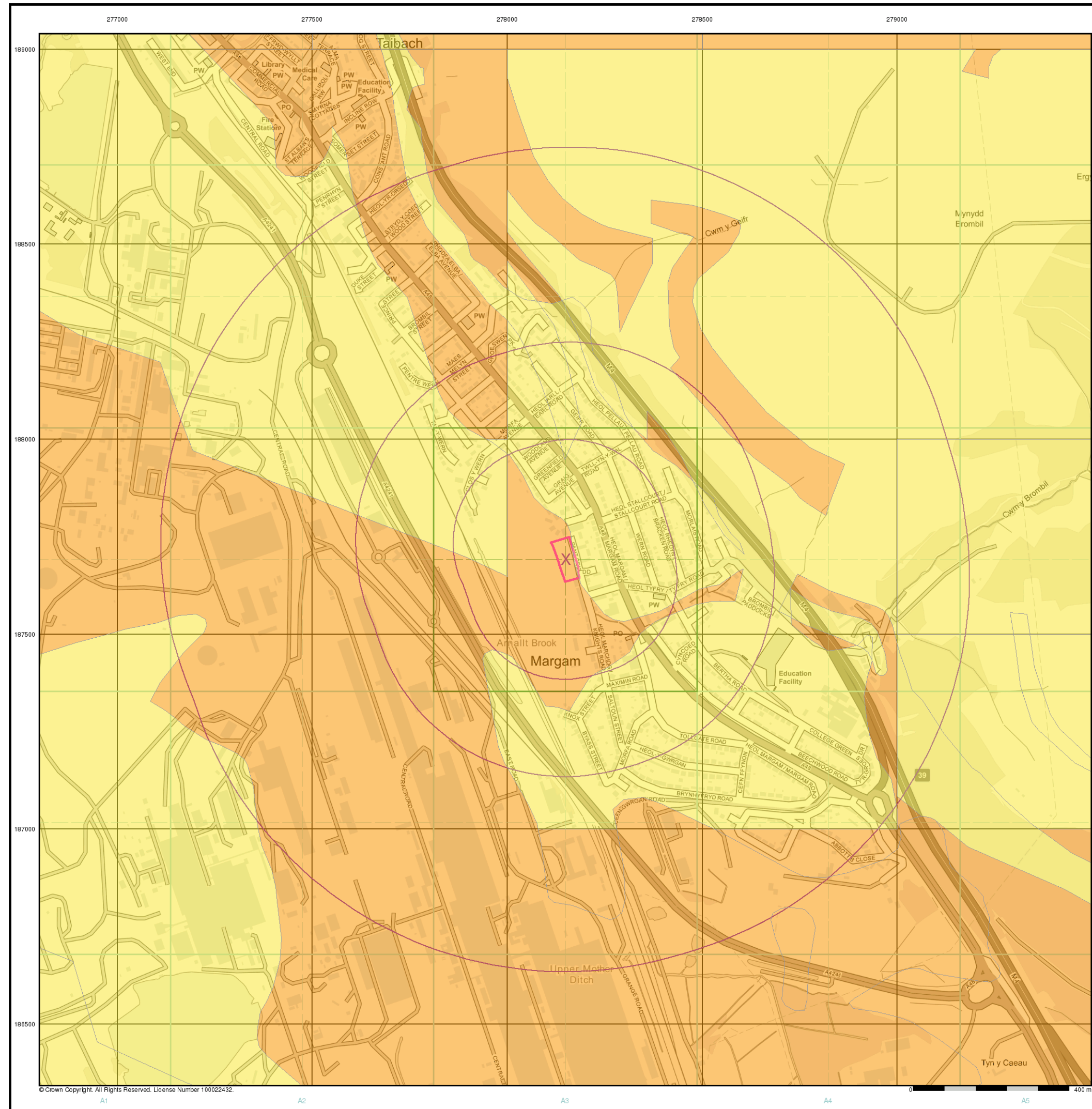


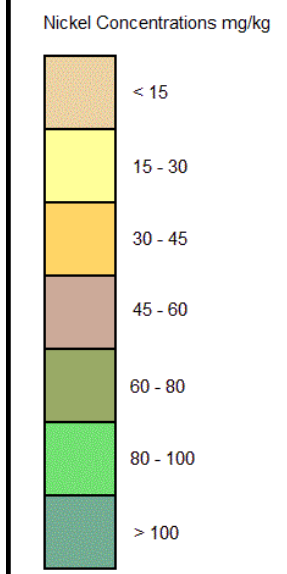


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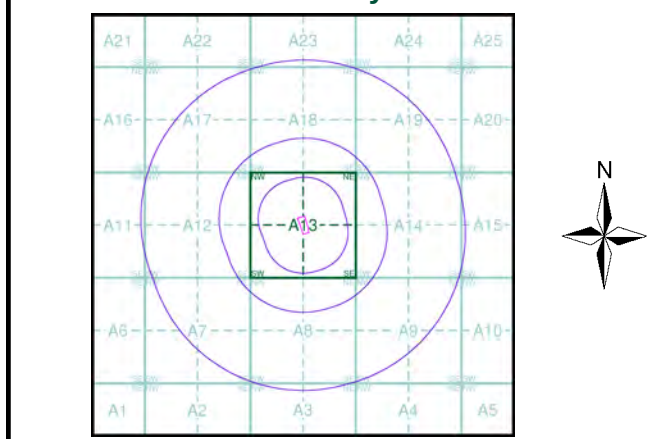


- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point

Estimated Soil Chemistry Nickel



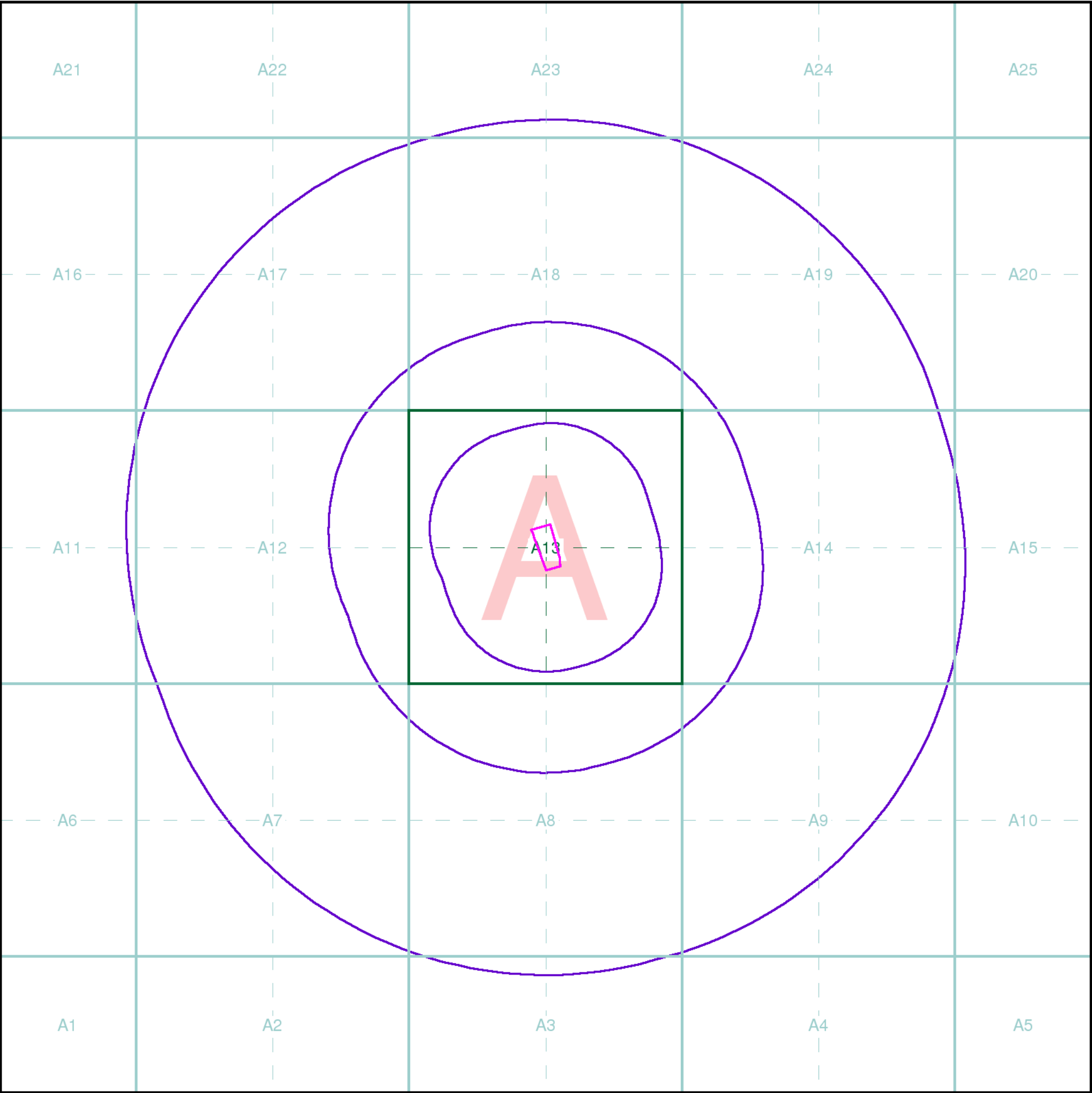
Estimated Soil Chemistry Nickel - Slice A



Order Details

Order Details:	266059570_1_1
Customer Ref:	Toronto Avenue, Margam, Port Talbot
National Grid Reference:	278150, 187690
Slice:	A
Site Area (Ha):	0.48
Search Buffer (m):	1000

Site Details
Pant Celydd, Margam, Port Talbot, SA13 2DJ



Geotechnical & Geoenvironmental Specialists

Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice

Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment

A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant

A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Mr J Alderman, Terra Firma (Wales) Ltd, 5 Deryn Court, Wharfdale Road, Pentwyn, Cardiff, CF23 7HB

Order Details

Order Number: 266059570_1_1
Customer Ref: Toronto Avenue, Margam, Port Talbot
National Grid Reference: 278150, 187690
Site Area (Ha): 0.48
Search Buffer (m): 1000

Site Details

Pant Celydd, Margam, Port Talbot, SA13 2DJ

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

ANNEX B
Risk Assessment Definitions

The contaminated land regime is set out in Part 2A of the Environmental Protection Act (EPA) 1990 and was introduced on the 1st April 2000 in England and 1st July 2001 in Wales. A similar regime was introduced in Scotland on 14th July 2000.

Part 2A was introduced to achieve three overarching objectives:

- (a) To identify and remove unacceptable risks to human health and the environment.
- (b) To seek to ensure that contaminated land is made suitable for its current use.
- (c) To ensure that the burdens faced by individuals, companies and society as a whole are proportionate, manageable and compatible with the principles of sustainable development.

Under Part 2A the statutory definition of 'contaminated land' is:

"any land which appears to the local authority in whose area it is situated, to be in such a condition, by reason of substances in, on, or under the land, that:

- (a) Significant harm is being caused or there is a significant possibility of such harm being caused; or
- (b) Pollution of controlled waters is being, or is likely to be, caused."

Under Part 2A, for land to be classified as 'Contaminated Land' there must be one or more contaminant, pathway, receptor linkages, known as the '**Pollutant Linkage**'. A pollutant linkage requires three essential elements:

- (a) A **CONTAMINANT** (SOURCE) – a substance that is in, on or under the land and has the potential to cause harm or to cause pollution of controlled waters.
- (b) A **RECEPTOR** – something which could be adversely affected by a contaminant.
- (c) A **PATHWAY** – a route by which a receptor is or might be exposed to or affected by a contaminant.

The term 'Risk' is widely used in different contexts and situations, but a prescriptive definition is given by the Guidelines for Environmental Risk Assessment and Management (DEFRA *et al*, 2000):

'Risk is a combination of the probability, or frequency, of occurrence of a defined hazard and the magnitude of the consequences of the occurrence'.

Model Procedures for the Management of Land Contamination – Contamination Land Report 11 (2004) defines a 'Hazard' as

'a property or situation that in particular circumstances could lead to harm'.

A framework for qualitative risk assessment is provided in CIRIA publication C552 Contaminated Land Risk Assessment – A Guide to Good Practice (2001). The method requires an assessment of the magnitude of the probability of the risk occurring and the magnitude of the potential consequence. Classifications of consequences and probability, levels and descriptions of risk have been devised from the above publication and are defined in the following sections.

Classification of Consequence

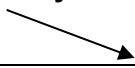
Table A Classification of Consequence	
Classification	Definition
Severe	• Short term (acute) risk to human health likely to result in significant harm • Short term risk to controlled waters • Catastrophic damage to buildings/structures • Short term risk to an ecosystem or organism within the particular ecosystem
Medium	• Chronic damage to human health (long term risk) • Pollution of a sensitive water resource • A significant change in an ecosystem or organism within the ecosystem
Mild	• Pollution of non-sensitive water resources • Significant damage to buildings/structures • Damage to sensitive buildings/structure/services or the environment
Negligible	• Harm (not necessarily significant) which may result in financial loss • Non-permanent health effects to humans (easily prevented by PPE for example) • Easily repairable effects of structural (building) damage

Classification of Probability

Table B Classification of Probability	
Classification	Definition
High Likelihood	• There is a complete pollution linkage and an event appears very likely to occur in the short term and is inevitable in the long term. • Evidence of harm to the receptor
Likely	• There is a complete pollution linkage which means that it is probable that an event will occur • The event is not inevitable but possible in short term and likely in the long term
Low Likelihood	• There is a complete pollution linkage and circumstances are possible under which an event could occur • It is not certain that an event will occur in the long term, and it is less likely to occur in the short term
Unlikely	• There is a complete pollution linkage but circumstances are such that it is improbable that an event would occur even in the long term

Risk Assessment Matrix

By comparing the consequences of a risk and the probability of the risk of a pollution linkage, the likely risk category can be determined as shown in **Table C** below.

Table C Risk Assessment Matrix					
Increasing acceptability 		Consequence			
		Severe	Medium	Mild	Negligible
Probability	High Likelihood	High risk	High risk	Medium risk	Low risk
	Likely	High risk	Medium risk	Low risk	Near zero risk
	Low Likelihood	Medium risk	Low risk	Low risk	Near zero risk
	Unlikely	Low risk	Near zero risk	Near zero risk	Near zero risk

Description of Risks and Likely Actions

High Risk

There is a high probability that severe harm could arise to a receptor, or there is evidence that a receptor is currently being severely harmed. The risk if realised is likely to result in liability, and urgent investigation or remediation will be required.

