

PROPOSED BUSINESS CENTRE
SANDFIELDS YOUNG BUSINESS CENTRE, PORT TALBOT
Results of Hazardous Gas and Groundwater Monitoring
(Spot Monitoring)
Project Ref. 9222



Monitoring Event 1

Date:	18/03/2025	Atmospheric Pressure (start):	1.022 mb	Trend:	Falling
Time:	11:00	Atmospheric Pressure (end):	1.022 mb		
Engineer:	JA	Site Status:	Active car park		
Weather:	Dry, warm, sunny, windy	Ground Conditions:	Dry		
Instrument:	Gas Data LMSxi G3.18e meter	Next Calibration Due Date:	16/8/2025		
Instrument:	Phocheck 2000+ PID	Next Calibration Due Date:	09/11/2025		

Well ID:	CP101A	Well dia.(mm):	50	Date installed:	04/03/2025	Response stratum:	Blown Sands
		Well depth (m):	8.00			Groundwater depth (m):	4.69
Comments:							

Well ID:	CP102	Well dia.(mm):	50		Date installed:	13/03/2025		Response stratum:		Made Ground and Blown Sands		
		Well depth (m):	3.00				Groundwater depth (m):		Dry			
Monitored Variables		dP (Pa)	LEL (%)	N ₂ (%)	CO ₂ (%)	CH ₄ (%)	O ₂ (%)	H ₂ S (ppm)	Flow (L/hr)	PID (ppm)		
Immediate Reading		0.0	0.0	76.0	0.0	0.0	24.0	0.0	0.0	0.1		
After 30 Seconds		0.0	0.0	75.9	0.0	0.0	24.1	0.0	0.0	0.6		
After 1 Minute		0.0	0.0	75.8	0.0	0.0	24.2	0.0	0.0	0.5		
After 2 Minutes		0.0	0.0	75.7	0.0	0.0	24.3	0.0	0.0	0.5		
Steady State		0.0	0.0	75.7	0.0	0.0	24.3	0.0	0.0	0.5		
min		0.0	0.0	75.7	0.0	0.0	24.0	0.0	0.0	0.1		
max		0.0	0.0	76.0	0.0	0.0	24.3	0.0	0.0	0.6		
Borehole Hazardous Gas Flow Rates Q _{bg} (max gas conc)						Methane:	0 L/hr		Carbon Dioxide	0.00 L/hr		
Borehole Hazardous Gas Flow Rates Q _{bg} (steady state gas conc)						Methane:	0.00 L/hr		Carbon Dioxide	0 L/hr		
Comments:												

Well ID:	CP103	Well dia.(mm):	50	Date installed:	11/03/2025	Response stratum:	Blown Sands
		Well depth (m):	8.00			Groundwater depth (m):	5.32
Comments:							

Well ID:	WS101	Well dia.(mm):	50	Date installed:	04/03/2025	Response stratum:		Made Ground and Blown Sands		
		Well depth (m):	3.00			Groundwater depth (m):		Dry		
Monitored Variables		dP (Pa)	LEL (%)	N ₂ (%)	CO ₂ (%)	CH ₄ (%)	O ₂ (%)	H ₂ S (ppm)	Flow (L/hr)	PID (ppm)
Immediate Reading		53.0	0.0	76.3	0.0	0.0	23.7	0.0	5.7	0.4
After 30 Seconds		53.0	0.0	76.4	0.0	0.0	23.6	0.0	5.7	0.6
After 1 Minute		53.0	0.0	76.4	0.0	0.0	23.6	0.0	5.7	0.3
After 2 Minutes		53.0	0.0	76.4	0.0	0.0	23.6	0.0	5.7	0.3
Steady State		53.0	0.0	76.4	0.0	0.0	23.6	0.0	5.7	0.3
min		53.0	0.0	76.3	0.0	0.0	23.6	0.0	5.7	0.3
max		53.0	0.0	76.4	0.0	0.0	23.7	0.0	5.7	0.6
Borehole Hazardous Gas Flow Rates Q _{bg} (max gas conc)					Methane:	0 L/hr		Carbon Dioxide	0.00 L/hr	
Borehole Hazardous Gas Flow Rates Q _{bg} (steady state gas conc)					Methane:	0.00 L/hr		Carbon Dioxide	0 L/hr	
Comments:										

