Contract No: 18840-060313
Client Ref: 5201e PO1935
Location: Tudoe Inn, Clima
Date: 14/03/2013

SUMMARY OF CHEMICAL ANALYSIS

(B.S. 1377 : PART 3 : 1990 AND BRE CP2/79)

Hole Number	Sample Number	Depth m	Sulphate Content SO3 (as SO_4)			Chloride Content		pH Value @ 25°C	Total Sulphur %	Magnesium g/l	Nitrate mg/l	Remarks
			Acid Soluble Sulphate as % SO_4 Clause 5.5.	Aqueous Extract Sulphate as g/l SO_4 Clause 5.5.	Ground-water g/l Clause 5.4.	Soluble Chloride as % equiv. NaCl Clause 7.3	Ground-water g/l Clause 7.2	Clause 9.				
TP1		0.50	<.01 (<.01)	0.01 (0.02)				7.00				
TP2		0.20	0.02 (0.02)	0.02 (0.02)				6.20				
TP3		0.10	0.03 (0.04)	0.01 (0.02)				5.98				
TP4		0.40	0.15 (0.19)	0.03 (0.04)				5.91				
TP6		0.40	0.02 (0.02)	<.01 (<.01)				7.09				
TP7		0.50	0.03 (0.04)	<.01 (<.01)				7.37				
TP9		0.20	0.02 (0.02)	<.01 (<.01)				7.53				
TP9		1.00	0.09 (0.10)	0.01 (0.02)				7.17				
TP10		0.25	0.05 (0.06)	<.01 (<.01)				7.29				

NCP - No Chloride present

APPENDIX K Geo-environmental Laboratory Test Results

Certificate of Analysis

2139

Certificate Number: 13-77236

Date: 14/03/2013

Client:	Earth Science Partnership 33 Cardiff Road Taffs Well Cardiff CF15 7RB
Our Reference:	13-77236
Client Reference:	5201E
Contract Title:	Tudor Inn, Cimla
Description:	5 soil samples
Date Received:	06 March 2013
Date Started:	07 March 2013
Date Completed:	14 March 2013
Test Procedures:	Identified by prefix DETSn (details on request), Asbestos Analysis (DETS 082).
Notes:	Observations and interpretations are outside the scope of UKAS accreditation

Approved By:

Rob Brown, Business Manager

This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Information in Support of the Analytical Results

Analysis

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 425um sieve, in accordance with BS1377.
Organic soil analysis was carried out on an 'as received' sample.

Key

*	Denotes test not included in laboratory scope of accreditation
#	Denotes test that holds MCERTS accreditation, however, MCERTS accreditation is only implied if the report carries the MCERTS logo
$	Denotes tests completed by an approved subcontractor
I/S	Denotes insufficient sample to carry out test
U/S	Denotes that the sample is not suitable for testing

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month
Liquids - 2 weeks
Asbestos (test portion) - 6 months

Summary of Chemical Analysis
Matrix Descriptions

Our Ref: 13-77236
Client Ref: 5201E
Contract Title: Tudor Inn, Cimla

Sample ID	Other ID	Depth	Sample No	Completed	Matrix Description
TP1		0.20	492041	14/03/2013	Dark brown grey gravelly sandy CLAY
TP5		0.50	492042	14/03/2013	Dark brown gravelly sandy CLAY with odd rootlets
TP8		0.10	492043	14/03/2013	Grey dark brown gravelly clayey SAND
TP9		0.50	492044	14/03/2013	Dark brown gravelly sandy CLAY
TP10		0.10	492045	14/03/2013	Dark grey gravelly clayey silty SAND

Summary of Chemical Analysis
Soil Samples

Our Ref: 13-77236
Client Ref: 5201E
Contract Title: Tudor Inn, Cimla

			Lab No.	492041	492042	492043	492044	492045
			Sample ID	TP1	TP5	TP8	TP9	TP10
			Depth	0.20	0.50	0.10	0.50	0.10
			Sample Ref					
			Sample Type					
			Sampling Date	01/03/2013	01/03/2013	01/03/2013	01/03/2013	01/03/2013
			Sampling Time					
Test	**Units**	**DETSxx**	**LOD**					
Arsenic	mg/kg	DETS 042#	0.2	3.1	6.1	1.9	9.6	6.7
Cadmium	mg/kg	DETS 042#	0.1	1.6	0.4	< 0.1	0.5	2.3
Chromium III	mg/kg	DETS 042*	0.15	440	19	7.5	28	170
Chromium	mg/kg	DETS 042#	0.15	440	19	7.5	28	170
Hexavalent Chromium	mg/kg	DETSC 2204*	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Lead	mg/kg	DETS 042#	0.3	14	35	1.7	30	20
Mercury	mg/kg	DETSC 2325#	0.05	0.11	< 0.05	< 0.05	0.08	< 0.05
Nickel	mg/kg	DETS 042#	1	10	12	1.5	17	20
Selenium	mg/kg	DETS 042#	0.5	12	0.5	3.2	< 0.5	3.4
Cyanide total	mg/kg	DETSC 2130#	0.1	0.1	0.2	< 0.1	0.2	0.2
Organic matter	%	DETSC 2002#	0.1	1.1	3.7	0.8	5.8	3.3
pH		DETSC 2008#		12.5	10.7	11.1	9.0	12.0
Acenaphthene	mg/kg	DETSC 3301	0.1	< 0.1	< 0.1	< 0.1	< 0.1	0.6
Acenaphthylene	mg/kg	DETSC 3301	0.1	< 0.1	< 0.1	< 0.1	< 0.1	1.1
Anthracene	mg/kg	DETSC 3301	0.1	0.1	< 0.1	< 0.1	< 0.1	0.8
Benzo(a)anthracene	mg/kg	DETSC 3301	0.1	0.7	< 0.1	< 0.1	< 0.1	0.5
Benzo(a)pyrene	mg/kg	DETSC 3301	0.1	1.1	< 0.1	< 0.1	< 0.1	0.6
Benzo(b)fluoranthene	mg/kg	DETSC 3301	0.1	0.7	< 0.1	< 0.1	< 0.1	0.6
Benzo(k)fluoranthene	mg/kg	DETSC 3301	0.1	0.5	< 0.1	< 0.1	< 0.1	0.5
Benzo(g,h,i)perylene	mg/kg	DETSC 3301	0.1	1.1	< 0.1	< 0.1	< 0.1	0.8
Chrysene	mg/kg	DETSC 3301	0.1	0.9	< 0.1	< 0.1	< 0.1	2.2
Dibenzo(a,h)anthracene	mg/kg	DESTC 3301	0.1	0.4	< 0.1	< 0.1	< 0.1	< 0.1
Fluoranthene	mg/kg	DETSC 3301	0.1	2.1	0.1	< 0.1	< 0.1	2.6
Fluorene	mg/kg	DETSC 3301	0.1	0.2	< 0.1	< 0.1	< 0.1	1.6
Indeno(1,2,3-c,d)pyrene	mg/kg	DETSC 3301	0.1	0.7	< 0.1	< 0.1	< 0.1	0.6
Naphthalene	mg/kg	DETSC 3301	0.1	< 0.1	< 0.1	< 0.1	< 0.1	0.3
Phenanthrene	mg/kg	DETSC 3301	0.1	0.3	< 0.1	< 0.1	< 0.1	2.8
Pyrene	mg/kg	DETSC 3301	0.1	1.6	0.1	< 0.1	< 0.1	2.3
PAH	mg/kg	DETSC 3301	1.6	11	< 1.6	< 1.6	< 1.6	18
Phenol - Monohydric	mg/kg	DETSC 2130#	0.3	0.3	0.5	< 0.3	0.6	< 0.3

Summary of Asbestos Analysis
Soil Samples

Our Ref: 13-77236
Client Ref: 5201E
Contract Title: Tudor Inn, Cimla

Lab No	Sample Ref	Material Type*	Result	Comment	Analyst
492041	TP1 0.20	Soil	NAD	na	Colin Patrick
492042	TP5 0.50	Soil	NAD	na	Colin Patrick
492043	TP8 0.10	Soil	NAD	na	Colin Patrick
492044	TP9 0.50	Soil	NAD	na	Colin Patrick
492045	TP10 0.10	Soil	NAD	na	Colin Patrick

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. NAD = No Asbestos Detected. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETS 082 using polarised light microscopy in accordance with HSG248 and documented in-house methods. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'.

Sample Comments

DETS cannot be held responsible for the integrity of sample(s) received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating.

Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note "Guidance on Deviating Samples".

All samples received are listed below. However, those samples that have additional comments in relation to hold time and/or inappropriate containers are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations.

If no sampled date (soils) or date/time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters), this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Lab No.	Sample ID	Date Sampled	Containers Received	Deviating due to holding time being exceeded for test	Deviating due to inappropriate container for test
492041	TP1 0.20 SOIL	01/03/2013	Glass Jar 250ml or less (250ml), Plastic Tub 1 litre (1kg)		
492042	TP5 0.50 SOIL	01/03/2013	Glass Jar 250ml or less (250ml), Plastic Tub 1 litre (1kg)		
492043	TP8 0.10 SOIL	01/03/2013	Glass Jar 250ml or less (250ml), Plastic Tub 1 litre (1kg)		
492044	TP9 0.50 SOIL	01/03/2013	Glass Jar 250ml or less (250ml), Plastic Tub 1 litre (1kg)		
492045	TP10 0.10 SOIL	01/03/2013	Glass Jar 250ml or less (250ml), Plastic Tub 1 litre (1kg)		

Appendix A - Details of Analysis

Method details are shown only for those determinands listed in Annex A of the MCERTS standard. Anything not included on this list falls outside the scope of MCERTS.
No Recovery Factors are used in the determination of results. Results reported assume 100% recovery. Full method statements are available on request.

Method	Name of Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 2002	Organic Matter	%	0.01	Air Dried	No	Yes	Yes
DETSC 2003	Loss on Ignition	%	0.01	Air Dried	No	Yes	Yes
DETSC 2004	Total Sulphate	%	0.01	Air Dried	No	Yes	Yes
DETSC 2321	Total Sulphate	%	0.01	Air Dried	No	Yes	Yes
DETSC 2004	Water Soluble Sulphate	mg/l	10.00	Air Dried	No	Yes	Yes
DETSC 2076	Water Soluble Sulphate	mg/l	10.00	Air Dried	No	Yes	Yes
DETSC 2006	Chloride	mg/kg	0.01	Air Dried	No	Yes	Yes
DETSC 2008	pH	pH Units	0.10	Air Dried	No	Yes	Yes
DETS 042	Selenium	mg/kg	0.50	Air Dried	No	Yes	Yes
DETSC 2119	Ammonia	mg/kg	0.02	Air Dried	No	Yes	Yes
DETS 020	Boron (Water Soluble)	mg/kg	0.20	Air Dried	No	Yes	Yes
DETSC 2024	Sulphide	mg/kg	10.00	Air Dried	No	Yes	Yes
DETS 042	Antimony	mg/kg	1.00	Air Dried	No	No	No
DETS 042	Arsenic	mg/kg	0.20	Air Dried	No	Yes	Yes
DETS 042	Barium	mg/kg	1.50	Air Dried	No	Yes	Yes
DETS 042	Beryllium	mg/kg	0.20	Air Dried	No	Yes	Yes
DETS 042	Cadmium	mg/kg	0.10	Air Dried	No	Yes	Yes
DETS 042	Cobalt	mg/kg	0.70	Air Dried	No	Yes	Yes
DETS 042	Copper	mg/kg	0.20	Air Dried	No	Yes	Yes
DETS 042	Chromium	mg/kg	0.15	Air Dried	No	Yes	Yes
DETS 042	Iron	mg/kg	1.00	Air Dried	No	Yes	No

Appendix A - Details of Analysis

Method details are shown only for those determinands listed in Annex A of the MCERTS standard. Anything not included on this list falls outside the scope of MCERTS.
No Recovery Factors are used in the determination of results. Results reported assume 100% recovery. Full method statements are available on request.

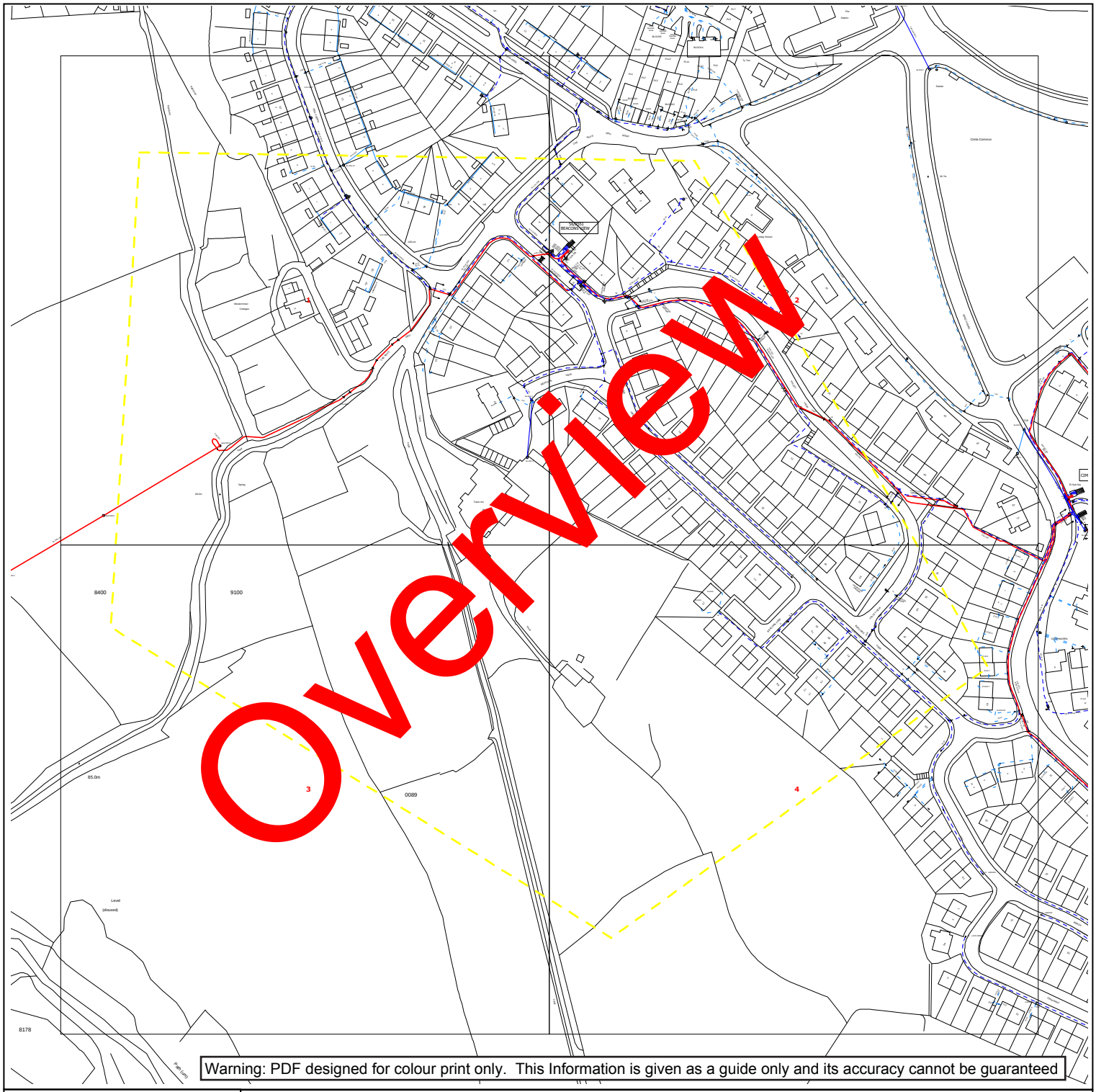
Method	Name of Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETS 042	Lead	mg/kg	0.30	Air Dried	No	Yes	Yes
DETS 042	Manganese	mg/kg	20.00	Air Dried	No	Yes	Yes
DETSC 2325	Mercury	mg/kg	0.05	Air Dried	No	Yes	Yes
DETS 042	Molybdenum	mg/kg	0.40	Air Dried	No	Yes	Yes
DETS 042	Nickel	mg/kg	0.20	Air Dried	No	Yes	Yes
DETS 042	Thallium	mg/kg	1.00	Air Dried	No	No	No
DETS 042	Vanadium	mg/kg	0.80	Air Dried	No	Yes	Yes
DETS 042	Zinc	mg/kg	1.00	Air Dried	No	Yes	Yes
DETSC 3049	Sulphur (Free)	mg/kg	0.50	As Received	No	Yes	Yes
DETSC 3301	PAH by GC-FID	mg/kg	0.10	As Received	No	Yes	No
DETSC 3311	TPH (C10 - C40)	mg/kg	20.00	As Received	No	Yes	Yes
DETSC 3401	PCB	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Benzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Toluene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Ethylbenzne	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 2130	Phenol - Monohydric	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2130	Easily Liberatable Cyanide	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Complex Cyanide	mg/kg	0.30	Air Dried	No	Yes	No
DETSC 2130	Total Cyanide	mg/kg	0.40	Air Dried	No	Yes	Yes
DETSC 2130	Thiocyanate	mg/kg	0.6	Air Dried	No	Yes	Yes

Appendix A - Details of Analysis

Method details are shown only for those determinands listed in Annex A of the MCERTS standard. Anything not included on this list falls outside the scope of MCERTS.
No Recovery Factors are used in the determination of results. Results reported assume 100% recovery. Full method statements are available on request.

Method	Name of Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 3431	VOC	mg/kg	0.01	As Received	No	No	No
DETSC 3303	PAH by GCMS (see list below)						
DETSC 3303	Acenaphthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Acenaphthylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(b)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(k)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(g,h,i)perylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Dibenzo(a,h)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Indeno(1,2,3-c,d)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Naphthalene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Phenanthrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Anthracene	mg/kg	0.03	As Received	No	Yes	No
DETSC 3303	Chrysene	mg/kg	0.03	As Received	No	Yes	No
DETSC 3303	Fluorene	mg/kg	0.03	As Received	No	Yes	No

APPENDIX L Records of Underground Services (2013)



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Map Response
Western Power Distribution
Toll End Road
Tipton DY4 0HH
Phone 0121 623 9780

Date Requested: 14/02/2013
Job Reference: 542591
Site Location: 276050 196018
Requested by:
Mr David Pritchard
Your Scheme/Reference:
Tudor Inn

Site Location
Point
Line/Area

OVERHEAD LINE
PL
SERVICE
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)
*

UNDERGROUND CABLE
*

SURF TELECOMS APPARATUS
PME Earth
Underground Earth

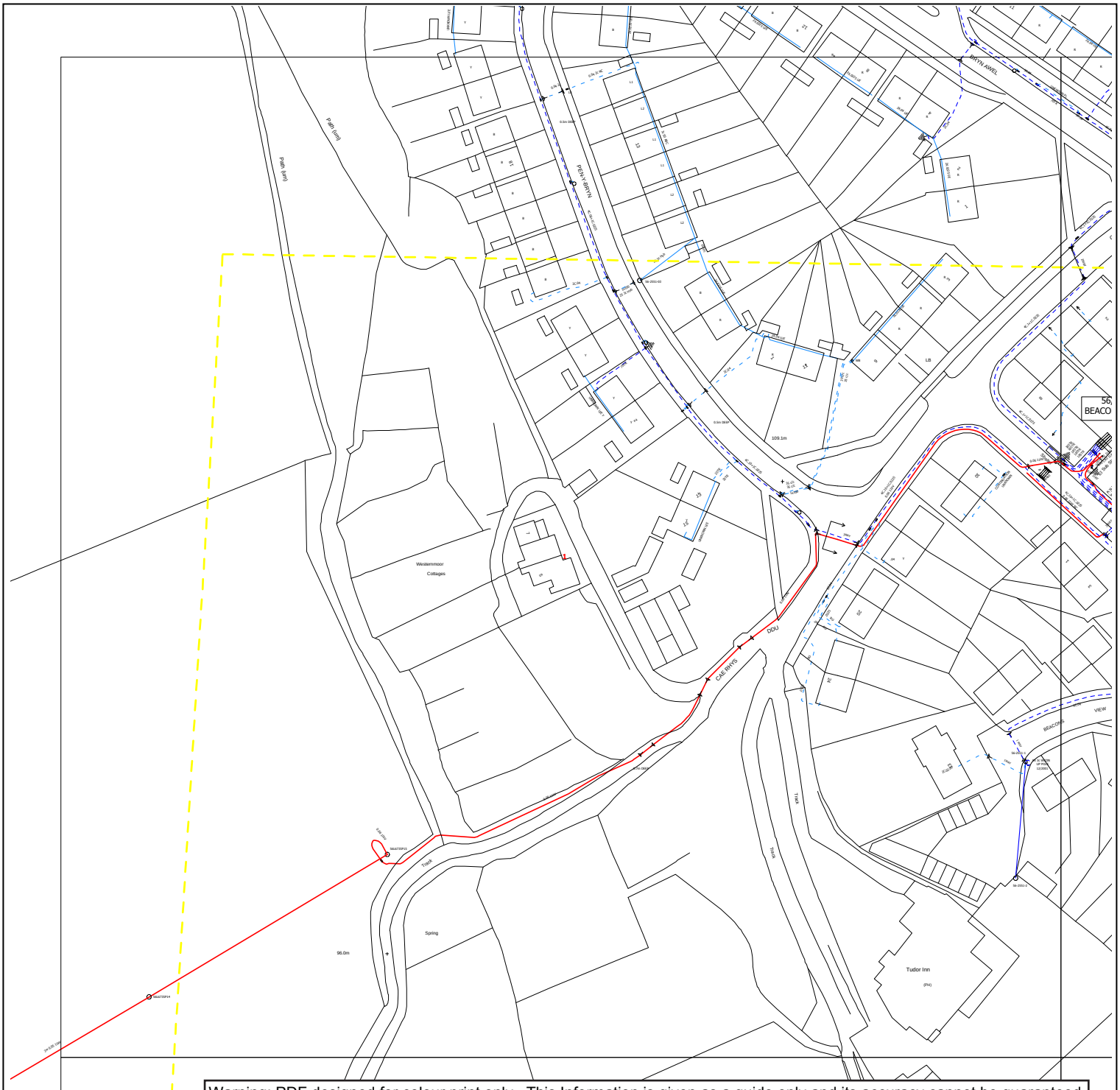
PILOT CABLES
Pole Mounted Transformer
Ground Mounted Transformer

* Advice should be sought from the Western Power Distribution Contact Centre for any work that is to take place in proximity to 132kV underground cables and 132kV overhead lines – 0800 096 3080

IMPORTANT NOTICES

- These plans are provided as a general guide only. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present but will not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0845 601 3341.
- **Report damage to 0800 052 0400 immediately – KEEP EVERYONE AWAY FROM THE AREA**

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Serving the Midlands, South West and Wales

Map Response
Western Power Distribution
Toll End Road
Tipton DY4 0HH
Phone 0121 623 9780

Date Requested: 14/02/2013
Job Reference: 542591
Site Location: 276050 196018
Requested by:
Mr David Pritchard
Your Scheme/Reference:
Tudor Inn

Approx. Scales:
1:1250 Area or Circle dig site
1:500 Line dig site

Site Location
Point
Line/Area

OVERHEAD LINE
PL
SERVICE
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)
* HV (132kV)

UNDERGROUND CABLE
* HV (132kV)