Medium Risk

It is probable that harm will arise to a receptor. However, it is relatively unlikely that such harm would be severe, or if harm does occur the harm is likely to be relatively mild. Investigation will be required to determine the liability, and some remedial works may be required in the long term.

Low Risk

It is possible that harm may arise to a receptor, but it is likely that the harm would be mild.

Near Zero Risk

There is a very low risk of harm to the receptor. In the event of harm being realised the harm is not likely to be severe.

ANNEX C
Trial Pit Logs

Project Name: Torando Avenue, Port Talbot

Project No:
16306

Co-ords: -
Level:

Date:
10/11/2020

Location: Torando Avenue, Port Talbot

Dimensions:
Depth 3.00 1.00 1.50

Scale:
1:25

Client:

Logged:
Jamie Alderman

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
▼				0.35			MADE GROUND: Soft brown sandy slightly gravelly CLAY. Gravel is angular fine to coarse including glass, slag and plastic.	
				0.80			MADE GROUND: Dense brown clayey slightly sandy GRAVEL and occasional cobble. Gravel is angular fine to coarse of sandstone. Cobbles are angular of mudstone.	
				1.70			MADE GROUND: Soft to firm brown slightly sandy slightly gravelly CLAY with occasional cobbles. Gravel is angular fine to coarse including plastic and sandstone. Cobbles are angular of sandstone.	1
				3.00			Stiff bluish grey slightly sandy slightly gravelly CLAY with occasional cobble and 1no boulder. Gravel is angular to subrounded fine to coarse sandstone. Cobbles are subangular of sandstone. Boulder is subrounded of sandstone <i>Peaty layer</i> Strata is mottled brown and becomes gravelly with a medium cobble content.	2
							End of Pit at 3.000m	3
								4
								5

Stability: Stable

Remarks: 1. Groundwater encountered at 2.20m 2. Soakaway test conducted between 2.50-3.00m 3. Trial pit terminated at limit of excavators reach. 4. Trial pit backfilled with arisings.



Tel: 02920 735354
info@terrafirmawales.co.uk
www.terrafirmawales.co.uk

Terra Firma (Wales) Limited
5 Deryn Court, Wharfedale Road
Pentwyn, Cardiff
CF23 7HA

Trial Pit No:

TP02

Sheet 1 of 1

Project Name: Torando Avenue, Port Talbot

Project No:
16306

Co-ords: -
Level:

Date:
10/11/2020

Location: Torando Avenue, Port Talbot

Dimensions: 2.00

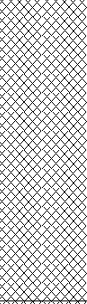
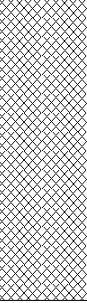
Depth
2.90

2.00

Scale:
1:25

Logged:
Jamie Alderman

Client:

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
				1.00			MADE GROUND: Soft to firm brown sandy slightly gravelly CLAY with low cobble content with strong sulphuric odour. Gravel is angular fine to coarse including glass, slag, tarmac and plastic. Cobbles are angular of slag and bricks.	
							MADE GROUND: Dense brown clayey sandy GRAVEL with medium cobble content. Gravel is angular fine to coarse including sandstone, concrete and brick. Cobbles are angular including slag.	1
				2.20			Soft black PEAT.	2
				2.30			Firm blueish grey slightly sandy CLAY.	
				2.90			End of Pit at 2.900m	3
								4
								5

Stability: Stable

Remarks: 1. Groundwater encountered at 1.70m 2. Soakaway test conducted between 2.50-2.90m 3. Trial pit terminated at limit of excavators reach. 4. Trial pit backfilled with arisings.



Tel: 02920 735354
info@terrafirmawales.co.uk
www.terrafirmawales.co.uk

Terra Firma (Wales) Limited
5 Deryn Court, Wharfedale Road
Pentwyn, Cardiff
CF23 7HA

Trial Pit No:

TP03

Sheet 1 of 1

Project Name: Torando Avenue, Port Talbot

Project No:
16306

Co-ords: -
Level:

Date:
10/11/2020

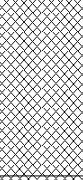
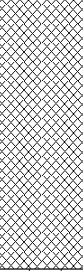
Location: Torando Avenue, Port Talbot

Dimensions: 2.50
Depth 2.90

Scale:
1:25

Logged:
Jamie Alderman

Client:

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
				0.60			MADE GROUND: Soft to firm brown sandy gravelly CLAY. Gravel is angular fine to coarse including brick.	
							MADE GROUND: Dense brown slightly clayey sandy GRAVEL with medium cobble content (Type 1). Gravel is angular fine to coarse of limestone. Cobbles are angular of limestone.	1
				1.50			Soft black Peat.	
				1.60			Firm bluish grey mottled brown slightly sandy occasional cobble sized pockets of soft sandy clay.	2
				2.90			End of Pit at 2.900m	3
								4
								5

Stability: Stable

Remarks: 1. Groundwater encountered at 1.50m 2. Trial pit terminated at limit of excavators reach. 3. Trial pit backfilled with arisings.



Tel: 02920 735354
info@terrafirmawales.co.uk
www.terrafirmawales.co.uk

Terra Firma (Wales) Limited
5 Deryn Court, Wharfedale Road
Pentwyn, Cardiff
CF23 7HA

Trial Pit No:
TP04
Sheet 1 of 1

Project Name: Torando Avenue, Port Talbot

Project No:
16306

Co-ords: -
Level:

Date:
10/11/2020

Location: Torando Avenue, Port Talbot

Dimensions: 2.00
Depth 2.70

Scale:
1:25

Logged:
Jamie
ALderman

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
▼				0.05			MADE GROUND: Soft brown slightly sandy CLAY. MADE GROUND: Dense blackish brown clayey gravelly SAND with low cobble content and occasional boulder. Gravel is angular fine to coarse including slag and brick. Cobbles are angular reinforced concrete and bricks. Boulders are angular of bricks and concrete (up to 1000x400x200mm)	
				1.00			MADE GROUND: Loose to medium dense blackish brown clayey gravelly SAND with medium cobble content and low boulder. Gravel is angular fine to coarse including slag and brick. Cobbles are angular concrete and bricks. Cobbles are angular of concrete.	1
				1.70			Firm bluish grey mottled brown sandy CLAY.	2
				2.70			End of Pit at 2.700m	3
								4
								5

Stability: Stable

Remarks: 1. Groundwater encountered at 1.70m 2. Trial pit terminated at limit of excavators reach. 3. Trial pit backfilled with arisings.