Well ID:	WS102	Well dia.(mm):	50	Date installed:	04/03/2025	Response stratum:		Made Ground and Blown Sands		
		Well depth (m):	2.80			Groundwater depth (m):		Dry		
Monitored Variables		dP (Pa)	LEL (%)	N ₂ (%)	CO ₂ (%)	CH ₄ (%)	O ₂ (%)	H ₂ S (ppm)	Flow (L/hr)	PID (ppm)
Immediate Reading		53.0	0.0	76.4	0.0	0.0	23.6	0.0	5.8	0.2
After 30 Seconds		53.0	0.0	76.3	0.0	0.0	23.7	0.0	5.8	0.7
After 1 Minute		53.0	0.0	76.2	0.0	0.0	23.8	0.0	5.8	0.5
After 2 Minutes		53.0	0.0	76.1	0.0	0.0	23.9	0.0	5.8	0.5
Steady State		53.0	0.0	76.1	0.0	0.0	23.9	0.0	5.8	0.5
min		53.0	0.0	76.1	0.0	0.0	23.6	0.0	5.8	0.2
max		53.0	0.0	76.4	0.0	0.0	23.9	0.0	5.8	0.7
Borehole Hazardous Gas Flow Rates Q _{bg} (max gas conc)					Methane:	0 L/hr		Carbon Dioxide	0.00 L/hr	
Borehole Hazardous Gas Flow Rates Q _{bg} (steady state gas conc)					Methane:	0.00 L/hr		Carbon Dioxide	0 L/hr	
Comments:										

Well ID:	WS103	Well dia.(mm):	50	Date installed:	04/03/2025	Response stratum:	Made Ground and Blown Sands			
		Well depth (m):	2.00			Groundwater depth (m):	Dry			
Monitored Variables		dP (Pa)	LEL (%)	N ₂ (%)	CO ₂ (%)	CH ₄ (%)	O ₂ (%)	H ₂ S (ppm)	Flow (L/hr)	PID (ppm)
Immediate Reading		50.0	0.0	76.5	0.0	0.0	23.5	0.0	5.5	0.3
After 30 Seconds		50.0	0.0	76.6	0.0	0.0	23.4	0.0	5.5	0.2
After 1 Minute		50.0	0.0	76.6	0.0	0.0	23.4	0.0	5.5	0.2
After 2 Minutes		50.0	0.0	76.6	0.0	0.0	23.4	0.0	5.5	0.2
Steady State		50.0	0.0	76.6	0.0	0.0	23.4	0.0	5.5	0.2
min		50.0	0.0	76.5	0.0	0.0	23.4	0.0	5.5	0.2
max		50.0	0.0	76.6	0.0	0.0	23.5	0.0	5.5	0.3
Borehole Hazardous Gas Flow Rates Q _{bg} (max gas conc)					Methane:	0 L/hr		Carbon Dioxide	0.00 L/hr	
Borehole Hazardous Gas Flow Rates Q _{bg} (steady state gas conc)					Methane:	0.00 L/hr		Carbon Dioxide	0 L/hr	
Comments:										

Key:
dP - differential pressure (well-atmosphere)
LEL - Lower Explosive Limit (methane)
N₂ - nitrogen
CO₂ - carbon dioxide
CH₄ - methane
O₂ - oxygen
H₂S - Hydrogen sulphide
PID - measure of volatile organic compounds

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Monitoring Event 2

Date:	04/02/2025	Atmospheric Pressure (start):	1,018 mb	Trend:	Falling
Time:	13:00	Atmospheric Pressure (end):	1,018 mb		
Engineer:	JA	Site Status:	Active car park		
Weather:	Dry, warm, sunny, windy	Ground Conditions:	Dry		
Instrument:	Gas Data LMSxl G3.18e meter	Next Calibration Due Date:	16/8/2025		
Instrument:	Phoccheck 2000+ PID	Next Calibration Due Date:	09/11/2025		

Well ID:	CP101A	Well dia.(mm):	50	Date installed:	04/03/2025	Response stratum:	Blown Sands
		Well depth (m):	8.00			Groundwater depth (m):	4.69
Comments:							

