils are to be stockpiled on site for up to 6 months.	SG / RSK	Week 5
Remove impacted soils classified as Hazardous (Cat. D1) and load directly into the back of a lorry for disposal offsite to an	SG / RSK	Week 5

authorised waste facility. Batter excavation as necessary.		
Remove impacted soils classified as Inert (Cat. B1) and Non-Haz (Cat. C1) and stockpile on-site in the agreed location for up to 6 months. Batter excavation as necessary.	SG / RSK	Week 6
Deepen dewatering wells within CSA1 as necessary to reach the base of contamination.	SG / RSK / Minerex	Ongoing
Validation / inspection of works including retrieval of validation samples from the base and sidewalls of the excavation and from the stockpiles of clean soils planned to be re-used.	RSK	Ongoing
Await results of validation sampling to confirm that excavation can be backfilled or that further excavation of contamination is required.	RSK	Week 7
Backfill CSA1 excavation using imported stone and clean soils on site.	SG / RSK	Week 7
Remediation CSA2 - Week 8 - 15		
Excavate dewatering wells within CSA2 and commence pumping	Minerex	Week 8
Breakout concrete and tarmacadam within CSA3 and stockpile on-site	SG / RSK	Week 8
Remove clean soils from above the area and stockpile on-site for re-use in backfilling the excavation. Use some of these soils to construct a bund where Inert and Non-Haz soils are to be stockpiled on site for up to 6 months.	SG / RSK	Week 9
Remove impacted soils classified as Hazardous (Cat. D1) and load directly into the back of a lorry for disposal offsite to an authorised waste facility. Batter excavation as necessary.	SG / RSK	Week 10-12
Remove impacted soils classified as Inert (Cat. B1) and Non-Haz (Cat. C1) and stockpile on-site in the agreed location for up to 6 months. Batter excavation as necessary.	SG / RSK	Week 13
Deepen dewatering wells within CSA3 as necessary to reach the base of contamination.	SG / RSK / Minerex	Ongoing
Validation / inspection of works including retrieval of validation samples from the base and sidewalls of the excavation and from the stockpiles of clean soils planned to be re-used.	RSK	Ongoing

Await results of validation sampling to confirm that excavation can be backfilled or that further excavation of contamination is required.	RSK	Week 14
Backfill CSA3 excavation using imported stone and clean soils on site.	SG / RSK	Week 15

2.7 Waste Management

Waste materials leaving the site were minimised as far as practicable to enhance the sustainability of the project and minimise costs. The management of waste at the site was the responsibility of the Contractor (Smith Groundworks). The contractor developed a Site Waste Management Plan (SWMP) as part of their site specific risk assessment and method statement (RAMS).

The following was taken into consideration when developing the SWMP;

- Responsibility for waste management will be with the Main Contractor;
- Responsibility of waste stream segregation will be with the main contractor including but not limited to the separation of: Demolition rubble (concrete and bricks), metal, soil arisings, potentially asbestos, timber and contaminated soil etc.;
- Prior to commencing any site works the contractor will identify the location of authorised waste facilities including landfills and waste recyclers suitable to accept each waste stream;
- The Contractor will Obtain a 'Letter of Acceptance' from all waste facilities to confirm suitability to accept the various waste streams;
- Any contractor removing wastes from the site will hold a valid National Waste Collection Permit (NWCPO) and be licensed in accordance with current waste management legislation to transport the specific waste stream;
- All waste materials removed from site will be documented by signing of a Chain of Custody form. All paperwork will be retained for future inspection and inclusion in the verification report; and,
- The contractor will be responsible for the management of the waste on site and inducting site workers to adhere to the waste management procedures developed for the site. The Contractor will be responsible for recording data in relation to waste.



