

Dream Fields, Llandarcy

Ground Investigation

Factual and Interpretative (Phase 2) Report

G25095

September 2025

Client Name

**Hale Group
Dream Fields
Llandarcy
Neath
SA10 6JU**

Unit B3
Fram Enterprise Centre at Parc Busnes Edwards
Llantrisant
Pontyclun
CF72 8QZ

www.jacksonge.co.uk



Report Control Sheet**Report Number**

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Site Address

Land off Unnamed Lane, Llandarcy, Neath SA10 6JU

Report Preparation

Revision	Writer	Approver
Rev 0	Adam Putt BSc (Hons) FGS CSci CGeol MEnvSc EurGeol Registered Ground Engineering Professional	Sam Setchell BSc MSc CGeol FGS EurGeol Registered Ground Engineering Professional
	Signature 	Signature 
Rev 1		
	Signature	Signature

Jackson Geo Services Limited (registered company number 14991448) is a subsidiary of Jackson Drilling Holdings Limited (registered company number 06919550).

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1 Introduction

1.1 General

Hale Group entered into a contract with Jackson Geo Services (JGS) to complete a ground investigation at Dream Fields, Llandarcy (hereafter referred to as The Site). The contract was agreed during July 2025. As per the Construction Design and Management (CDM) Regulations (2015), parties were attributed the following responsibilities:

Table 1: Responsibility Under CDM

Client	Hale Group
Designer	Simply Planning
Principal Contractor	JGS

1.2 Proposed Development

The Site is proposed to be developed with a new solar farm array. No drawings or technical specifications have been provided at this time, however, it is assumed that the proposed structures will be associated with the structural support of the solar panels and any possible ancillary plant such as control stations.

The purpose of this investigation is to assess if The Site presents a risk to human health or the environment and, as such, requires remediation. No geotechnical assessment has been undertaken as part of this investigation.

1.3 Scope of Works

The scope of investigation was defined by JGS and agreed with Simply Planning. The scope of investigation is detailed within JGS desk study report G25095 dated August 2025 (hereafter referred to as The Specification). In summary, the scope of investigation comprised:

- ✍ Machine Excavated Trial Pitting
- ✍ Geoenvironmental Testing
- ✍ Interpretative Reporting comprise a Generic Qualitative Risk Assessment (GQRA)

1.4 Limitations

The project has been undertaken in accordance with The Specification and current standards and guidance as applicable (see References).

This report presents the observations made during desk based studies and the fieldwork period on a factual basis. Any observations within the report are limited to those which can be made based upon the information available at the time.

JGS consider the contents of the report have been produced accurately and the data presented is representative of the site conditions at the time. JGS assumes any third party data included in the report is accurate and correct. No responsibility is accepted by JGS for inaccuracies within third party data.

This report has been written to The Specification and is for use only in this context by the named Client and their advisers and is confidential to the named Client.

This report presents information on ground conditions, including groundwater, gas and contamination concentrations and soil properties, which are based upon the available dataset for the investigation. This dataset is considered representative of the site as whole, however is limited by the locations of investigation. Ground conditions, in particular Made Ground, can vary substantially and JGS do not accept responsibility for local unforeseen changes. Furthermore, groundwater, gas concentrations and chemical concentrations can vary with time, atmospheric conditions and spatially dependent upon a variety of confining factors.

Consideration should be made as to the relevance of the information if the dataset is to be utilised after a significant period of time has elapsed from the date of investigation.

2 Background to Assessment

2.1 General

In accordance with the contaminated land assessment regime (Land contamination risk management (LCRM) (April 2021) and the current published standards, BS:10175:2011+A2:2017, BS:21365:2020 and BS:5930:2015+A1:2020, this Phase 1 preliminary assessment has been produced in order to:

- ⇒ Assess the likelihood of contamination, its nature and its extent.
- ⇒ Assess the likelihood of any geological risks which could impact the development.
- ⇒ Evaluate the environmental setting of The Site and identify sensitive receptors.
- ⇒ Provide information from which likely contamination linkages (source-pathway-receptor relationships) can be identified.
- ⇒ Determine the requirements for any investigation (if required).