Well ID:	CP102	Well dia.(mm):	50	Date installed:	13/03/2025	Response stratum:		Made Ground and Blown Sands		
		Well depth (m):	3.00			Groundwater depth (m):		Dry		
Monitored Variables		dP (Pa)	LEL (%)	N ₂ (%)	CO ₂ (%)	CH ₄ (%)	O ₂ (%)	H ₂ S (ppm)	Flow (L/hr)	PID (ppm)
Immediate Reading		0.0	0.0	75.9	0.0	0.0	24.1	0.0	0.0	0.5
After 30 Seconds		0.0	0.0	75.8	0.0	0.0	24.2	0.0	0.0	0.9
After 1 Minute		0.0	0.0	75.7	0.0	0.0	24.3	0.0	0.0	0.9
After 2 Minutes		0.0	0.0	75.7	0.0	0.0	24.3	0.0	0.0	0.9
Steady State		0.0	0.0	75.7	0.0	0.0	24.3	0.0	0.0	0.9
min		0.0	0.0	75.7	0.0	0.0	24.1	0.0	0.0	0.5
max		0.0	0.0	75.9	0.0	0.0	24.3	0.0	0.0	0.9
Borehole Hazardous Gas Flow Rates Q ₉₅ (max gas conc)					Methane:	0 L/hr		Carbon Dioxide	0.00 L/hr	
Borehole Hazardous Gas Flow Rates Q ₉₅ (steady state gas conc)					Methane:	0.00 L/hr		Carbon Dioxide	0 L/hr	
Comments:										

Well ID:	CP103	Well dia.(mm):	50	Date installed:	11/03/2025	Response stratum:	Blown Sands
		Well depth (m):	8.00			Groundwater depth (m):	5.50
Comments:							

Well ID:	WS101	Well dia.(mm):	50		Date installed:	04/03/2025		Response stratum:	Made Ground and Blown Sands		
		Well depth (m):	3.00				Groundwater depth (m):	Dry			
Monitored Variables		dP (Pa)	LEL (%)	N ₂ (%)	CO ₂ (%)	CH ₄ (%)	O ₂ (%)	H ₂ S (ppm)	Flow (L/hr)	PID (ppm)	
Immediate Reading		0.0	0.0	75.8	0.0	0.0	24.2	0.0	0.0	0.5	
After 30 Seconds		0.0	0.0	75.9	0.0	0.0	24.1	0.0	0.0	0.7	
After 1 Minute		0.0	0.0	75.9	0.0	0.0	24.1	0.0	0.0	0.7	
After 2 Minutes		0.0	0.0	75.9	0.0	0.0	24.1	0.0	0.0	0.7	
Steady State		0.0	0.0	75.9	0.0	0.0	24.1	0.0	0.0	0.7	
min		0.0	0.0	75.8	0.0	0.0	24.1	0.0	0.0	0.5	
max		0.0	0.0	75.9	0.0	0.0	24.2	0.0	0.0	0.7	
Borehole Hazardous Gas Flow Rates Q ₉₅ (max gas conc)					Methane:	0 L/hr		Carbon Dioxide	0.00 L/hr		
Borehole Hazardous Gas Flow Rates Q ₉₅ (steady state gas conc)					Methane:	0.00 L/hr		Carbon Dioxide	0 L/hr		
Comments:											

Well ID:	WS102	Well dia.(mm):	50	Date installed:	04/03/2025	Response stratum:	Made Ground and Blown Sands		
		Well depth (m):	2.80			Groundwater depth (m):	Dry		
Monitored Variables	dP (Pa)	LEL (%)	N ₂ (%)	CO ₂ (%)	CH ₄ (%)	O ₂ (%)	H ₂ S (ppm)	Flow (L/hr)	PID (ppm)
Immediate Reading	41.0	0.0	75.9	0.0	0.0	24.1	0.0	4.9	0.5
After 30 Seconds	41.0	0.2	75.8	0.0	0.0	24.2	0.0	4.9	1.0
After 1 Minute	41.0	0.2	75.8	0.0	0.0	24.2	0.0	4.9	0.9
After 2 Minutes	41.0	0.2	75.8	0.0	0.0	24.2	0.0	4.9	0.9
Steady State	41.0	0.2	75.8	0.0	0.0	24.2	0.0	4.9	0.9
min	41.0	0.0	75.8	0.0	0.0	24.1	0.0	4.9	0.5
max	41.0	0.2	75.9	0.0	0.0	24.2	0.0	4.9	1.0
Borehole Hazardous Gas Flow Rates Q ₉₅ (max gas conc)				Methane:	0 L/hr		Carbon Dioxide	0.00 L/hr	
Borehole Hazardous Gas Flow Rates Q ₉₅ (steady state gas conc)				Methane:	0.00 L/hr		Carbon Dioxide	0 L/hr	
Comments:									

