

17 July 2025

63 Macrae Road  
Eden Office Park  
Ham Green  
Bristol  
BS20 0DD

For the attention of Chris Jarman,

Re: Afan Way, Port Talbot

Dear Chris,

We have completed the supplementary Ground Investigation works at Afan Way in Port Talbot on the 2<sup>nd</sup> of July 2025, please find below a summary of the investigation.

## 1. Scope of Works

The following scope of works was completed on 2<sup>nd</sup> July 2025:

- 4 No. Trial Trenches (TT201 to TT204) were undertaken to depths of between 1.75m and 2.10m begl and at lengths ranging between 4.00m and 9.20m.
- 1 No. Trial Pit (TP201) was mechanically excavated to a maximum depth of 1.95m begl.

## 2. Ground Model

### *Made Ground*

Made Ground was encountered within all exploratory hole locations to a maximum depth of 1.80m begl. Two Made Ground populations were encountered beneath the site and are summarised below:

- Brown gravelly fine to coarse SAND with frequent cobbles of concrete, brick and sandstone and minor constituents of concrete, brick, sandstone and plastic was encountered in all exploratory hole locations from ground level to depths of between 1.25m and 1.55m begl.
- Light brown slightly sandy angular to subangular fine to coarse GRAVEL was encountered in TT202A between depths of 1.40m and 1.70m begl.

### *Natural Strata*

Made Ground was fully penetrated in all exploratory hole locations and one main natural strata population was encountered:

- Reddish brown to grey slightly sandy CLAY was encountered in all exploratory hole locations from depths of between 1.25m and 1.80m begl to maximum depths of between 1.90m and 2.10m begl.

### *Bedrock*

Bedrock was not encountered during the Ground Investigation.

### *Groundwater*

No groundwater was encountered during the Ground Investigation.

#### *Watching Brief*

A watching brief for visual and olfactory evidence of contamination was undertaken during the site works.

Evidence of hydrocarbon contamination in the form of staining and a moderate to strong odour was encountered in the natural strata within TT202B between the depths of 1.40m and 2.10m begl. A PID reading of 564ppm was recorded at this location.

Olfactory evidence of hydrocarbon contamination was also encountered within TT202A in the form of a moderate odour. Staining was not encountered at this location and a PID reading of 4ppm was taken.

### **3. Discussion**

Trial Trenches (*TT201, TT202A, TT202B, TT203, and TT204*) were undertaken over the locations of the historic USTs, fuel supply lines and pump islands as shown on Groundtech Plan *GRO-21252-PO4\_1.3*.

No evidence of USTs or other substructures associated with the historic PFS were encountered during the supplementary investigation nor during the original Ground Investigation. The investigations to date suggest that the USTs have been removed from site, likely during the historic decommissioning. Evidence of concrete and concrete boulders were present in this area, likely associated with the former USTs however natural ground was achieved below the concrete and no evidence of USTs was identified.

Laboratory testing has been scheduled to confirm that there are no elevated concentrations in the area of visually/olfactory impacted material, previous testing undertaken during the supplementary investigation has indicated that the impacted material does not exceed commercial screening values.

Natural clay is present beneath the entire PFS site area below the Made Ground. Following receipt of the NRW comments, TP201 was excavated over the location of WS105 which previously did not fully penetrate the Made Ground. Natural firm brown mottled grey sandy Clay was encountered beneath the Made Ground in TP201 to a maximum depth of 1.95m begl, confirming the clay layer is present beneath the entirety of the PFS area.

### **4. Summary**

The trial trench exercise has reinforced the previous findings that USTs are not present at the site at Afon Way, Port Talbot. However, if USTs or associated substructures are encountered during the enabling or construction phase, they should be removed, remediated and testing of surrounding soils should be carried out to confirm the validation.

The ground model for TP201 has also proved that the natural clay layer is present beneath the entire PFS site area.

Please do not hesitate to contact the undersigned if you have any queries.