SURF TELECOMS APPARATUS
PME Earth
Underground Earth

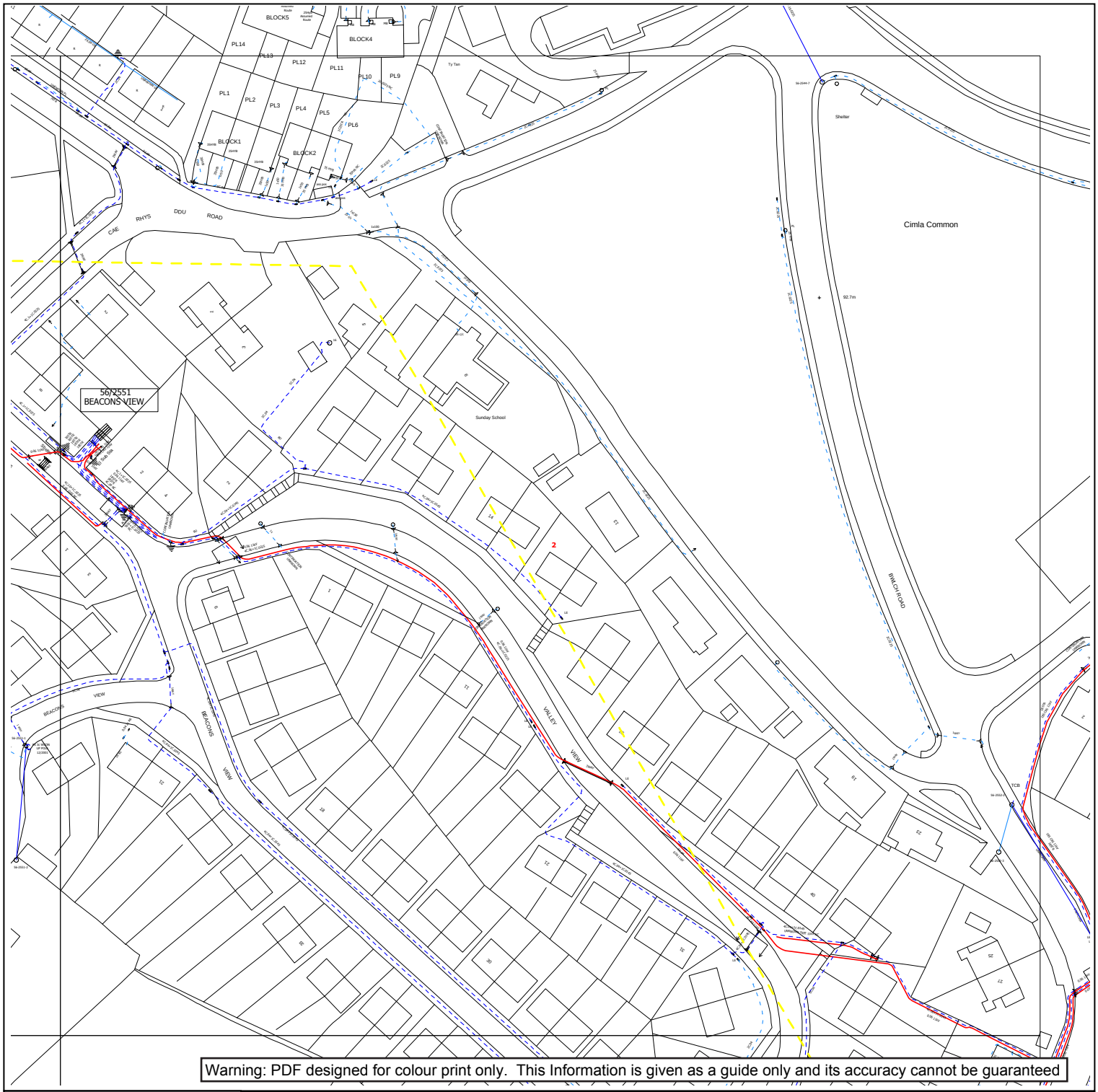
PILOT CABLES
Pole Mounted Transformer
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1:1250 Area or Circle dig site
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Site Location
Point
Line/Area

OVERHEAD LINE
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SERVICE
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)
*

UNDERGROUND CABLE

SURF TELECOMS APPARATUS
PME Earth
Underground Earth

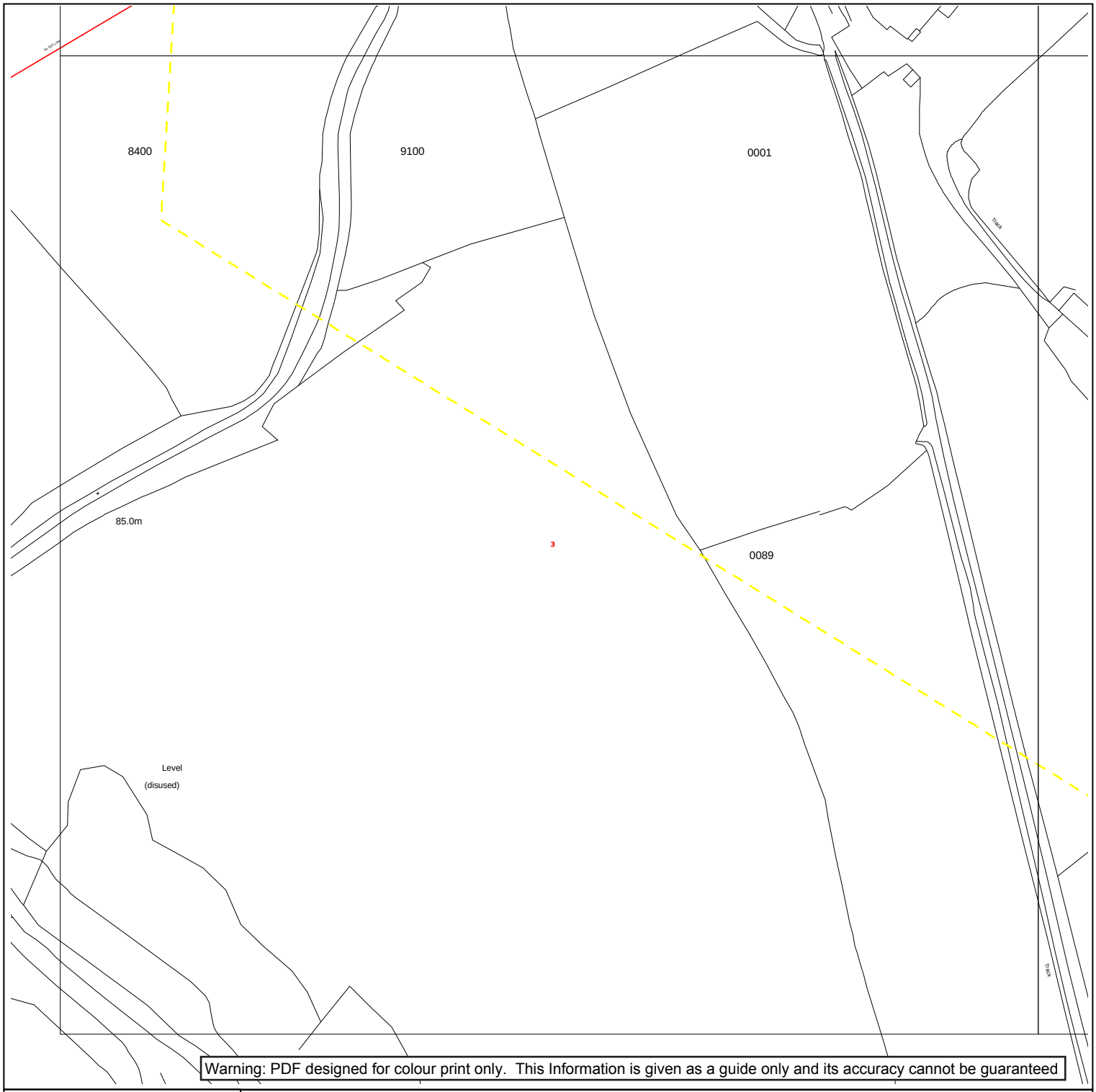
PILOT CABLES
Pole Mounted Transformer
Ground Mounted Transformer

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Map Response
Western Power Distribution
Toll End Road
Tipton DY4 0HH
Phone 0121 623 9780

Date Requested: 14/02/2013
Job Reference: 542591
Site Location: 276050 196018
Requested by:
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Your Scheme/Reference:
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Approx. Scales:
1:1250 Area or Circle dig site
1:500 Line dig site

Site Location
Point
Line/Area

OVERHEAD LINE
PL
SERVICE
LV
HV (11kV)
HV (33kV)
HV (66kV)
* HV (132kV)

UNDERGROUND CABLE
*

SURF TELECOMS APPARATUS
PME Earth
Underground Earth

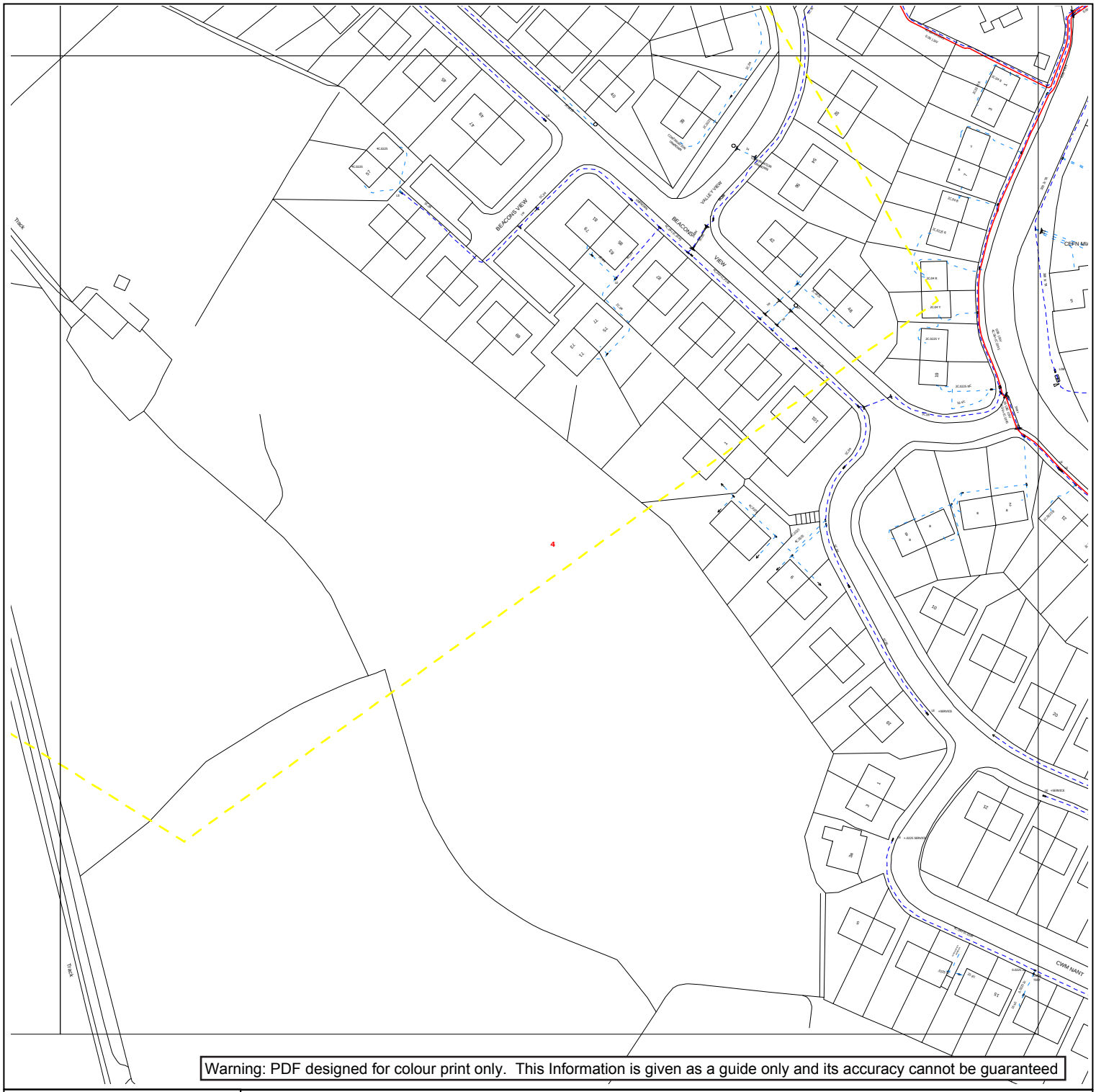
PILOT CABLES
Pole Mounted Transformer
Ground Mounted Transformer

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- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0845 601 3341.
- **Report damage to 0800 052 0400 immediately – KEEP EVERYONE AWAY FROM THE AREA**

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Warning: PDF designed for colour print only. This Information is given as a guide only and its accuracy cannot be guaranteed

WESTERN POWER DISTRIBUTION
Serving the Midlands, South West and Wales

Map Response
Western Power Distribution
Toll End Road
Tipton DY4 0HH
Phone 0121 623 9780

Date Requested: 14/02/2013
Job Reference: 542591
Site Location: 276050 196018
Requested by:
Mr David Pritchard
Your Scheme/Reference:
Tudor Inn

Approx. Scales:
1:1250 Area or Circle dig site
1:500 Line dig site

Site Location
Point
Line/Area

OVERHEAD LINE
PL
SERVICE
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)
*

UNDERGROUND CABLE
*

SURF TELECOMS APPARATUS
PME Earth
Underground Earth

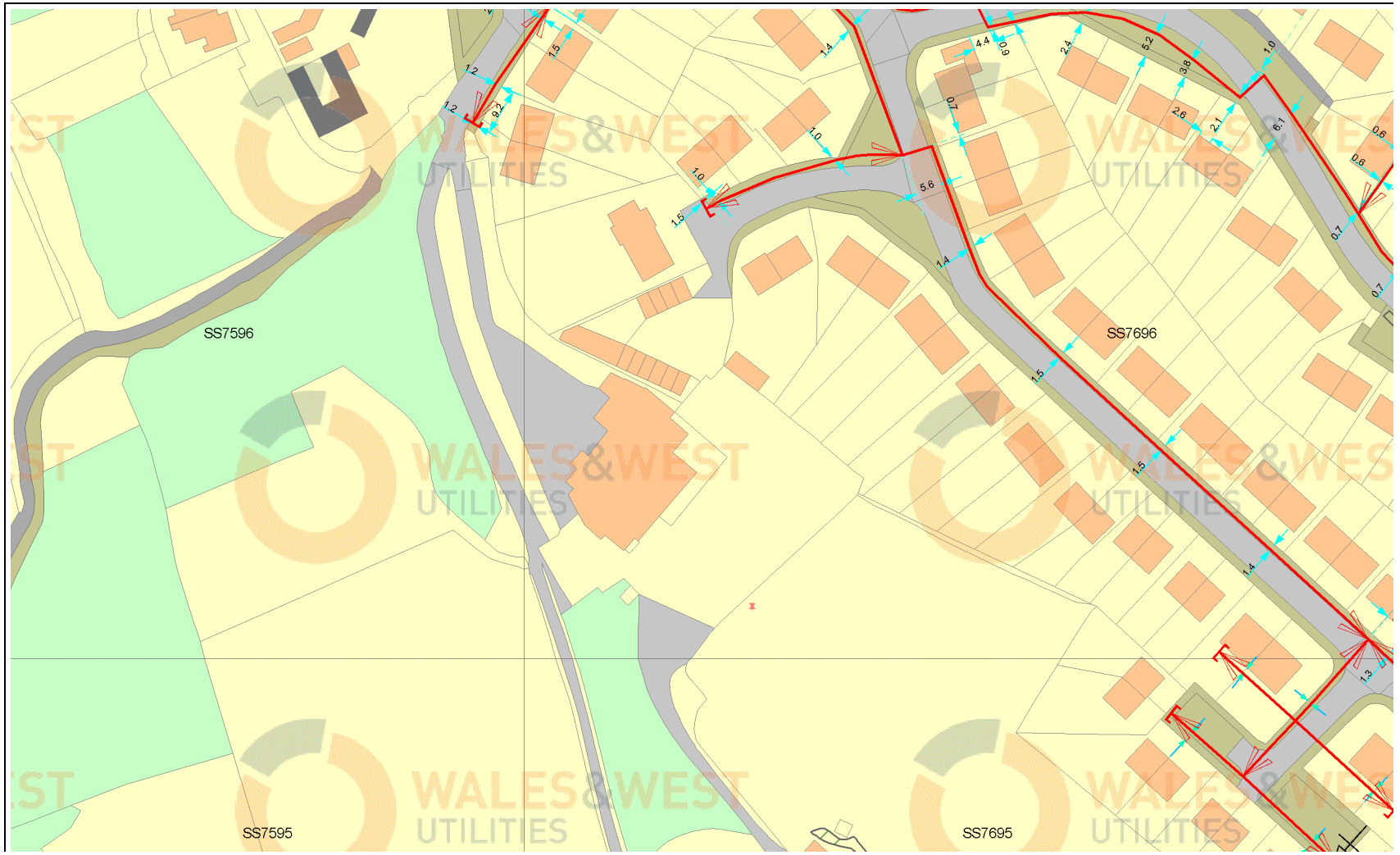
PILOT CABLES
Pole Mounted Transformer
Ground Mounted Transformer

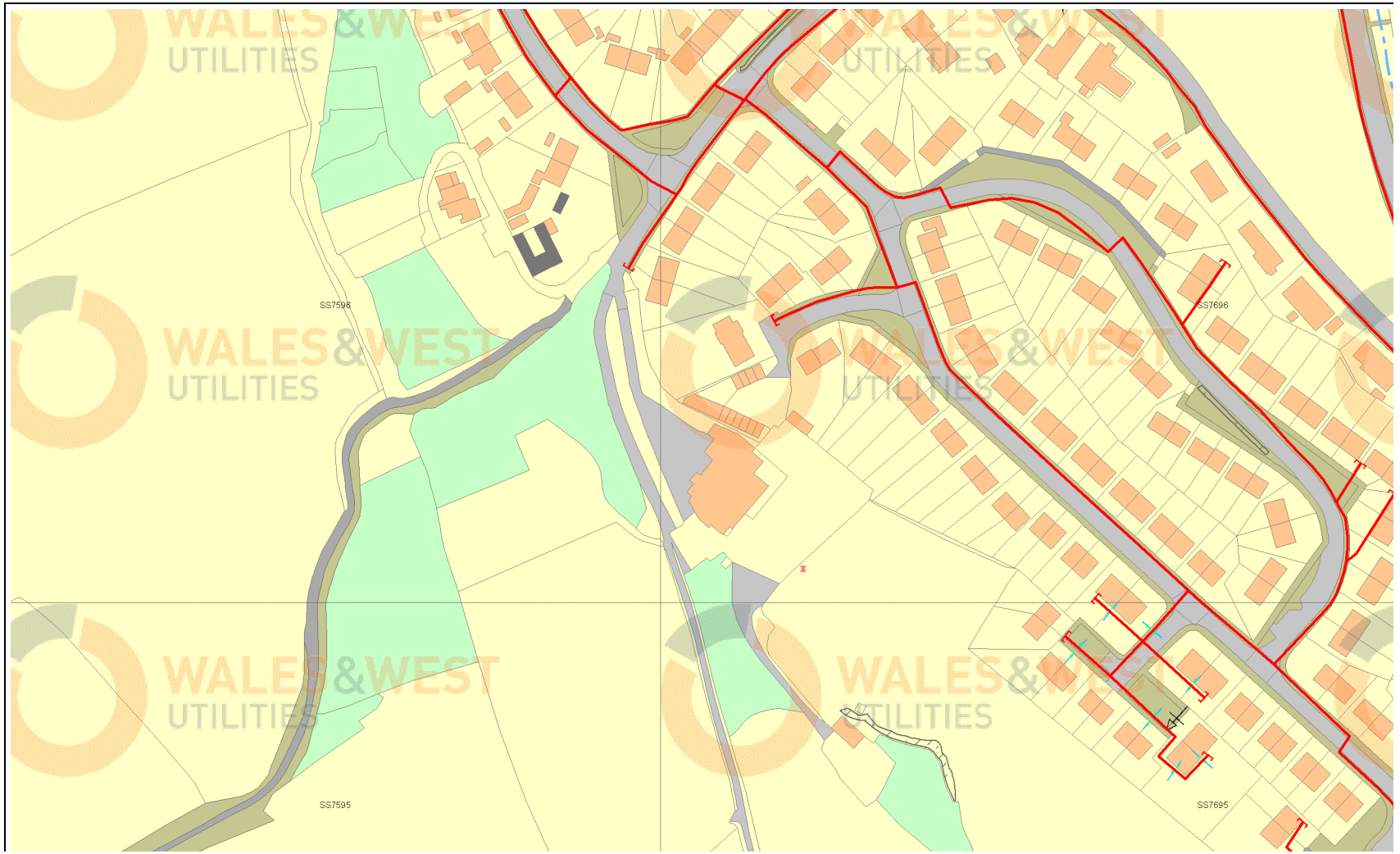
* Advice should be sought from the Western Power Distribution Contact Centre for any work that is to take place in proximity to 132kV underground cables and 132kV overhead lines – 0800 096 3080

IMPORTANT NOTICES

- These plans are provided as a general guide only. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present but will not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
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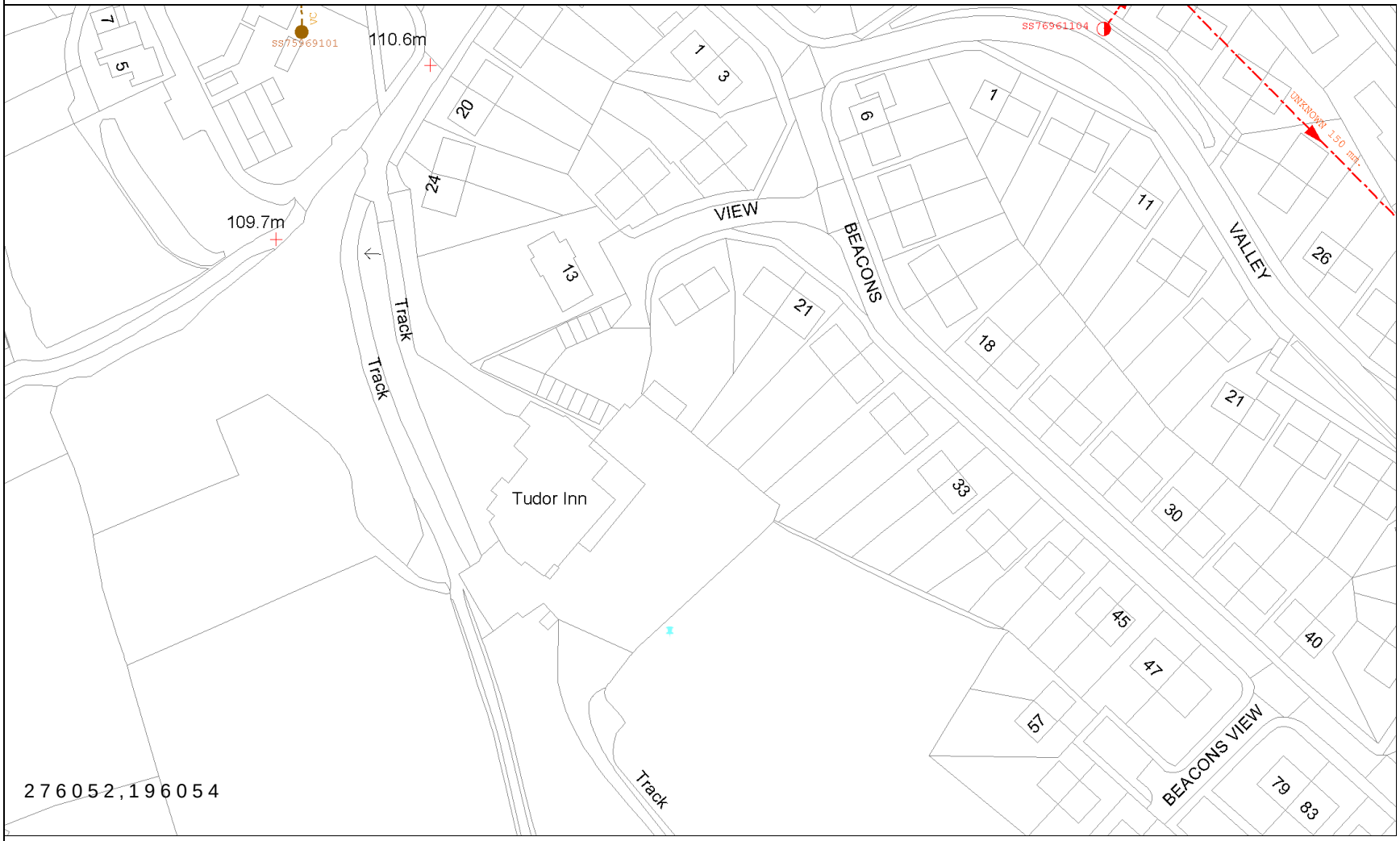
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SS7596
SS7696
SS7595
SS7695
WALES&WEST UTILITIES