Well ID:	WS103	Well dia.(mm):	Date installed:		04/03/2025		Response stratum:		Made Ground and Blown Sands		
		Well depth (m):	2.00				Groundwater depth (m):		Dry		
Monitored Variables	dP (Pa)	LEL (%)	N ₂ (%)	CO ₂ (%)	CH ₄ (%)	O ₂ (%)	H ₂ S (ppm)	Flow (L/hr)	PID (ppm)		
Immediate Reading	50.0	0.0	76.6	0.0	0.0	23.4	0.0	5.5	0.2		
After 30 Seconds	50.0	0.0	76.6	0.0	0.0	23.4	0.0	5.5	0.7		
After 1 Minute	50.0	0.0	76.5	0.0	0.0	23.5	0.0	5.5	0.5		
After 2 Minutes	50.0	0.0	76.5	0.0	0.0	23.5	0.0	5.5	0.5		
Steady State	50.0	0.0	76.5	0.0	0.0	23.5	0.0	5.5	0.5		
min	50.0	0.0	76.5	0.0	0.0	23.4	0.0	5.5	0.2		
max	50.0	0.0	76.6	0.0	0.0	23.5	0.0	5.5	0.7		
Borehole Hazardous Gas Flow Rates Q ₉₅ (max gas conc)				Methane:		0 L/hr		Carbon Dioxide		0.00 L/hr	
Borehole Hazardous Gas Flow Rates Q ₉₅ (steady state gas conc)				Methane:		0.00 L/hr		Carbon Dioxide		0 L/hr	
Comments:											

Key:
dP - differential pressure (well-atmosphere)
LEL - Lower Explosive Limit (methane)
N₂ - nitrogen
CO₂ - carbon dioxide
CH₄ - methane
O₂ - oxygen
H₂S - Hydrogen sulphide
PID - measure of volatile organic compounds

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Monitoring Event 3

Date:	14/04/2025	Atmospheric Pressure (start):	1.000 mb	Trend:	Rising
Time:	10:00	Atmospheric Pressure (end):	1.001 mb		
Engineer:	JA	Site Status:	Active car park		
Weather:	Dry, warm, sunny, windy	Ground Conditions:	Dry		
Instrument:	Gas Data LMSxi G3.18e meter	Next Calibration Due Date:	16/8/2025		
Instrument:	Phoccheck 2000+ PID	Next Calibration Due Date:	09/11/2025		

Well ID:	CP101A	Well dia.(mm):	50	Date installed:	04/03/2025	Response stratum:	Blown Sands
		Well depth (m):	8.00			Groundwater depth (m):	4.87
Comments:							

Well ID:	CP102	Well dia.(mm):	50	Date installed:	13/03/2025	Response stratum:		Made Ground and Blown Sands		
		Well depth (m):	3.00			Groundwater depth (m):		Dry		
Monitored Variables	dP (Pa)	LEL (%)	N ₂ (%)	CO ₂ (%)	CH ₄ (%)	O ₂ (%)	H ₂ S (ppm)	Flow (L/hr)	PID (ppm)	
Immediate Reading	53.0	0.0	75.3	0.0	0.0	24.7	0.0	5.6	0.3	
After 30 Seconds	53.0	0.0	75.2	0.0	0.0	24.8	0.0	5.6	0.8	
After 1 Minute	53.0	0.0	75.1	0.0	0.0	24.9	0.0	5.6	0.5	
After 2 Minutes	53.0	0.0	75.0	0.0	0.0	25.0	0.0	5.6	0.5	
Steady State	53.0	0.0	75.0	0.0	0.0	25.0	0.0	5.6	0.5	
min	53.0	0.0	75.0	0.0	0.0	24.7	0.0	5.6	0.3	
max	53.0	0.0	75.3	0.0	0.0	25.0	0.0	5.6	0.8	
Borehole Hazardous Gas Flow Rates Q ₉₅ (max gas conc)				Methane:	0 L/hr		Carbon Dioxide	0.00 L/hr		
Borehole Hazardous Gas Flow Rates Q ₉₅ (steady state gas conc)				Methane:	0.00 L/hr		Carbon Dioxide	0 L/hr		
Comments:										

Well ID:	CP103	Well dia.(mm):	50	Date installed:	11/03/2025	Response stratum:	Blown Sands
		Well depth (m):	8.00			Groundwater depth (m):	5.45
Comments:							