LCRM has been designed to be used in a range of regulatory and management contexts, including voluntary remediation, planning, assessment of liabilities or under the Part 2A contaminated land regime.

LCRM states that a risk assessment must be completed by a competent person to:

- ⇒ Identify the reasons for doing the risk assessment.
- ⇒ Identify the potential contaminant linkages.
- ⇒ Assess and evaluate the risk to establish whether there is unacceptable risk.

LCRM indicates this should be completed using a tiered approach to risk assessment as follows:

- ⇒ Preliminary risk assessment – first tier of risk assessment that develops the initial conceptual site model to establish whether there are any potentially unacceptable risks.
- ⇒ Generic quantitative risk assessment – uses generic assessment criteria and assumptions to estimate risk.
- ⇒ Detailed quantitative risk assessment – uses detailed site-specific information to estimate risk.

2.2 Technical Approach to Risk Assessment

LCRM details that for each required tier of risk assessment the following must be identified:

- ≡ Identify the hazard – establish contaminant sources.
- ≡ Assess the hazard – use a source-pathway-receptor (S-P-R) linkage approach to find out if there is potential for unacceptable risk.
- ≡ Estimate the risk – predict what degree of harm or pollution might result and how likely it is to occur by using the tiered approach to risk assessment.
- ≡ Evaluate the risk – decide whether a risk is unacceptable.

2.3 Source-Pathway-Receptor Approach

The S-P-R approach uses a risk-based approach to assess the potential the identified contamination linkages may cause to human health or the environment. Sources, Pathways and Receptors are defined within LCRM as the following:

- ≡ Source – a contaminant or pollutant that is in, on or under the land and that the potential to cause harm or pollution.
- ≡ Pathway – a route by which a receptor is or could be affected by a contaminant.
- ≡ Receptor – something that could be adversely affected by a contaminant, for example a person, controlled waters, an organism, an ecosystem, or Part 2A receptors such as buildings, crops or animals.

If a viable pathway is identified to connect a source and receptor then there is potential for a contamination linkage to be present which may cause harm to human health or the environment. Within LCRM these are defined as ‘potential contaminant linkages’ until they are confirmed.

2.4 Conceptual Site Model

The Conceptual Site Model (CSM) is used to represent the characteristics of The Site and presents the relationship between the identified Sources, Pathways and Receptors showing the ‘potential contaminant linkages’. The CSM also evaluates the potential risks from these identified ‘potential contaminant linkages’.

2.5 Risk Assessment and Risk Categorisation

The risk assessment process is a requirement defined within LCRM as presented within Section 2.1. The jointly published guidance document EA and NHBC R&D Publication 66: Guidance for the Safe Development of Housing on Land Affected by Contamination Vol.1 (2008) sets out a strategy for the categorisation of for Preliminary Risk Assessment. Table 2 shows how Risk Categories can be derived for identified ‘potential contaminant linkages’.

Table 2: Risk Categories

Probability (Likelihood)	Consequence				
		Severe	Medium	Mild	Minor
	High Likelihood	Very High Risk	High Risk	Moderate Risk	Low Risk
	Likely	High Risk	Moderate Risk	Moderate/low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate/low risk	Low Risk	Very Low Risk
	Unlikely	Moderate/Low Risk	Low Risk	Very Low Risk	Very Low Risk

The risk categories have been given the following definitions:

- ☞ Very high risk - There is a high probability that severe harm could arise to a designated receptor from an identified hazard at The Site without appropriate remediation action.
- ☞ High Risk - Harm is likely to arise to a designated receptor from an identified hazard at The Site without appropriate remediation action.
- ☞ Moderate Risk - It is possible that without appropriate remediation action harm could arise to designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild.
- ☞ Low Risk - It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst, if any harm was realised any effects would be mild.
- ☞ Very Low Risk - The presence of an identified hazard does not give rise to the potential to cause harm to a designated receptor.