*Yours Sincerely*

**For Groundtech Consulting Limited**



**Luke Harrison**

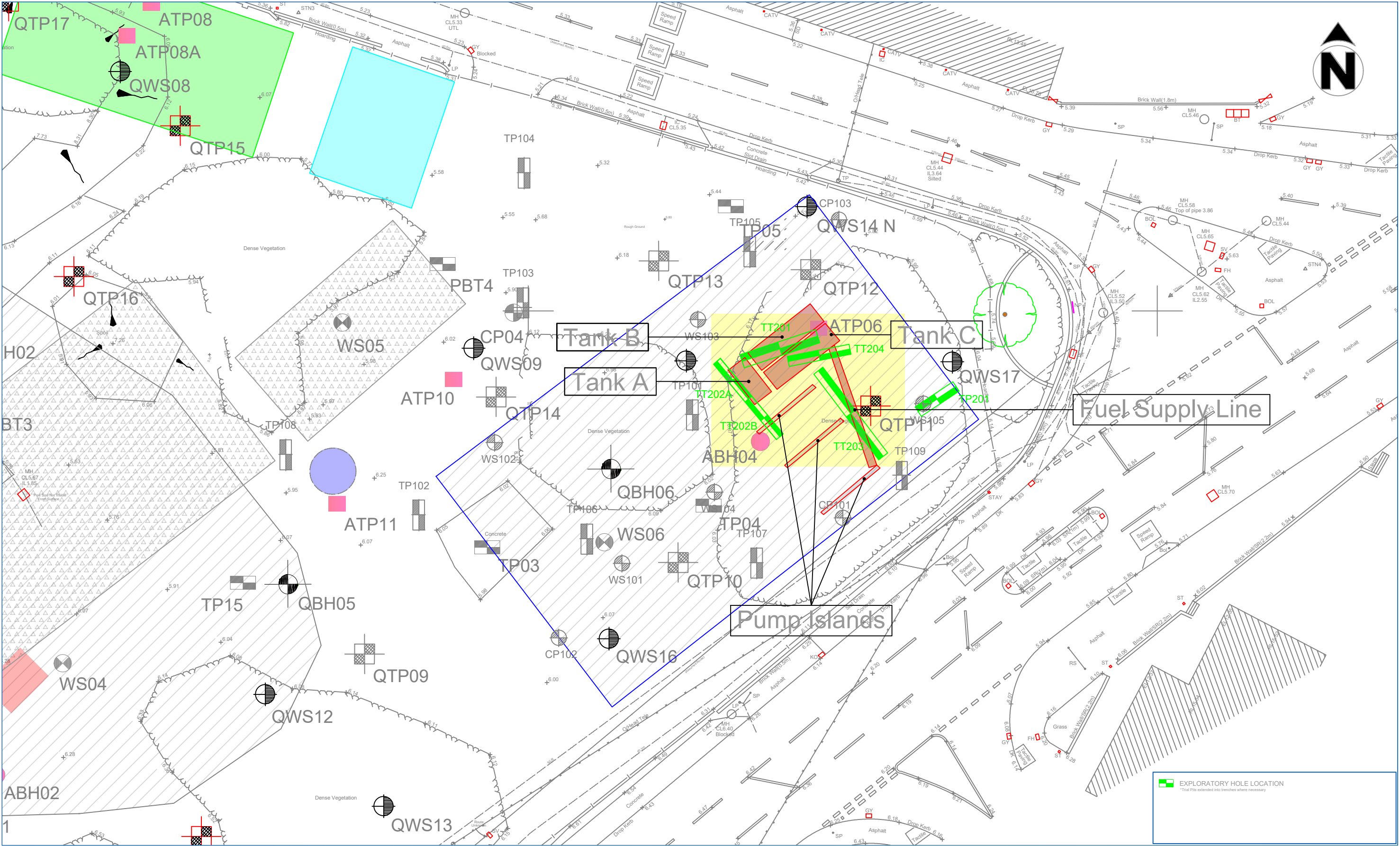
**Principal Consulting Engineer**

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Enc    Exploratory Hole Location Plan (*GRO-21252-PO4\_1.3*)  
      Exploratory Hole Logs  
      Site Photographs