SS7596
SS7696
SS7595
SS7695

Dŵr Cymru
Welsh Water

14/02/2013



LEGEND

Clean Water

- Sluice Val
- Air Val, SINGLE
- Tap
- Pressure Reducing Valve
- Meter
- BULK Meter
- FH
- Cap
- Existing Main
- NON COMPANY

Sewerage External

- Foul
- Surface Water
- Combined
- Rising Main
- Private
- Treatment Works
- Pumping Station
- Special Purpose
- Unknown End
- Change, Combined Overflow
- Outfall, FOUL
- Lamp Hole, Foul
- Private Sewer Transfer
- Lateral Drain
- Inspection Chamber

Dwr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the Company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. The information which is supplied hereby by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 based upon the best information available and in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a drain sewer or disposal main laid before 1 September 1989, or if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

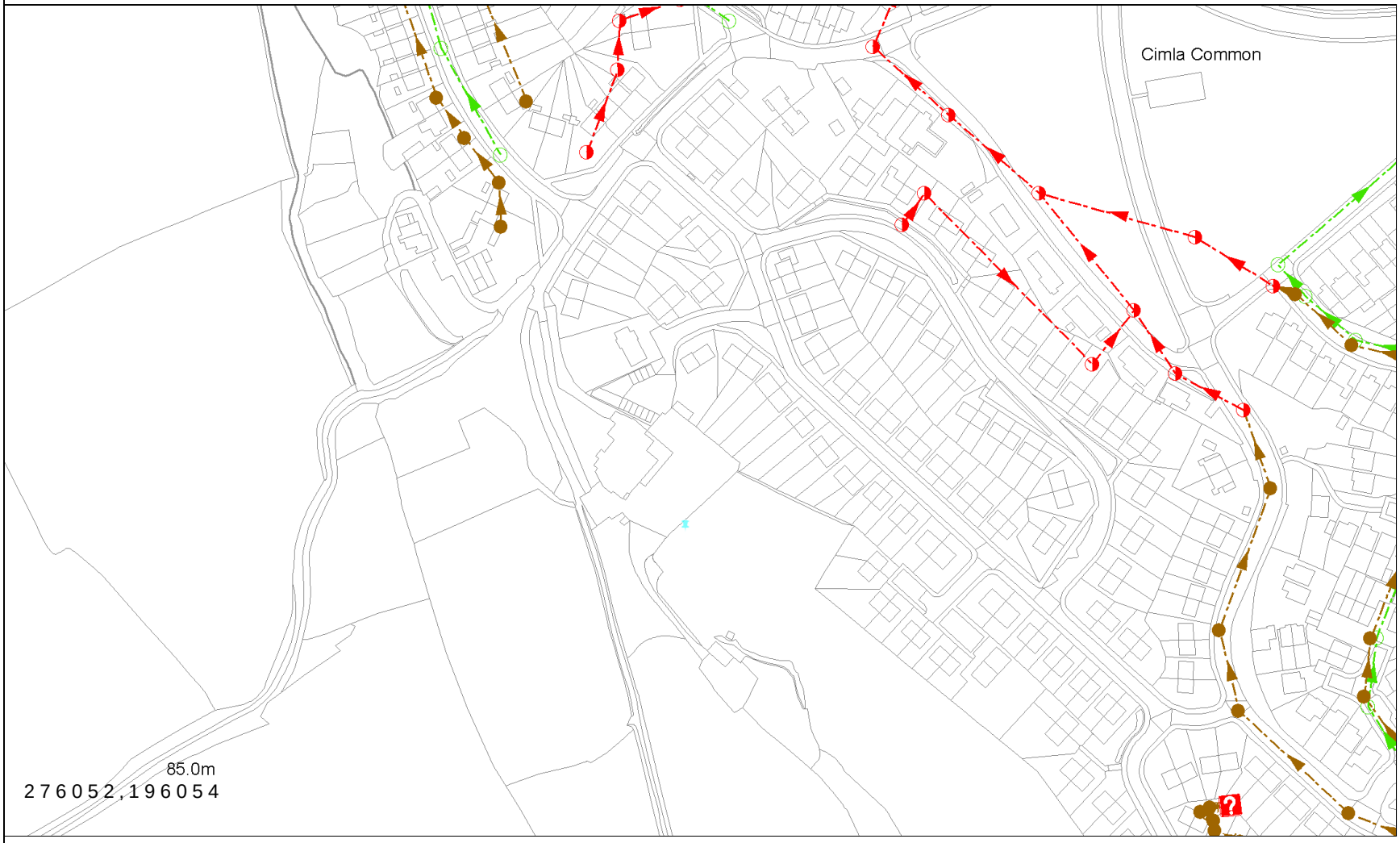
EXACT LOCATION OF ALL APPARATUS TO BE DETERMINED ON SITE

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Scale: 1:1250

Dŵr Cymru
Welsh Water

14/02/2013



LEGEND

Clean Water

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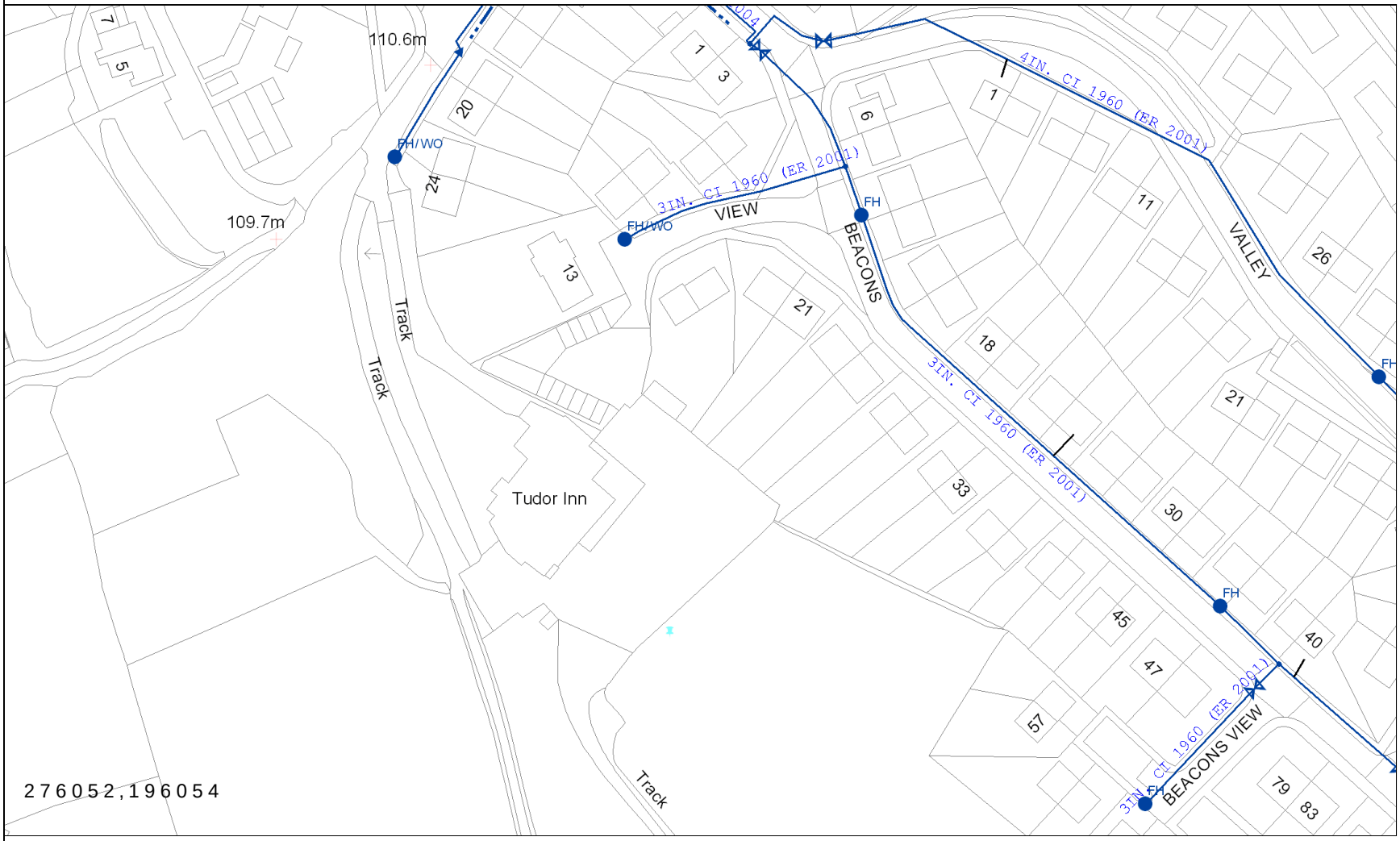
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Dŵr Cymru
Welsh Water

14/02/2013



LEGEND

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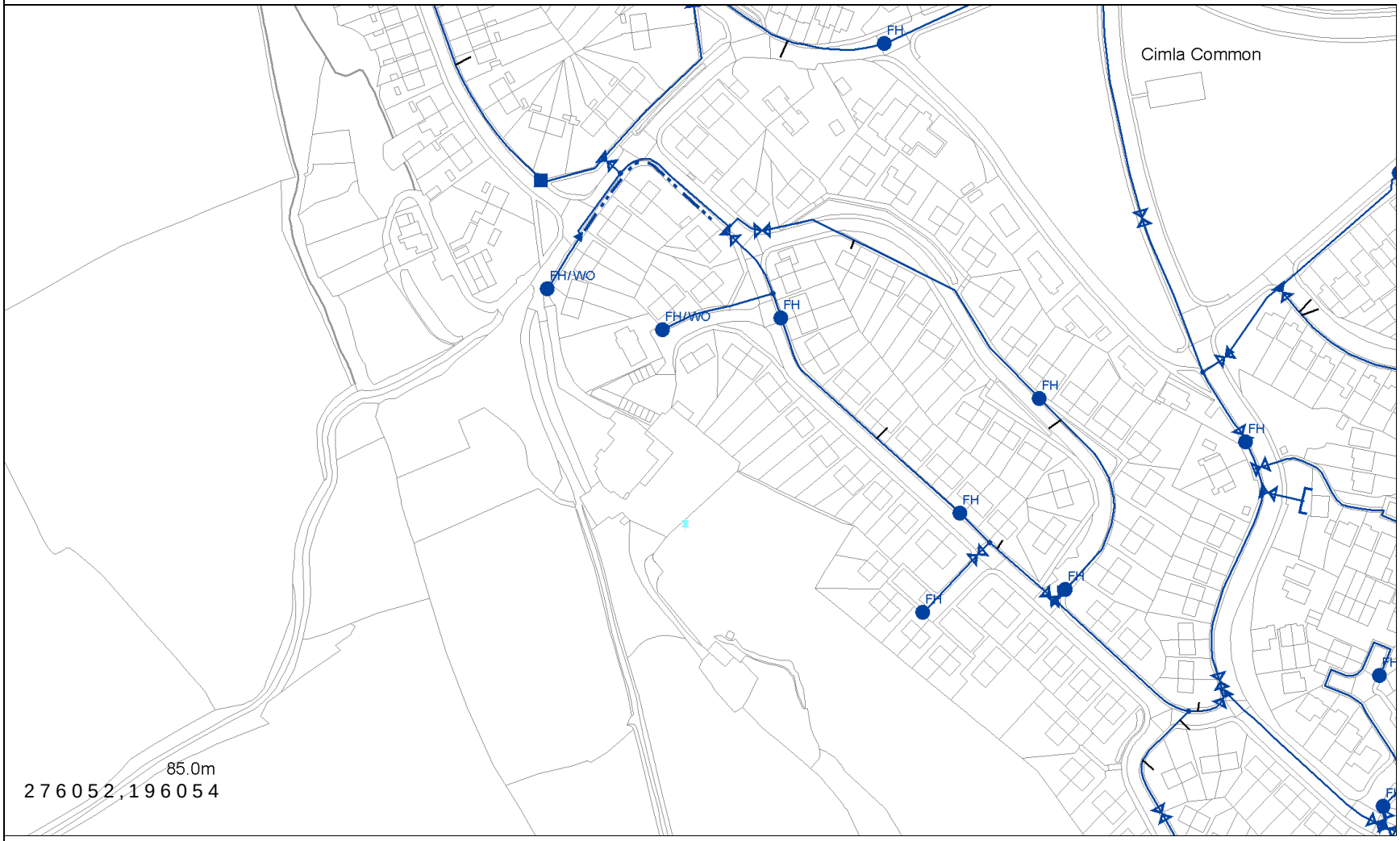
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Dŵr Cymru
Welsh Water

14/02/2013



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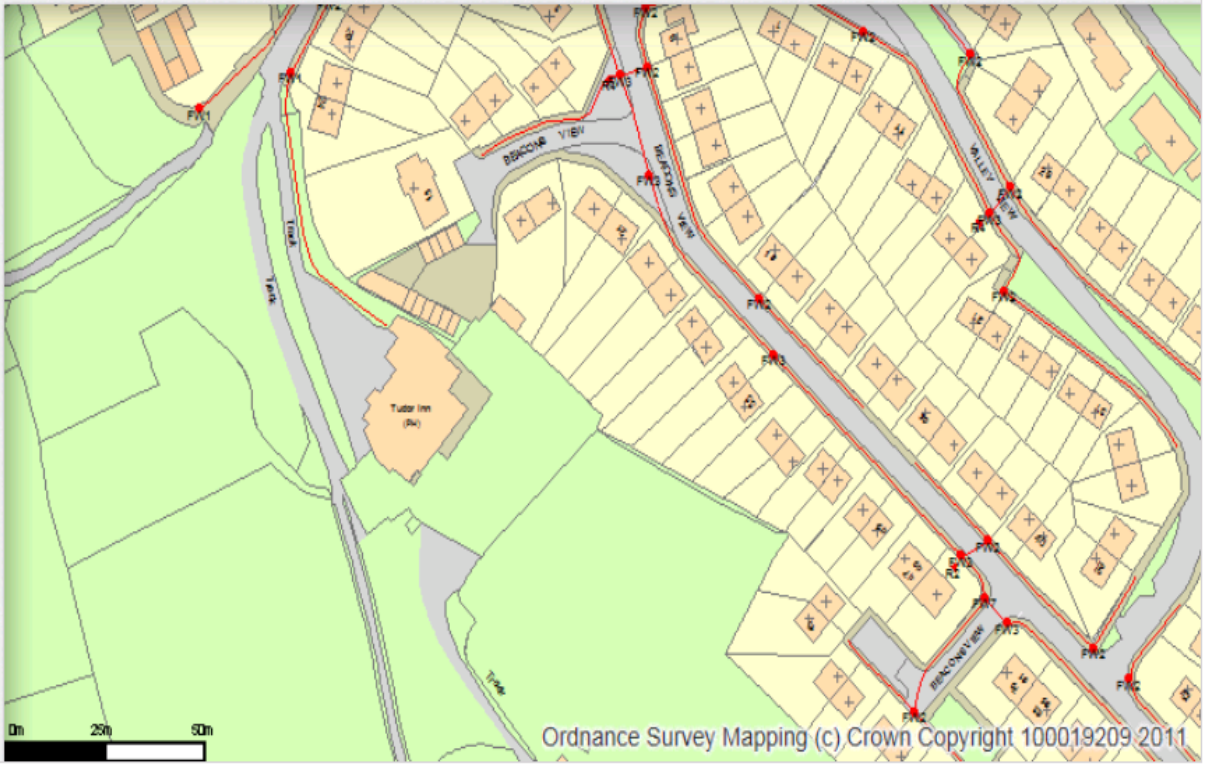
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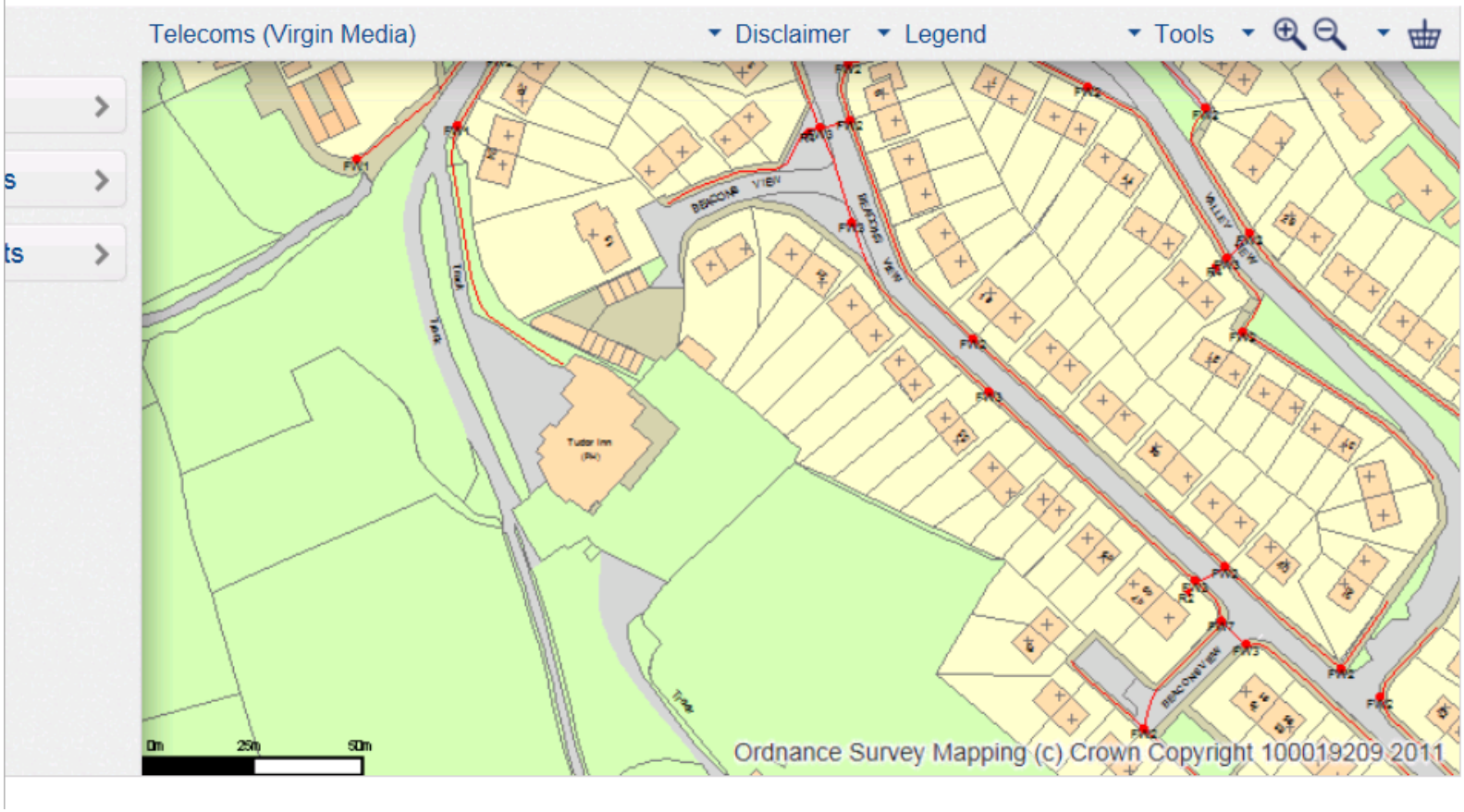
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Datasets

Multiplots



14:54
18/02/2013


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GENERAL NOTES

1. Earth Science Partnership (ESP) believes that providing information about limitations is essential to help clients identify and therefore manage their risks. These risks can be mitigated through further investigation or research, but they cannot be eliminated. This report may not be used for any purpose other than that for which it was commissioned.

2. This report includes available factual data for the site as obtained only from the sources described in the text. The data are related to the site on the basis of the site location and boundary information provided by the client. The findings and opinions conveyed in this assessment are based on the information obtained from a variety of sources as detailed in the report, which ESP believe are reliable. Nevertheless, ESP cannot and does not guarantee the authenticity or reliability of the information it has relied on. It is possible that the assessment failed to indicate the existence of further sources of information on the site. Assuming such sources do exist, their information could not have been considered in the formulation of the opinions and findings in this report. It should be recognised that different conditions on site may have existed between and subsequent to the various map surveys.

3. In preparing this report it has been assumed that all past and present occupants of the site have provided all relevant and other information, especially relating to known or potential hazards. This report is not required to identify insufficiencies or mistakes in the information provided by the user/owner or from any other source, but has sought to compensate for these where obvious in the light of other information.

4. Reports are normally prepared and written in the context of a stated purpose, and should not, therefore be used in a different context. Furthermore, new information, improved practices and legislation may necessitate an alteration to the report in whole or in part after its submission.

5. The opinions presented in this report are based on the findings derived from a site inspection, investigations and a review of historical and other records. The report details any indicators that may suggest that hazardous substances exist at the site at levels likely to warrant mitigation. Not finding such indicators does not mean that hazardous substances do not exist at the site. The most recent site inspection was undertaken as detailed within the report. Circumstances on sites are subject to change and certain indicators of the presence of hazardous substances that may have been latent at the time of this inspection may subsequently have become observable.

6. The work carried out for the assessment can only investigate a small portion of the subsurface conditions. Certain indicators or evidence of hazardous substances may have been outside the limited portion of the subsurface investigated, latent at the time of the work or only partially intercepted by the works, and thus their full significance could not be appreciated. In this regard, groundwater levels are particularly susceptible to variation and it should be noted that groundwater levels are subject to diurnal, seasonal, and climatic changes and are solely dependent on the time the ground investigation was carried out and the weather before and during the investigation.

7. Accordingly, it is possible that the assessment failed to indicate the presence or significance of hazardous substances. Assuming such substances exist, their presence could not have been considered in the formulation of the report's findings and opinions. The conclusions resulting from this study and contained in this report are not necessarily indicative of future conditions or operating practices at or adjacent to the site. Where differing ground conditions or suspect materials are encountered during future site works, additional specialist advice should be sought to assess whether the new information will materially affect the recommendations currently provided herein and whether further consideration is required. Any limiting factors should be assessed by an appropriately qualified specialist.

8. The assessment was prepared for the sole internal use and reliance of the Client. The report shall not be relied upon by or transferred to other parties without the express written authorisation of the Earth Science Partnership. If an unauthorised party comes into possession of the report, they rely on it at their peril and the authors owe them no duty of care and skill.

9. The copyright in this report and other plans and documents prepared by the ESP is owned by them and no such report, plan or document may be reproduced, published or adapted without their consent. Complete copies of this report may, however, be made and distributed by the Client as an expedient in dealing with matters related to its commission.