Well ID:	WS101	Well dia.(mm):	50	Date installed:	04/03/2025	Response stratum:	Made Ground and Blown Sands		
		Well depth (m):	2.54			Groundwater depth (m):	Dry		
Monitored Variables	dP (Pa)	LEL (%)	N ₂ (%)	CO ₂ (%)	CH ₄ (%)	O ₂ (%)	H ₂ S (ppm)	Flow (L/hr)	PID (ppm)
Immediate Reading	51.0	0.0	75.2	0.0	0.0	24.8	0.0	5.5	0.2
After 30 Seconds	51.0	0.0	75.3	0.0	0.0	24.7	0.0	5.5	0.3
After 1 Minute	51.0	0.0	75.4	0.0	0.0	24.6	0.0	5.5	0.3
After 2 Minutes	51.0	0.0	75.4	0.0	0.0	24.6	0.0	5.5	0.3
Steady State	51.0	0.0	75.4	0.0	0.0	24.6	0.0	5.5	0.3
min	51.0	0.0	75.2	0.0	0.0	24.6	0.0	5.5	0.2
max	51.0	0.0	75.4	0.0	0.0	24.8	0.0	5.5	0.3
Borehole Hazardous Gas Flow Rates Q ₉₅ (max gas conc)					Methane:	0 L/hr	Carbon Dioxide	0.00 L/hr	
Borehole Hazardous Gas Flow Rates Q ₉₅ (steady state gas conc)					Methane:	0.00 L/hr	Carbon Dioxide	0 L/hr	
Comments:									

Well ID:	WS102	Well dia.(mm):	50	Date installed:	04/03/2025	Response stratum:	Made Ground and Blown Sands		
		Well depth (m):	2.80			Groundwater depth (m):	Dry		
Monitored Variables	dP (Pa)	LEL (%)	N ₂ (%)	CO ₂ (%)	CH ₄ (%)	O ₂ (%)	H ₂ S (ppm)	Flow (L/hr)	PID (ppm)
Immediate Reading	53.0	0.0	75.3	0.0	0.0	24.7	0.0	5.7	0.3
After 30 Seconds	53.0	0.2	75.3	0.0	0.0	24.7	0.0	5.7	0.2
After 1 Minute	53.0	0.2	75.3	0.0	0.0	24.7	0.0	5.7	0.2
After 2 Minutes	53.0	0.2	75.3	0.0	0.0	24.7	0.0	5.7	0.2
Steady State	53.0	0.2	75.3	0.0	0.0	24.7	0.0	5.7	0.2
min	53.0	0.0	75.3	0.0	0.0	24.7	0.0	5.7	0.2
max	53.0	0.2	75.3	0.0	0.0	24.7	0.0	5.7	0.3
Borehole Hazardous Gas Flow Rates Q ₉₅ (max gas conc)					Methane:	0 L/hr		Carbon Dioxide	0.00 L/hr
Borehole Hazardous Gas Flow Rates Q ₉₅ (steady state gas conc)					Methane:	0.00 L/hr		Carbon Dioxide	0 L/hr
Comments:									

Well ID:	WS103	Well dia.(mm):	50	Date installed:	04/03/2025	Response stratum:		Made Ground and Blown Sands		
		Well depth (m):	2.00			Groundwater depth (m):		Dry		
Monitored Variables		dP (Pa)	LEL (%)	N ₂ (%)	CO ₂ (%)	CH ₄ (%)	O ₂ (%)	H ₂ S (ppm)	Flow (L/hr)	PID (ppm)
Immediate Reading		20.0	0.0	75.3	0.0	0.0	24.7	0.0	3.2	0.1
After 30 Seconds		20.0	0.0	75.3	0.0	0.0	24.7	0.0	3.2	0.4
After 1 Minute		20.0	0.0	75.3	0.0	0.0	24.7	0.0	3.2	0.2
After 2 Minutes		20.0	0.0	75.3	0.0	0.0	24.7	0.0	3.2	0.2
Steady State		20.0	0.0	75.3	0.0	0.0	24.7	0.0	3.2	0.2
	min	20.0	0.0	75.3	0.0	0.0	24.7	0.0	3.2	0.1
	max	20.0	0.0	75.3	0.0	0.0	24.7	0.0	3.2	0.4
Borehole Hazardous Gas Flow Rates Q ₉₅ (max gas conc)					Methane:	0 L/hr		Carbon Dioxide	0.00 L/hr	
Borehole Hazardous Gas Flow Rates Q ₉₅ (steady state gas conc)					Methane:	0.00 L/hr		Carbon Dioxide	0 L/hr	
Comments:										

Key:
dP - differential pressure (well-atmosphere)
LEL - Lower Explosive Limit (methane)
N₂ - nitrogen
CO₂ - carbon dioxide
CH₄ - methane
O₂ - oxygen
H₂S - Hydrogen sulphide
PID - measure of volatile organic compounds