

Roger Roberts Surveys Limited



BSc (Hons) Bui Sur, MRICS, FCABEng, DipDEA, DipCSH.
Chartered Building Surveyors, Chartered Building Engineer
Domestic & Commercial Energy Assessors, Code for Sustainable Homes Assessors .
18 a Station Road, Ystradgynlais, Swansea. SA9 1NT
Tel: 01639 841426 Fax: 0163 9 841673 Mobile: 07980 742263
Email: surveys@rogerroberts.co.uk Web: www.rogerroberts.co.uk



Verification report

1.0 Purpose and aims of this report

1.1 Introduction

By the instructions of our Client, Mr Martin Hanford and Neath and Port Talbot CBC, Roger Roberts Surveys Limited have been commissioned to undertake a remediation strategy verification plan for land adjacent to 103 Brecon Road, Pontardawe, SA8 4PD. A two storey detached dwelling, including a rear balcony and a detached garage have been constructed on the site.

This report has been drafted by Luke Roberts, **BSc (Hons), HNC, AssocRICS** and countersigned by Roger Roberts **Roger Roberts BSc (Hons), MRICS, RICS Registered Valuer. FCABEng, FISAV, DipDEA.** Our positions are that of RICS building surveyors. With a combined working experience of 52 year experience in the building sector.

This report is to verify and confirm the approved proposed remediation strategy produced by our company following recommendations made by Quantum Geotech's Phase 2 land contamination survey. Reference Number Q0057/LR01 and a Phase 1 Desk Study Report carried out on the 6th of June 2019 by STM Environmental Consultants Ltd, report reference PH1-2019-000045. The conclusions of which found that the site and immediate adjacent land have been subject to previous potentially contaminative land uses (PCLUs),

No on site PCLUs were identified whilst off site PCLUs include a workhouse and potentially infilled land. The recommendations of the report were to carry out an intrusive site

investigation with the objective of determining the presence and extent of any soil contamination.

1.2 Site setting

The site is located adjacent to 103 Brecon Road in Pontardawe. The 2 storey detached dwelling is currently constructed in the north western area of the site. As identified within Quantum's Phase two report, the site is bounded to the North West by Brecon Road, to the south east by trees and the Swansea Canal and to the north east and south west by neighbouring residential housing. The National Grid reference of the site is **E272865, N204760**. Geological Survey Sheet **SN-70-SW at 1:10,560 scale**, indicates the site to be underlain by Glaciofluvial Deposits typically comprising Sand and Gravel. Also, due to the historical use of the plot and surrounding area, some Made Ground material is likely to be present. The solid geology below the site is mapped as the Brithdir Member of the Upper Coal Measures, typically comprising Sandstone.

1.3

Our liaison with the local authority had been through **Jenny Griffiths, Planning Officer (Development Management)**

1.4

We would like to highlight that Japanese knotweed treatment has been implemented to the rear of the site which has not been identified or included within the phase 2 land contamination survey. Some site pollutants may be partly attributed to this treatment program. Verification of this program can be supplied at the request of Neath CBC.