Tel: 02920 735354
info@terrafirmawales.co.uk
www.terrafirmawales.co.uk

Terra Firma (Wales) Limited
5 Deryn Court, Wharfedale Road
Pentwyn, Cardiff
CF23 7HA

Trial Pit No:

TP05

Sheet 1 of 1

Project Name: Torando Avenue, Port Talbot

Project No:
16306

Co-ords: -
Level:

Date:
10/11/2020

Location: Torando Avenue, Port Talbot

Dimensions: 2.40

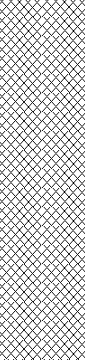
Depth
1.50

2.00

Scale:
1:25

Logged:
Jamie Alderman

Client:

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
				1.20			MADE GROUND: Loose to medium dense brown clayey gravelly SAND with medium cobble content. Gravel is angular fine to coarse including brick. Cobbles are angular of brick and concrete.
				1.50			MADE GROUND: Loose brown sandy GRAVEL with high cobble content. Gravel is angular fine to coarse including brick. Cobbles are angular of slate, brick and concrete.
							Clay Water pipe
							End of Pit at 1.500m

Stability: Unstable

Remarks: 1. Groundwater was not encountered. 2. Trial pit terminated after encountering clay water pipe. 3. Trial pit backfilled with arisings.

Project Name: Torando Avenue, Port Talbot

Project No:
16306

Co-ords: -
Level:

Date:
10/11/2020

Location: Torando Avenue, Port Talbot

Dimensions: 2.30
Depth 2.70

Scale:
1:25
Logged:
Jamie Alderman

Client:

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
▼				0.10			MADE GROUND: Soft brown slightly sandy CLAY.
				0.40			MADE GROUND: Dense grey sandy GRAVEL with strong sulphuric odour. Gravel is angular of slag.
				1.40			MADE GROUND: Dense brown clayey sandy GRAVEL with low cobble content. Gravel is angular including slag and brick. Cobbles are angular of concrete and brick.
				1.70			MADE GROUND: Soft brown sandy gravelly CLAY with low cobble content. Gravel is angular including slag and brick. Cobbles are angular of concrete and brick.
				1.80			Soft black PEAT.
				2.70			Firm grey mottled brown slightly sandy slightly gravelly CLAY. Gravel is subangular of sandstone.
							End of Pit at 2.700m

Stability: Stable

Remarks: 1. Groundwater encountered at 1.70m 2. Trial pit terminated at limit of excavators reach. 3. Trial pit backfilled with arisings.



Tel: 02920 735354
info@terrafirmawales.co.uk
www.terrafirmawales.co.uk

Terra Firma (Wales) Limited
5 Deryn Court, Wharfedale Road
Pentwyn, Cardiff
CF23 7HA

Trial Pit No:
TP07
Sheet 1 of 1

Project Name: Torando Avenue, Port Talbot

Project No:
16306

Co-ords: -
Level:

Date:
10/11/2020

Location: Torando Avenue, Port Talbot

Dimensions: 2.50
Depth 3.00

Scale:
1:25
Logged:
Jamie Alderman

Client:

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
				0.30			MADE GROUND: Soft brown slightly sandy CLAY.
				0.50			MADE GROUND: Grey CONCRETE.
							MADE GROUND: Medium Dense brown clayey sandy GRAVEL with medium cobble content. Gravel is angular fine to coarse including sandstone and plastic. Cobbles are angular of concrete and sandstone.
				2.40			Firm bluish grey mottled brown sandy slightly gravelly CLAY. Gravel is subangular to subrounded fine to coarse of sandstone. <i>Strata is peaty</i>
				3.00			End of Pit at 3.000m

Stability: Stable

Remarks: 1. Groundwater was not encountered. 2. Trial pit terminated at limit of excavators reach. 3. Trial pit backfilled with arisings.

ANNEX D
Laboratory Soil Chemical Test Results



Final Report

Report No.: 20-32888-1
Initial Date of Issue: 07-Dec-2020
Client Terra Firma (Wales) Ltd
Client Address: 5 Deryn Court
Wharfedale Road
Pentwyn
Cardiff
CF23 7HA

Contact(s): Jamie Alderman

Project 16306 Toronto Avenue

Quotation No.: **Date Received:** 12-Nov-2020

Order No.: **Date Instructed:** 01-Dec-2020

No. of Samples: 10

Turnaround (Wkdays): 5 **Results Due:** 07-Dec-2020

Date Approved: 07-Dec-2020

Approved By:

Details: Glynn Harvey, Technical Manager

Results - Soil

Project: 16306 Toronto Avenue

Client: Terra Firma (Wales) Ltd	Chemtest Job No.: 20-32888 20-32888 20-32888 20-32888 20-32888 20-32888 20-32888 20-32888 20-32888 20-32888												
Quotation No.:	Chemtest Sample ID.: 1106625 1106626 1106627 1106628 1106629 1106630 1106631 1106632 1106633												
	Sample Location: TP01 TP02 TP02 TP03 TP03 TP04 TP04 TP05 TP06												
	Sample Type: SOIL SOIL SOIL SOIL SOIL SOIL SOIL SOIL SOIL SOIL												
	Top Depth (m): 0.5 0.3 1.0 0.5 1.6 0.2 1.2 0.5 0.2												
	Asbestos Lab: COVENTRY COVENTRY COVENTRY COVENTRY COVENTRY COVENTRY COVENTRY COVENTRY COVENTRY COVENTRY												
Determinand	Accred.	SOP	Units	LOD									
ACM Type	U	2192		N/A	-	-	-	-	-	-	-	-	-
Asbestos Identification	U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
ACM Detection Stage	U	2192		N/A	-	-	-	-	-	-	-	-	-
Moisture	N	2030	%	0.020	8.9	13	9.3	11	24	10	11	14	7.8
Soil Colour	N	2040		N/A	Brown	Brown	Brown	Brown	Brown	Black	Brown	Black	Brown
Other Material	N	2040		N/A	Stones	Stones	Stones	Stones	None	Stones	Stones	Stones	Stones
Soil Texture	N	2040		N/A	Sand	Sand	Sand	Loam	Clay	Sand	Sand	Sand	Sand
pH	M	2010		4.0	[A] 8.7	[A] 8.8	[A] 8.8	[A] 8.7	[A] 6.8	[A] 9.3	[A] 9.2	[A] 8.8	[A] 10.0
Boron (Hot Water Soluble)	M	2120	mg/kg	0.40	[A] < 0.40	[A] 0.45	[A] 0.43	[A] < 0.40	[A] < 0.40	[A] 0.69	[A] 1.0	[A] 0.79	[A] 2.1
Cyanide (Complex)	M	2300	mg/kg	0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50
Cyanide (Free)	M	2300	mg/kg	0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50
Cyanide (Total)	M	2300	mg/kg	0.50	[A] < 0.50	[A] 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50	[A] < 0.50
Sulphate (Acid Soluble)	M	2430	%	0.010	[A] < 0.010	[A] 0.061	[A] 0.025	[A] < 0.010	[A] 0.043	[A] 0.096	[A] 0.11	[A] 0.13	[A] 0.12
Arsenic	M	2450	mg/kg	1.0	14	29	100	19	15	28	47	29	17
Beryllium	U	2450	mg/kg	1.0	1.2	1.2	1.7	< 1.0	1.3	< 1.0	< 1.0	1.3	4.6
Cadmium	M	2450	mg/kg	0.10	0.56	0.87	< 0.10	< 0.10	< 0.10	0.95	1.3	< 0.10	< 0.10
Chromium	M	2450	mg/kg	1.0	13	57	21	14	18	22	63	19	10
Mercury Low Level	M	2450	mg/kg	0.05	0.09	0.27	0.24	0.07	0.19	0.20	0.17	1.4	0.05
Manganese	M	2450	mg/kg	5.0	1100	1100	1100	380	230	670	1200	660	2500
Molybdenum	M	2450	mg/kg	2.0	< 2.0	2.0	4.8	< 2.0	< 2.0	< 2.0	3.2	2.8	< 2.0
Antimony	N	2450	mg/kg	2.0	< 2.0	4.3	3.9	< 2.0	< 2.0	3.4	3.9	7.4	3.3
Copper	M	2450	mg/kg	0.50	22	89	1300	96	55	450	820	110	190
Nickel	M	2450	mg/kg	0.50	35	25	35	18	11	18	25	24	13
Lead	M	2450	mg/kg	0.50	37	200	250	26	29	140	190	610	46
Selenium	M	2450	mg/kg	0.20	0.35	0.57	0.31	0.45	1.6	< 0.20	< 0.20	< 0.20	0.33
Zinc	M	2450	mg/kg	0.50	200	420	1700	130	70	450	750	390	140
Chromium (Trivalent)	N	2490	mg/kg	1.0	13	57	21	14	18	22	63	19	10
Chromium (Hexavalent)	N	2490	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aliphatic TPH >C5-C6	N	2680	mg/kg	1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0
Aliphatic TPH >C6-C8	N	2680	mg/kg	1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0
Aliphatic TPH >C8-C10	M	2680	mg/kg	1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0
Aliphatic TPH >C10-C12	M	2680	mg/kg	1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0
Aliphatic TPH >C12-C16	M	2680	mg/kg	1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] 9.1	[A] < 1.0	[A] < 1.0	[A] < 1.0
Aliphatic TPH >C16-C21	M	2680	mg/kg	1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] 14	[A] < 1.0	[A] < 1.0	[A] < 1.0
Aliphatic TPH >C21-C35	M	2680	mg/kg	1.0	[A] < 1.0	[A] 6.3	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] 68	[A] 11	[A] < 1.0	[A] < 1.0
Aliphatic TPH >C35-C44	N	2680	mg/kg	1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] 13	[A] < 1.0	[A] < 1.0	[A] < 1.0
Total Aliphatic Hydrocarbons	N	2680	mg/kg	5.0	[A] < 5.0	[A] 6.9	[A] < 5.0	[A] < 5.0	[A] < 5.0	[A] 100	[A] 11	[A] < 5.0	[A] < 5.0
Aromatic TPH >C5-C7	N	2680	mg/kg	1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0
Aromatic TPH >C7-C8	N	2680	mg/kg	1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0