GENERAL GEOTECHNICAL CONSTRUCTION ADVICE

1. The locations of all buried services should be accurately determined prior to detailed design in order that zones of influence, easements, diversions etc. can be considered. Care should be undertaken that any field drains encountered are carefully and satisfactorily blocked to prevent water seeping through the drains and into any excavations.

2. A site strip should be undertaken with all surface vegetation and topsoil either stockpiled for future re-use or disposed at a suitable licensed facility. In particular, all areas of Japanese Knotweed should be excavated and disposed in accordance with published guidelines.

3. All areas of hardstandings or old foundations, basements or other substructures should be broken out and either processed for re-use on site or disposed of at a suitable licensed landfill facility.

4. For all spread foundation options, formations should be cleaned, and subsequently inspected by a suitably qualified engineer prior to placing concrete. Should any soft, compressible or otherwise unsuitable materials be encountered they should be removed and replaced by lean mix concrete or suitable compacted granular material. A blinding layer of concrete should be placed after excavation and inspection in order to protect the formation against softening and disturbance.

5. Generally, all foundations should be placed wholly within the same material type, unless specific geotechnical inspection and assessment has been undertaken.

6. The location of the exploratory holes undertaken as part of this report should be accurately surveyed in order that their precise location is known and that appropriate precautions can be taken when building over or near to these locations.

7. Appropriate precautions should be adopted to prevent the disturbance of foundations or services by roots associated with trees or hedges where shallow foundations are considered within the influence zone of such trees and hedges. Any such roots should be removed from foundation excavations and the foundations located below such disturbance strata. Where the natural soil bounded by the foundations could increase in volume greater than that outside the foundations (e.g. where a shallow foundation is sited over a previous tree or severed major roots) a compressible material / loose backfill should be placed on the faces of the footing.

8. Where the distance from foundations to existing trees/hedgerows is less than twice the foundation depth, as determined by NHBC Practice Note 3 (1985), a compressible material or loose backfill shall be placed on the outside of the foundation to absorb potential forces.

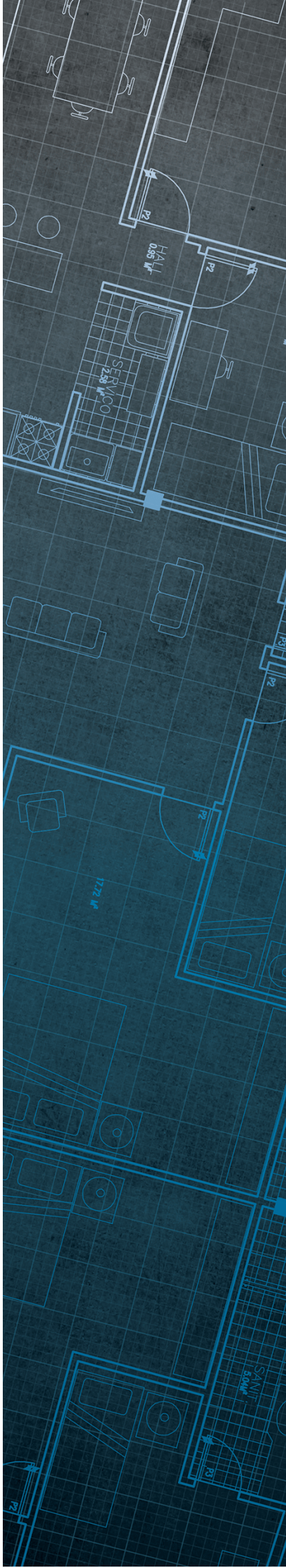
The Coal Authority

Consultants

Coal Mining Report

Tudor Inn, Cimla
Beacons View
Cimla
Port Talbot
Neath Port Talbot
SA11 3SB

Date of enquiry:	**22 October 2024**
Date enquiry received:	**22 October 2024**
Issue date:	**22 October 2024**
Our reference:	**51003458194001**
Your reference:	**8398.03 PO12951 BC**



Consultants
Coal Mining Report

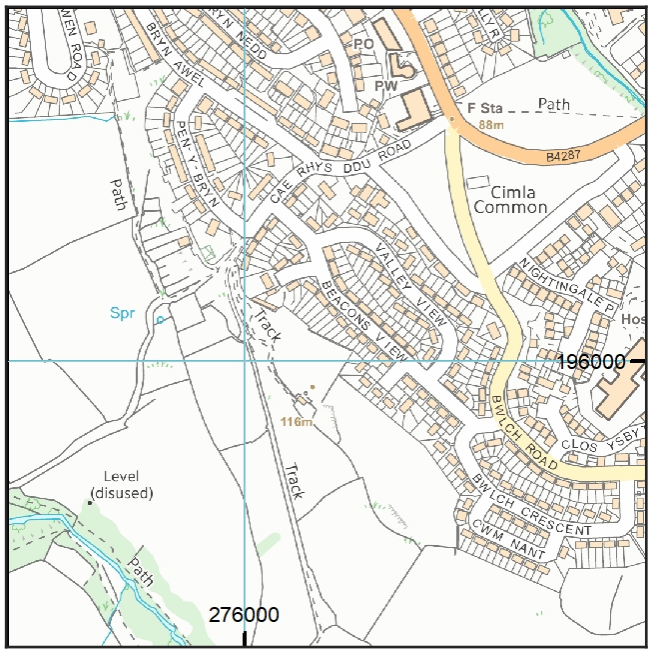
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

Earth Science Partnership

Enquiry address

Tudor Inn, Cimla
Beacons View
Cimla
Port Talbot
Neath Port Talbot
SA11 3SB



Approximate position of property

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How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

@coalauthority
/company/the-coal-authority
/thecoalauthority
/thecoalauthority

Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	WESTERNMOOR	Coal	4JE9	84	Beneath Property	9.5	North-East	86	1888
WESTERNMOOR	WESTERNMOOR	Coal	4E5Q	85	Beneath Property	9.5	North-East	86	1888
unnamed	WESTERNMOOR	Coal	4CMY	86	Beneath Property	9.5	North-East	86	1900
unnamed	WESTERNMOOR	Coal	4CMX	97	Beneath Property	9.5	North-East	86	1900
unnamed	WESTERNMOOR	Coal	4E5R	100	Beneath Property	9.5	North-East	86	1888
unnamed	WESTERNMOOR	Coal	4E56	112	East	9.5	North-East	86	1888
unnamed	HUGHES	Coal	4E5U	125	South-West	0.0	East	132	1888
WESTERNMOOR	WESTERNMOOR	Coal	4JEF	131	South-West	37.6	North-East	86	1888
WESTERNMOOR	WESTERNMOOR	Coal	4JEE	161	West	29.2	North-East	86	1888
unnamed	HUGHES	Coal	4JE8	231	North-West	11.7	North-East	132	1902
unnamed	HUGHES	Coal	4JEG	237	South-West	9.5	North-East	132	1900
unnamed	HUGHES	Coal	4CMT	279	North	9.3	North-East	132	1903

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

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Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

SWR2654	R12044	3273
4440	PO0	SWR1671
R10976	SWR1673	

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
SWANSEA NO.3	Coal	Yes	24.3	South-West	143
SWANSEA NO.3	Coal	Yes	28.5	West	148
UNNAMED	Coal	No	32.9	South-West	140

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

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Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

Distance to site investigation (m)	Direction
11.0	North-West

See Section 4 for further information.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

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Section 3 – Licensing and future mining activity

Future underground mining
None recorded.

Coal mining licensing
None recorded within 200 metres of the enquiry boundary.

Court orders
None recorded.

Section 46 notices
No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices
The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land
The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

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Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

Site investigations

The site is within an area of previous interest. It is close to where the Coal Authority has received information relating to past site investigations.

The site requires further investigation and may influence how you approach your risk assessment.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

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Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk.**

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

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Opencast mines
Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips
Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations
Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites
Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence
Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas
Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

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Mine water treatment schemes
Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining
Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing
Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders
Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices
Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices
Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

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The Coal Authority

Summary of findings

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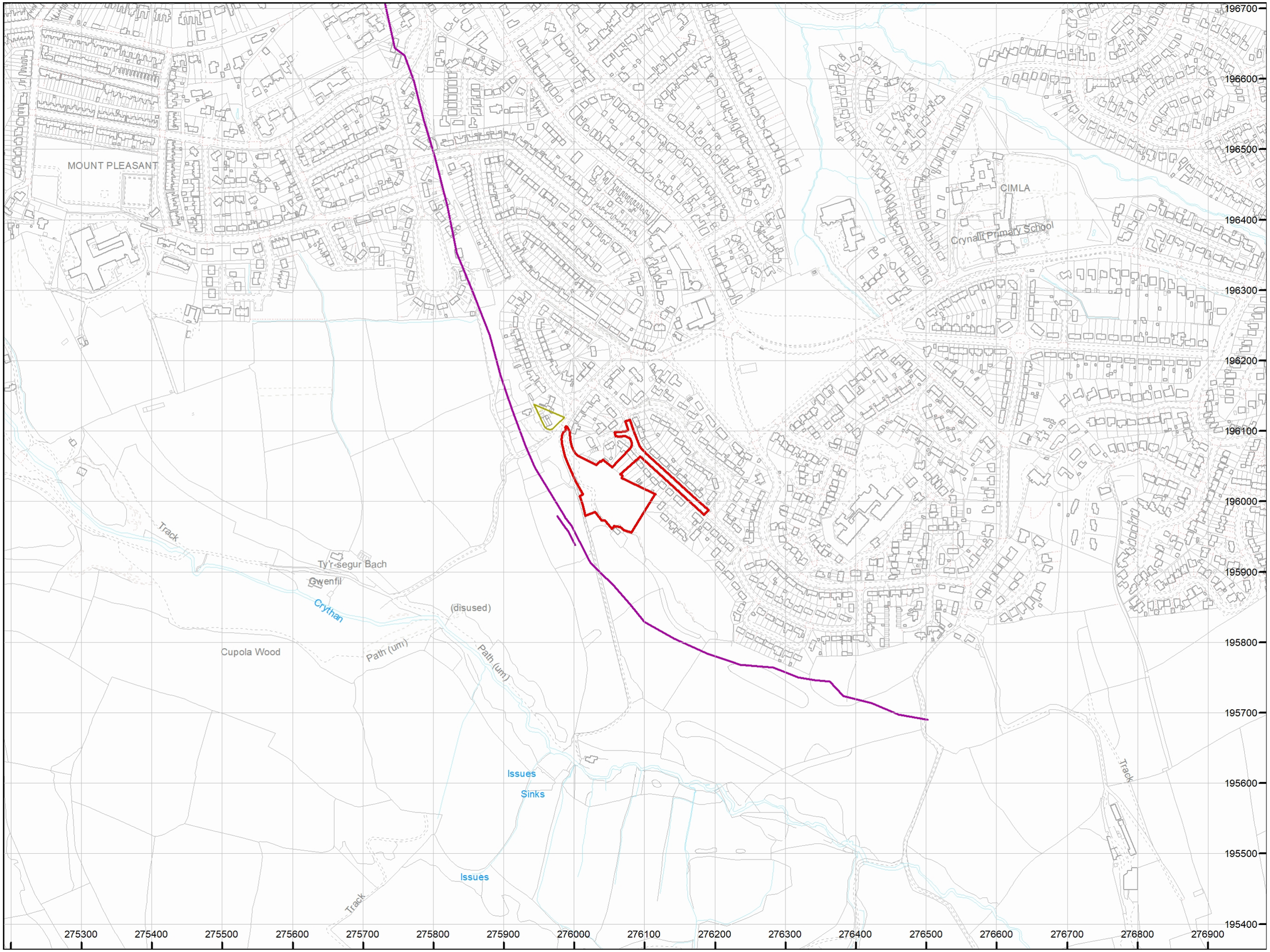
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown

Outcrop (Proven)

Site investigations



How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Location: Cimla, Neath Port Talbot
Map Centre: 276500,196500



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.

Miltary | **Industry** | **UXO find** | **Other**
Transport | **Docks** | **Luftwaffe targets**
Utilities | **Bombing decoy** | **Airfields**

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density.
Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then additional detailed research is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our pre-desk study assessments (PDSA) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 **email:** uxo@zetica.com **web:** www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the accompanying notes on our website.

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

TP201

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 29/10/2024
Backfill date: 29/10/2024
Logged by: NS

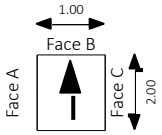
Excavation method/plant: JCB-3CX

Shoring/support: None

Survey details:

Ground Level: 115.0 mOD
Easting: 276009 mOD
Northing: 196036 mOD
Bearing:

Plan details:



Face Stability:

Unstable throughout.

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
0.00 - 0.05	ES				DEMOLITION RUBBLE consisting of brick, concrete, breeze block, wood, wood vinyl, tile, bitumen felt (possible ACM), cement roof sheeting (possible ACM), paint fragments, cables, beer lines, and other domestic waste such as plastic, fridges, freezers, glass and litter. (MADE GROUND)	(2.00)		
					End of Trialpit at 2.000m	2.00	113.00	
						3.0		

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Trial Pit conducted within above-ground demolition rubble. Depths recorded are from top of the rubble stockpile.
3. Pit terminated at ground level on concrete slab.
4. Surface soil sample taken immediately adjacent to rubble.
5. Upon completion the arisings were returned to the rubble stockpile.

Earth Science Partnership
Consulting Engineers | Geologists | Environmental Scientists

TP202

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 29/10/2024
Backfill date: 29/10/2024
Logged by: NS

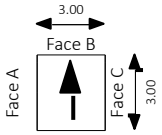
Excavation method/plant: JCB-3CX

Shoring/support: None

Survey details:

Ground Level: 116.0 mOD
Easting: 276031 mOD
Northing: 196032 mOD
Bearing:

Plan details:



Face Stability:

Unstable throughout.

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
					DEMOLITION RUBBLE consisting of brick, concrete, breeze block, wood, wood vinyl, tile, bitumen felt (possible ACM), cement roof sheeting (possible ACM), paint fragments, cables, beer lines, and other domestic waste such as plastic, fridges, freezers, glass and litter. (MADE GROUND)	(2.00)		
					End of Trialpit at 2.000m	2.00 2.0	114.00	
						3.0		

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Trial Pit conducted within above-ground demolition rubble and terminated at ground level on concrete slab. Depths recorded are from top of the rubble stockpile.
3. Upon completion the arisings were returned to the rubble stockpile.

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TP203

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 29/10/2024
Backfill date: 29/10/2024
Logged by: NS

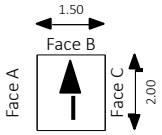
Excavation method/plant: JCB-3CX

Shoring/support: None

Survey details:

Ground Level: 115.0 mOD
Easting: 276039 mOD
Northing: 196041 mOD
Bearing:

Plan details:



Face Stability:

Unstable throughout.

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
					DEMOLITION RUBBLE consisting of brick, concrete, breeze block, wood, wood vinyl, tile, bitumen felt (possible ACM), cement roof sheeting (possible ACM), paint fragments, cables, beer lines, and other domestic waste such as plastic, fridges, freezers, glass and litter. (MADE GROUND)	(2.000)		
					End of Trialpit at 2.000m	2.00	113.00	
						2.0		
						3.0		

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Trial Pit conducted within above-ground demolition rubble and terminated at ground level on concrete slab. Depths recorded are from top of the rubble stockpile.
3. Upon completion the arisings were returned to the rubble stockpile.

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Excavation method/plant: JCB-3CX

Shoring/support: None

TP204

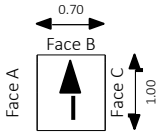
Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 29/10/2024
Backfill date: 29/10/2024
Logged by: NS

Survey details:

Ground Level: 116.0 mOD
Easting: 276038 mOD
Northing: 196035 mOD
Bearing:

Plan details:



Face Stability:

Stable

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
0.00 - 0.10	ES				Grass over a very this layer of soft brown topsoil over probably loose dark grey slightly sandy silty fine to coarse angular GRAVEL. (MADE GROUND)	(*0.10*) 0.10	115.90	
					End of Trialpit at 0.100m			

1.0
2.0
3.0

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground.
3. Trial pit terminated due refusal on tarmacadam at 0.1m depth.
4. Upon completion trench backfilled with arisings.

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Excavation method/plant: JCB-3CX

Shoring/support: None

TP205

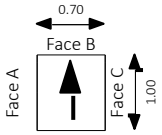
Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 29/10/2024
Backfill date: 29/10/2024
Logged by: NS

Survey details:

Ground Level: 115.0 mOD
Easting: 276035 mOD
Northing: 196030 mOD
Bearing:

Plan details:



Face Stability:

Stable

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
0.00 - 0.10	ES				Grass over a very this layer of soft brown topsoil over probably loose dark grey slightly sandy silty fine to coarse angular GRAVEL. (MADE GROUND)	(*0.20*)		
					End of Trialpit at 0.200m	0.20	114.80	
						1.0		
						2.0		
						3.0		

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground.
3. Trial pit terminated due refusal on probable sandstone bedrock at 0.2m depth.
4. Upon completion trench backfilled with arisings.

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TP206

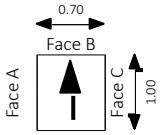
Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 29/10/2024
Backfill date: 29/10/2024
Logged by: NS

Excavation method/plant: JCB-3CX

Shoring/support: None

Survey details:
Ground Level: 116.0 mOD
Easting: 276035 mOD
Northing: 196026 mOD
Bearing:

Plan details:


Face Stability:
Stable

Groundwater observations:
Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
0.00 - 0.05	ES				Grass over soft dark brown slightly sandy silty CLAY. (MADE GROUND)	(*0.05*)	115.95	
0.05	ES					0.05	115.90	
0.10 - 0.20					Black TARMACADAM. (MADE GROUND)	(*0.10*)	115.80	
					Probably loose dark grey slightly sandy silty fine to coarse angular GRAVEL. (MADE GROUND)	0.10		
						(*0.10*)		
					End of Trialpit at 0.200m	0.20		
						1.0		
						2.0		
						3.0		

Weather and environmental conditions:
1. Sunny with occasional clouds and light rain showers.

Other comments:
1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground.
3. Trial pit terminated due refusal on probable sandstone bedrock at 0.2m depth.
4. Upon completion trench backfilled with arisings.

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Excavation method/plant: JCB-3CX

Shoring/support: None

TP207

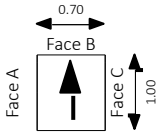
Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 29/10/2024
Backfill date: 29/10/2024
Logged by: NS

Survey details:

Ground Level: 116.0 mOD
Easting: 276030 mOD
Northing: 196017 mOD
Bearing:

Plan details:



Face Stability:

Stable

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
0.10 - 0.20	ES				Grass over soft dark brown slightly sandy silty CLAY. (MADE GROUND)	(*0.05*) 0.05	115.95	
					Probably loose dark grey slightly sandy silty fine to coarse angular GRAVEL. (MADE GROUND)	(*0.15*) 0.20	115.80	
					Angular to sub-rounded sandstone COBBLES with much grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)	(*0.05*) 0.25	115.75	
					End of Trialpit at 0.250m			
						1.0		
						2.0		
						3.0		

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground.
3. Trial pit terminated due refusal on probable sandstone bedrock at 0.25m depth.
4. Upon completion trench backfilled with arisings.

Earth Science Partnership

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Excavation method/plant: JCB-3CX

Shoring/support: None

TP208

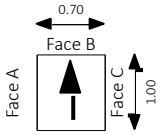
Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 29/10/2024
Backfill date: 29/10/2024
Logged by: NS

Survey details:

Ground Level: 115.0 mOD
Easting: 276046 mOD
Northing: 196013 mOD
Bearing: 125.0000000000

Plan details:



Face Stability:

Minor Spalling from 0.3m depth.

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
0.10 - 0.30	ES				Grass over dark brown slightly sandy very silty/clayey fine to coarse angular to sub-rounded GRAVEL of sandstone, brown or black glassy probable slag and occasional coal. (MADE GROUND)	(*0.30*)		
						0.30	114.70	
					Soft orange-brown slightly sandy very gravelly CLAY. Gravel is fine to coarse angular to sub-rounded sandstone and mudstone. (Grade V to IV PENNANT SANDSTONE FORMATION)	(*0.30*)		
					End of Trialpit at 0.600m	0.60	114.40	
						1.0		
						2.0		
						3.0		

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground.
3. Trial pit terminated due refusal on probable sandstone bedrock at 0.6m depth.
4. Upon completion trench backfilled with arisings.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Excavation method/plant: JCB-3CX

Shoring/support: None

TP209

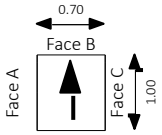
Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 29/10/2024
Backfill date: 29/10/2024
Logged by: NS

Survey details:

Ground Level: 116.0 mOD
Easting: 276048 mOD
Northing: 196017 mOD
Bearing: 129.0000000000

Plan details:



Face Stability:

Minor Spalling from 0.6m depth.

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
0.10 - 0.20	ES				Grass over dark brown slightly sandy very silty/clayey fine to coarse angular to sub-rounded GRAVEL of sandstone, brown or black glassy probable slag and occasional coal. (MADE GROUND)	(0.40)		
0.30 - 0.40	ES					0.40	115.60	
					Soft orange-brown slightly sandy very gravelly CLAY. Gravel is fine to coarse angular to sub-rounded sandstone and mudstone. (Grade V to IV PENNANT SANDSTONE FORMATION)	(0.20)		
						0.60	115.40	
					Angular to sub-rounded sandstone COBBLES with some grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)	(0.40)		
						1.00	115.00	
					End of Trialpit at 1.000m			
						2.0		
						3.0		

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground.
3. Trial pit terminated due refusal on probable sandstone bedrock at 1.0m depth.
4. Upon completion trench backfilled with arisings.

Earth Science Partnership
Consulting Engineers | Geologists | Environmental Scientists

TP210

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 29/10/2024
Backfill date: 29/10/2024
Logged by: NS

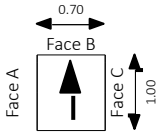
Excavation method/plant: JCB-3CX

Shoring/support: None

Survey details:

Ground Level: 116.0 mOD
Easting: 276058 mOD
Northing: 196003 mOD
Bearing: 124.0000000000

Plan details:



Face Stability:

Minor Spalling from 0.2m depth.

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
0.00 - 0.05	ES				Grass over soft dark brown slightly sandy silty CLAY. (TOPSOIL)	(*0.20*)		
						0.20	115.80	
					Angular to sub-rounded sandstone COBBLES with some grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)	(*0.60*)		
					End of Trialpit at 0.800m	0.80	115.20	
						1.0		
						2.0		
						3.0		

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground.
3. Trial pit terminated due refusal on probable sandstone bedrock at 0.8m depth.
4. Upon completion trench backfilled with arisings.

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TP211

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 29/10/2024
Backfill date: 29/10/2024
Logged by: NS

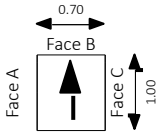
Excavation method/plant: JCB-3CX

Shoring/support: None

Survey details:

Ground Level: 116.0 mOD
Easting: 276025 mOD
Northing: 196017 mOD
Bearing: 36.0000000000

Plan details:



Face Stability:

Minor Spalling from 0.5m depth.

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
0.00 - 0.05	D				Grass over dark brown slightly sandy very silty/clayey fine to coarse angular to sub-rounded GRAVEL of sandstone, brown or black glassy probable slag and occasional coal. (MADE GROUND)	(*0.05*) 0.05	115.95 115.90	
0.30 - 0.40	D				Probably loose black very sandy fine to coarse (dominantly medium) angular GRAVEL of probable slag, coal ash and concrete. (MADE GROUND)	(*0.05*) 0.10 (*0.30*) 0.40	115.60	
					Red sandy fine to coarse (dominantly coarse) sub angular GRAVEL of probable slag and concrete. (MADE GROUND)			
					Angular to sub-rounded sandstone COBBLES with much grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)	(*0.40*) 0.80	115.20	
					End of Trialpit at 0.800m			
						1.0		
						2.0		
						3.0		

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground.
3. Trial pit terminated due refusal on probable sandstone bedrock at 0.8m depth.
4. Upon completion trench backfilled with arisings.
5. No Japanese Knotweed was detected in this trial pit.

