

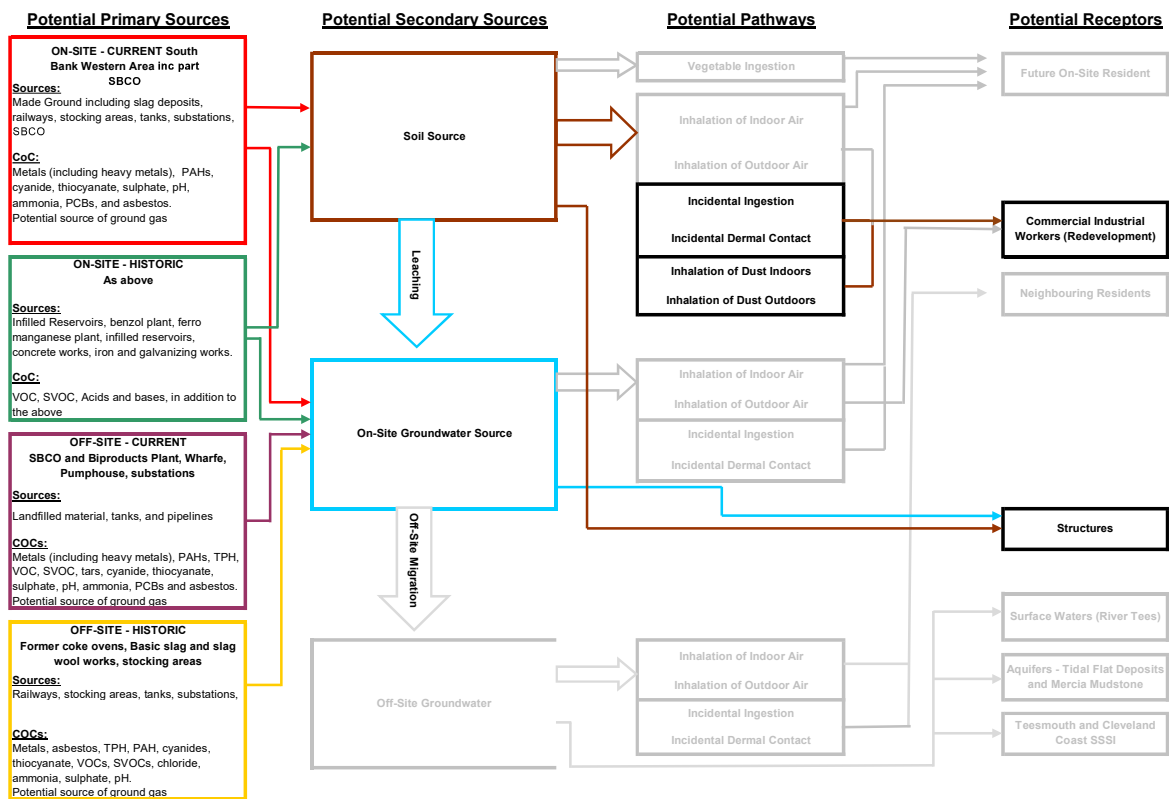
Legend

Notes:
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 GD 100024393.
 CONTACT ARCADIS IN CASE OF ANY QUERIES.
 Note: Not all known utilities shown.