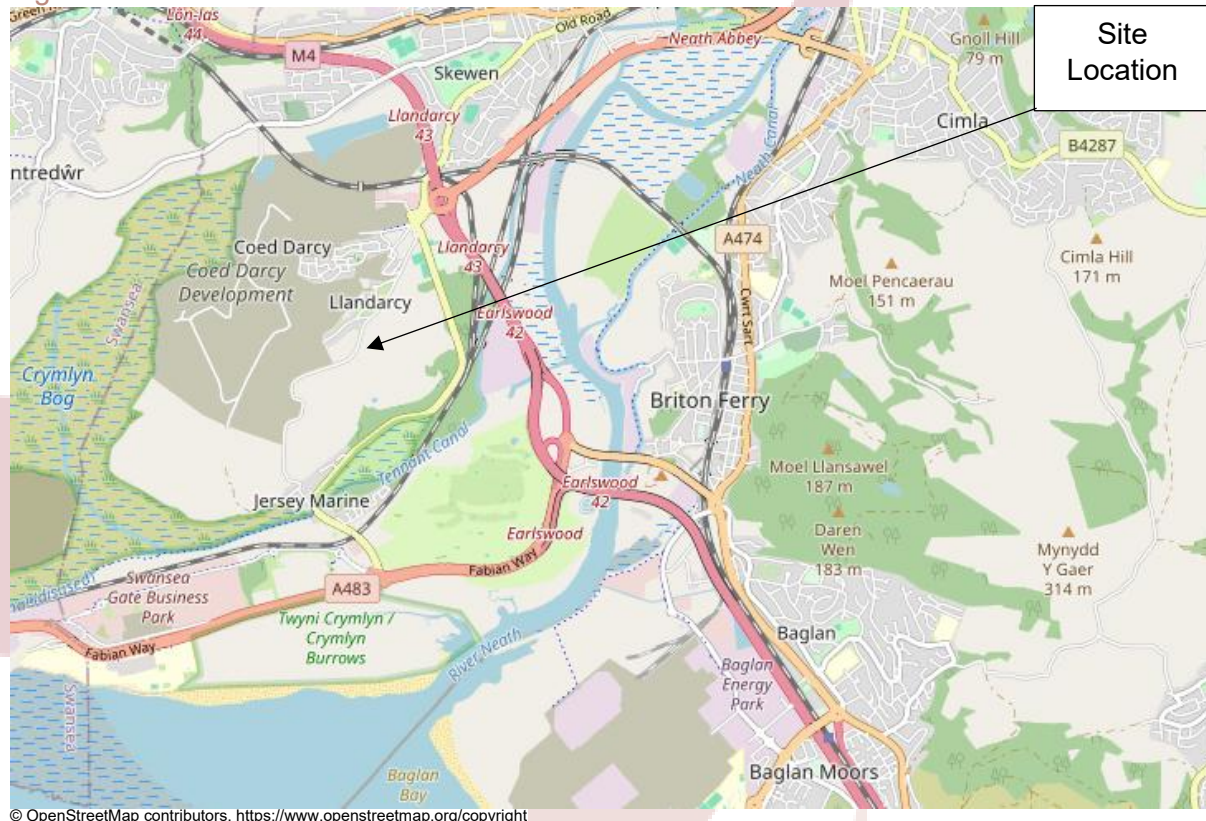
Each identified 'potential contaminant linkage' will be assigned a Risk Category as part of the risk assessment process. These will be assigned on a qualitative basis using professional judgement to estimate the Probability and Consequence. The risk category will be utilised to help determine any intrusive investigation strategy required with areas of The Site where higher risk 'potential pollution linkages' are identified requiring a more intense investigation than those areas with a lower Risk Category.