1.5 Site Location plan (NOT TO SCALE)

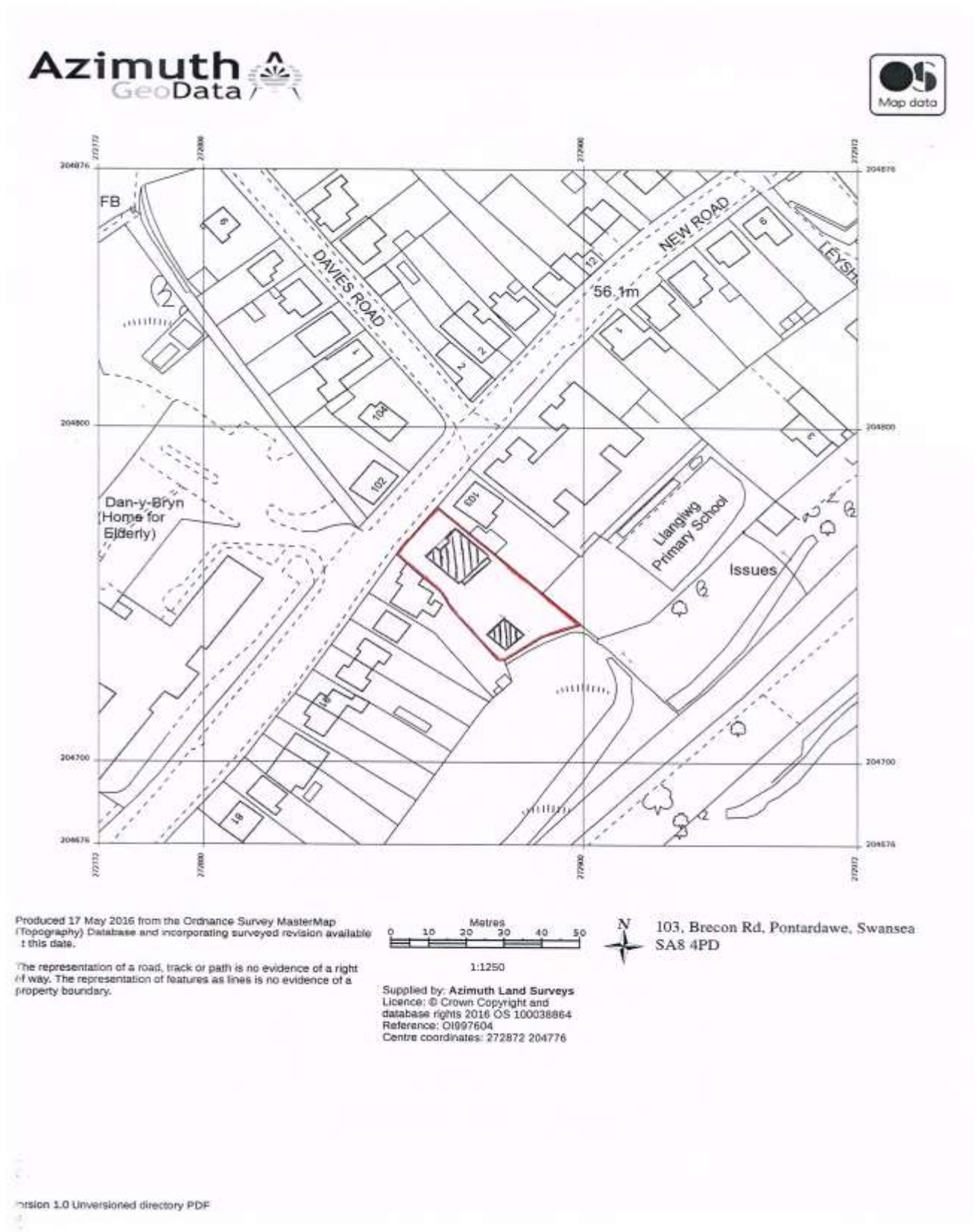


Figure 1: Site location Plan

2.0 Items approved by NPTC for Preparation of works and verification strategy.

***The following are the approved preparation and verification items to which the photographic evidence in section 3.0 relate to. These have been extracted from our original remediation strategy report.**

2.1 Preparation works and operational constraints

The site consists of a level land with a single dwelling already constructed onsite. No risks to the building were identified from the phase two report so no action is required in this regard. The building does not present an operational risk as there is remaining access of 1.2 meters to one side of the property and 3.5 meters to the other side of the property. Preparation works onsite will consist of the levelling of all pre-tested ground onsite and where applicable this installation of hardcore to receive the layers of tarmac and concrete paving slabs. These are identified in the attached site plan. Hardcore layers, finer hardcore layers and sand layers will be installed where the artificial lawn is intended to be placed which will then receive the Tarrem (or similar) non-permeable layer.

2.2 Site management procedures

Due to no contamination on site being identified as high in concentration and all but one within UK drinking water standard levels as identified on page 16, Table 8 of Quantum's phase 2 report, no emergency contingency plans are required. No hazardous substances were found on site thus there is no rationale for a site management plan to be implemented. The capping of the sub-soil surface with tarmac roadways and concrete paving slabs areas, together with the non-permeable layer underneath the artificial lawn will address all low risks identified on site.

2.3 Location and construction details

Not applicable, due to low levels of heavy metals and contamination identified on-site. A proposed site layout plan with intended coverings can be viewed in the attached site plan document.