## *Plans*





|                                                                                                                                     |               |                                |             |               |  |  |        |                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |           |             |                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------|-------------|---------------|--|--|--------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|---------------------------------------------------------------------------------------|
| <div>GROUNDTECH<br/>CONSULTING</div> <div></div> | CLIENT        | ALDI STORES LIMITED            | DATE        | DECEMBER 2021 |  |  | Status |                                         | <div>Notes</div> <div><div><div> APPROXIMATE CABLE PERCUSSIVE BOREHOLE LOCATION (GROUNDTECH 2021)</div><div> APPROXIMATE WINDOWLESS SAMPLE BOREHOLE LOCATION (GROUNDTECH 2021)</div><div> APPROXIMATE TRIAL PIT LOCATION (GROUNDTECH 2021)</div><div> APPROXIMATE PLATE LOAD TEST LOCATION (GROUNDTECH 2021)</div><div> APPROXIMATE CABLE PERCUSSIVE BOREHOLE LOCATION (GROUNDTECH 2024)</div><div> APPROXIMATE WINDOWLESS SAMPLE BOREHOLE LOCATION (GROUNDTECH 2024)</div><div> APPROXIMATE TRIAL PIT LOCATION (GROUNDTECH 2024)</div><div> ARCADIS TRIAL PIT LOCATION</div><div> ARCADIS BOREHOLE LOCATION</div><div> QUANTUM TRIAL PIT LOCATION</div><div> QUANTUM WINDOWLESS SAMPLE LOCATION</div><div> QUANTUM CABLE PERCUSSIVE BOREHOLE LOCATION</div></div><div></div></div> |           |             |                                                                                       |
|                                                                                                                                     | PROJECT TITLE | AFAN WAY, PORT TALBOT          | SCALE       | NTS           |  |  | 1.3    | Additional trial pits included          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | July 2025 | Preliminary |  |
|                                                                                                                                     | PLAN TITLE    | EXPLORATORY HOLE LOCATION PLAN | PLAN NUMBER | GRO-21252-P04 |  |  | 1.2    | Proposed additional trial pit locations |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | June 2025 | Draft       |                                                                                       |
|                                                                                                                                     |               |                                |             |               |  |  | 1.1    | Supplementary investigation included    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | June 2024 | Issued      |                                                                                       |
|                                                                                                                                     |               |                                |             |               |  |  | Rev.   | Details                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Date      | For Comment |                                                                                       |
|                                                                                                                                     |               |                                |             |               |  |  |        |                                         | Approved                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |           |             |                                                                                       |

## *Exploratory Hole Logs*



# Trial Pit Log

Trialpit No  
**TP201**  
Sheet 1 of 1

|                             |                       |                                          |                                |
|-----------------------------|-----------------------|------------------------------------------|--------------------------------|
| Project Name: AFAN WAY      | Project No. GRO-21252 | Co-ords: 275983.00 - 189844.00<br>Level: | Date<br>02/07/2025             |
| Location: PORT TALBOT       |                       | Dimensions (m): 3.5<br>Depth 1.95        | Scale<br>1:25<br>Logged<br>AJB |
| Client: ALDI STORES LIMITED |                       |                                          |                                |

| Water Strike | Samples and In Situ Testing |      |         | Depth (m) | Level (m) | Legend | Stratum Description                                                                                                                                                                                       |   |
|--------------|-----------------------------|------|---------|-----------|-----------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|              | Depth                       | Type | Results |           |           |        |                                                                                                                                                                                                           |   |
|              | 0.80                        | ES   | PID=0   |           |           |        | MADE GROUND: Dark brown gravelly ashy fine to coarse SAND with low cobble content of brick, concrete and sandstone. Gravel is angular to subangular fine to coarse of concrete, brick, metal and plastic. | 1 |
|              | 1.65                        | ES   | PID=0   | 1.55      |           |        | Firm brown mottled grey sandy CLAY. Sand is fine to coarse.                                                                                                                                               |   |
|              |                             |      |         | 1.95      |           |        | End of pit at 1.95 m                                                                                                                                                                                      | 2 |
|              |                             |      |         |           |           |        |                                                                                                                                                                                                           | 3 |
|              |                             |      |         |           |           |        |                                                                                                                                                                                                           | 4 |
|              |                             |      |         |           |           |        |                                                                                                                                                                                                           | 5 |

Remarks: 1. Location cleared of services using handheld CAT scanner. 2. Groundwater not encountered. 3. Trial pit terminated at 1.95m bgl. 4. Trial pit backfilled with arisings.

Stability: Stable.





