

*Condition 3 (contamination and remediation) of app ref 71244 (previously Condition 4 of app ref 63533)*

**Phase 2 only**

- Contaminated Land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site
  - ESNR Phase I and Phase II Environmental Site Assessment (ref. 10468-1(01)), dated January 2003;
  - RSK STATS Geoconsult Ltd. Revised Environmental Site Assessment (ref. 16565-R1(00)), dated February 2011;
- Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment
  - e3p Phase I and Phase II Geo-environmental Site Investigation (ref. 10-110-r1), dated May 2014;
  - SGP Phase 2 Supplementary Groundwater Investigation (ref. R2174C-R05-v1), dated December 2020.
  - SGP Phase 2: Supplementary Site Investigation (ref: R2174-R06-v1), dated April 2021.
  - SGP Phase 2 Supplementary Groundwater Investigation No.2 (ref. R2174C-R09-v1), dated June 2021.
  - SGP Controlled Waters Risk Assessment (ref. R2174-R10-v2 Final), dated August 2021
  - Groundtech Groundwater Investigation Factual Report (GRO021459-3627, rev 1.1), dated July 2022.
  - Groundtech Supplementary Geo-Environmental Appraisal (GRO-21459-3928, rev. 1.3), dated December 2022.
  - Groundtech Letter Report Containing Proposed Soil RTVs (GRO-21459-4595), dated July 2023.
  - SGP Site Investigation on Former Mill Lodge Reservoir & Additional Investigation of Phase 2B (ref: R2174-R15-v3 Final), dated August 2024.
  - SGP Detailed Controlled Waters Risk Assessment for Phases 2a, 2b & Former Mill Lodge Reservoir (ref: R2174-R16-v3 Final1), dated March 2025.
  - SGP Phase 2H Ground Gas / Vapour Risk Assessment (ref: R2174-R17-v2), dated August 2024.
  - SGP Phase 2 Early Handover Area (Phases 2E & Phase 2F - Southwest) Ground Gas / Vapour Risk Assessment (ref: R2174- R18-v1), dated August 2024.
  - SGP Remediation Phases 2D (South) & 2F (Centre-south) Handover Area (Plots 208-218 & 251-257) Vapour Risk Assessment (ref: R2174-R20-v2), dated November 2024

- SGP Remediation Phases 2C (South), 2D (North) & 2F (East / North) Handover Area: Plots 105-111, 126-138, 190-207, 249-250 & 258-268 - Gas / Vapour Risk Assessment (ref: R2174-R24-v1), dated August 2025
  - SGP Remediation Phase 2G: Plots 101-104 – Ground Gas / Vapour Risk Assessment (ref: R2174-R27-v1), dated October 2025
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- Where remediation/protection measures is/are required, a detailed Remediation Strategy.
    - SGP Phase 2 Area (excluding Phase 2A & 2B and Former Mill Lodge Reservoir) Detailed Remediation Strategy (ref: R2174-R11-v7), dated October 2025.
    - SGP Phase 2 Early Handover Area (2E & Phase 2F – Southwest) Developer-Stage Remediation Strategy (ref: R2174-R19-v3), dated May 2025
    - SGP Remediation Phases 2D (South) & 2F (Centre-south) Handover Area (Plots 208-218 & 251-257) & Plot 138: Developer-Stage Remediation Strategy (ref: R2174-R21-v3), dated May 2025
    - SGP Remediation Phases 2C (South), 2D (North), 2F (East / North) & 2G Handover Area (Plots 101-111, 126-138, 190-207, 249- 250 & 258-268): Developer-Stage Remediation Strategy (ref: R2174-R25-v2), dated October 2025
    - SGP Remediation Phase 2H: Developer-Stage Remediation Strategy (ref: R2174-R26-v1), dated September 2025