Earth Science Partnership

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Excavation method/plant: JCB-3CX

Shoring/support: None

TP212

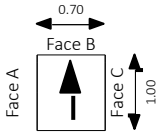
Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 29/10/2024
Backfill date: 29/10/2024
Logged by: NS

Survey details:

Ground Level: 115.0 mOD
Easting: 276051 mOD
Northing: 196031 mOD
Bearing: 45.0000000000

Plan details:



Face Stability:

Minor Spalling from 0.4m depth.

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
0.00 - 0.10	D				Grass over dark brown very sandy very clayey fine to coarse angular GRAVEL of tile, brick, concrete, brown or black glassy probable slag and occasional coal. (MADE GROUND)	(*0.40*)		
0.30 - 0.40	B					0.40	114.60	
	D				Angular to sub-rounded sandstone COBBLES with much grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)	(*0.50*)		
					End of Trialpit at 0.900m	0.90	114.10	
						1.0		
						2.0		
						3.0		

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground.
3. Trial pit terminated due refusal on probable sandstone bedrock at 0.9m depth.
4. Upon completion trench backfilled with arisings.
5. No Japanese Knotweed was detected in this trial pit.

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TRENCH 1 - A

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 30/10/2024
Backfill date: 30/10/2024
Logged by: NS

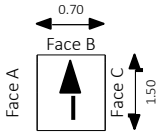
Excavation method/plant: JCB-3CX

Shoring/support: None

Survey details:

Ground Level: 169.5 mOD
Easting: 276032 mOD
Northing: 195996 mOD
Bearing: 42.0000000000

Plan details:



Face Stability:

Minor Spalling throughout.

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
0.00 - 0.30	ES				Soft dark brown slightly sandy very gravelly CLAY with medium cobble content. Gravel and cobbles of angular to sub-rounded sandstone, cinderblock, brick, tile, wood, plastic, paving blocks, ceramic pipes, metal pipes and glass. (MADE GROUND)	(*0.80*)		
0.20 - 0.50	B					0.80	168.74	
					Soft orange-brown slightly sandy gravelly CLAY laterally becoming angular sandstone COBBLES with much grey sandy very clayey fine to coarse angular GRAVEL.(Grade V to III PENNANT SANDSTONE FORMATION)	(*0.30*)		
						1.0		
					End of Trialpit at 1.100m	1.10	168.44	
						2.0		
						3.0		

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a upon completion via GPS using Juniper Geode to an accuracy of 0.2m.
2. Service plans reviewed and area CAT scanned prior to breaking ground.
3. Section B was not undertaken due to presence of service signal. Sections C to D were a continuous trench.
4. Trench terminated due to furthest extent of excavator reached beyond crest of bank. Upon completion trench backfilled with arisings.
5. No Japanese Knotweed was detected within this trench.

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TRENCH 1 - C

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 30/10/2024
Backfill date: 30/10/2024
Logged by: NS

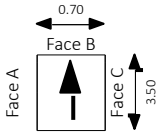
Excavation method/plant: JCB-3CX

Shoring/support: None

Survey details:

Ground Level: 170.1 mOD
Easting: 276034 mOD
Northing: 196000 mOD
Bearing: 42.0000000000

Plan details:



Face Stability:

Minor Spalling from 0.5m depth.

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
0.00 - 0.10	D				Grass over soft dark brown slightly sandy silty CLAY. (TOPSOIL)	(0.50)		
						0.50	169.59	
0.60 - 0.70	B D				Soft orange-brown slightly sandy gravelly CLAY. Gravel is fine to coarse angular sandstone. (Grade V to IV PENNANT SANDSTONE FORMATION)	(0.30)		
						0.80	169.29	
1.00 - 1.20	B				Angular to sub-rounded sandstone COBBLES with some grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)	1.0 (0.60)		
					End of Trialpit at 1.400m	1.40	168.69	
						2.0		
						3.0		

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a upon completion via GPS using Juniper Geode to an accuracy of 0.2m.
2. Service plans reviewed and area CAT scanned prior to breaking ground.
3. Section B was not undertaken due to presence of service signal. Sections C to D were a continuous trench.
4. Trench terminated due refusal on probable sandstone bedrock at 1.4m depth. Upon completion trench backfilled with arisings.
5. No Japanese Knotweed was detected within this trench.

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TRENCH 1 - D

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 30/10/2024
Backfill date: 30/10/2024
Logged by: NS

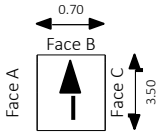
Excavation method/plant: JCB-3CX

Shoring/support: None

Survey details:

Ground Level: 170.3 mOD
Easting: 276038 mOD
Northing: 196006 mOD
Bearing: 42.0000000000

Plan details:



Face Stability:

Minor Spalling from 0.3m depth.

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
0.00 - 0.10	D				Grass over soft dark brown slightly sandy silty CLAY. (TOPSOIL)	(0.40)		
						0.40	169.93	
					Angular to sub-rounded sandstone COBBLES with some grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)			
0.70 - 0.80	B							
	D					(1.00)		
						1.0		
					End of Trialpit at 1.400m	1.40	168.93	
						2.0		
						3.0		

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a upon completion via GPS using Juniper Geode to an accuracy of 0.2m.
2. Service plans reviewed and area CAT scanned prior to breaking ground.
3. Section B was not undertaken due to presence of service signal. Sections C to D were a continuous trench.
4. Trench terminated due refusal on probable sandstone bedrock at 1.4m depth. Upon completion trench backfilled with arisings.
5. No Japanese Knotweed was detected within this trench.

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TRENCH 2 - A

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 30/10/2024
Backfill date: 30/10/2024
Logged by: NS

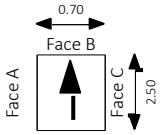
Excavation method/plant: JCB-3CX

Shoring/support: None

Survey details:

Ground Level: 170.7 mOD
Easting: 276038 mOD
Northing: 195986 mOD
Bearing: 70.0000000000

Plan details:



Face Stability:

Minor Spalling throughout.

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
0.00 - 0.40	B ES				Soft dark brown slightly sandy gravelly CLAY with medium cobble content. Gravel and cobbles of angular to sub-rounded sandstone, probable slag, possible coal, cinderblock, brick, tile, wood, plastic, paving blocks, ceramic pipes, metal pipes and glass. (MADE GROUND)	1.0		
0.10 - 0.30	B ES					(3.00)		
2.00 - 2.50	B ES					2.0		
					End of Trialpit at 3.000m	3.00 3.0	167.65	

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a upon completion via GPS using Juniper Geode to an accuracy of 0.2m.
2. Service plans reviewed and area CAT scanned prior to breaking ground.
3. Section B was not undertaken due to presence of service signal. Sections C to D were a continuous trench.
4. Japanese Knotweed roots identified within Section A of the Trench.
5. Furthest extent of excavator reached. Upon completion trench backfilled with arisings and machine inspected for Japanese Knotweed rhizomes.

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TRENCH 2 - C

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 30/10/2024
Backfill date: 30/10/2024
Logged by: NS

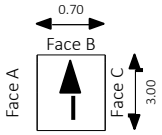
Excavation method/plant: JCB-3CX

Shoring/support: None

Survey details:

Ground Level: 170.6 mOD
Easting: 276042 mOD
Northing: 195987 mOD
Bearing: 70.0000000000

Plan details:



Face Stability:

Minor Spalling from 0.7m depth.

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
0.10 - 0.20	ES				Grass over soft dark brown slightly sandy silty CLAY. (TOPSOIL)	(0.70)		
0.50 - 0.60	D					0.70	169.90	
					Soft orange-brown slightly sandy gravelly CLAY. Gravel is fine to coarse angular sandstone. (Grade V to IV PENNANT SANDSTONE FORMATION)	(0.15)		
0.90 - 1.00	B					0.85	169.75	
	D				Angular to sub-rounded sandstone COBBLES with much soft orange-brown slightly sandy gravelly CLAY. (Grade V to IV PENNANT SANDSTONE FORMATION)	1.0 (0.35)		
						1.20	169.40	
					Angular to sub-rounded sandstone COBBLES with some grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)	(0.60)		
					End of Trialpit at 1.800m	1.80	168.80	
						2.0		
						3.0		

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a upon completion via GPS using Juniper Geode to an accuracy of 0.2m.
2. Service plans reviewed and area CAT scanned prior to breaking ground.
3. Section B was not undertaken due to presence of service signal. Sections C to D were a continuous trench.
4. Trench terminated due refusal on probable sandstone bedrock at 1.8m depth. Upon completion trench backfilled with arisings.
5. No Japanese Knotweed was detected within this section of the trench.

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TRENCH 2 - D

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Excavation date: 30/10/2024
Backfill date: 30/10/2024
Logged by: NS

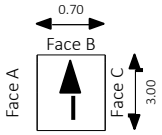
Excavation method/plant: JCB-3CX

Shoring/support: None

Survey details:

Ground Level: 170.4 mOD
Easting: 276046 mOD
Northing: 195989 mOD
Bearing: 70.0000000000

Plan details:



Face Stability:

Minor Spalling from 0.3m depth.

Groundwater observations:

Groundwater not encountered.

Depth	Sample		Test Details		Strata Details			
m	Type	Class	Type	Result	Description	Depth (thickness)	mOD	Legend
0.10 - 0.20	ES				Grass over soft dark brown slightly sandy silty CLAY. (TOPSOIL)	(*0.20*)		
						0.20	170.23	
					Soft orange-brown slightly sandy gravelly CLAY. Gravel is fine to coarse angular sandstone. (Grade V to IV PENNANT SANDSTONE FORMATION)	(*0.30*)		
						0.50	169.93	
0.80 - 0.90	B D				Angular to sub-rounded sandstone COBBLES with some grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)	(*0.50*)		
					End of Trialpit at 1.000m	1.000	169.43	
						2.0		
						3.0		

Weather and environmental conditions:

1. Sunny with occasional clouds and light rain showers.

Other comments:

1. Co-ordinates and ground levels of investigation points obtained by a upon completion via GPS using Juniper Geode to an accuracy of 0.2m.
2. Service plans reviewed and area CAT scanned prior to breaking ground.
3. Section B was not undertaken due to presence of service signal. Sections C to D were a continuous trench.
4. Trench terminated due refusal on probable sandstone bedrock at 1.0m depth. Upon completion trench backfilled with arisings.
5. No Japanese Knotweed was detected within this section of the trench.

Earth Science Partnership

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Project Name: Former Tudor Inn	Drilling method: Rotary open hole		
Site Location: Cimla, Neath	Equipment: Fraste Multidrill PL.G		
Client: Tai Tarian	Ground Level: 114.00 mOD		
Project No: 8398.03	Easting: 276001 m		
Start date: 28/10/2024	Driller: APEX - TD/JB	Northing: 196059 m	
End date: 28/10/2024	Logged by: APEX - TD/JB		
Backfill date: 28/10/2024	Date logged: 28/10/2024		

RO201

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N
					0.10 - 0.20/ES	
					0.30 - 0.40/ES	

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	mOD
0	Loose TARMACADAM. (MADE GROUND)			(0.05)	113.95
				0.05	113.70
0.5	Red and brown sandy silty fine to coarse angular to sub-rounded GRAVEL. (MADE GROUND)			(0.25)	113.60
				0.30	
				(0.10)	
1.0	Grey and yellow-brown sandy silty fine to coarse angular sandstone GRAVEL with low sandstone cobble content. (Grade IV PENNANT SANDSTONE FORMATION)			0.40	
1.5					
	Weathered SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			(3.00)	
2.0					
2.5					
3.0					
3.5	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			3.40	110.60
4.0					
4.5				(2.10)	
5.0					
5.5	COAL (Drillers Description) (PENNANT SANDSTONE FORMATION)			5.50	108.50
				(0.10)	108.40
	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			5.60	
6.0				(0.40)	108.00
	Void. (Drillers Description) (PENNANT SANDSTONE FORMATION)			6.00	
6.5				(0.30)	107.70
	Soft COAL and MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			6.30	
7.0	Possible Backfilled Workings (Drillers Note).			(1.50)	
7.5					
	MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			7.80	106.20
8.0				(0.20)	106.00
	COAL and MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			8.00	
8.5				(0.40)	105.60
	MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			8.40	
9.0					
9.5				(2.10)	

Backfill/ Install-ations

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
10.50	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 0.4m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 5.5 and 8.4m depth.

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Project Name:	Former Tudor Inn
Site Location:	Cimla, Neath
Client:	Tai Tarian
Project No:	8398.03
Drilling method	Rotary open hole
Equipment	Fraste Multidrill PL.G

RO201

Start date:	28/10/2024	Driller:	APEX - TD/JB
End date:	28/10/2024	Logged by:	APEX - TD/JB
Backfill date:	28/10/2024	Date logged:	28/10/2024
Ground Level:	114.00 mOD		
Easting:	276001 m		
Northing:	196059 m		

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	Depth mOD	Backfill/ Install-ations
	MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			10.50	103.50	

10.5 11.0 11.5 12.0 12.5 13.0 13.5 14.0 14.5 15.0 15.5 16.0 16.5 17.0 17.5 18.0 18.5 19.0 19.5

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
10.50	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 0.4m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 5.5 and 8.4m depth.

Earth Science Partnership

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Start date:	28/10/2024	Driller:	APEX - TD/JB	Project Name: Former Tudor Inn	Drilling method: Rotary open hole
End date:	28/10/2024	Logged by:	APEX - TD/JB	Site Location: Cimla, Neath	Equipment: Fraste Multidrill PL.G
Backfill date:	28/10/2024	Date logged:	28/10/2024	Client: Tai Tarian	Ground Level: 114.00 mOD
				Project No: 8398.03	Easting: 276046 m
					Northing: 196040 m

RO202

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N
					0.00/D	
					0.30 - 0.40/ES	
					0.50 - 0.60/ES	

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	Depth mOD	Backfill/ Install-ations
0.5	Grass over COBBLES with much brown-black sandy gravelly CLAY. Gravel and cobbles of angular brick, concrete, tile and other demolition material and occasional ACM Cement Roofing fragment. (MADE GROUND)			(0.80)	0.80 113.20	
1.0	Angular to sub-rounded sandstone COBBLES with much grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)			(0.40)	1.20 112.80	
1.5						
2.0	Weathered SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)					
2.5						
3.0				(3.10)		
3.5						
4.0						
4.5	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)				4.30 109.70	
5.0						
5.5						
6.0						
6.5						
7.0						
7.5				(6.10)		
8.0						
8.5						
9.0						
9.5						

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
16.00	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 1.2m depth.
3. Moderate groundwater ingress within inspection pit from 1.0m. Water filling the inspection pit had a dull black sheen. Borehole 'wet' (drillers description) from 3.2m depth.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 10.4 and 13.8m depth.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Project Name:	Former Tudor Inn
Site Location:	Cimla, Neath
Client:	Tai Tarian
Project No:	8398.03
Drilling method	Rotary open hole
Equipment	Fraste Multidrill PL.G

RO202

Start date:	28/10/2024	Driller:	APEX - TD/JB	Ground Level:	114.00 mOD
End date:	28/10/2024	Logged by:	APEX - TD/JB	Easting:	276046 m
Backfill date:	28/10/2024	Date logged:	28/10/2024	Northing:	196040 m

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	Depth mOD	Backfill/ Install-ations
	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			10.40	103.60	
10.5	COAL (Drillers Description) (PENNANT SANDSTONE FORMATION)			(0.10)	103.50	
	MUDSTONE with coal traces. (Drillers Description) (PENNANT SANDSTONE FORMATION)			10.50		
11.0				(1.80)		
11.5						
12.0				12.30	101.70	
	Void. (Drillers Description) (PENNANT SANDSTONE FORMATION)			(0.20)	101.50	
12.5	Soft COAL and MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			12.50		
13.0	Possible Backfilled Workings (Drillers Note).			(1.30)		
13.5						
	MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			13.80	100.20	
14.0						
14.5						
15.0				(2.20)		
15.5						
16.0				16.00	98.00	
16.5						
17.0						
17.5						
18.0						
18.5						
19.0						
19.5						

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
16.00	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 1.2m depth.
3. Moderate groundwater ingress within inspection pit from 1.0m. Water filling the inspection pit had a dull black sheen. Borehole 'wet' (drillers description) from 3.2m depth.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 10.4 and 13.8m depth.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Project Name: Former Tudor Inn	Drilling method: Rotary open hole				
Site Location: Cimla, Neath	Equipment: Fraste Multidrill PL.G				
Client: Tai Tarian					
Project No: 8398.03					
Start date: 28/10/2024	Driller: APEX - TD/JB	Ground Level: 113.00 mOD			
End date: 30/10/2024	Logged by: APEX - TD/JB	Easting: 276076 m			
Backfill date: 30/10/2024	Date logged: 30/10/2024	Northing: 196018 m			

RO203

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N
					0.10 - 0.20/ES	
					0.30 - 0.40/ES	

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	mOD	Backfill/ Install-ations
0.0	Grass over soft dark brown slightly sandy very fine to coarse sub-angular to sub-rounded gravelly CLAY. (TOPSOIL)			(0.25)		
0.25				0.25	112.75	
0.5				(0.35)		
0.60	Soft orange-brown slightly sandy very gravelly CLAY. Gravel is fine to coarse angular to sub-rounded sandstone and mudstone. (Grade V to IV PENNANT SANDSTONE FORMATION)			0.60	112.40	
1.0				(0.05)	112.35	
0.65	Angular to sub-rounded sandstone COBBLES with much grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)			0.65		
1.5						
2.0						
2.5	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)					
3.0						
3.5						
4.0						
4.5						
5.0						
5.5						
6.0						
6.5						
7.0						
7.5				(13.55)		
8.0						
8.5						
9.0						
9.5						

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
17.50	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 0.65m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 1.0 and 4.0m depth.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Start date:	28/10/2024	Driller:	APEX - TD/JB	Ground Level:	113.00 mOD
End date:	30/10/2024	Logged by:	APEX - TD/JB	Easting:	276076 m
Backfill date:	30/10/2024	Date logged:	30/10/2024	Northing:	196018 m

Project Name: Former Tudor Inn

Site Location: Cimla, Neath

Client: Tai Tarian

Project No: 8398.03

Drilling method: Rotary open hole

Equipment: Fraste Multidrill PL.G

RO203

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	Depth mOD	Backfill/ Install-ations
10.5	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)					
11.0						
11.5						
12.0						
12.5						
13.0						
13.5						
14.0						
14.20					98.80	
14.5	COAL with mudstone bands (Drillers Description). (PENNANT SANDSTONE FORMATION)			(1.40)		
15.0						
15.5						
15.60					97.40	
16.0	MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)					
16.5				(1.90)		
17.0						
17.5						
17.50					95.50	
18.0						
18.5						
19.0						
19.5						

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
17.50	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 0.65m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 1.0 and 4.0m depth.

Earth Science Partnership

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Start date:	28/10/2024	Driller:	APEX - TD/JB	Ground Level:	115.00 mOD
End date:	30/10/2024	Logged by:	APEX - TD/JB	Easting:	276071 m
Backfill date:	30/10/2024	Date logged:	30/10/2024	Northing:	196005 m

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Drilling method: Rotary open hole
Equipment: Fraste Multidrill PL.G

RO204

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N
					0.10 - 0.20/ES	

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	mOD	Backfill/ Install-ations
0.5	Grass over soft dark brown slightly sandy very fine to coarse sub-angular to sub-rounded gravelly CLAY. (TOPSOIL)			(0.30)		
				0.30	114.70	
				(0.20)	114.50	
1.0	Angular to sub-rounded sandstone COBBLES with much grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)			0.50		
1.5	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)					
2.0						
2.5						
3.0						
3.5						
4.0						
4.5						
5.0						
5.5						
6.0						
6.5				(11.80)		
7.0						
7.5						
8.0						
8.5						
9.0						
9.5						

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
15.50	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 0.5m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 12.3 and 13.9m depth.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Project Name: Former Tudor Inn	Drilling method: Rotary open hole				
Site Location: Cimla, Neath	Equipment: Fraste Multidrill PL.G				
Client: Tai Tarian					
Project No: 8398.03					
Start date: 28/10/2024	Driller: APEX - TD/JB	Ground Level: 115.00 mOD			
End date: 30/10/2024	Logged by: APEX - TD/JB	Easting: 276071 m			
Backfill date: 30/10/2024	Date logged: 30/10/2024	Northing: 196005 m			

RO204

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N
					12.30 - 13.90/ D	

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	Depth mOD	Backfill/ Install-ations
	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)					
12.30	Void. (Drillers Description) (PENNANT SANDSTONE FORMATION)			(0.30)	102.70	
12.60	Soft COAL and MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION) Possible Backfilled Workings (Drillers Note).			(1.30)	102.40	
13.90	MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			(1.60)	101.10	
15.50					99.50	

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
15.50	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 0.5m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 12.3 and 13.9m depth.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Project Name: Former Tudor Inn	Drilling method: Rotary open hole				
Site Location: Cimla, Neath	Equipment: Fraste Multidrill PL.G				
Client: Tai Tarian					
Project No: 8398.03					

RO205

Start date:	28/10/2024	Driller:	APEX - TD/JB	Ground Level:	115.00 mOD
End date:	29/10/2024	Logged by:	APEX - TD/JB	Easting:	276083 m
Backfill date:	29/10/2024	Date logged:	29/10/2024	Northing:	195979 m

Core Details and SPT Data | Strata Details | Water | Depth | Backfill/ Install-ations

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N	Depth	Description	Legend	Strikes/ Standing	Depth (Thickness)	mOD
					0.10 - 0.20/ES		0.25	Ferns over soft dark brown slightly sandy slightly gravelly silty CLAY. (TOPSOIL)			(0.25)	114.75
							0.60	Angular to sub-rounded sandstone COBBLES with much grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)			(0.35)	114.40
							6.00	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			(10.60)	

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
14.50	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 0.6m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 11.2 and 13.2m depth.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Start date:	28/10/2024	Driller:	APEX - TD/JB	Ground Level:	115.00 mOD
End date:	29/10/2024	Logged by:	APEX - TD/JB	Easting:	276083 m
Backfill date:	29/10/2024	Date logged:	29/10/2024	Northing:	195979 m

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Drilling method: Rotary open hole
Equipment: Fraste Multidrill PL.G

RO205

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	mOD	Backfill/ Install-ations
10.5	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)					
11.0						
				11.20	103.80	
	Void (Drillers Description). (PENNANT SANDSTONE FORMATION)			(0.30)		
11.5				11.50	103.50	
	Soft COAL and MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)					
12.0	Possible Backfilled Workings (Drillers Note).					
12.5				(1.70)		
13.0						
				13.20	101.80	
	MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)					
13.5				(1.30)		
14.0						
14.5				14.50	100.50	
15.0						
15.5						
16.0						
16.5						
17.0						
17.5						
18.0						
18.5						
19.0						
19.5						

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
14.50	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 0.6m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 11.2 and 13.2m depth.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Start date:	28/10/2024	Driller:	APEX - TD/JB	Ground Level:	115.00 mOD
End date:	30/10/2024	Logged by:	APEX - TD/JB	Easting:	276082 m
Backfill date:	30/10/2024	Date logged:	30/10/2024	Northing:	195980 m

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Drilling method: Rotary cored
Equipment: Fraste Multidrill PL.G