# Trial Pit Log

Trialpit No  
**TT202A**  
Sheet 1 of 1

|                             |                       |                                |                 |
|-----------------------------|-----------------------|--------------------------------|-----------------|
| Project Name: AFAN WAY      | Project No. GRO-21252 | Co-ords: 275966.00 - 189846.00 | Date 02/07/2025 |
| Location: PORT TALBOT       | Dimensions (m):       | 4                              | Scale 1:25      |
| Client: ALDI STORES LIMITED | Depth 2.10            | 0.7                            | Logged AJB      |

| Water Strike | Samples and In Situ Testing |      |         | Depth (m) | Level (m) | Legend | Stratum Description                                                                                                                                                                           |   |
|--------------|-----------------------------|------|---------|-----------|-----------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|              | Depth                       | Type | Results |           |           |        |                                                                                                                                                                                               |   |
|              | 0.30                        | ES   |         | 0.25      |           |        | MADE GROUND: Dark brown gravelly fine to coarse SAND with low cobble content of brick, concrete and sandstone. Gravel is angular to subangular fine to coarse of concrete, brick and plastic. |   |
|              |                             |      |         | 0.50      |           |        | MADE GROUND: Grey gravelly ashy fine to coarse SAND. Gravel is angular to subangular fine to coarse of brick and sandstone.                                                                   |   |
|              |                             |      |         |           |           |        | MADE GROUND: Dark brown gravelly fine to coarse SAND with low cobble content of brick. Gravel is angular to subangular fine to coarse of concrete, brick and plastic.                         | 1 |
|              | 1.50                        | ES   |         | 1.40      |           |        | MADE GROUND: Light brown slightly sandy angular to subangular fine to coarse GRAVEL of siltstone with frequent cobbles of sandstone. Sand is fine to coarse.                                  |   |
|              | 1.70                        | ES   |         | 1.70      |           |        |                                                                                                                                                                                               |   |
|              |                             |      |         | 1.80      |           |        | MADE GROUND: Light grey sandy angular to subangular fine to coarse GRAVEL of concrete with frequent cobbles. Sand is fine to coarse.                                                          |   |
|              | 2.00                        | ES   | PID=4   | 2.10      |           |        | Stiff grey mottled brown slightly sandy CLAY with a moderate hydrocarbon odour. Sand is fine to coarse.                                                                                       | 2 |
|              |                             |      |         |           |           |        | End of pit at 2.10 m                                                                                                                                                                          |   |
|              |                             |      |         |           |           |        |                                                                                                                                                                                               | 3 |
|              |                             |      |         |           |           |        |                                                                                                                                                                                               | 4 |
|              |                             |      |         |           |           |        |                                                                                                                                                                                               | 5 |

Remarks: 1. Location cleared of services using handheld CAT scanner. 2. Groundwater not encountered. 3. Trial pit terminated at 2.10m bgl. 4. Trial pit backfilled with arisings.

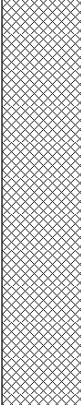
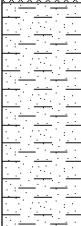
Stability: Stable.



# Trial Pit Log

Trialpit No  
**TT202B**  
Sheet 1 of 1

|                             |                       |                                                                                         |                                |
|-----------------------------|-----------------------|-----------------------------------------------------------------------------------------|--------------------------------|
| Project Name: AFAN WAY      | Project No. GRO-21252 | Co-ords: 275968.00 - 189844.00<br>Level:                                                | Date<br>02/07/2025             |
| Location: PORT TALBOT       |                       | Dimensions (m):<br>Depth 2.10                                                           | Scale<br>1:25<br>Logged<br>AJB |
| Client: ALDI STORES LIMITED |                       | 0.7  |                                |

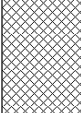
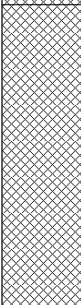
| Water Strike | Samples and In Situ Testing |      |         | Depth (m) | Level (m) | Legend                                                                             | Stratum Description                                                                                                                                                                           |   |
|--------------|-----------------------------|------|---------|-----------|-----------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|              | Depth                       | Type | Results |           |           |                                                                                    |                                                                                                                                                                                               |   |
|              | 0.50                        | ES   | PID=0   |           |           |   | MADE GROUND: Dark brown gravelly fine to coarse SAND with low cobble content of brick, concrete and sandstone. Gravel is angular to subangular fine to coarse of concrete, brick and plastic. | 1 |
|              | 1.40                        | ES   | PID=564 | 1.35      |           |  | Firm grey sandy CLAY with moderate to strong hydrocarbon odour. Sand is fine to coarse.                                                                                                       | 2 |
|              |                             |      |         | 2.10      |           |                                                                                    | End of pit at 2.10 m                                                                                                                                                                          | 3 |
|              |                             |      |         |           |           |                                                                                    |                                                                                                                                                                                               | 4 |
|              |                             |      |         |           |           |                                                                                    |                                                                                                                                                                                               | 5 |

Remarks: 1. Location cleared of services using handheld CAT scanner. 2. Groundwater not encountered. 3. Trial pit terminated at 2.10m bgl. 4. Trial pit backfilled with arisings.