Results - Soil

Project: 16306 Toronto Avenue

Client: Terra Firma (Wales) Ltd	Chemtest Job No.:												
Quotation No.:	Chemtest Sample ID.:												
	Sample Location:		TP01	TP02	TP02	TP03	TP03	TP04	TP04	TP05	TP06		
	Sample Type:		SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL		
	Top Depth (m):		0.5	0.3	1.0	0.5	1.6	0.2	1.2	0.5	0.2		
	Asbestos Lab:		COVENTRY	COVENTRY	COVENTRY	COVENTRY	COVENTRY	COVENTRY	COVENTRY	COVENTRY	COVENTRY		
Determinand	Accred.	SOP	Units	LOD									
Aromatic TPH >C8-C10	M	2680	mg/kg	1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0
Aromatic TPH >C10-C12	M	2680	mg/kg	1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0
Aromatic TPH >C12-C16	M	2680	mg/kg	1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] 16	[A] < 1.0	[A] < 1.0	[A] < 1.0
Aromatic TPH >C16-C21	U	2680	mg/kg	1.0	[A] < 1.0	[A] 3.6	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] 81	[A] 8.1	[A] < 1.0	[A] < 1.0
Aromatic TPH >C21-C35	M	2680	mg/kg	1.0	[A] < 1.0	[A] 34	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] 450	[A] 60	[A] < 1.0	[A] < 1.0
Aromatic TPH >C35-C44	N	2680	mg/kg	1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] < 1.0	[A] 50	[A] < 1.0	[A] < 1.0	[A] < 1.0
Total Aromatic Hydrocarbons	N	2680	mg/kg	5.0	[A] < 5.0	[A] 37	[A] < 5.0	[A] < 5.0	[A] < 5.0	[A] 600	[A] 68	[A] < 5.0	[A] < 5.0
Total Petroleum Hydrocarbons	N	2680	mg/kg	10.0	[A] < 10	[A] 44	[A] < 10	[A] < 10	[A] < 10	[A] 700	[A] 79	[A] < 10	[A] < 10
Naphthalene	M	2700	mg/kg	0.10	[A] 0.10	[A] 0.60	[A] 0.21	[A] < 0.10	[A] < 0.10	[A] 1.4	[A] 0.43	[A] 0.44	[A] < 0.10
Acenaphthylene	M	2700	mg/kg	0.10	[A] 0.24	[A] 0.59	[A] 0.24	[A] < 0.10	[A] < 0.10	[A] 1.0	[A] 0.26	[A] 0.30	[A] < 0.10
Acenaphthene	M	2700	mg/kg	0.10	[A] < 0.10	[A] 4.4	[A] 0.88	[A] < 0.10	[A] < 0.10	[A] 4.9	[A] 0.39	[A] 0.24	[A] < 0.10
Fluorene	M	2700	mg/kg	0.10	[A] 0.28	[A] 3.8	[A] 1.1	[A] < 0.10	[A] < 0.10	[A] 4.8	[A] 0.55	[A] 0.32	[A] < 0.10
Phenanthrene	M	2700	mg/kg	0.10	[A] 0.20	[A] 20	[A] 3.3	[A] < 0.10	[A] < 0.10	[A] 23	[A] 3.6	[A] 1.2	[A] 0.27
Anthracene	M	2700	mg/kg	0.10	[A] 0.12	[A] 5.3	[A] 0.73	[A] < 0.10	[A] < 0.10	[A] 5.2	[A] 1.1	[A] 0.16	[A] 0.11
Fluoranthene	M	2700	mg/kg	0.10	[A] 0.23	[A] 27	[A] 4.8	[A] 0.69	[A] 0.14	[A] 33	[A] 7.3	[A] 1.5	[A] 0.47
Pyrene	M	2700	mg/kg	0.10	[A] 0.27	[A] 22	[A] 4.0	[A] 0.53	[A] 0.17	[A] 27	[A] 6.3	[A] 1.2	[A] 0.45
Benzo[a]anthracene	M	2700	mg/kg	0.10	[A] 0.44	[A] 15	[A] 2.7	[A] 0.49	[A] < 0.10	[A] 19	[A] 5.3	[A] 1.1	[A] 0.53
Chrysene	M	2700	mg/kg	0.10	[A] 0.16	[A] 13	[A] 2.3	[A] 0.31	[A] < 0.10	[A] 17	[A] 4.7	[A] 0.92	[A] 0.35
Benzo[b]fluoranthene	M	2700	mg/kg	0.10	[A] 0.38	[A] 19	[A] 3.6	[A] 0.59	[A] < 0.10	[A] 25	[A] 7.1	[A] 1.5	[A] 0.62
Benzo[k]fluoranthene	M	2700	mg/kg	0.10	[A] 0.16	[A] 6.6	[A] 1.3	[A] 0.23	[A] < 0.10	[A] 8.8	[A] 2.5	[A] 0.48	[A] 0.31
Benzo[a]pyrene	M	2700	mg/kg	0.10	[A] 0.18	[A] 12	[A] 2.1	[A] 0.30	[A] < 0.10	[A] 15	[A] 4.2	[A] 0.87	[A] 0.32
Indeno(1,2,3-c,d)Pyrene	M	2700	mg/kg	0.10	[A] < 0.10	[A] 7.7	[A] 1.3	[A] < 0.10	[A] < 0.10	[A] 10	[A] 2.5	[A] 0.43	[A] 0.23
Dibenz(a,h)Anthracene	M	2700	mg/kg	0.10	[A] < 0.10	[A] 3.1	[A] 0.52	[A] < 0.10	[A] < 0.10	[A] 4.0	[A] 1.3	[A] 0.35	[A] 0.21
Benzo[g,h,i]perylene	M	2700	mg/kg	0.10	[A] < 0.10	[A] 6.9	[A] 1.1	[A] < 0.10	[A] < 0.10	[A] 9.0	[A] 2.7	[A] 0.46	[A] 0.25
Total Of 16 PAH's	M	2700	mg/kg	2.0	[A] 2.8	[A] 170	[A] 30	[A] 3.1	[A] < 2.0	[A] 210	[A] 50	[A] 12	[A] 4.1
Total Phenols	M	2920	mg/kg	0.30	< 0.30	< 0.30	< 0.30	< 0.30	< 0.30	< 0.30	< 0.30	< 0.30	< 0.30
Organic Matter BS1377	N	2930	%	0.10	[A] 1.4	[A] 3.3	[A] 2.6	[A] 6.2	[A] 3.8	[A] 3.6	[A] 3.0	[A] 3.9	[A] 1.0