RO205a

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	Depth mOD	Backfill/ Install-ations
0.00	Ferns over soft dark brown slightly sandy slightly gravelly silty CLAY. (TOPSOIL)			(0.25)		
0.25				0.25	114.75	
				(0.35)		
0.60	Angular to sub-rounded sandstone COBBLES with much grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)			0.60	114.40	
	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)					
12.60				(12.60)		

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
15.40	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 0.6m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 1.0 and 4.0m depth.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Start date:	28/10/2024	Driller:	APEX - TD/JB	Ground Level:	115.00 mOD
End date:	30/10/2024	Logged by:	APEX - TD/JB	Easting:	276082 m
Backfill date:	30/10/2024	Date logged:	30/10/2024	Northing:	195980 m

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Drilling method: Rotary cored
Equipment: Fraste Multidrill PL.G

RO205a

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N
13.20 - 14.70 (1.50)	87	0	0	NI		
14.70 - 15.40 (0.70)	100	0	0	NI		

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	Depth mOD	Backfill/ Install-ations
10.5	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)					
11.0						
11.5						
12.0						
12.5						
13.0						
13.20	Probable Loss (ASSUMED PENNANT SANDSTONE FORMATION)			(0.20)	101.80 / 101.60	
13.40	Weak grey thinly laminated MUDSTONE. Recovered as; angular coarse to fine GRAVEL. (PENNANT SANDSTONE FORMATION)			(0.20)	101.40	
13.60	Black coarse to fine angular gravelly silty SAND. (PENNANT SANDSTONE FORMATION)			(0.50)	100.90	
14.10	Weak grey mottled orange thinly laminated MUDSTONE. Recovered as; angular coarse to fine GRAVEL. (PENNANT SANDSTONE FORMATION)			(0.10)	100.80	
14.20	Black coarse to fine angular gravelly silty SAND. (PENNANT SANDSTONE FORMATION)			(0.40)	100.40 / 100.30	
14.60	At 14.4m depth: 3cm lense of mudstone.			(0.10)		
14.70	Weak grey mottled orange thinly laminated MUDSTONE. Recovered as; angular coarse to fine GRAVEL. (PENNANT SANDSTONE FORMATION)			(0.70)	99.60	
15.40	Black sandy silty coarse to fine angular GRAVEL. (PENNANT SANDSTONE FORMATION)					
17.5	At 14.85m depth: Lense of mudstone.					
	At 15m depth: 0.1m bed of mudstone.					
18.0						
18.5						
19.0						
19.5						

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
15.40	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 0.6m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 1.0 and 4.0m depth.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Start date:	28/10/2024	Driller:	APEX - TD/JB	Ground Level:	115.00 mOD
End date:	30/10/2024	Logged by:	APEX - TD/JB	Easting:	276082 m
Backfill date:	30/10/2024	Date logged:	30/10/2024	Northing:	195980 m

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Drilling method: Rotary cored
Equipment: Fraste Multidrill PL.G

RO205a

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	Depth mOD	Backfill/ Install-ations
0.00	Ferns over soft dark brown slightly sandy slightly gravelly silty CLAY. (TOPSOIL)			(0.25)		
0.25				0.25	114.75	
				(0.35)		
0.60	Angular to sub-rounded sandstone COBBLES with much grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)			0.60	114.40	
	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)					
12.60				(12.60)		

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
15.40	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 0.6m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 1.0 and 4.0m depth.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Start date:	28/10/2024	Driller:	APEX - TD/JB	Ground Level:	115.00 mOD
End date:	30/10/2024	Logged by:	APEX - TD/JB	Easting:	276082 m
Backfill date:	30/10/2024	Date logged:	30/10/2024	Northing:	195980 m

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Drilling method: Rotary cored
Equipment: Fraste Multidrill PL.G

RO205a

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N
13.20 - 14.70 (1.50)	87	0	0	NI		
14.70 - 15.40 (0.70)	100	0	0	NI		

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	Depth mOD	Backfill/ Install-ations
10.5	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)					
11.0						
11.5						
12.0						
12.5						
13.0						
13.20	Probable Loss (ASSUMED PENNANT SANDSTONE FORMATION)			(0.20)	101.80 / 101.60	
13.40	Weak grey thinly laminated MUDSTONE. Recovered as; angular coarse to fine GRAVEL. (PENNANT SANDSTONE FORMATION)			(0.20)	101.40	
13.60	Black coarse to fine angular gravelly silty SAND. (PENNANT SANDSTONE FORMATION)			(0.50)	100.90	
14.10	Weak grey mottled orange thinly laminated MUDSTONE. Recovered as; angular coarse to fine GRAVEL. (PENNANT SANDSTONE FORMATION)			(0.10)	100.80	
14.20	Black coarse to fine angular gravelly silty SAND. (PENNANT SANDSTONE FORMATION)			(0.40)	100.40 / 100.30	
14.60	At 14.4m depth: 3cm lense of mudstone.			(0.10)		
14.70	Weak grey mottled orange thinly laminated MUDSTONE. Recovered as; angular coarse to fine GRAVEL. (PENNANT SANDSTONE FORMATION)			(0.70)	99.60	
15.40	Black sandy silty coarse to fine angular GRAVEL. (PENNANT SANDSTONE FORMATION)					
17.5	At 14.85m depth: Lense of mudstone.					
	At 15m depth: 0.1m bed of mudstone.					
18.0						
18.5						
19.0						
19.5						

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
15.40	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 0.6m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 1.0 and 4.0m depth.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Start date:	28/10/2024	Driller:	APEX - TD/JB	Ground Level:	114.00 mOD
End date:	29/10/2024	Logged by:	APEX - TD/JB	Easting:	276104 m
Backfill date:	29/10/2024	Date logged:	29/10/2024	Northing:	196005 m

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Drilling method: Rotary open hole
Equipment: Fraste Multidrill PL.G

RO206

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N
					0.10 - 0.20/ES	
					0.50 - 0.60/ES	

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	mOD	Backfill/ Install-ations
0.0	Bramble and ferns over soft dark brown slightly sandy slightly gravelly silty CLAY. (TOPSOIL)			(0.40)		
0.4				0.40	113.60	
0.5	Soft orange-brown slightly sandy very gravelly CLAY. Gravel is fine to coarse angular to sub-rounded sandstone and mudstone. (Grade V to IV PENNANT SANDSTONE FORMATION)			(0.30)		
0.7				0.70	113.30	
1.0	Angular to sub-rounded sandstone COBBLES with much grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)			(0.30)		
1.0				1.00	113.00	
1.5	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)					
2.0						
2.5						
3.0						
3.5						
4.0						
4.5						
5.0						
5.5						
6.0						
6.5						
7.0						
7.5						
8.0				(13.90)		
8.5						
9.0						
9.5						

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
19.00	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 1.0m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 14.9 and 17.6m depth.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Start date:	28/10/2024	Driller:	APEX - TD/JB	Ground Level:	114.00 mOD
End date:	29/10/2024	Logged by:	APEX - TD/JB	Easting:	276104 m
Backfill date:	29/10/2024	Date logged:	29/10/2024	Northing:	196005 m

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Drilling method: Rotary open hole
Equipment: Fraste Multidrill PL.G

RO206

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	mOD	Backfill/ Install-ations
	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)					
14.90	MUDSTONE with coal trace (Drillers Description). (PENNANT SANDSTONE FORMATION)			(0.90)	99.10	
15.80	COAL (Drillers Description) (PENNANT SANDSTONE FORMATION)			(1.80)	98.20	
17.60	MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			(1.40)	96.40	
19.00					95.00	

Depth ticks: 10.5, 11.0, 11.5, 12.0, 12.5, 13.0, 13.5, 14.0, 14.5, 15.0, 15.5, 16.0, 16.5, 17.0, 17.5, 18.0, 18.5, 19.0, 19.5

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
19.00	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 1.0m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 14.9 and 17.6m depth.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Start date:	28/10/2024	Driller:	APEX - TD/JB	Ground Level:	116.00 mOD
End date:	29/10/2024	Logged by:	APEX - TD/JB	Easting:	276063 m
Backfill date:	29/10/2024	Date logged:	29/10/2024	Northing:	195975 m

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Drilling method: Rotary open hole
Equipment: Fraste Multidrill PL.G

RO207

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N
					0.10 - 0.20/ES	

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	mOD	Backfill/ Install-ations
0.0	Grass over soft dark brown slightly sandy silty CLAY. (TOPSOIL)			(0.25)		
				0.25	115.75	
0.5	Angular to sub-rounded sandstone COBBLES and some boulders with some grey or orange sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)			(0.85)		
1.0				1.10	114.90	
1.5	Boulders up to 0.6x0.5x0.2m observed in the inspection pit.					
2.0	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)					
2.5						
3.0						
3.5						
4.0						
4.5				(6.90)		
5.0						
5.5						
6.0						
6.5						
7.0						
7.5						
8.0	COAL (Drillers Description) (PENNANT SANDSTONE FORMATION)			8.00	108.00	
				(0.10)	107.90	
8.5	MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			8.10	107.60	
				(0.30)		
9.0	COAL with mudstone bands (Drillers Description). (PENNANT SANDSTONE FORMATION)			8.40		
				(1.40)		
9.5						
	MUDSTONE (Drillers Description)			9.80	106.20	

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
11.50	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 1.3 m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 8.0 and 9.8m depth.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Project Name: Former Tudor Inn	Drilling method: Rotary open hole				
Site Location: Cimla, Neath	Equipment: Fraste Multidrill PL.G				
Client: Tai Tarian					
Project No: 8398.03					

RO207

Start date:	28/10/2024	Driller:	APEX - TD/JB	Ground Level:	116.00 mOD
End date:	29/10/2024	Logged by:	APEX - TD/JB	Easting:	276063 m
Backfill date:	29/10/2024	Date logged:	29/10/2024	Northing:	195975 m

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	Depth mOD	Backfill/ Install-ations
10.5	MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			(1.70)		
11.0						
11.5				11.50	104.50	
12.0						
12.5						
13.0						
13.5						
14.0						
14.5						
15.0						
15.5						
16.0						
16.5						
17.0						
17.5						
18.0						
18.5						
19.0						
19.5						

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
11.50	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 1.3 m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 8.0 and 9.8m depth.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Start date:	28/10/2024	Driller:	APEX - TD/JB
End date:	28/10/2024	Logged by:	APEX - TD/JB
Backfill date:	28/10/2024	Date logged:	28/10/2024

Project Name: Former Tudor Inn
Site Location: Cimla, Neath
Client: Tai Tarian
Project No: 8398.03

Drilling method: Rotary open hole
Equipment: Fraste Multidrill PL.G

Ground Level:	116.00 mOD
Easting:	276040 m
Northing:	196000 m

RO208

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N
					0.20 - 0.30/ES	
					1.10 - 1.20/B 1.10 - 1.20/D	

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	Depth mOD
0.0	Grass over soft dark brown slightly sandy silty CLAY. (TOPSOIL)			(0.40)	0.40 115.60
0.5	Soft orange-brown slightly sandy very gravelly CLAY. Gravel is fine to coarse angular to sub-rounded sandstone and mudstone. (Grade V to IV PENNANT SANDSTONE FORMATION)			(0.10)	115.50
1.0	North-East Face: Angular to sub-rounded sandstone COBBLES with much grey sandy silty fine to coarse angular sandstone GRAVEL. (Grade IV to III PENNANT SANDSTONE FORMATION)South-West Face: Grey mudstone COBBLES with much dark grey sandy very clayey coarse to fine angular mudstone GRAVEL with lenses of black clay. (Possbile MADE GROUND or Grade IV to VI PENNANT SANDSTONE FORMATION)			0.50 (0.80)	1.30 114.70
1.5					
2.0					
2.5					
3.0				(3.50)	
3.5	Weathered SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)				
4.0					
4.5					
5.0	MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			4.80 (0.50)	111.20
5.5	SANDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			5.30	110.70
6.0				(1.40)	
6.5					
7.0	COAL (Drillers Description) (PENNANT SANDSTONE FORMATION)			6.70 (0.10)	109.30 109.20
	MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			6.80 (0.50)	108.70
7.5	MUDSTONE with coal trace (Drillers Description). (PENNANT SANDSTONE FORMATION)			7.30 (0.50)	
8.0	Possible Backfilled Workings (Drillers Note).			7.80	108.20
8.5	COAL (Drillers Description) (PENNANT SANDSTONE FORMATION)			(1.30)	
9.0	MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			9.10	106.90
9.5					

Backfill/ Install-ations

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
11.50	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 1.1m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 0.8 and 4.0m depth.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Project Name:	Former Tudor Inn
Site Location:	Cimla, Neath
Client:	Tai Tarian
Project No:	8398.03
Drilling method	Rotary open hole
Equipment	Fraste Multidrill PL.G

RO208

Start date:	28/10/2024	Driller:	APEX - TD/JB
End date:	28/10/2024	Logged by:	APEX - TD/JB
Backfill date:	28/10/2024	Date logged:	28/10/2024
Ground Level:	116.00 mOD		
Easting:	276040 m		
Northing:	196000 m		

Core Details and SPT Data

Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N

Strata Details

Depth	Description	Legend	Water Strikes/ Standing	Depth (Thickness)	Depth mOD	Backfill/ Install-ations
	MUDSTONE (Drillers Description) (PENNANT SANDSTONE FORMATION)			(2.40)		
11.50				11.50	104.50	

10.5 11.0 11.5 12.0 12.5 13.0 13.5 14.0 14.5 15.0 15.5 16.0 16.5 17.0 17.5 18.0 18.5 19.0 19.5

Progress & Standing Water Levels

Date	Time	Hole Depth	Casing Depth	Water Depth

Water Strikes

Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed

Hole Diameter

Hole Depth	Hole Diameter
11.50	97

Casing Diameter

Casing Diameter	Casing Depth
115	1.20

General Remarks

1. Co-ordinates and ground levels of investigation points obtained by a recent ordnance survey map and are approximate only.
2. Service plans reviewed and area CAT scanned prior to breaking ground. Hand excavated service inspection pit refused on sandstone bedrock at 1.1m depth.
3. No groundwater encountered.
4. 50mm diameter gas and groundwater monitoring well installed upon completion with a response zone between 0.8 and 4.0m depth.

Laboratory Report

UKAS TESTING 2788

GSTL GEOTECHNICAL SITE & TESTING LABORATORIES A PHENNA GROUP COMPANY

Contract Number: 75677

Client Ref: **8398.03**
Client PO: **12976**

Client: **Earth Science Partnership**

Contract Title: **Forner Tudor Inn - 8398.03**
For the attention of: **Nina Swain**

Date Received: **06-11-2024**
Date Completed: **12-11-2024**
Report Date: **12-11-2024**

This report has been checked and approved by:



Darren Bourne
Quality Senior Technician

Description	Qty
Moisture Content BS 1377:1990 - Part 2 : 3.2 - * UKAS	1
4 Point Liquid & Plastic Limit BS 1377:1990 - Part 2 : 4.3 & 5.3 - * UKAS	1
Particle Size Distribution BS EN ISO 17892-4 : 5.1 - * UKAS	3
Disposal of samples for job	1

Notes: **Observations and Interpretations are outside the UKAS Accreditation**
*** - denotes test included in laboratory scope of accreditation**
- denotes test carried out by approved contractor
@ - denotes non accredited tests

This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This test report/certificate shall not be reproduced except in full, without the approval of GEO Site & Testing Services Ltd. Any opinions or interpretations stated - within this report/certificate are excluded from the laboratories UKAS accreditation.

Approved Signatories:
Brendan Evans (Office Administrator) - Darren Bourne (Quality Senior Technician) - Paul Evans (Director)
Richard John (Quality/Technical Manager) - Shaun Jones (Laboratory manager) - Shaun Thomas (Site Manager)
Wayne Honey (HR & HSE Manager)

GEO Site & Testing Services Ltd
Unit 3-4 Heol Aur, Dafen Ind Est, Llanelli, Carmarthenshire SA14 8QN
Tel: 01554 784 040 Fax: 01554 784 040 info@gstl.co.uk https://gstl.co.uk

GSTL
GEOTECHNICAL SITE & TESTING LABORATORIES

NATURAL MOISTURE, LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX
(BS 1377:1990 - Part 2 : 4.3 & 5.3)

Contract Number	75677
Project Name	Forner Tudor Inn - 8398.03
Date Tested	07/11/2024

DESCRIPTIONS

Sample/Hole Reference	Sample Number	Sample Type	Depth (m)			Descriptions
Trench 2 - C	1	D	0.50	-	0.60	Brown fine to medium gravelly silty sandy CLAY
				-		
				-		
				-		
				-		
				-		
				-		
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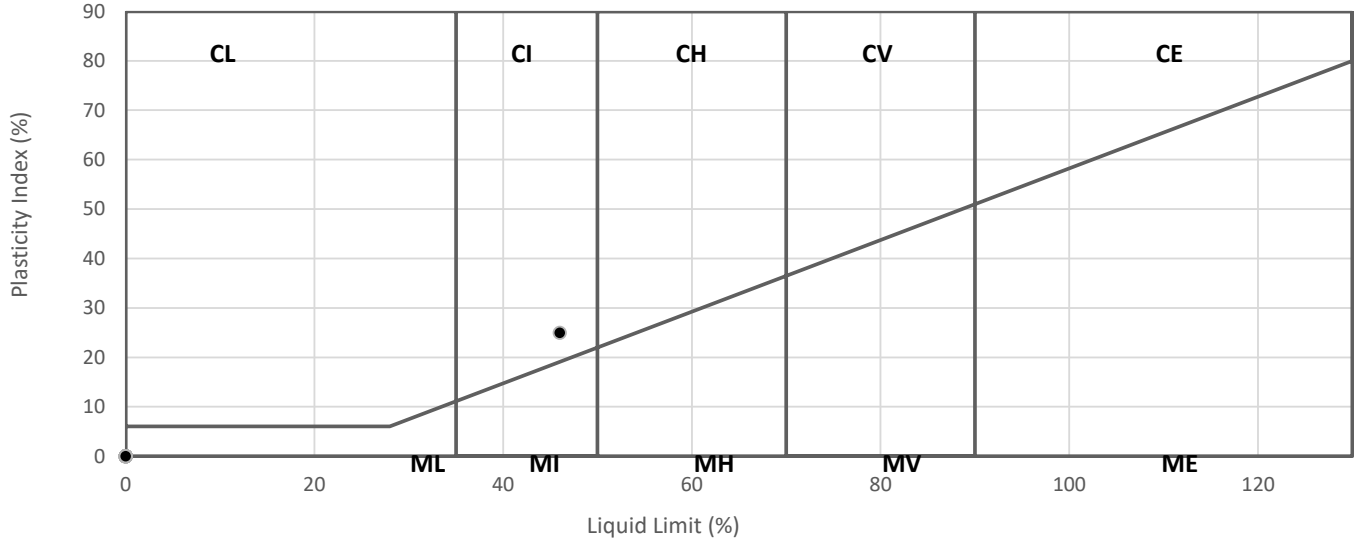
Operator
Jason

GSTL GEOTECHNICAL SITE & TESTING LABORATORIES	NATURAL MOISTURE, LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX (BS 1377:1990 - Part 2 : 4.3 & 5.3)	
Contract Number	75677	
Project Name	Forner Tudor Inn - 8398.03	
Date Tested	07/11/2024	

Sample/Hole Reference	Sample Number	Sample Type	Depth (m)			Moisture Content %	Liquid Limit %	Plastic Limit %	Plasticity index %	Passing 0.425mm %	Remarks
Trench 2 - C	1	D	0.50	-	0.60	25	46	21	25	89	CI Intermediate Plasticity
				-							
				-							
				-							
				-							
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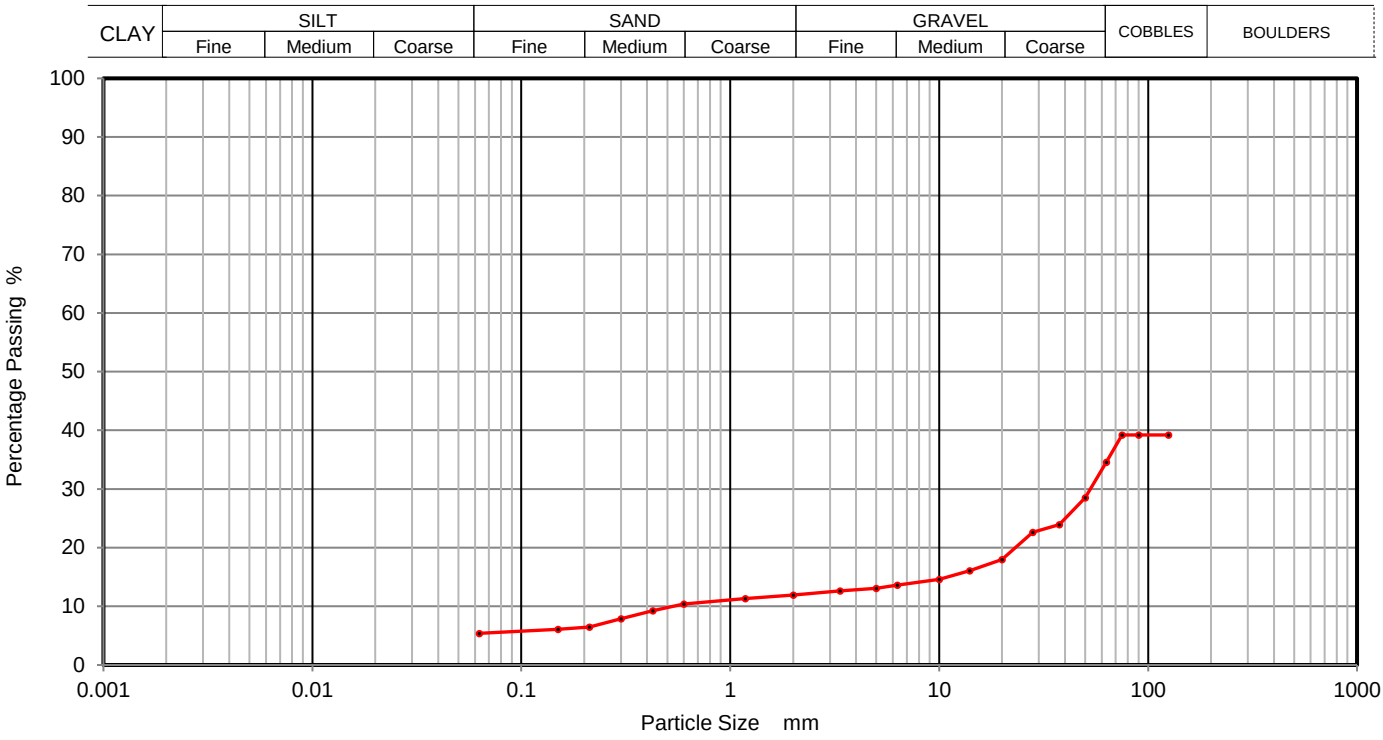
Symbols: NP : Non Plastic # : Liquid Limit and Plastic Limit Wet Sieved

PLASTICITY CHART FOR CASAGRANDE CLASSIFICATION
BS 5930:2015+A1:2020



Operator
Jason

GSTL GEOTECHNICAL SITE & TESTING LABORATORIES	PARTICLE SIZE DISTRIBUTION BS EN ISO 17892-4:2016 Wet Sieve, Clause 5.2	Contract Number	75677
		Borehole/Pit No.	TRENCH 2 - A
Project Name	Forner Tudor Inn - 8398.03	Sample No.	1
Sample Description	Brown slightly silty/ clayey slightly sandy fine to coarse GRAVEL with cobbles	Depth Top	0.00
		Depth Base	0.40
Date Tested	08/11/2024	Sample Type	B