3 The Site

3.1 Site Location

The Site is situated at National Grid Reference (NGR) SS 713 949, and is approximately 3.5 km southwest of Neath Town centre. The location of The Site is shown in Figure 1:

Figure 1: Site Location



3.2 Current Use

The Site is approximately rectangular in shape, measuring 200 m (north to south) by 130 m (east to west) at its widest points. The Site was accessed through two large gates on the northern boundary off an unclassified minor road. Currently The Site comprises an area of undulating grassy field rising roughly in the centre of The Site, before dropping again to the south.

There is a section of woodland (some 20 m wide) along the northern site boundary and a few areas of gorse growth on the southeast and southwest corners. There is also a line of scrub growth in the south running east to west, this appears to represent a former path across The Site. The Site rises gently from the access in the north to roughly halfway along The Site, then drops at a slightly steeper inclination to the south. There are several locations across The Site where possible bedrock was exposed through the topsoil.

The Site is bounded in all directions by further fields and areas of localised woodland. The western, southern and part of the eastern boundaries are not well defined. There was no sign of development either on or within The Site's boundary.

3.3 Anticipated Ground Conditions

As discussed within the Phase 1 desk study, the anticipated ground conditions have been assessed using the data available on the British Geological Survey (BGS) Geology of Britain

Viewer (2025), the published BGS map (map no. 247, 2011) and Envirocheck report 382097166. Observations made are summarised within Table 4:

Table 4: Anticipated Ground Conditions

Artificial Ground	None	
Superficial Deposits	Till, Devensian	Wide ranging glacial deposits from clay to boulders, diamicton.
Solid Geology	Rhondda Member, South Wales Upper Coal Measures Formation	Green-grey, lithic arenites ('Pennant sandstones') with thin mudstone/siltstone and seatearth interbeds and mainly thin coals.

The geological map indicates that some areas of The Site are not covered by superficial deposits. The coverage is somewhat sporadic, but generally the superficial deposits are present in the northeastern sections of The Site and are less prevalent in the south and west of The Site.

There is a large area of landscaped ground/made ground indicated to the north of the unclassified minor road, probably associated with the former Llandarcy oil refinery.

There are three unnamed faults in the vicinity of The Site. The nearest is indicated to conjecturally outcrop some 150 m northwest of The Site trending roughly northeast to southwest with no indications on the direction of down throw. The second is some 300 m west of The Site trending north to south and also has no indication on the direction of down throw. The final fault is some 500 m south of The Site trending northeast to southwest (parallel to the first fault) and appears to be part of the Neath Valley line of disturbance.

4 Fieldwork

4.1 General Information

The fieldwork was completed on 19 August 2025.

The ground investigation was undertaken in accordance with BS5930:2015+A1:2020. The works were supervised by a trained and competent JGS engineer.

The layout of the investigation locations and their unique identifiers were determined by JGS. This information was provided to JGS prior to works commencing onsite. JGS set out the locations onsite from local features.

Service drawings were provided to JGS by Hale Group prior to works commencing on site and the location of the proposed investigation locations was checked against the service drawings prior to excavation.

Prior to excavation, each exploratory hole location was scanned using a Cable Avoidance Tool (CAT) to confirm the absence of services beneath the proposed excavation.

Photographs of the materials encountered were taken in accordance with The Specification and are presented in Appendix II.

Following completion of the fieldwork, all investigation locations been surveyed to National Grid and Ordnance Datum. The location of the exploratory holes is shown on the drawing within Appendix I. The survey was completed by JGS.

4.2 Exploratory Holes

The proposed numbers of exploratory holes, their unique identifiers, termination depths and installation requirements were determined by JGS and agreed with Simply Planning. The details of the as built exploratory holes, including the location ID, construction method, actual termination depth and installation detail, are listed within Table 3.