Results - Soil

Project: 16306 Toronto Avenue

Client: Terra Firma (Wales) Ltd		Chemtest Job No.:		20-32888	
Quotation No.:		Chemtest Sample ID.:		1106634	
		Sample Location:		TP07	
		Sample Type:		SOIL	
		Top Depth (m):		0.8	
		Asbestos Lab:		COVENTRY	
Determinand	Accred.	SOP	Units	LOD	
ACM Type	U	2192		N/A	-
Asbestos Identification	U	2192		N/A	No Asbestos Detected
ACM Detection Stage	U	2192		N/A	-
Moisture	N	2030	%	0.020	6.4
Soil Colour	N	2040		N/A	Brown
Other Material	N	2040		N/A	Stones
Soil Texture	N	2040		N/A	Sand
pH	M	2010		4.0	[A] 8.2
Boron (Hot Water Soluble)	M	2120	mg/kg	0.40	[A] 0.48
Cyanide (Complex)	M	2300	mg/kg	0.50	[A] < 0.50
Cyanide (Free)	M	2300	mg/kg	0.50	[A] < 0.50
Cyanide (Total)	M	2300	mg/kg	0.50	[A] < 0.50
Sulphate (Acid Soluble)	M	2430	%	0.010	[A] 0.018
Arsenic	M	2450	mg/kg	1.0	8.5
Beryllium	U	2450	mg/kg	1.0	< 1.0
Cadmium	M	2450	mg/kg	0.10	0.23
Chromium	M	2450	mg/kg	1.0	9.9
Mercury Low Level	M	2450	mg/kg	0.05	< 0.05
Manganese	M	2450	mg/kg	5.0	960
Molybdenum	M	2450	mg/kg	2.0	< 2.0
Antimony	N	2450	mg/kg	2.0	< 2.0
Copper	M	2450	mg/kg	0.50	15
Nickel	M	2450	mg/kg	0.50	22
Lead	M	2450	mg/kg	0.50	26
Selenium	M	2450	mg/kg	0.20	0.24
Zinc	M	2450	mg/kg	0.50	110
Chromium (Trivalent)	N	2490	mg/kg	1.0	9.9
Chromium (Hexavalent)	N	2490	mg/kg	0.50	< 0.50
Aliphatic TPH >C5-C6	N	2680	mg/kg	1.0	[A] < 1.0
Aliphatic TPH >C6-C8	N	2680	mg/kg	1.0	[A] < 1.0
Aliphatic TPH >C8-C10	M	2680	mg/kg	1.0	[A] < 1.0
Aliphatic TPH >C10-C12	M	2680	mg/kg	1.0	[A] < 1.0
Aliphatic TPH >C12-C16	M	2680	mg/kg	1.0	[A] < 1.0
Aliphatic TPH >C16-C21	M	2680	mg/kg	1.0	[A] < 1.0
Aliphatic TPH >C21-C35	M	2680	mg/kg	1.0	[A] < 1.0
Aliphatic TPH >C35-C44	N	2680	mg/kg	1.0	[A] < 1.0
Total Aliphatic Hydrocarbons	N	2680	mg/kg	5.0	[A] < 5.0
Aromatic TPH >C5-C7	N	2680	mg/kg	1.0	[A] < 1.0
Aromatic TPH >C7-C8	N	2680	mg/kg	1.0	[A] < 1.0

Results - Soil

Project: 16306 Toronto Avenue

Client: Terra Firma (Wales) Ltd		Chemtest Job No.:		20-32888	
Quotation No.:		Chemtest Sample ID.:		1106634	
		Sample Location:		TP07	
		Sample Type:		SOIL	
		Top Depth (m):		0.8	
		Asbestos Lab:		COVENTRY	
Determinand	Accred.	SOP	Units	LOD	
Aromatic TPH >C8-C10	M	2680	mg/kg	1.0	[A] < 1.0
Aromatic TPH >C10-C12	M	2680	mg/kg	1.0	[A] < 1.0
Aromatic TPH >C12-C16	M	2680	mg/kg	1.0	[A] < 1.0
Aromatic TPH >C16-C21	U	2680	mg/kg	1.0	[A] < 1.0
Aromatic TPH >C21-C35	M	2680	mg/kg	1.0	[A] < 1.0
Aromatic TPH >C35-C44	N	2680	mg/kg	1.0	[A] < 1.0
Total Aromatic Hydrocarbons	N	2680	mg/kg	5.0	[A] < 5.0
Total Petroleum Hydrocarbons	N	2680	mg/kg	10.0	[A] < 10
Naphthalene	M	2700	mg/kg	0.10	[A] < 0.10
Acenaphthylene	M	2700	mg/kg	0.10	[A] < 0.10
Acenaphthene	M	2700	mg/kg	0.10	[A] < 0.10
Fluorene	M	2700	mg/kg	0.10	[A] < 0.10
Phenanthrene	M	2700	mg/kg	0.10	[A] < 0.10
Anthracene	M	2700	mg/kg	0.10	[A] < 0.10
Fluoranthene	M	2700	mg/kg	0.10	[A] < 0.10
Pyrene	M	2700	mg/kg	0.10	[A] < 0.10
Benzo[a]anthracene	M	2700	mg/kg	0.10	[A] < 0.10
Chrysene	M	2700	mg/kg	0.10	[A] < 0.10
Benzo[b]fluoranthene	M	2700	mg/kg	0.10	[A] < 0.10
Benzo[k]fluoranthene	M	2700	mg/kg	0.10	[A] < 0.10
Benzo[a]pyrene	M	2700	mg/kg	0.10	[A] < 0.10
Indeno(1,2,3-c,d)Pyrene	M	2700	mg/kg	0.10	[A] < 0.10
Dibenz(a,h)Anthracene	M	2700	mg/kg	0.10	[A] < 0.10
Benzo[g,h,i]perylene	M	2700	mg/kg	0.10	[A] < 0.10
Total Of 16 PAH's	M	2700	mg/kg	2.0	[A] < 2.0
Total Phenols	M	2920	mg/kg	0.30	< 0.30
Organic Matter BS1377	N	2930	%	0.10	[A] 0.90