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
125	39		
90	39		
75	39		
63	35		
50	29		
37.5	24		
28	23		
20	18		
14	16		
10	15		
6.3	14		
5	13		
3.35	13		
2	12		
1.18	11		
0.63	10		
0.425	9		
0.30	8		
0.20	6		
0.15	6		
0.063	5		

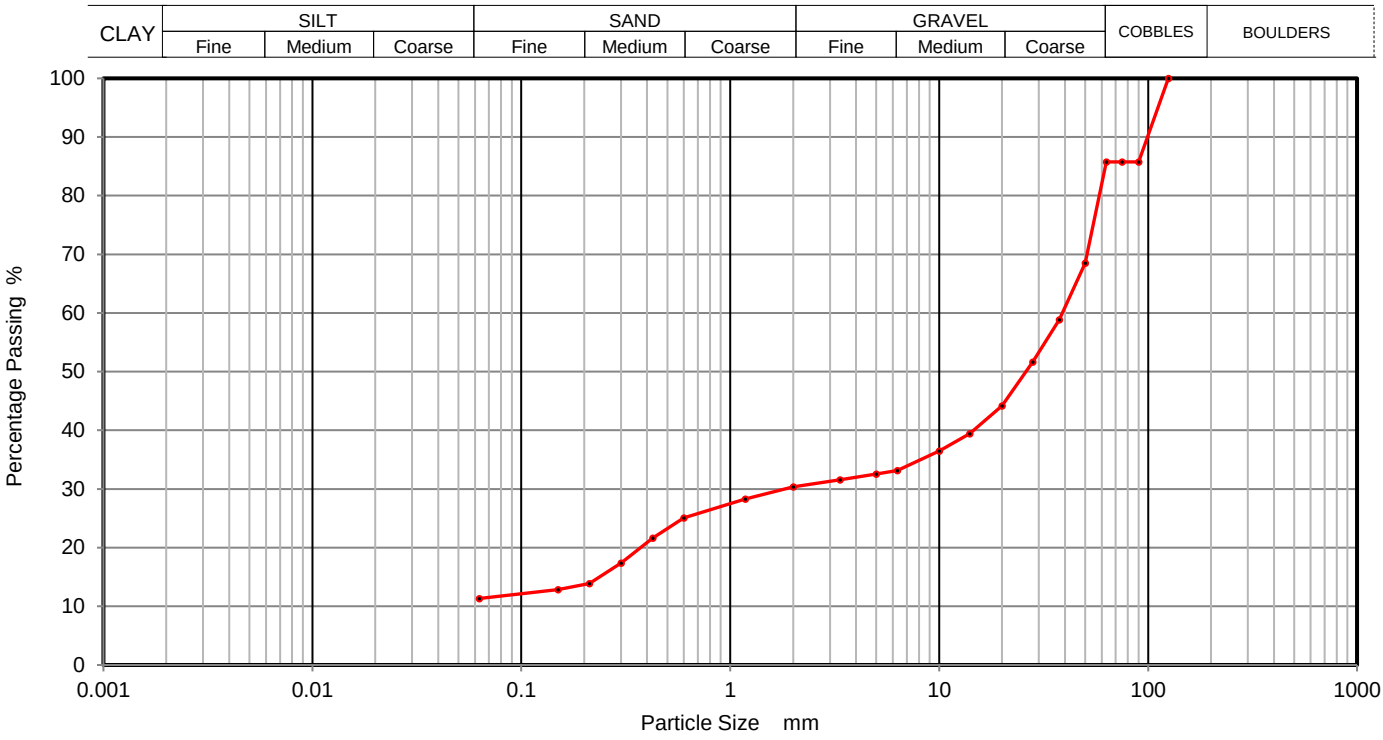
Sample Proportions	% dry mass
Cobbles	65
Gravel	23
Sand	7
Silt and Clay	5

Remarks

Preparation and testing in accordance with BS17892 unless noted below

Operator
Cameron

GSTL GEOTECHNICAL SITE & TESTING LABORATORIES	**PARTICLE SIZE DISTRIBUTION** **BS EN ISO 17892-4:2016** **Wet Sieve, Clause 5.2**	Contract Number	**75677**
		Borehole/Pit No.	**TRENCH 2 - A**
Project Name	**Forner Tudor Inn - 8398.03**	Sample No.	**1**
Sample Description	Brown silty/ clayey fine to coarse sandy fine to coarse GRAVEL with cobbles	Depth Top	**0.10**
		Depth Base	**0.30**
Date Tested	08/11/2024	Sample Type	**B**



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
125	100		
90	86		
75	86		
63	86		
50	69		
37.5	59		
28	52		
20	44		
14	39		
10	36		
6.3	33		
5	33		
3.35	32		
2	30		
1.18	28		
0.63	25		
0.425	22		
0.30	17		
0.20	14		
0.15	13		
0.063	11		

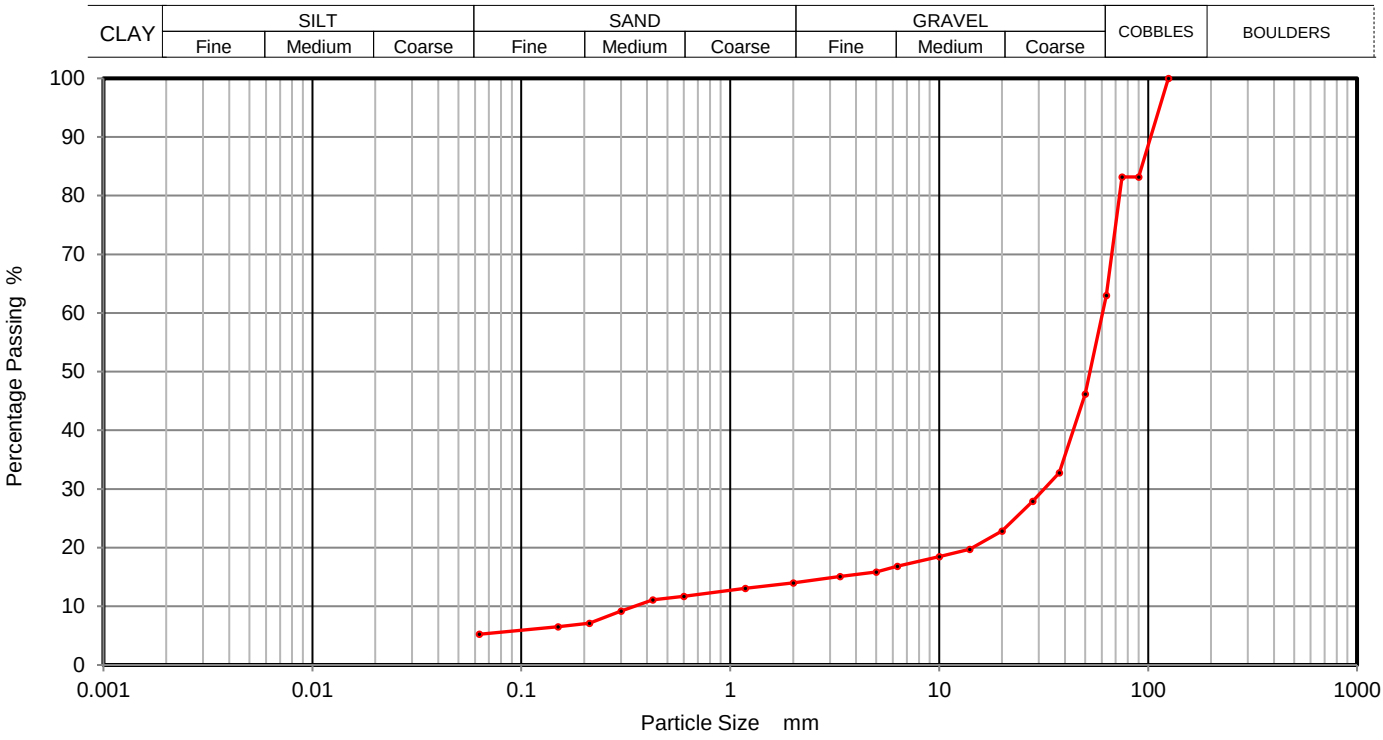
Sample Proportions	% dry mass
Cobbles	14
Gravel	56
Sand	19
Silt and Clay	11

Remarks

Preparation and testing in accordance with BS17892 unless noted below

Operator
Cameron

GSTL GEOTECHNICAL SITE & TESTING LABORATORIES	**PARTICLE SIZE DISTRIBUTION** **BS EN ISO 17892-4:2016** **Wet Sieve, Clause 5.2**	Contract Number	**75677**
		Borehole/Pit No.	**TRENCH 2 - A**
Project Name	**Forner Tudor Inn - 8398.03**	Sample No.	**1**
Sample Description	Brown/ grey slightly silty/ clayey slightly sandy fine to coarse GRAVEL with cobbles	Depth Top	**2.00**
		Depth Base	**2.50**
Date Tested	08/11/2024	Sample Type	**B**



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
125	100		
90	83		
75	83		
63	63		
50	46		
37.5	33		
28	28		
20	23		
14	20		
10	18		
6.3	17		
5	16		
3.35	15		
2	14		
1.18	13		
0.63	12		
0.425	11		
0.30	9		
0.20	7		
0.15	7		
0.063	5		

Sample Proportions	% dry mass
Cobbles	37
Gravel	49
Sand	9
Silt and Clay	5

Remarks

Preparation and testing in accordance with BS17892 unless noted below

Operator
Cameron

Certificate of Analysis

Certificate Number	24-23979	*Issued:*	12-Nov-24

Client Earth Science Partnership
33 Cardiff Road
Taffs Well
Cardiff
CF15 7RB

Our Reference	24-23979
Client Reference ~	8398.03
Order No ~	12977
Contract Title ~	Former Tudor Inn
Description	30 Soil samples.
Date Received	06-Nov-24
Date Started	06-Nov-24
Date Completed	12-Nov-24
Test Procedures	Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

Kirk Bridgewood
General Manager

2139

Summary of Chemical Analysis
Soil Samples

Our Ref 24-23979
Client Ref ~ 8398.03
Contract Title ~ Former Tudor Inn

			Lab No	2419957	2419962	2419969	2419973	2419974	2419975	2419976
			Sample ID ~	TP204	TP208	RO201	RO205	RO206	RO207	HP201
			Depth ~	0.00-0.10	0.10-0.30	0.10-0.20	0.10-0.20	0.10-0.20	0.10-0.20	0.10-0.20
			Other ID ~							
			Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
			Sampling Date ~	29/10/2024	29/10/2024	30/10/2024	28/10/2024	28/10/2024	28/10/2024	30/10/2024
			Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**							
Metals										
Arsenic	DETSC 2301#	0.2	mg/kg	11	25	40	44	33	61	28
Beryllium	DETSC 2301#	0.2	mg/kg	0.4	0.4	1.8	0.4	0.3	0.5	0.5
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.3	0.3	0.3	0.3	0.3	0.3	0.2
Cadmium	DETSC 2301#	0.1	mg/kg	0.2	0.9	0.8	1.0	0.3	1.5	0.5
Chromium	DETSC 2301#	0.15	mg/kg	130	13	23	15	12	15	14
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	92	57	110	65	47	100	47
Lead	DETSC 2301#	0.3	mg/kg	130	120	80	67	62	71	43
Mercury	DETSC 2325#	0.05	mg/kg	< 0.05	< 0.05	0.12	0.06	0.09	0.13	0.05
Nickel	DETSC 2301#	1	mg/kg	9.2	23	59	26	18	33	26
Selenium	DETSC 2301#	0.5	mg/kg	1.9	0.8	0.6	1.0	0.9	1.1	0.9
Vanadium	DETSC 2301#	0.8	mg/kg	82	34	66	26	21	26	24
Zinc	DETSC 2301#	1	mg/kg	1500	200	250	140	59	220	120
Inorganics										
pH	DETSC 2008#		pH	11.0	7.1	8.4	5.8	4.7	6.0	5.8
Cyanide, Total	DETSC 2130#	0.1	mg/kg	0.2	0.3	0.1	0.5	0.9	0.4	0.4
Organic matter	DETSC 2002#	0.1	%	4.7	8.2	2.8	7.1	6.0	6.3	2.8
Petroleum Hydrocarbons										
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01		< 0.01	< 0.01	< 0.01	
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01		< 0.01	< 0.01	< 0.01	
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01		< 0.01	< 0.01	< 0.01	
Aliphatic C10-C12	DETSC 3072#	1.5	mg/kg	< 1.5	< 1.5		< 1.5	< 1.5	< 1.5	
Aliphatic C12-C16	DETSC 3072#	1.2	mg/kg	< 1.2	< 1.2		< 1.2	< 1.2	< 1.2	
Aliphatic C16-C21	DETSC 3072#	1.5	mg/kg	13	< 1.5		< 1.5	< 1.5	< 1.5	
Aliphatic C21-C35	DETSC 3072#	3.4	mg/kg	200	< 3.4		< 3.4	< 3.4	< 3.4	
Aliphatic C5-C35	DETSC 3072*	10	mg/kg	220	< 10		< 10	< 10	< 10	
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01		< 0.01	< 0.01	< 0.01	
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01		< 0.01	< 0.01	< 0.01	
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01		< 0.01	< 0.01	< 0.01	
Aromatic C10-C12	DETSC 3072#	0.9	mg/kg	< 0.9	< 0.9		< 0.9	< 0.9	< 0.9	
Aromatic C12-C16	DETSC 3072#	0.5	mg/kg	< 0.5	< 0.5		< 0.5	< 0.5	< 0.5	
Aromatic C16-C21	DETSC 3072#	0.6	mg/kg	14	< 0.6		< 0.6	< 0.6	< 0.6	
Aromatic C21-C35	DETSC 3072#	1.4	mg/kg	390	< 1.4		< 1.4	< 1.4	< 1.4	
Aromatic C5-C35	DETSC 3072*	10	mg/kg	410	< 10		< 10	< 10	< 10	
TPH Ali/Aro Total C5-C35	DETSC 3072*	10	mg/kg	630	< 10		< 10	< 10	< 10	
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01		< 0.01	< 0.01	< 0.01	
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01		< 0.01	< 0.01	< 0.01	
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01		< 0.01	< 0.01	< 0.01	
Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01		< 0.01	< 0.01	< 0.01	
PAHs										
Acenaphthene	DETSC 3303#	0.03	mg/kg	< 2.00	< 0.03	< 2.00	< 0.03	< 0.03	< 0.03	< 0.03

Summary of Chemical Analysis
Soil Samples

Our Ref 24-23979
Client Ref ~ 8398.03
Contract Title ~ Former Tudor Inn

			Lab No	2419957	2419962	2419969	2419973	2419974	2419975	2419976
			Sample ID ~	TP204	TP208	RO201	RO205	RO206	RO207	HP201
			Depth ~	0.00-0.10	0.10-0.30	0.10-0.20	0.10-0.20	0.10-0.20	0.10-0.20	0.10-0.20
			Other ID ~							
			Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
			Sampling Date ~	29/10/2024	29/10/2024	30/10/2024	28/10/2024	28/10/2024	28/10/2024	30/10/2024
			Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**							
Acenaphthylene	DETSC 3303#	0.03	mg/kg	< 2.00	0.04	< 2.00	< 0.03	< 0.03	< 0.03	< 0.03
Anthracene	DETSC 3303	0.03	mg/kg	< 2.00	0.05	< 2.00	< 0.03	< 0.03	< 0.03	< 0.03
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg	17	0.31	2.6	0.08	0.06	0.04	0.05
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg	37	0.45	11	0.03	< 0.03	< 0.03	< 0.03
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg	41	0.60	10	0.05	< 0.03	< 0.03	< 0.03
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg	21	0.16	16	0.03	< 0.03	< 0.03	< 0.03
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg	11	0.20	3.5	< 0.03	< 0.03	< 0.03	< 0.03
Chrysene	DETSC 3303	0.03	mg/kg	23	0.52	4.0	0.04	< 0.03	< 0.03	< 0.03
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg	6.0	0.04	2.9	< 0.03	< 0.03	< 0.03	< 0.03
Fluoranthene	DETSC 3303#	0.03	mg/kg	16	1.1	2.6	0.12	0.04	< 0.03	< 0.03
Fluorene	DETSC 3303	0.03	mg/kg	< 2.00	0.03	< 2.00	< 0.03	< 0.03	< 0.03	< 0.03
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg	17	0.17	11	< 0.03	0.03	< 0.03	< 0.03
Naphthalene	DETSC 3303#	0.03	mg/kg	< 2.00	0.21	< 2.00	< 0.03	< 0.03	< 0.03	< 0.03
Phenanthrene	DETSC 3303#	0.03	mg/kg	5.1	0.95	< 2.00	0.04	< 0.03	< 0.03	< 0.03
Pyrene	DETSC 3303#	0.03	mg/kg	13	0.89	< 2.00	0.11	0.03	< 0.03	< 0.03
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg	210	5.7	63	0.44	< 0.10	< 0.10	< 0.10
Phenols										
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	0.5	0.6	< 0.3	0.9	1.1	0.9	0.5

Summary of Asbestos Analysis
Soil Samples

Our Ref 24-23979
Client Ref ~ 8398.03
Contract Title ~ Former Tudor Inn

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2419950	TRENCH 1-A 0.00-0.30	SOIL	NAD	none	Josh Best
2419951	TRENCH 1-D 0.00-0.10	SOIL	NAD	none	Josh Best
2419952	TRENCH 1-C 0.00-0.10	SOIL	NAD	none	Josh Best
2419953	TRENCH 2-A 0.00-0.40	SOIL	NAD	none	Josh Best
2419954	TRENCH 2-C 0.10-0.20	SOIL	NAD	none	Josh Best
2419955	TRENCH 2-D 0.10-0.20	SOIL	NAD	none	Josh Best
2419956	TP201 0.00-0.05	SOIL	NAD	none	Josh Best
2419957	TP204 0.00-0.10	SOIL	NAD	none	Josh Best
2419958	TP205 0.00-0.10	SOIL	NAD	none	Josh Best
2419959	TP206 0.00-0.05	SOIL	NAD	none	Josh Best
2419960	TP206 0.10-0.20	SOIL	NAD	none	Josh Best
2419961	TP207 0.10-0.20	SOIL	NAD	none	Josh Best
2419962	TP208 0.10-0.30	SOIL	NAD	none	Josh Best
2419963	TP209 0.10-0.20	SOIL	NAD	none	Josh Best
2419964	TP209 0.30-0.40	SOIL	NAD	none	Josh Best
2419965	TP210 0.00-0.05	SOIL	NAD	none	Josh Best
2419966	TP211 0.00-0.05	SOIL	NAD	none	Josh Best
2419967	TP212 0.00-0.01	SOIL	NAD	none	Josh Best
2419968	TP212 0.30-0.40	SOIL	NAD	none	Josh Best
2419969	RO201 0.10-0.20	SOIL	NAD	none	Josh Best
2419970	RO202 0.30-0.40	SOIL	NAD	none	Josh Best
2419971	RO203 0.10-0.20	SOIL	NAD	none	Josh Best
2419972	RO204 0.10-0.20	SOIL	NAD	none	Josh Best
2419973	RO205 0.10-0.20	SOIL	NAD	none	Josh Best
2419974	RO206 0.10-0.20	SOIL	NAD	none	Josh Best
2419975	RO207 0.10-0.20	SOIL	NAD	none	Josh Best
2419976	HP201 0.10-0.20	SOIL	NAD	none	Josh Best
2419977	HP201 0.25-0.35	SOIL	NAD	none	Josh Best
2419978	HP202 0.10-0.20	SOIL	NAD	none	Josh Best
2419979	HP202 0.20-0.30	SOIL	NAD	none	Josh Best

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -not included in laboratory scope of accreditation.

Information in Support of the Analytical Results

Our Ref 24-23979
Client Ref ~ 8398.03
Contract ~ Former Tudor Inn

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Inappropriate container for tests
2419950	TRENCH 1-A 0.00-0.30 SOIL	30/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419951	TRENCH 1-D 0.00-0.10 SOIL	30/10/24	PT 1L		
2419952	TRENCH 1-C 0.00-0.10 SOIL	30/10/24	PT 1L		
2419953	TRENCH 2-A 0.00-0.40 SOIL	30/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419954	TRENCH 2-C 0.10-0.20 SOIL	30/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419955	TRENCH 2-D 0.10-0.20 SOIL	30/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419956	TP201 0.00-0.05 SOIL	29/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419957	TP204 0.00-0.10 SOIL	29/10/24	GJ 250ml, GJ 60ml, PT 1L	pH + Conductivity (7 days)	
2419958	TP205 0.00-0.10 SOIL	29/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419959	TP206 0.00-0.05 SOIL	29/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419960	TP206 0.10-0.20 SOIL	29/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419961	TP207 0.10-0.20 SOIL	29/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419962	TP208 0.10-0.30 SOIL	29/10/24	GJ 250ml, GJ 60ml, PT 1L	pH + Conductivity (7 days)	
2419963	TP209 0.10-0.20 SOIL	29/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419964	TP209 0.30-0.40 SOIL	29/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419965	TP210 0.00-0.05 SOIL	29/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419966	TP211 0.00-0.05 SOIL	30/10/24	PT 1L		
2419967	TP212 0.00-0.01 SOIL	30/10/24	PT 1L		
2419968	TP212 0.30-0.40 SOIL	30/10/24	PT 1L		
2419969	RO201 0.10-0.20 SOIL	30/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419970	RO202 0.30-0.40 SOIL	30/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419971	RO203 0.10-0.20 SOIL	28/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419972	RO204 0.10-0.20 SOIL	28/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419973	RO205 0.10-0.20 SOIL	28/10/24	GJ 250ml, GJ 60ml, PT 1L	pH + Conductivity (7 days)	
2419974	RO206 0.10-0.20 SOIL	28/10/24	GJ 250ml, GJ 60ml, PT 1L	pH + Conductivity (7 days)	
2419975	RO207 0.10-0.20 SOIL	28/10/24	GJ 250ml, GJ 60ml, PT 1L	pH + Conductivity (7 days)	
2419976	HP201 0.10-0.20 SOIL	30/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419977	HP201 0.25-0.35 SOIL	30/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419978	HP202 0.10-0.20 SOIL	30/10/24	GJ 250ml, GJ 60ml, PT 1L		
2419979	HP202 0.20-0.30 SOIL	30/10/24	GJ 250ml, GJ 60ml, PT 1L		

Key: G-Glass P-Plastic J-Jar T-Tub

DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Information in Support of the Analytical Results

Our Ref 24-23979
Client Ref ~ 8398.03
Contract ~ Former Tudor Inn

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 425µm sieve, in accordance with BS1377.
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Information in Support of the Analytical Results

Our Ref 24-23979
Client Ref ~ 8398.03
Contract ~ Former Tudor Inn

Key:
~ Sample details are provided by the client and can affect the validity of the results
***** -not accredited.
-MCERTS (accreditation only applies if report carries the MCERTS logo).
$ -subcontracted.
n/s -not supplied.
I/S -insufficient sample.
U/S -unsuitable sample.
t/f -to follow.
nd -not detected.

End of Report

Mat Elcock
Earth Science Partnership
33 Cardiff Rd,
Taff's Well,
Cardiff
CF15 7RB

Anchem
LABORATORIES LIMITED
Registered Office:
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Tel: 01792 323223
e-mail: info@anchem.co.uk
www.anchem.co.uk
Company No. 4768038

Report No ALL108788/24/NK-1

Reference: Former Tudor Inn Asbestos Supervision

At the request of Mr Mat Elcock of Earth Science Partnership, Anchem Laboratories Ltd was requested to attend site at site at the Former Tudor Inn, off Cae Rhys Ddu, Cimla, SA11 3SB to assist and supervise excavation taking place at the site in relation to asbestos materials and undertake any necessary bulk sampling and air monitoring as appropriate.