FIGURE 1

LOCATION MAP



Drawing Title:
Figure 1 – Site
Location Map

Client: Faithbrook Ltd.
Project: Fronville Ltd, Kinsale
Road, Co. Cork

Drawing Ref: 3282-008.ppt
Drawn by: MO & CF
30/05/2021

Common Legend

 Site location

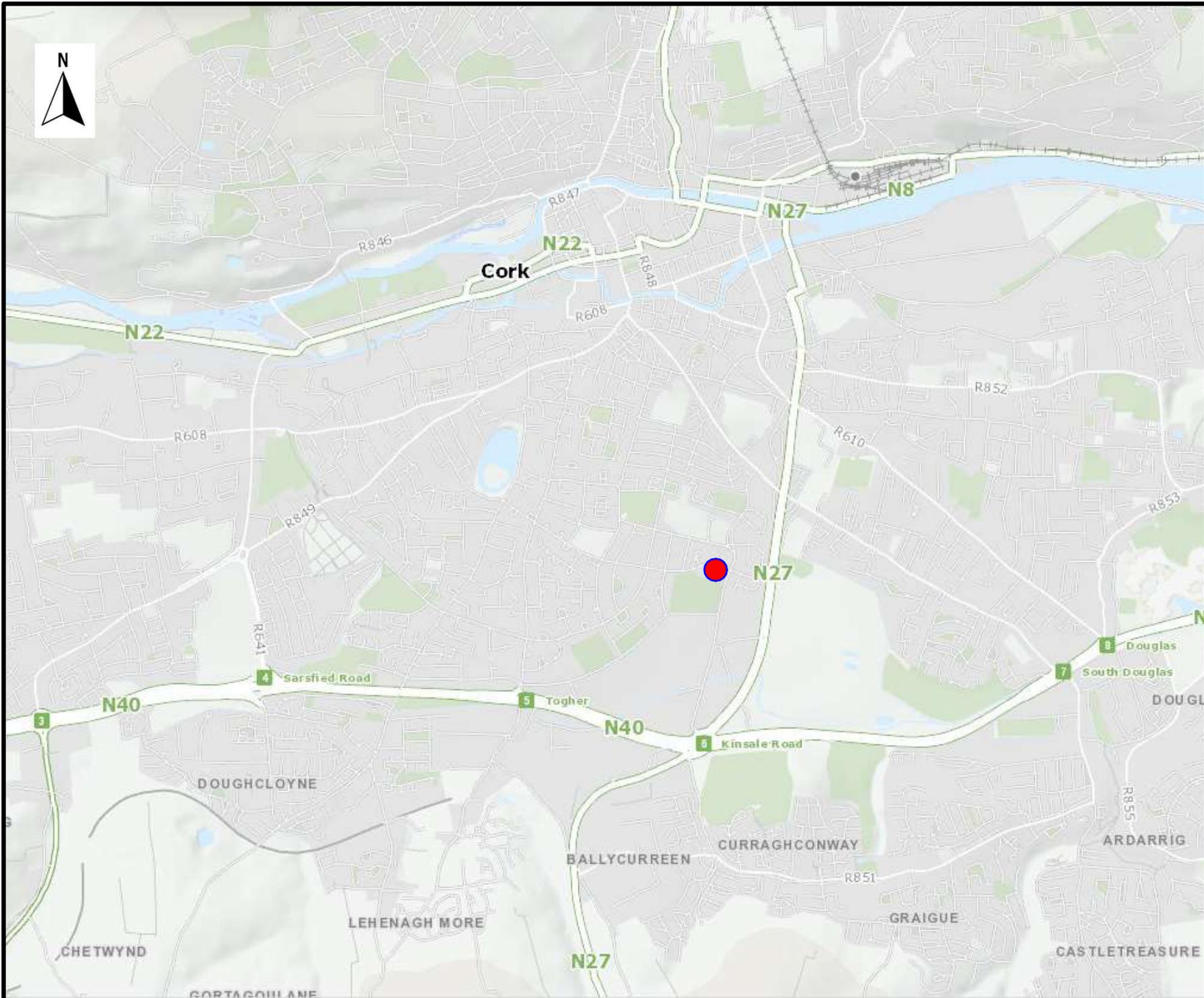




FIGURE 2A - 2C

REMEDIATION SITE SETUP

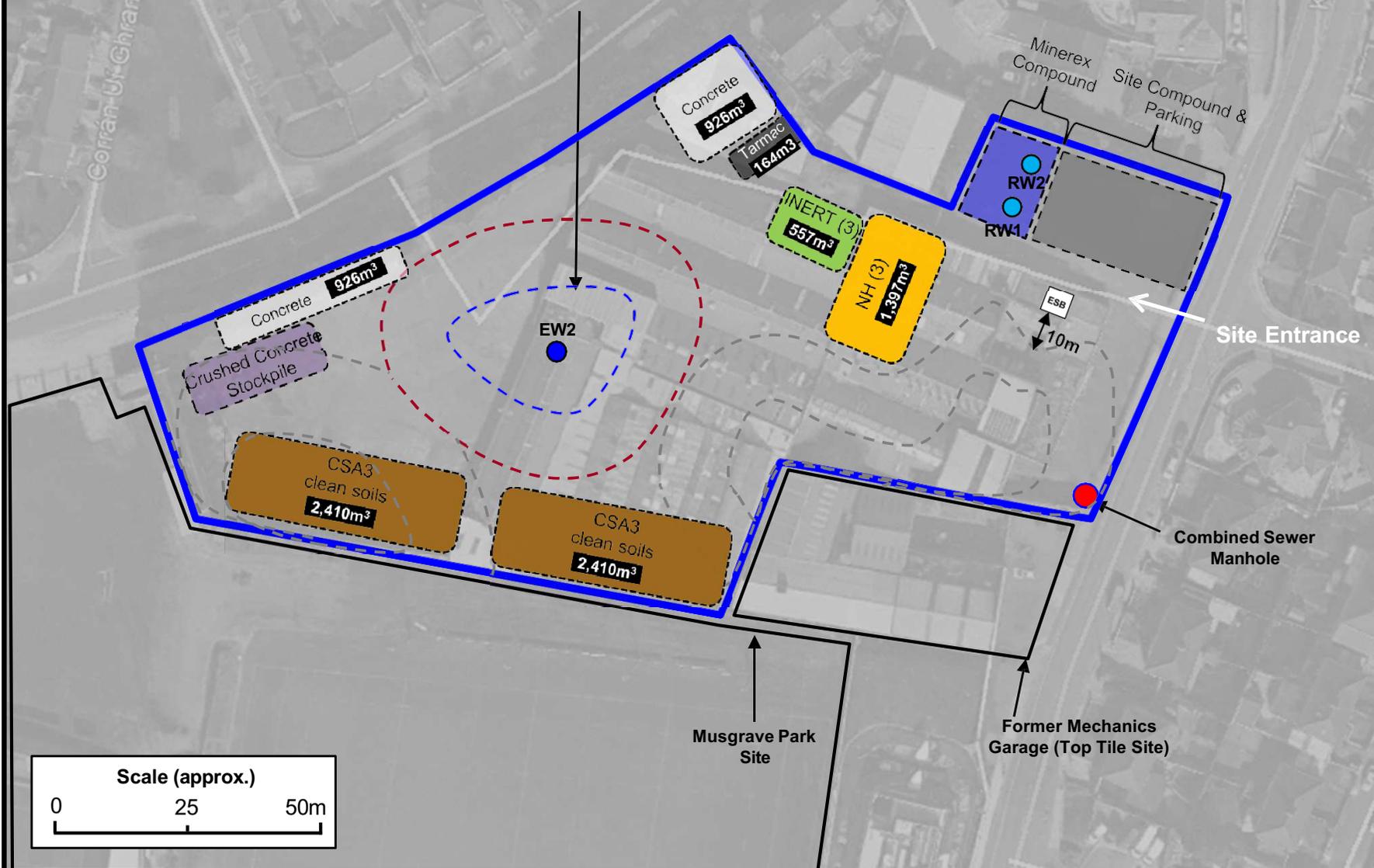


Figure 2a:
Remediation Site Setup
CSA3
(Rev 1)

Client: Fronville Ltd.
Project: Fronville Ltd, Kinsale Road, Co. Cork

Drawing Ref: 603690-008.ppt
Drawn by: MO 02/07/2024

CONTAMINANT SOURCE
AREA 3
(CSA3)



Common Legend

-  Site outline
-  Extent of contaminated soils
-  Outer extent of excavation batter
-  Proposed Excavated Well
-  Proposed Drilled Well
-  Proposed Recharge Well