Deviations

In accordance with UKAS Policy on Deviating Samples TPS 63. Chemtest have a procedure to ensure 'upon receipt of each sample a competent laboratory shall assess whether the sample is suitable with regard to the requested test(s)'. This policy and the respective holding times applied, can be supplied upon request. The reason a sample is declared as deviating is detailed below. Where applicable the analysis remains UKAS/MCERTs accredited but the results may be compromised.

Sample:	Sample Ref:	Sample ID:	Sample Location:	Sampled Date:	Deviation Code(s):	Containers Received:
1106625			TP01		A	Amber Glass 250ml
1106625			TP01		A	Amber Glass 60ml
1106625			TP01		A	Plastic Tub 1000g
1106626			TP02		A	Amber Glass 250ml
1106626			TP02		A	Amber Glass 60ml
1106626			TP02		A	Plastic Tub 1000g
1106627			TP02		A	Amber Glass 250ml
1106627			TP02		A	Amber Glass 60ml
1106627			TP02		A	Plastic Tub 1000g
1106628			TP03		A	Amber Glass 250ml
1106628			TP03		A	Amber Glass 60ml
1106628			TP03		A	Plastic Tub 1000g
1106629			TP03		A	Amber Glass 250ml
1106629			TP03		A	Amber Glass 60ml
1106629			TP03		A	Plastic Tub 1000g
1106630			TP04		A	Amber Glass 250ml
1106630			TP04		A	Amber Glass 60ml
1106630			TP04		A	Plastic Tub 1000g
1106631			TP04		A	Amber Glass 250ml
1106631			TP04		A	Amber Glass 60ml
1106631			TP04		A	Plastic Tub 1000g
1106632			TP05		A	Amber Glass 250ml
1106632			TP05		A	Amber Glass 60ml
1106632			TP05		A	Plastic Tub 1000g

Deviations

In accordance with UKAS Policy on Deviating Samples TPS 63. Chemtest have a procedure to ensure 'upon receipt of each sample a competent laboratory shall assess whether the sample is suitable with regard to the requested test(s)'. This policy and the respective holding times applied, can be supplied upon request. The reason a sample is declared as deviating is detailed below. Where applicable the analysis remains UKAS/MCERTs accredited but the results may be compromised.

Sample:	Sample Ref:	Sample ID:	Sample Location:	Sampled Date:	Deviation Code(s):	Containers Received:
1106633			TP06		A	Amber Glass 250ml
1106633			TP06		A	Amber Glass 60ml
1106633			TP06		A	Plastic Tub 1000g
1106634			TP07		A	Amber Glass 250ml
1106634			TP07		A	Amber Glass 60ml
1106634			TP07		A	Plastic Tub 1000g

Test Methods

SOP	Title	Parameters included	Method summary
2010	pH Value of Soils	pH	pH Meter
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <37°C.
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Alkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.
2430	Total Sulphate in soils	Total Sulphate	Acid digestion followed by determination of sulphate in extract by ICP-OES.
2450	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazine.
2680	TPH A/A Split	Aliphatics: >C5–C6, >C6–C8,>C8–C10, >C10–C12, >C12–C16, >C16–C21, >C21–C35, >C35– C44Aromatics: >C5–C7, >C7–C8, >C8– C10, >C10–C12, >C12–C16, >C16– C21, >C21– C35, >C35– C44	Dichloromethane extraction / GCxGC FID detection
2700	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-FID	Acenaphthene; Acenaphthylene; Anthracene; Benzo[a]Anthracene; Benzo[a]Pyrene; Benzo[b]Fluoranthene; Benzo[ghi]Perylene; Benzo[k]Fluoranthene; Chrysene; Dibenz[ah]Anthracene; Fluoranthene; Fluorene; Indeno[123cd]Pyrene; Naphthalene; Phenanthrene; Pyrene	Dichloromethane extraction / GC-FID (GC-FID detection is non-selective and can be subject to interference from co-eluting compounds)
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.
2930	Organic Matter	Organic Matter	Acid Dichromate digestion/Titration

Report Information

Key

U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"

Comments or interpretations are beyond the scope of UKAS accreditation

The results relate only to the items tested

Uncertainty of measurement for the determinands tested are available upon request

None of the results in this report have been recovery corrected

All results are expressed on a dry weight basis

The following tests were analysed on samples as received and the results subsequently corrected to a dry weight basis TPH, BTEX, VOCs, SVOCs, PCBs, Phenols

For all other tests the samples were dried at < 37°C prior to analysis

All Asbestos testing is performed at the indicated laboratory

Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1

Sample Deviation Codes

- A - Date of sampling not supplied
- B - Sample age exceeds stability time (sampling to extraction)
- C - Sample not received in appropriate containers
- D - Broken Container
- E - Insufficient Sample (Applies to LOI in Trommel Fines Only)

Sample Retention and Disposal

All soil samples will be retained for a period of 45 days from the date of receipt

All water samples will be retained for 14 days from the date of receipt

Charges may apply to extended sample storage

If you require extended retention of samples, please email your requirements to:
customerservices@chemtest.com