Table 3: Exploratory Hole Details

Exploratory Hole ID	Construction Method	Termination Depth (m)	Installation Details		
			Type	Diameter (mm)	Response Zone (m bgl)
TP01	Machine excavated trial pit	1.80	Backfilled with arisings		
TP02		0.40			
TP03		3.20			
TP04		4.50			
TP05		1.50			

Notes: SP – Standpipe piezometer; P – Piezometer

With the exception of exploratory hole TP04, all exploratory holes were terminated at depths shallower than scheduled due to bedrock being encountered. Bedrock was encountered at depths ranging between 0.40 m and 3.20 m below ground level (bgl).

Fair copy logs, which record the method, samples obtained, in-situ testing completed within the exploratory holes, backfill and descriptions of the material encountered, are presented within Appendix II.

4.3 Logging and Sampling

Samples of the materials encountered were obtained in accordance with The Specification for descriptive and geoenvironmental testing purposes.

The description of the materials encountered was completed in accordance with BS5930:2015+A1:2020, BS EN ISO 14688-1 (2018) and BS EN ISO 14689 (2018).

Geoenvironmental samples were packaged appropriately and dispatched directly from site to Eurofins Chemtest ensuring compliance with the deviant sampling policy. The samples were subsequently stored under laboratory conditions until testing commenced.

5 Geoenvironmental Laboratory Testing

Laboratory testing for geoenvironmental purposes was completed at Eurofins Chemtest, UKAS registration number 2183. The testing requirements were specified by JGS and the testing has been completed in accordance with The Specification and relevant technical

standards. The geoenvironmental testing was completed on 10 September 2025. The testing is summarised within Table 5 and the results are presented within Appendix III.

Table 5: Geoenvironmental Testing Summary

Test Type	Number of Tests
JGS Soil Screening Suite	6
JGS Leachate Suite	3

6 Ground Conditions Summary

The ground conditions encountered during the fieldwork were broadly consistent with the anticipated ground conditions as outlined within Section 3.3. The ground conditions encountered are summarised within Table 7:

Table 6: Encountered Ground Conditions

Stratum	Top Depth (m bgl)	Maximum thickness (m)	Remarks
Devensian Till	Ground level	4.50	Encountered within all exploratory holes. Base not proven within TP04.
Rhondda Member	0.35	0.40	Encountered within TP01, TP02, TP03 and TP05. Base not proven within any locations.

6.1 Devensian Till

Devensian Till was encountered within all exploratory hole locations to a maximum depth of 4.50 m. The base of the Devensian Till was proven in all locations with the exception of TP04. The base of the Devensian varied significantly across The Site, from a minimum of 0.35 m to the maximum depth encountered within TP04, indicating that the thickness of superficial deposits at The Site varies with location and the topography.

The Devensian Till encountered comprised a cohesive material which was predominantly described as a light brown or orangish brown slightly sandy gravelly SILT with low cobble and low boulder content. Sand is fine to coarse. Gravel is subangular to rounded fine to coarse of sandstone. Cobbles are angular to subangular of sandstone. Boulders are subangular up to 850 mm x 400 mm x 80 mm of sandstone.

Within TP03, between 0.60 m and 3.00 m bgl, the Devensian Till encountered was non-cohesive and was described as greyish brown slightly sandy silty rounded to subrounded fine to coarse gravel of sandstone with medium cobble content and low boulder content. Cobbles are subangular to rounded of sandstone. Boulders are subrounded to rounded up to 750 mm x 400 mm x 340 mm of sandstone.

6.2 Rhondda Member

Bedrock of the Rhondda Member was encountered within exploratory holes locations TP01, TP02, TP03 and TP05 at depths varying between 0.35 m bgl and 3.00 m bgl. This was directly underlying the Devensian Till.

The Rhondda Member encountered was predominantly described as a strong or very strong dark grey very thinly to thinly bedded coarse grained sandstone. However, it should be noted that within TP03 the sandstone was interbedded with siltstone.

6.3 Groundwater

Groundwater was not encountered during the excavation of any exploratory hole locations.

It should be noted that groundwater levels are influenced by seasonal fluctuations and therefore may vary when compared to the levels observed during the fieldwork period.