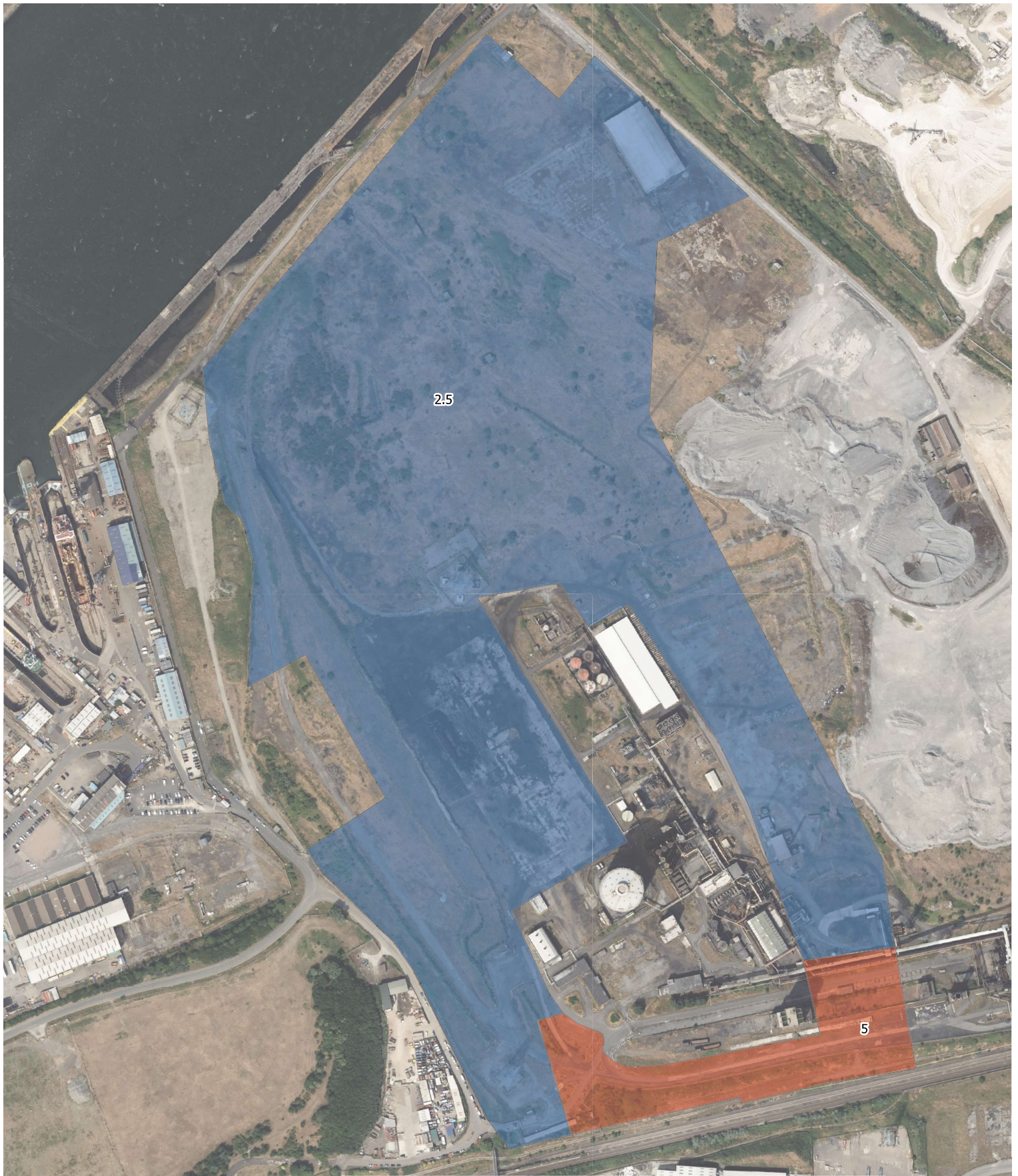
| | |
|---|-----------------|
| Title: SBW - Site Setting Planning Area R/ 2021/0422/CD and R2021/0465/FFM | |
| Site: Teesworks - SBW | |
| Client: South Tees Development Corporation | |
| Project: 37774100 | Figure 2 |
| Date: 07/01/22 Drawn By: JALM DRG No: 10035117-AUK-XX-XX-DR-ZZ-0409-01- South_Bank_West_Setting | |



Figure 3
Conceptual Site Model - Commercial Industrial End Use



Key: — Pollutant linkage not considered to present a significant level of risk



Legend
Maximum Excavation Depth
 Below current site levels

- 2.5m
- 5.0m

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Note: Shading does not indicate excavation will occur to full depth if at all.

Title: SBW - Expected Maximum Excavation Depths

Site:
 Teesworks - South Bank Western Area

Client:
 South Tees Development Corporation

Project:
 37774100

Figure 4

Date: 26/01/22
Drawn By: JALM
DRG No: 10035117-AUK-XX-DR-ZZ-0410-02-South_Bank_West_Rem_Ex



APPENDIX B

Study Limitations

IMPORTANT: This section 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 Ltd (Arcadis), with all reasonable skill, care and diligence within the terms of the Appointment and with the resources and manpower agreed with **STDC** (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.
3. Unless stated otherwise, no consultations with authorities or funders or other interested third parties have been carried out. Arcadis are unable to give categorical assurance that the findings will be accepted by these third parties as such bodies may have unpublished, more stringent objectives.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 have 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.
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 inspections. 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, service tracing for safe location of exploratory holes has been carried out. The location of underground services shown on any drawing in this report has been determined by visual observations and electromagnetic techniques. 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 issue

Arcadis (UK) Limited

1 Whitehall Riverside
Leeds LS1 4BN
United Kingdom

T: +44 (0)113 284 5333

[arcadis.com](https://www.arcadis.com)