ANNEX E
Laboratory Soil Geotechnical Test
Results

TEST REPORT
LIQUID LIMIT, PLASTIC LIMIT & PLASTICITY INDEX
BS 1377:Part 2:1990. Clause 4.3/5.3/5.4

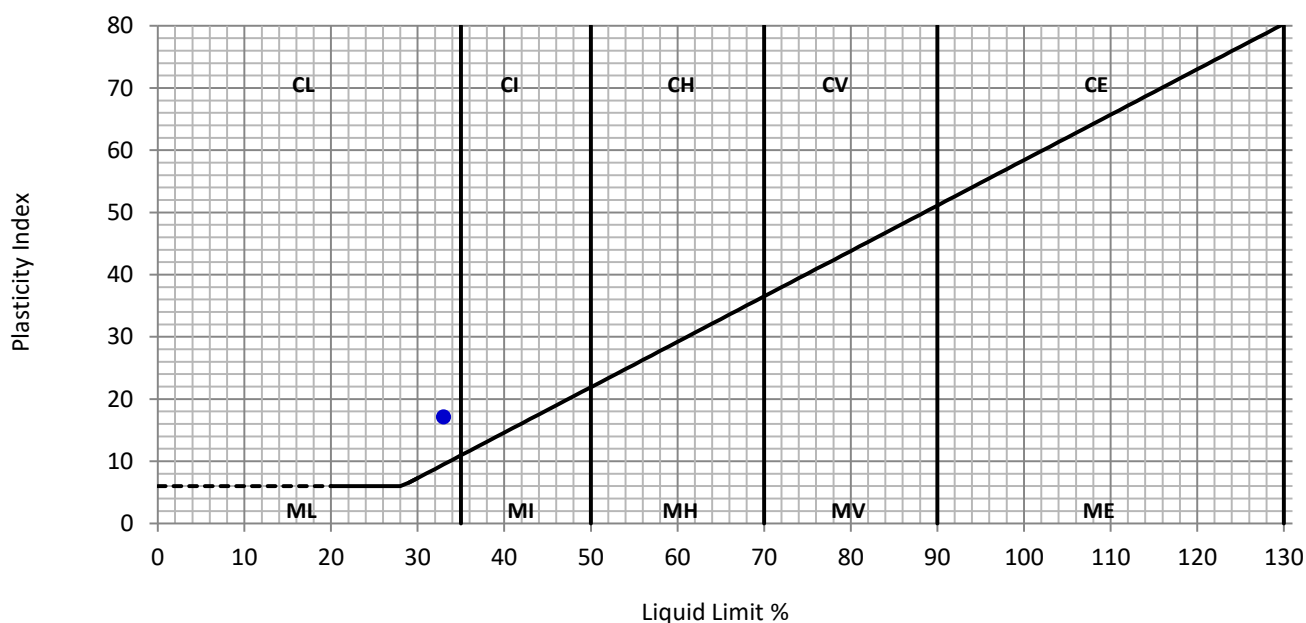
Project No: D20422 Project Name: 16306 ATS Sample No: 22411	Client: Terra Firma Address: Deryn Court 5 Wharfdale Road Cardiff CF23 7HA
--	--

Site Ref / Hole ID: TP01 Sample No: Sampling Certificate Received: No Location in Works: N/A Date Sampled: Unknown Sampled By: Client Date Received: 11 November 2020	Depth (m): 1.80 Sample Type: Disturbed Material Description: Grey sandy CLAY Material Source: Unknown Material Supplier: Unknown Specification: BS1377 Date Tested: 17 November 2020
--	---

Test Results

Liquid Limit	33	%
Plastic Limit	16	%
Plasticity Index	17	%

Preparation:	4.2.3 Natural Specimen
Proportion retained on 425µm sieve:	0 %



Remarks:

QA Ref.

BS1377 - 2
Rev. 2.0



Apex Testing Solutions

Sturmi Way, Village Farm Industrial Est, Pyle,
Bridgend, CF33 6BZ
Tel: 01656 746762 Fax: 01656 749096



7771

Approver

L DAVIS

L Davis, Quality Manager

Date

18/11/2020

Fig.

ATT

TEST REPORT
LIQUID LIMIT, PLASTIC LIMIT & PLASTICITY INDEX
BS 1377:Part 2:1990. Clause 4.3/5.3/5.4

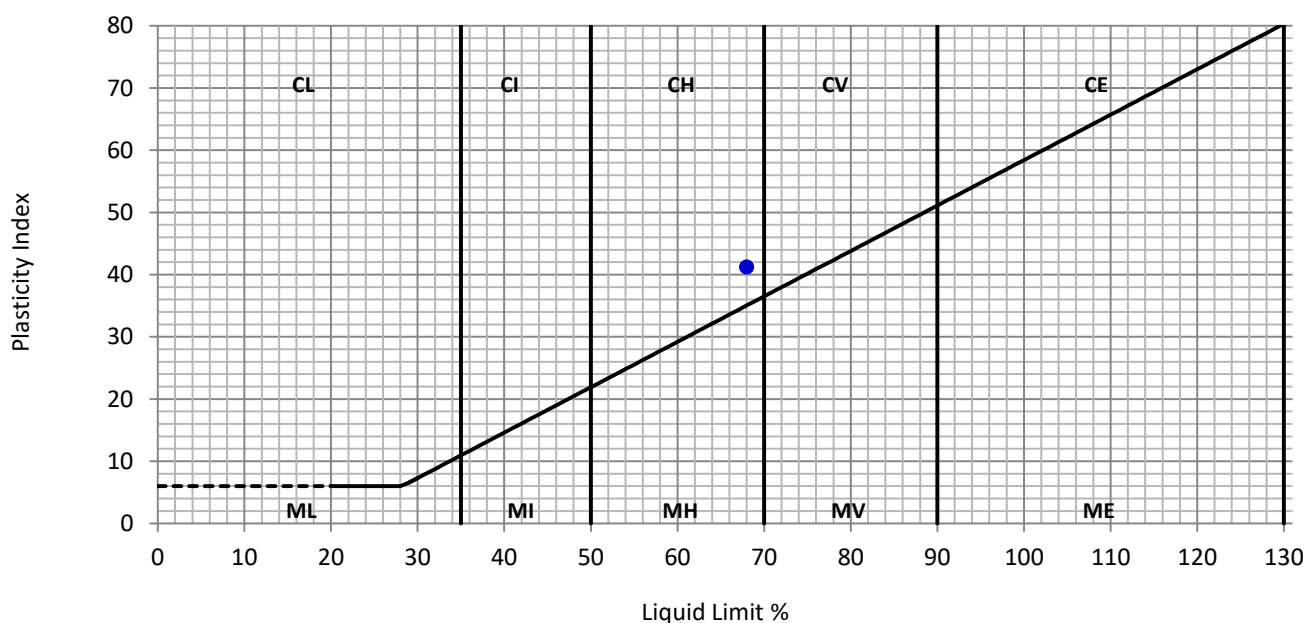
Project No: D20422 Project Name: 16306 ATS Sample No: 22413	Client: Terra Firma Address: Deryn Court 5 Wharfdale Road Cardiff CF23 7HA
--	--

Site Ref / Hole ID: TP03 Sample No: Sampling Certificate Received: No Location in Works: N/A Date Sampled: Unknown Sampled By: Client Date Received: 11 November 2020	Depth (m): 1.60 Sample Type: Disturbed Material Description: Grey CLAY Material Source: Unknown Material Supplier: Unknown Specification: BS1377 Date Tested: 17 November 2020
--	---

Test Results

Liquid Limit	68	%
Plastic Limit	27	%
Plasticity Index	41	%

Preparation:	4.2.3 Natural Specimen
Proportion retained on 425µm sieve:	0 %



Remarks:

QA Ref.

BS1377 - 2
Rev. 2.0



Apex Testing Solutions

Sturmi Way, Village Farm Industrial Est, Pyle,
Bridgend, CF33 6BZ
Tel: 01656 746762 Fax: 01656 749096



7771

Approver

L DAVIS

L Davis, Quality Manager

Date

18/11/2020

Fig.

ATT

DRAWINGS

Drawing Number
02

Drawing Title
SITE LAYOUT

Job Number
16306

Job Title
Toronto Avenue, Port Talbot

(Locations are approximate.)

NOT TO SCALE

-  Trial Pits
-  Soakaways
-  TRL-DCP





Terra Firma (Wales) Ltd. 5 Deryn Court, Wharfedale Road, Pentwyn, Cardiff CF23 7HA
Tel: 029 2073 5354 **Fax:** 029 2073 5433 **Email:** info@terrafirmawales.co.uk www.terrafirmawales.co.uk