7 Geoenvironmental Assessment

A Generic Human Health Risk Assessment (GQRA) has been completed in accordance with the guidance given within LCRM (April 2021) as discussed within Section 2 of this report. The purpose of the assessment is to test the source-pathway-receptors identified within Conceptual Site Model (CSM) and identify any actual risk to the identified receptors. The CSM has been derived from site observations and data presented within the Envirocheck report. The CSM is presented in Table 8 below:

Table 8: Initial Site Conceptual Model and Preliminary Risk Assessment

Source	Pathway	Receptor	Consequence	Probability	Risk
Possible offsite migration from Refinery	Groundwater migration	Current and future site users	Mild	Low likelihood	Moderate/low risk
Possible offsite migration from former quarry	Groundwater migration	Current and future site users	Mild	Low likelihood	Moderate/low risk

7.1 Contaminants and Areas of Concern

From the Initial CSM, the following contaminants have been identified as being of potential concern and were further investigated by these works to assess their actual risk to identified receptors.

- ☑ Hydrocarbons
- ☑ Unknown contaminants from the infilled quarry to the north, possibly including metals

7.2 Generic Human Health Risk Assessment

The results of the geoenvironmental tests conducted on soils have been compared against the GACs for a Commercial end use with an organic matter content of 1 %. The assessment of the lab results against the GACs is presented within Appendix IV.

No exceedances of the GACs for a commercial end use were recorded and as such these determinants are not considered to pose a risk to human health. Should the proposed end use vary from a commercial end use this assessment will require revision.

7.3 Controlled Waters Risk Assessment

Groundwater was not encountered during excavation of the exploratory holes, as such the groundwater could not be sampled directly.

Three samples were analysed to assess the leachability of the determinants held within the soils. Results were compared against the Environmental Quality Standards (EQS) for a freshwater environment as The Site is located within an environment where it has not been

demonstrated that the aquifer is utilised for drinking water purposed. The assessment of the lab results against the EQS is presented within Appendix IV. No exceedances of the EQS were recorded with the exception of Hexavalent Chromium, which exceeded due to the laboratory limits of detection.

However, given that the levels of Hexavalent Chromium observed within the laboratory results were less than the limits of detection, and no groundwater was encountered during the investigation, the risk to groundwater is considered negligible.

In summary, it is considered that the soils encountered onsite pose a negligible risk to groundwater.

8 Revised Conceptual Site Model and Conclusions

8.1 Revised Conceptual Site Model

The results of the GQRA undertaken suggests that the assessed determinants do not pose a risk to the identified receptors identified within the CSM and there are no viable source-pathway-receptor linkages. No groundwater was encountered and no migration of contamination onto The Site was observed during the phase 2 investigation.

8.2 Conclusions and Recommendations

It is considered that The Site can be developed without the need for remediation as it poses a negligible risk to the identified receptors.

9 References

- ≡ BGS England and Wales Sheet 247, Swansea, 1:50000 geological map (solid and drift). British Geological Survey. (2011)
- ≡ BGS GeoIndex (onshore) Map Viewer. www.bgs.ac.uk. British Geological Survey. (2025)
- ≡ BS 1377. Methods of test for soils for civil engineering purposes. British Standards Institution. (1990)
- ≡ BS 5930:2015+A1. Code of practice for ground investigations. British Standards Institution. (2020)
- ≡ BS 10175:2011+A2. Investigation of potentially contaminated sites. Code of practice. (2017)
- ≡ BS EN 1997-2. Eurocode 7. Geotechnical design. Part 2 Ground investigation and testing. British Standards Institution. (2007, incorporating corrigendum June 2010)
- ≡ BS EN ISO 14688-1. Geotechnical investigation and testing. Identification and classification of soil. Part 1 Identification and description (2018)
- ≡ BS EN ISO 14688-2. Geotechnical investigation and testing. Identification and classification of soil. Part 2 Principles for a classification (2018)
- ≡ BS EN ISO 14689. Geotechnical investigation and testing. Identification, description and classification of rock (2018)
- ≡ Department for Environment, Food and Rural Affairs (DEFRA) MAGIC maps online application. DEFRA (2025)
- ≡ Land Contamination Risk Management (LCRM). Environment Agency. (2025)
- ≡ Open Street Map (2025)

