

Neath Town Centre Retail and leisure development

Contamination Statement

The following information was extracted from the following document:

Geotechnical and Geo-environmental Report:

Proposed Commercial Redevelopment Neath Town Centre

Prepared For:

Neath Port Talbot County Council

January 2019

Job No: 15033

Introduction:

Neath Port Talbot County Council is proposing the re-development of the former Multistory Car Park off Prince of Wales Drive in Neath Town Centre for a commercial land use as part of the Neath Town Centre, Phase 2 project. Multiple adjoining retail units are proposed with associated service yard to the rear.

Keir Construction are the Management Contractors and RVW Consulting are the Consulting Civil and Structural Engineers for the project.

The main objectives of the geo-environmental assessment programme were to:

- Identify the potential environmental liabilities at the site associated with any soil contamination
- Provide a summary of the environmental conditions at the site, together with any necessary further intrusive works and / or remediation works to render the site fit for its intended use.
- The main objectives of the geo-technical site investigation were to:
 - Determine the type, strength and bearing characteristics of the shallow superficial and underlying solid geology
 - Provide engineering foundation and floor slab recommendations for the development
 - Provide recommendations with regard to any other geo-technical aspects pertaining to the development.
- In order to achieve the above objectives, Terra Firma (Wales) Limited carried out an assessment programme including a review of existing data, followed by a field

Key Findings:

A summary of the key findings relating to contamination and the proposed use of the land are noted below

Ground Conditions

Typically granular Made ground was encountered up to 1.5 / 3.3mbgl with possible reworked ground encountered in excess of 4mbgl. Medium dense to dense natural sands and gravels were encountered from 1.5mbgl. Depth to groundwater was not proven although damp conditions were observed between 1.5 and 3.3mbgl.

Remnant foundations / obstructions may remain within the ground.

No visual or olfactory evidence of contamination nor UXO was identified.

Radon

No radon protection is required for new development on the investigation site.

Laboratory Chemical Testing

Samples were tested for a range of contaminants including metals, non metals, semi metals, asbestos and PAHs and petroleum hydrocarbon testing.

Chemical analysis of the shallow soils identified no substances of concern for a commercial end use.

Quantitative Risk Assessment & Mitigation Measures

All substances tested were found at concentrations below statutory limits for a commercial end use. No contaminants of concern were identified.

It is recommended that the site be capped upon completion of the works with hardstanding and/or 'clean' imported soils in landscaped areas. At the base of the capping in the landscaped areas the use of a geotextile to reduce the likelihood of accidental soil mixing is recommended.