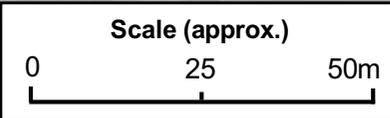


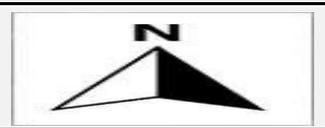
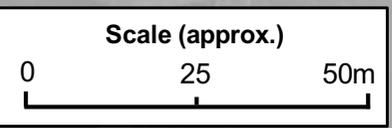
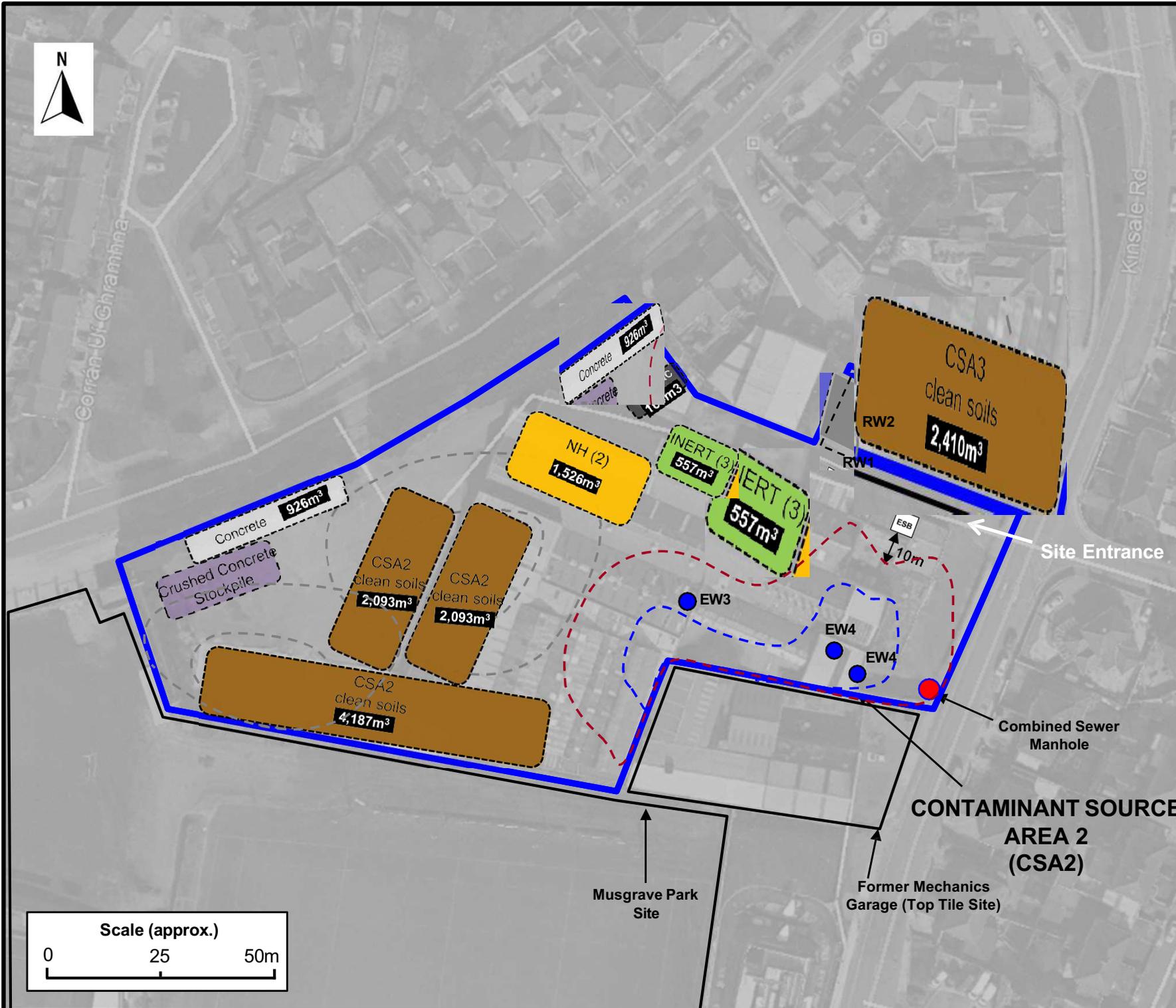
Figure 2b:
Remediation Site Setup
CSA2
 (Rev 1)

Client: Fronville Ltd.
Project: Fronville Ltd, Kinsale Road, Co. Cork

Drawing Ref: 603690-008.ppt
Drawn by: MO 02/07/2024

Common Legend

-  Site outline
-  Extent of contaminated soils
-  Outer extent of excavation batter
-  Proposed Excavated Well
-  Proposed Drilled Well
-  Proposed Recharge Well