Appendix I

Drawings

Exploratory Hole Plan

Drawing Number: JGS-G25095-001



SITE PLAN

Project	Dream Fields
Client	Simply Planning
Project Number	G25095
Drawing Number	G25095-JGS-001
Scale	1:1500
Printed	12/09/2025 12:58



Legend Key

 Locations By Type - TP

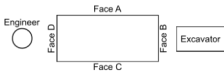


Appendix II

Exploratory Hole Logs

Trial Pits Logs

TP01 to TP05

				TRIAL PIT EXPLORATORY HOLE LOG						Exploratory Hole Progress by Time			Exploratory Hole	
Date and Time		Depth	Water Depth							TP01				
19/08/2025 08:25 19/08/2025 09:00		0.00 1.80	DRY											
Project	Dream Fields			Equipment	14t Excavator			Sheet 1 of 1						
Client	Simply Planning			Method	TP									
Project No	G25095	Level		Orientation		230 degrees								
Easting	271345.92	Northing	194871.30	Length		3.00		Scale 1:20						
Termination Reason	Bedrock encountered, unable to progress			Width		1.50		Logged IR						
								Checked AP						
Samples	Sampling and Testing Depths	Insitu Testing and Depth Related Remarks		Depth (Thickness)	Level (mAOD)	Legend	Description			Scale	Backfill			
1 ES	0.30 - 0.80			0.00 (0.80)			Orangish brown slightly sandy gravelly SILT with low cobble and boulder content. Sand is fine to medium. Gravel is subrounded to rounded fine to coarse of sandstone. Cobbles are rounded of sandstone. Boulders are subrounded to rounded up to 820mmx450mmx200mm in size of sandstone. (DEVANSIAN TILL)			0.50				
2 ES	1.30 - 1.80			0.80 (0.70)			Light brown slightly sandy gravelly SILT with low cobble and low boulder content. Sand is fine to coarse. Gravel is subangular to rounded fine to coarse of sandstone. Cobbles are angular to subangular of sandstone. Boulders are subangular up to 850mmx400mmx80mm of sandstone. (DEVANSIAN TILL)			1.00				
				1.50 (0.30)			Very strong dark grey very thinly to thinly bedded coarse grained SANDSTONE. (RHONDDA MEMBER SANDSTONE) 1.50m - 1.80m Bedrock horizon appearing at 1.50m in Face A sloping steadily to 1.80m depth in Face C. Bedrock is of: Very strong dark grey very thinly to thinly bedded coarse grained sandstone.			1.50				
							End of Exploratory Hole at 1.80m			2.00				
										2.50				
										3.00				
										3.50				
										4.00				
Weather	Cloudy	Trial Pit Excavation Onsite Layout 					Water Strikes							
Shoring	None						Date and Time	Strike	Rising to	Time	Remarks			
Stability	Stable													
Remarks														
Machine excavated trial pit from GL to 1.80m depth														

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		EXPLORATORY HOLE PHOTOGRAPHS				Exploratory Hole
						TP01
Project	Dream Fields	Easting	271345.92	Equipment	14t Excavator	Sheet 1 of 2
Client	Simply Planning	Northing	194871.30	Method	TP	
Project No	G25095	Level		Termination Reason	Bedrock encountered, unable to progress	



Face A



Face D

		EXPLORATORY HOLE PHOTOGRAPHS				Exploratory Hole
						TP01
Project	Dream Fields	Easting	271345.92	Equipment	14t Excavator	Sheet 2 of 2
Client	Simply Planning	Northing	194871.30	Method	TP	
Project No	G25095	Level		Termination Reason	Bedrock encountered, unable to progress	



Face B



Face C