2.4 Permits and licences

Not applicable, the phase 2 report did not identify any requirements for permits or licences.

2.5 Site plans/drawings

All site plans and drawings of the property and proposed external coverings can be found in the attached PDF documents.

2.6 Constitution of completion and verification

The proposed constitution of completion of all external works on site will be the finalization of landscaping on all external areas onsite. This will include the tarmac driveway, hardstanding concrete paved seating areas, concrete paved footpaths and the rear artificial lawned areas. We as independent RICS Chartered Surveyors proposed to monitor external operations on-site and confirm that no new soil is imported to site. The Terram (or similar) non-permeable layer is inserted below the artificial lawned areas and concrete paving and tarmacking is completed to an acceptable standard. Photographic evidence as well as a written report on verification will be provided to Neath and Port Talbot council upon completion of works.

3.0 Verification

3.1 Site visits and identified work.

We at Roger Roberts surveys limited have visited and assessed the site on a number of occasions with the first site visit on the 20th May 2020 with the last site visit on the 09th February 2021. We can confirm to our knowledge and visible areas on site that no new soil has been brought to site or now resides within the boundaries of the proposed development. Stating the week before the 20th May 2020 the site was levelled with all pre-existing topsoil levelled with a mixture of hardcore chippings. The Terram Geotextiles was views in place on the 20th May 2020 in all areas of the rear gardens, with a protection chipping layer being placed on top. The side driveway and side footpath were accepting a layer of chippings and hardcore base which was being levelled to accept the Terram alternative, Wrekin MultiTrack 1000 Geotextile. Specification sheet can be viewed in the attached email to this document. On the 15th June 2020 we inspected the Tarram layer installed on the driveway and side footpath, as well as extending to the front garden driveway. This was then covered with a chippings layer as viewed on the 5th January 2021. A final inspection was carried out on the 25th January 2020 with further photos taken on the 9th of February 2021, to confirm no new soil has been imported to site.

3.2 Work left to complete.

It was noted that only some of the finalisation of land scaping has been carried out on site. This included the concrete paved side footpath and a decorative firepit behind the rear balcony. The tarmac driveways and rear artificial lawn are yet to be completed on site.

3.3 Request to disregarded condition.

Condition 2 of the planning approval notice dated the 6th September 2019 (Ref: P2019/5402) Accompanied within the sent email is as follows.

Action Condition 2

‘Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with the submitted details under this application, shall be submitted to and agreed in writing with the Local Planning Authority. Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.’

3.1.1 Rational for discharge of condition 2

It is our client’s intention that the property now be signed off by Neath Port Talbot CBC, on the basis that all remediation work has been completed on site. This is on the basis of financial constraints placed upon the project by the implementation of ground works to protect future users form low level ground source contamination.

We at Roger Roberts Surveys limited believe this has now be achieved on site regardless of the lack of finalisation of landscaping in the terms of the installation of the tarmac driveways and artificial rear lawn. To the credit of Mr Hanford, the Terram layer has been installed in locations outside of our original remediation strategies advice, such as on the side grounds which would have been acceptable with the required tarmac driveway and sub supporting hardcore structure. We believe that the site remediation and treatments program are consistent with CIRIA Best practice guide (C622/C552). It is recommended that Condition 2 of the original site planning application approval (ref:P2019/5402) dated 06Th July 2020 now be

discharged. We believe that on the basis that all areas have the non-permeable geotextile layer installed as well as a hardcore layer protecting the Terram concludes that no future users can interact with the under subsoil and thus future users are now protected. Please see appendix for site photographic evidence.

This report has been produced by:

Signature:



Name & qualifications:

Luke Roberts, BSc (Hons), HNC, AssocRICS
RICS Surveyor/Planning consultant

Countersigned by:

Signature:



Name & qualifications:

Roger Roberts BSc (Hons), MRICS, RICS Registered Valuer. FCABEng, FISAV, DipDEA.

Date: 1st February 2021.



Mob: 07494 586454

Tel: 01639 841426

Email: luke@rogerroberts.co.uk For and on behalf of Roger Roberts Surveys Limited

18a Station Road, Ystradgynlais, Swansea. SA9 1NT

Tel: 01639 841426 Fax: 01639 841673 Email: surveys@rogerroberts.co.uk

REGULATED BY RICS