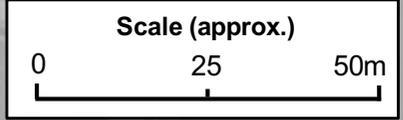
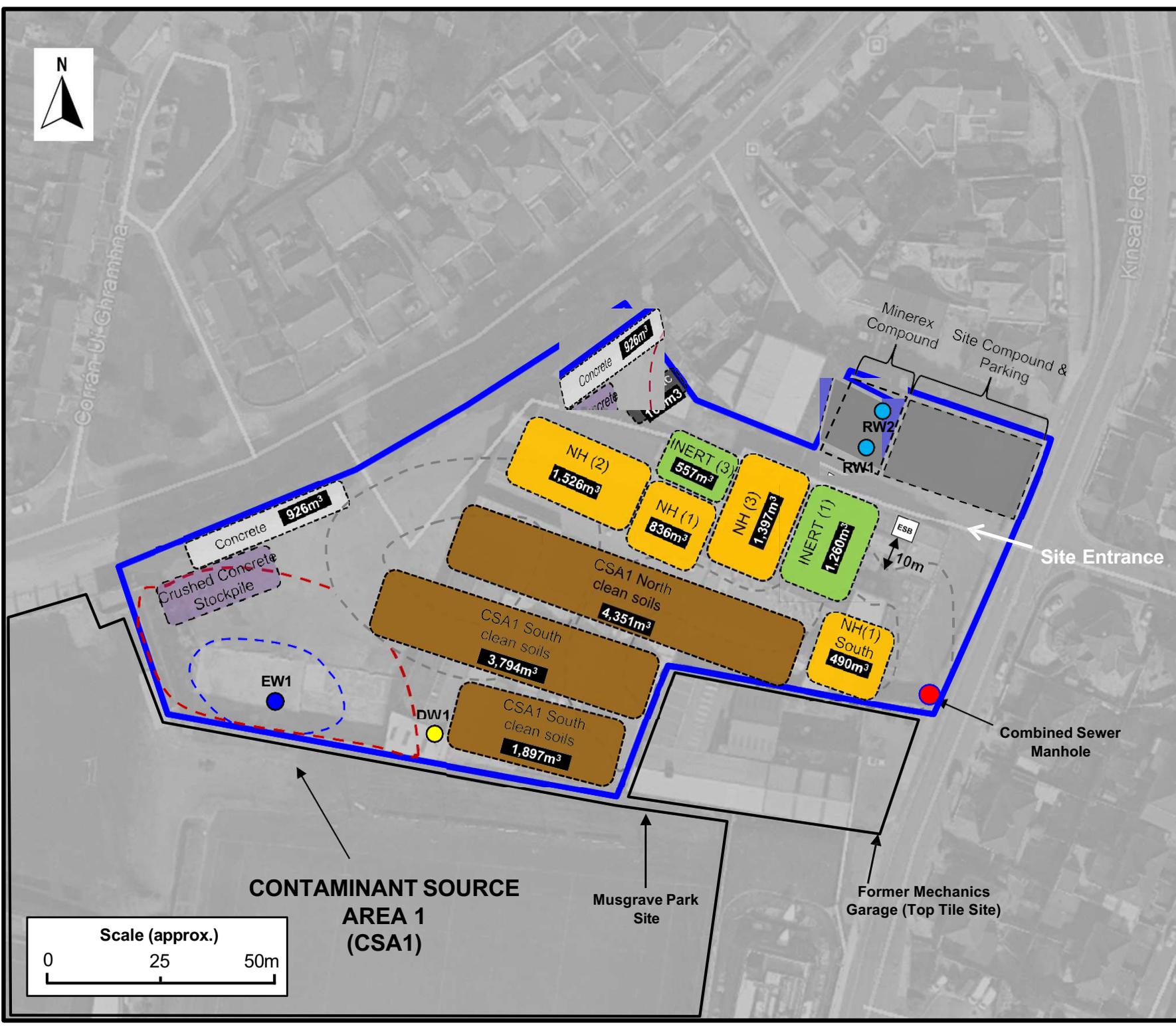
**Figure 2c:
Remediation Site Setup
CSA1
(Rev 1)**

Client: Fronville Ltd.
Project: Fronville Ltd, Kinsale Road, Co. Cork

Drawing Ref: 603690-008.ppt
Drawn by: MO 02/07/2024

Common Legend

-  Site outline
-  Extent of contaminated soils
-  Outer extent of excavation batter
-  Proposed Excavated Well
-  Proposed Drilled Well
-  Proposed Recharge Well