Stability: Stable.





|                                                                                                                                                                                   |                             |      |         |                               |              |                                                                                     |                                                                                                                                                                                                        |                                                                                       |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------|---------|-------------------------------|--------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|
|                                                                                                   |                             |      |         | <h1>Trial Pit Log</h1>        |              |                                                                                     | Trialpit No<br><b>TT204</b><br>Sheet 1 of 1                                                                                                                                                            |                                                                                       |  |
| Project Name: AFAN WAY                                                                                                                                                            |                             |      |         | Project No.<br>GRO-21252      |              | Co-ords: 275975.00 - 189848.00<br>Level:                                            |                                                                                                                                                                                                        | Date<br>02/07/2025                                                                    |  |
| Location: PORT TALBOT                                                                                                                                                             |                             |      |         | Dimensions (m):<br>Depth 1.90 |              | <div>4</div> <div>0.8</div> <div></div>                                             |                                                                                                                                                                                                        | Scale<br>1:25                                                                         |  |
| Client: ALDI STORES LIMITED                                                                                                                                                       |                             |      |         |                               |              |                                                                                     |                                                                                                                                                                                                        | Logged<br>AJB                                                                         |  |
| Water<br>Strike                                                                                                                                                                   | Samples and In Situ Testing |      |         | Depth<br>(m)                  | Level<br>(m) | Legend                                                                              | Stratum Description                                                                                                                                                                                    |                                                                                       |  |
|                                                                                                                                                                                   | Depth                       | Type | Results |                               |              |                                                                                     |                                                                                                                                                                                                        |                                                                                       |  |
|                                                                                                                                                                                   | 0.35                        | ES   |         | 0.40                          |              |    | MADE GROUND: Dark brown gravelly fine to coarse SAND with low cobble content of brick, concrete and sandstone. Gravel is angular to subangular fine to coarse of concrete, brick, ceramic and plastic. |                                                                                       |  |
|                                                                                                                                                                                   |                             |      |         | 0.50                          |              |    | MADE GROUND: Light brown fine to coarse SAND.                                                                                                                                                          |                                                                                       |  |
|                                                                                                                                                                                   | 0.70                        | ES   |         |                               |              |    | MADE GROUND: Dark brown gravelly fine to coarse SAND with low cobble content of concrete and sandstone. Gravel is angular to subangular fine to coarse of concrete, brick, and plastic.                |                                                                                       |  |
|                                                                                                                                                                                   |                             |      |         | 1.50                          |              |   | Firm brown sandy CLAY. Sand is fine to coarse.                                                                                                                                                         |                                                                                       |  |
|                                                                                                                                                                                   | 1.70                        | ES   |         | 1.90                          |              |  | End of pit at 1.90 m                                                                                                                                                                                   |                                                                                       |  |
|                                                                                                                                                                                   |                             |      |         |                               |              |                                                                                     |                                                                                                                                                                                                        | 1                                                                                     |  |
|                                                                                                                                                                                   |                             |      |         |                               |              |                                                                                     |                                                                                                                                                                                                        | 2                                                                                     |  |
|                                                                                                                                                                                   |                             |      |         |                               |              |                                                                                     |                                                                                                                                                                                                        | 3                                                                                     |  |
|                                                                                                                                                                                   |                             |      |         |                               |              |                                                                                     |                                                                                                                                                                                                        | 4                                                                                     |  |
|                                                                                                                                                                                   |                             |      |         |                               |              |                                                                                     |                                                                                                                                                                                                        | 5                                                                                     |  |
| Remarks: 1. Location cleared of services using handheld CAT scanner. 2. Groundwater not encountered. 3. Trial pit terminated at 1.90m bgl. 4. Trial pit backfilled with arisings. |                             |      |         |                               |              |                                                                                     |                                                                                                                                                                                                        |  |  |
| Stability: Stable.                                                                                                                                                                |                             |      |         |                               |              |                                                                                     |                                                                                                                                                                                                        |                                                                                       |  |

# *Photographs*





Photograph 1 – TT201



Photograph 2 – TT201



Photograph 3 – TT202



Photograph 4 – TT202



Photograph 5 – TT203



Photograph 6 –



Photograph 7 – TP201



Photograph 8 – TP201



Photograph 9 – TT204



Photograph 10 – TT204