**CONTAMINANT SOURCE
AREA 1
(CSA1)**

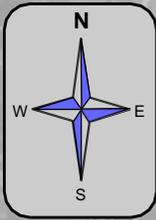
Musgrave Park Site

Former Mechanics Garage (Top Tile Site)



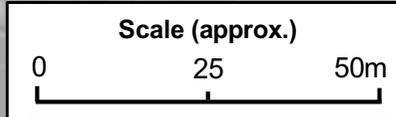
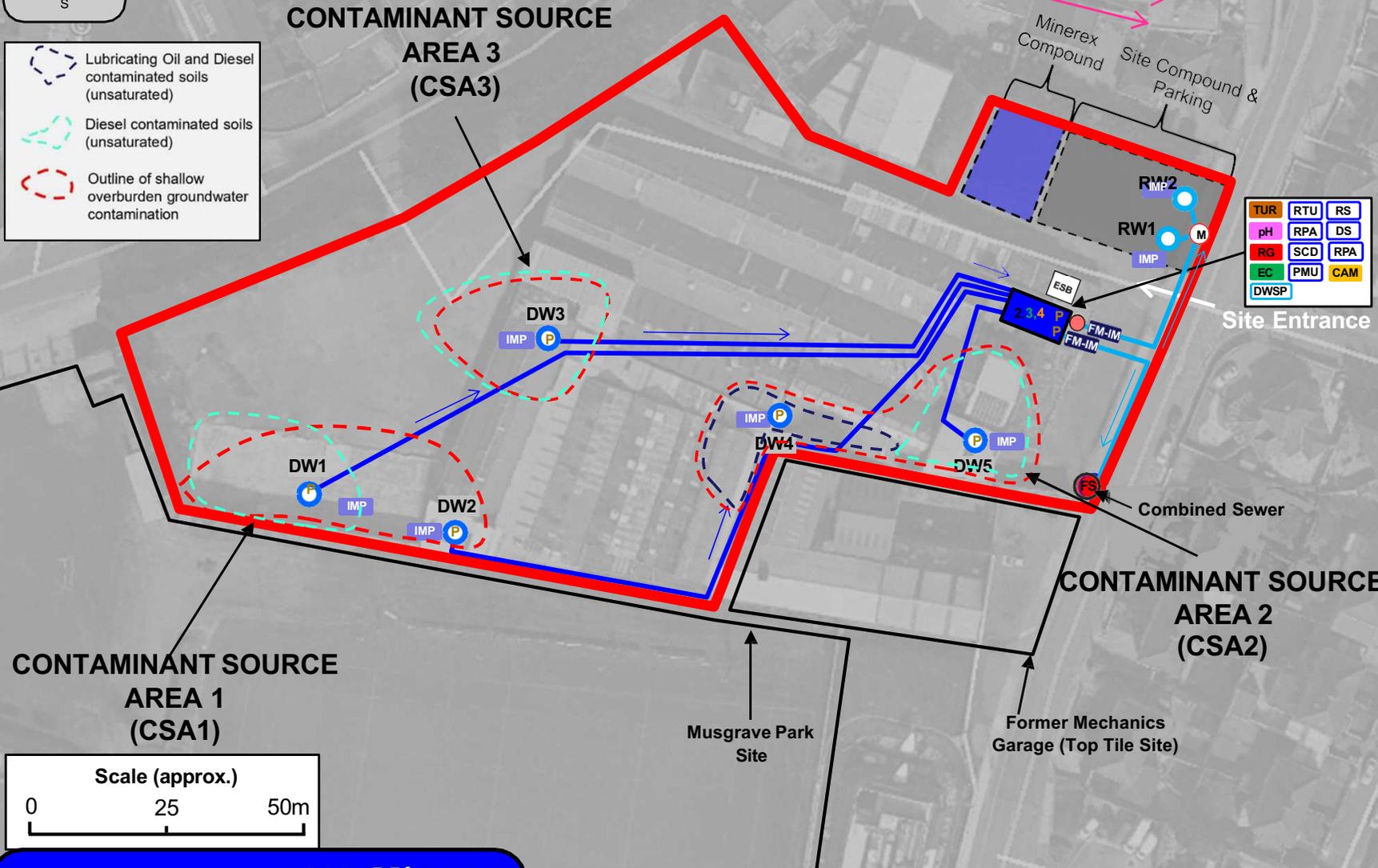
FIGURE 3

DEWATERING SITE SETUP



- Lubricating Oil and Diesel contaminated soils (unsaturated)
- Diesel contaminated soils (unsaturated)
- Outline of shallow overburden groundwater contamination

Please note, exact placement of Minerex Environmental designed dewatering system is subject to change. This drawing is for schematic purposes. Final installation will depend on geological and environmental conditions encountered on site



Dewatering Legend (General)

- For wells and boreholes, White centre = In use, Line through = Not in use, Red = Removed / Sealed up / Filled in). Final well locations & designs require agreement with site team.
- DW = Dewatering well
 - Augered (using piling machine), Driven (using cable percussion / shell and auger), Bored (using down hole hammer rotary percussion), Excavated / dug (using track machine / JCB etc)
 - MW = Monitoring (observation) well
 - RW = Recharge Well
 - DIP = Drive-in piezometer
 - BH = Site investigation borehole
 - D 'Diver' (Continuous water level (WL) logger)
 - Site stand - For holding cabinet, camera & site teams, rain gauge, solar panels etc
 - Tank type: 1 = STAGE - Pre-treatment balancing / mixing / blending, visual check or camera & site teams, raw water sampling, transfer to treatment (can be dome-shaped) or straight to discharge. 2 = SETTLEMENT & dosing, oil weiring / skimming / suction. ho3 = OIL REMOVAL - Floating product and dissolved. 4 = OBSERVATION - Pre-discharge treated water sampling, allowing visual check on quality & flow. 5 = BATCHING, also iding & attenuating.
 - 6 = SLUDGE STORAGE awaiting removal (commonly white, translucent, 3m³, dome-shaped).
 - GAC vessel (bank of vessels generally) (In series or parallel containing granulated activated carbon)
 - HOOSING - Abstraction & discharge (150, 100 & 50mm), flow direction & line no. (dark blue = abstraction, light blue = discharge to ground or sewer)
 - Security fencing (e.g. Heras)
 - PUMPS - 110v, 220v, 3-Phase / 400v, Diesel (F = floating, S = Stationary)
 - 110v power & cable
 - 3-Phase power & cable
 - Sensor cabling (pH, TSS etc)
 - Generator & Diesel Pump no. 1
 - Diesel bowser & Transformer no. 1
 - Groundwater flow direction
 - Foul or Combined sewer manhole
 - Percolation / recharge bed
 - Storm sewer manhole
 - Discharge to swale
 - Site (legal / planning permission) boundary outline
 - Secant wall & contiguous wall
 - Post/pillar & panel wall
 - Batter back
 - RC (Reinforced concrete) Wall
 - Sheet piling
 - Discharge water sampling point
 - In-line filter with sampling point
 - Gate, lever & one way valves
 - Manifold / Splitter
 - Flocculation block

Fronville Limited at Vita Cortex
Proposed Dewatering, water discharge & monitoring plan

Drawing Ref: 3282-008
 Drawn by: JL & PC 06/11/23

AUTOMATION

- Remote Telemetry Unit
- RTU Power Adaptor
- Power Management Unit
- Controller for dosing pump
- Sensor cleaning device
- Remote Switch
- Power Bank
- Remote Regulator
- Data Spider
- Solar Panel
- PAS Adaptor
- Dosing Pump
- Power Splitter Box

SENSORS

- Turbidity (Proxy for Total Suspended Solids (TSS))
- pH
- Electrical conductivity
- Rain Gauge
- Impress water level sensor
- Camera
- Flow meter - Impeller
- Flow meter - Electromagnetic
- Flow meter - Ultrasonic
- Light (110v)



APPENDIX A

SERVICE CONSTRAINTS

RSK ENVIRONMENT LIMITED 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 Duffy Property Group / Fronville Ltd. (the "client") in accordance with the terms of a contract between RSK and the "client", dated March 2024. 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 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 hereof, 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, electromagnetic fields, lead paint, heavy metals, radon gas or other radioactive or hazardous materials.
7. The Services are based upon RSK's observations of existing physical conditions at the Site gained from a walk-over survey 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. The Services are also based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely. The Services clearly are limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the walk-over survey. Further RSK was not authorised and 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 phase II or intrusive environmental site investigation aspects of the Services is a limited sampling of the site at pre-determined borehole and soil vapour locations based on the 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 soil and groundwater conditions, together with the position of any current structures and underground 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.