The visual inspection consisted of an initial inspection of the surface material and rubble on site at the former Tudor Inn along with any trial holes/trenches undertaken by the Earth Science Partnership for any suspect material.

During our time on site, it was found that apart from the visible corrugated cement sheets (subsequently confirmed by Anchem analysis as asbestos containing) and bitumen felt (subsequently identified as asbestos not detected) within the rubble, no other suspect material was noted within any trial holes/trenches. This does not rule out the possibility of there being very small, microscopic, or free fibres being present in the work area. It simply means that any other material that may be present was too small to visually identify in the matrix.

Near-source air testing undertaken on 30th October indicated that the activities of digging and inspecting did not increase airborne fibre levels, with all results taken having airborne fibre concentrations below a reduced limit of quantification (<0.002 fibres/cm^2). Far-source air testing on 29th October gave results that were below the limit of detection for test (<0.01 fibres/cm^2). A personal sample taken on Nina Swain gave a concentration below the limit of quantification and the control limit for asbestos. To aid in future identification of sampling positions, we have utilised what3words as a tool to assist.

It should be noted that the number of fibres identified on the test certificates is a total fibre count, not an asbestos fibre count, and as such includes any particle that meets the definition for a fibre as detailed in HSE guidance note HSG248 – Asbestos - The Analysts' Guide, which in appendix 1, point A1.40 states "A countable fibre is defined as any object that is longer than 5 µm, with an average width less than 3 µm and an aspect (length/width) ratio greater than 3:1.

Appendices

Appendix 1 – Air Test Reports
Appendix 2 – Bulk Certificate
Appendix 3 – Bulk Sampling Locations

Reviewed……

Authorised……
Nathan Kaler Asbestos Surveyor/Analyst



Appendix 1

Air Test Reports



UKAS TESTING
0934

Anchem LABORATORIES LIMITED

Airborne Fibre Test Report

Certificate Reference	A108788A-1
Date of Issue	29/10/2024

This report shall not be reproduced except in full without approval of the laboratory

Client Name	Earth Science Partnership
Address	33 Cardiff Road, Taffs Well, Cardiff, CF15 7RB
Area of Test	Areas within the footprint of the former Tudor Inn, Cimla. Specific locations of pumps can be identified from 'WHAT3WORDS'.
Contractor	N/A

Site Address	The Former Tudor Inn, Cimla, SA11 3SB
Work Brief	Personal and near-source air monitoring during excavation on the former Tudor Inn site with visible asbestos containing materials present.

Timer	Rotameter	Slides Counted	NPL Slide	NPL Block Visible	Stage Micrometer	Graticule µm	Sampled	Tested
A/S524	A/S575	Mobile Lab (MF22 XWB)	A/S009	5th	A/S082	101	29/10/2024	29/10/2024
							N Kaler	N Kaler

Fibre Count Details

Sample No	Location	Test Type	Pump	Head	Start	End	Flow start	Flow End	Average	Volume	Fibres	Fields	LOQ (f/cm^3)	Calculated (f/cm^3)	Result (f/cm^3)
108788/02	Nina Swain	Personal	A/S831	A/S831	10:44	13:09	2.0	2.0	2	290	1.5	200	0.02	0.001	<0.02
108788/03	canny.fries.noise	Near source	A/S782	A/S782	10:38	11:48	8.0	8.0	8	560	3	200	0.01	0.001	<0.01
108788/04	axed.copy.glue	Near source	A/S820	A/S820	10:40	11:49	8.0	8.0	8	552	3.5	200	0.01	0.001	<0.01
108788/05	live.foil.rift	Near source	A/S689	A/S689	11:14	12:14	8.0	8.0	8	480	4	200	0.01	0.002	<0.01
108788/06	lasted.ample.panels	Near source	A/S830	A/S830	11:15	12:15	8.0	8.0	8	480	3	200	0.01	0.001	<0.01
108788/01	Opened at site (no air)	Field Blank									NOT REQUIRED				

Air Sampling Undertaken in accordance with ANC/AS/2, ANC/AS/7 & HSG248. Fibre Counts in accordance with ANC/AS/10 (based on HSG248) for respirable fibres not asbestos fibres

Anchem Laboratories Ltd
Unit 5A, Darcy Business Park, Darcy Way, Llandarcy, Neath SA10 6EJ
Tel 01792 323223 Info@anchem.co.uk www.anchem.co.uk
Company Registration Number 4768038

UKAS TESTING
0934

Anchem
LABORATORIES LIMITED

Airborne Fibre Test Report

Certificate Reference	A108788A-1
Date of Issue	29/10/2024

Comments & Diagram *Opinions & interpretations based herein are outside the scope of our UKAS accreditation*



108788/03



108788/04



108788/05



108788/06

Field Blank 108788/01

Personal air test to Nina Swain 108788/02

Purpose of test

Personal	To measure exposure for compliance with the Control of Asbestos Regulations or assessment of the suitability of respirator protection
Background	To establish the prevailing fibre concentration. This is often carried out before an activity which may lead to airborne asbestos contamination
Leak	To ensure that the integrity of the asbestos enclosure remains intact and that airborne respirable fibres are not escaping
Reassurance	Conducted in certain circumstances to confirm that the residual fibre concentrations are below the limit of quantification or the background after a remedial action.
Near Source	To assess the release and spread of fibre concentrations near sources of release e.g. inside enclosures, work without an enclosure and releases from known sources etc.
Far Source	Conducted around the perimeter to assess ambient site conditions where there may be other workers, public access or residential and commercial buildings

Air Sampling Undertaken in accordance with ANC/AS/2 & HSG248:2021, Fibre Counts in accordance with ANC/AS/10 (based on HSG248:2021). Sketch is not to scale and is an approximate representation only.

Sample positions (as defined earlier are from What3words) and are indicated by numbers corresponding to the sample reference number suffix.

Near source air tests revealed airborne fibre levels to be below the limit of quantification of the test at less than 0.010 fibres per cm^3 of air. The personal sample on Nina Swain is also below the limit of quantification and is below the control limit.

Authorised Signatory	N Kaler

Signed

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Anchem
LABORATORIES LIMITED

Personal Sampling Report Form

Certificate Reference	PM108788
Date of Issue	29/10/2024

Sampling Type	Suitability of RPE

Persons Name	Nina Swain			
Job Description	Site supervisor			
Licensed Contractor	N/A			
Sampling start/finish time	**Start**	10:44	**Finish**	13:09
Date of Sampling	29/10/2024			
Sampling flow rate (l/min)	2L per minute			
Types of work carried out by individual during sampling period including duration of each type of work activity	Excavating rubble with visible asbestos containing materials.			
Type of asbestos product being removed (eg AIB ceiling tiles, pipe lagging)	Corrugated cement roof sheets and bitumen felt.			
Asbestos removal method (eg unscrewing, lift off, scrape)	N/A			
Controls used (eg wet spraying)	N/A			
Type of RPE worn	Half face			
Other factors which may affect the result (eg confined location, external, nailed AIB, significant visible debris, rubble)	N/A			
Photos of work area (through viewing panel). Attach photos with date, time and caption	N/A			

Authorised Signatory	N Kaler	Signed	

UKAS TESTING
0934

Anchem LABORATORIES LIMITED

Airborne Fibre Test Report

Certificate Reference	A108788B-1
Date of Issue	30/10/2024

This report shall not be reproduced except in full without approval of the laboratory

Client Name	Earth Science Partnership
Address	33 Cardiff Road, Taffs Well, Cardiff, CF15 7RB
Area of Test	Areas within the footprint of the former Tudor Inn, Cimla. Specific locations of pumps can be identified from 'WHAT3WORDS'.
Contractor	N/A

Site Address	The Former Tudor Inn, Cimla, SA11 3SB
Work Brief	Personal and far-source air monitoring during excavation on the former Tudor Inn site with visible asbestos containing materials present.

Timer	Rotameter	Slides Counted	NPL Slide	NPL Block Visible	Stage Micrometer	Graticule µm	Sampled	Tested
A/S524	A/S575	Mobile Lab (MF22 XWB)	A/S009	5th	A/S082	101	30/10/2024	30/10/2024
							N Kaler	N Kaler

Fibre Count Details

Sample No	Location	Test Type	Pump	Head	Start	End	Flow start	Flow End	Average	Volume	Fibres	Fields	LOQ (f/cm^3)	Calculated (f/cm^3)	Result (f/cm^3)
108788/07	pouch.pace.bowls	Far source	A/S782	A/S782	10:34	15:49	8.0	8.0	8	2520	2	200	0.002	0.0002	<0.002
108788/08	milk.pirate.wiring	Far source	A/S820	A/S820	10:35	15:50	8.0	8.0	8	2520	2.5	200	0.002	0.0002	<0.002
108788/09	chains.nodded.glove	Far source	A/S689	A/S689	10:36	15:52	8.0	8.0	8	2528	2	200	0.002	0.0002	<0.002
108788/10	front.formal.even	Far source	A/S830	A/S830	10:37	15:53	8.0	8.0	8	2528	2	200	0.002	0.0002	<0.002
108788/01	Opened at site (no air)	Field Blank									NOT REQUIRED				

Air Sampling Undertaken in accordance with ANC/AS/2, ANC/AS/7 & HSG248. Fibre Counts in accordance with ANC/AS/10 (based on HSG248) for respirable fibres not asbestos fibres

Anchem Laboratories Ltd
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UKAS TESTING
0934

Anchem
LABORATORIES LIMITED

Airborne Fibre Test Report

Certificate Reference	A108788B-1
Date of Issue	30/10/2024

Comments & Diagram *Opinions & interpretations based herein are outside the scope of our UKAS accreditation*



108788/07



108788/08



108788/09



108788/10

Field Blank 108788/01

Purpose of test	
Personal	To measure exposure for compliance with the Control of Asbestos Regulations or assessment of the suitability of respirator protection
Background	To establish the prevailing fibre concentration. This is often carried out before an activity which may lead to airborne asbestos contamination
Leak	To ensure that the integrity of the asbestos enclosure remains intact and that airborne respirable fibres are not escaping
Reassurance	Conducted in certain circumstances to confirm that the residual fibre concentrations are below the limit of quantification or the background after a remedial action.
Near Source	To assess the release and spread of fibre concentrations near sources of release e.g. inside enclosures, work without an enclosure and releases from known sources etc.
Far Source	Conducted around the perimeter to assess ambient site conditions where there may be other workers, public access or residential and commercial buildings

Air Sampling Undertaken in accordance with ANC/AS/2 & HSG248:2021, Fibre Counts in accordance with ANC/AS/10 (based on HSG248:2021). Sketch is not to scale and is an approximate representation only.

Sample positions are indicated by numbers corresponding to the sample reference number suffix.

Air tests revealed airborne fibre levels to be below the reduced limit of quantification of the test at less than 0.002 fibres per cm^3 of air.

Authorised Signatory	N Kaler

Signed

Anchem Laboratories Ltd
Unit 5A, Darcy Business Park, Darcy Way, Llandarcy, Neath SA10 6EJ
Tel 01792 323223 Info@anchem.co.uk www.anchem.co.uk
Company Registration Number 4768038

Appendix 2

Asbestos Bulk Report



UKAS TESTING
0934

Anchem LABORATORIES LIMITED
Registered Office:
Darcy Business Park
Darcy Way, Llandarcy
Neath, SA10 6EJ
Tel: 01792 323223
email: info@anchem.co.uk
www.anchem.co.uk
Company No. 4768038

Mat Elcock
Earth Science Partnership
33 Cardiff Road
Taff's Well
Cardiff
CF15 7RB

Date	06/11/2024
Date Sample(s) Taken	29/10/2024 & 30/10/2024
Date Sample(s) Tested	06/11/2024
Bulk Analyst	Ben Johns
Job Reference	108848
No of Samples	3

Test Report ALL108848/24/BJ-1

3 Samples taken by our laboratory in accordance with our In-house procedure No. ANC/AS/3, from The Former Tudor Inn, Off Cae Rhys Ddu, Cimla, SA11 3SB

Sample Reference	Sample Information	Material Type*	Test Result
108848/01	Sample 01 - Cement Debris	Cement Material	Chrysotile asbestos
108848/02	Sample 02 - Felt Debris	Bitumen felt	Asbestos Not Detected
108848/03	Sample 03 - Felt Debris	Bitumen felt	Asbestos Not Detected

Analysis by polarised light microscopy and dispersion staining techniques in accordance with HSG 248 and our documented in-house procedure No. ANC/AS/1.

Chrysotile White Asbestos
Amosite Brown Asbestos
Crocidolite Blue Asbestos

This test report shall not be reproduced except in full, without written approval of the laboratory.
The results relate only to the items tested.
* Please note that where the material type has been referenced within the report then this is an opinion of the analyst carrying out the test and may not truly represent the nature of the material. Such opinions and interpretations are outside the scope of our UKAS accreditation. Where work is planned with any materials then reference should be made to the Control of Asbestos Regulations 2012. If there is any doubt as to our description of the material type or you require water absorption testing then please contact the laboratory.

Reviewed

Authorised
Ben Johns
Asbestos Analyst

On behalf of Anchem Laboratories Limited

Appendix 3

Bulk Sampling Locations



Bulk Sampling Locations



CORNERSTONE PROJECTS LTD

Utilities Search Report



Wednesday, 23 Oct 2024

Earth Science Partnership Ltd

8398.03

PO 12950

Tudor Inn, Cimla

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Table of contents:

Utility / Service	Included		Utility / Service	Included
Basic Search			**Independent Utilities**	
Gas	**Yes**		GTC	**Not Requested**
Water	**Yes**		Last Mile	**Not Requested**
Sewers	**Yes**		SSE	**Not Requested**
BT	**Yes**		Harlaxton	**Not Requested**
Electricity	**Yes**		Utility Assets	**Not Requested**
3rd Party Searches*	**Yes**		UK Power Distribution	**Not Requested**
			Albion Water	**Not Requested**
Cable Search			ESP	**Not Requested**
Vodafone	**Not Requested**		Fulcrum Pipelines	**Not Requested**
Virgin Media	**Not Requested**		Energy Assets	**Not Requested**
BSkyB	**Not Requested**		Bring Energy	**Not Requested**
EXA Infrastructure	**Not Requested**		Leep Utilities	**Not Requested**
Colt	**Not Requested**		Eclipse Power Networks	**Not Requested**
Sota	**Not Requested**			
CGI Logica	**Not Requested**		**Others**	
Neos Networks	**Not Requested**		CAD Pack	**Not Requested**
City Fibre	**Not Requested**		Smart pdf	**Not Requested**
Arelion frmly Telia	**Not Requested**		CA & EA Search	**Not Requested**
Lumen Technologies	**Not Requested**			
KCom	**Not Requested**			
Verizon	**Not Requested**			
Zayo Group	**Not Requested**			
Tata Communications	**Not Requested**			
Gamma	**Not Requested**			
Gigaclear Plc	**Not Requested**			
MBNL	**Not Requested**			
*Includes Utilibilly and Linesearch				
"Not affected" responses are deemed as such from the 3rd Party Searches				
NB: All plans / responses are valid for a maximum of three months unless noted otherwise				

91 Market Street Hoylake Wirral CH47 5AA
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enquiries@cornerstoneprojects.co.uk
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VAT Reg. No. 851 4941 19
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Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

CORNERSTONE PROJECTS LTD

Order Summary

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enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Summary of your utility search details:

Site Name	Tudor Inn, Cimla	
Site Ref	8398.03	
Address	Beacons View, Cimla, Port Talbot, SA11 3SB	
Postcode	SA11 3SB	
Grid Ref	E 276083	N 196034

Area Covered



Options Selected		**Options Selected**	
Gas	✓	**Independent utilities search - inc non-chargeable searches**	X
Water	✓	Harlaxton	X
Sewer	✓	UK Power Distribution	X
Electric	✓		
BT	✓	**Coal Authority search**	X
3rd Party searches	✓		
		Other Options	
Cable / Fibre searches inc non-chargeable searches	X	CAD Pack	X
Virgin Media	X	CAD OS mapping	X
Vodafone	X	Smart pdf	X
		Instant Access Plans	X

CORNERSTONE PROJECTS LTD

GAS

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www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Company Address
Wales and West Utilities Ltd,
Wales and West House,
Spooner Close, Celtic,
Springs, Coedkernew,
Newport, NP10 8FZ

Our Ref: 35140372 8398.03

Tuesday, 22 October 2024

Duncan Phillips
91 Market Street
Hoylake
MSY
CH47 5AA

Dear Duncan Phillips

Thank you for contacting us regarding Wales & West Utilities equipment at the above site.

I enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This information is given as a general guide and its accuracy cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated.

No liability of any kind whatsoever is accepted by Wales and West Utilities (WWU), its agents or servants for any error or omission. Please note that all WWU equipment on site should be assumed to be LIVE until proven otherwise.

Safe digging practices, in accordance with HS(G)47, Avoiding Danger from underground services must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. Safe working procedures should be defined and practiced.

WWU reserves its position completely to enforce the terms of any existing easement against the landowner, even if this results in any planning permission granted not being able to be fully implemented.

You must not build over any of our plant or enclose our apparatus.

Wales & West Utilities have no planning objections to these proposals, although it should be noted that Wales & West's apparatus is held pursuant to easements and it has other private law rights in relation to the use of the land in the vicinity of its apparatus. Wales & West's private law land rights are not material planning considerations and therefore no comment is made in relation to those rights and they have no impact on whether or not planning permission should be granted, or whether, if permission is granted, it can lawfully be implemented. It should also be noted that Wales & West's apparatus may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversion works be required these will be fully chargeable.

Where diversions to WWU apparatus are needed to allow change to occur on site, the cost of these alterations may be charged to the persons responsible for the works.

If you have requested a new connection the WWU connections team will where necessary prepare detailed proposals and provide a quotation for any necessary alterations and/or development of our equipment on the site.

If you require advice in connection with your proposals please contact the relevant number below.

Yours sincerely,

Safety Document: http://www.wwutilities.co.uk/services/dial-before-you-dig/can-you-dig-it/

Company Address
Wales and West Utilities Ltd,
Wales and West House,
Spooner Close, Celtic,
Springs, Coedkernew,
Newport, NP10 8FZ

WWU Dig Team

Gas Emergency Number:
In an emergency call 0800 111 999, 24 hours a day.

Mapping Enquiries:
If you have an enquiry relating to this letter or the attached map plan, please contact us using the following information:

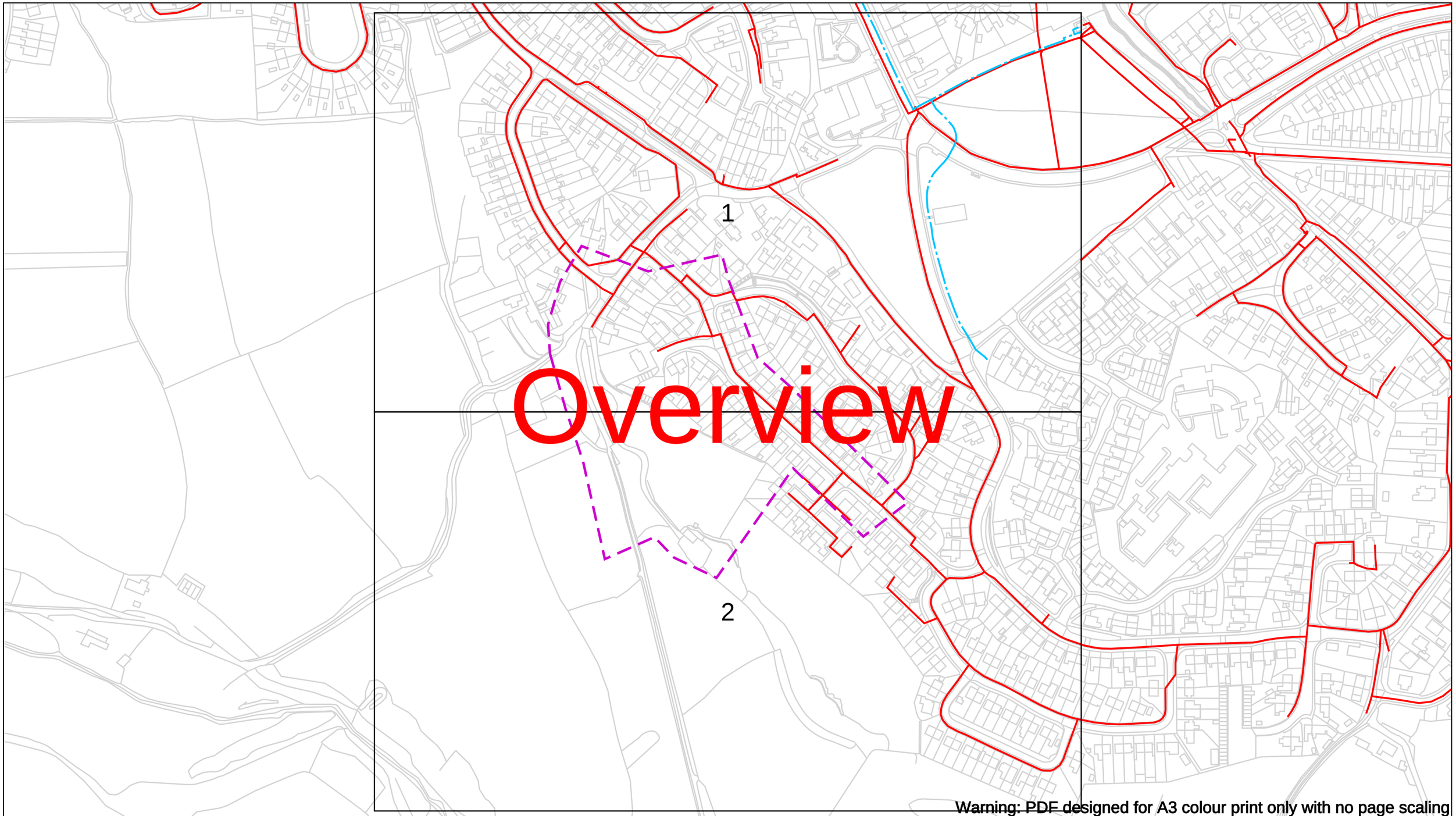
Telephone	02920 278912
Email	dig@wwutilities.co.uk

General Enquiries:
If you have a general enquiry, please call us on the following number

All areas	0800 912 29 99

LinesearchbeforeUdig:
If you have an enquiry relating to the use of the LinesearchbeforeUdig website please contact LinesearchbeforeUdig using the following information:

Telephone	0845 437 7365
Email	enquiries@linesearchbeforeudig.co.uk
Website	www.linesearchbeforeudig.co.uk



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Contact Us
Mapping Enquiries: 02920 278 912
General Enquiries: 0800 912 2999

Date Requested: 22/10/2024
Job Reference: 35140372
Site Location: 276075 196028
Requested by:
Mr Duncan Phillips
Your Scheme/Reference:
8398.03

Scale: 1:2563 (When plotted at A3)

IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed
- The plan only shows those pipes owned by Wales & West Utilities (WWU) as its role as a licensed Gas Transporter
- Service pipes, valves, syphons, stub connections etc. may not be shown but their presence should be anticipated
- You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used
- It is your responsibility to ensure this information is provided to all persons working near our plant
- If in doubt call the WWU dig team on 02920 278912

In case of an emergency call 0800 111 999

Dig Sites

Area: Line:

Low Pressure (LP) 21mbar – 75mbar

Medium Pressure (MP) 350mbar – 2bar

Intermediate Pressure (IP) 2bar – 7bar

High Pressure (HP) >7bar

Line/Fire Valve

Governor Station

Change of Diameter

End Cap

Depth of cover

WALES&WEST UTILITIES

Smell gas?
Call the Gas Emergency Service on 0800 111 999.

Dial before you dig

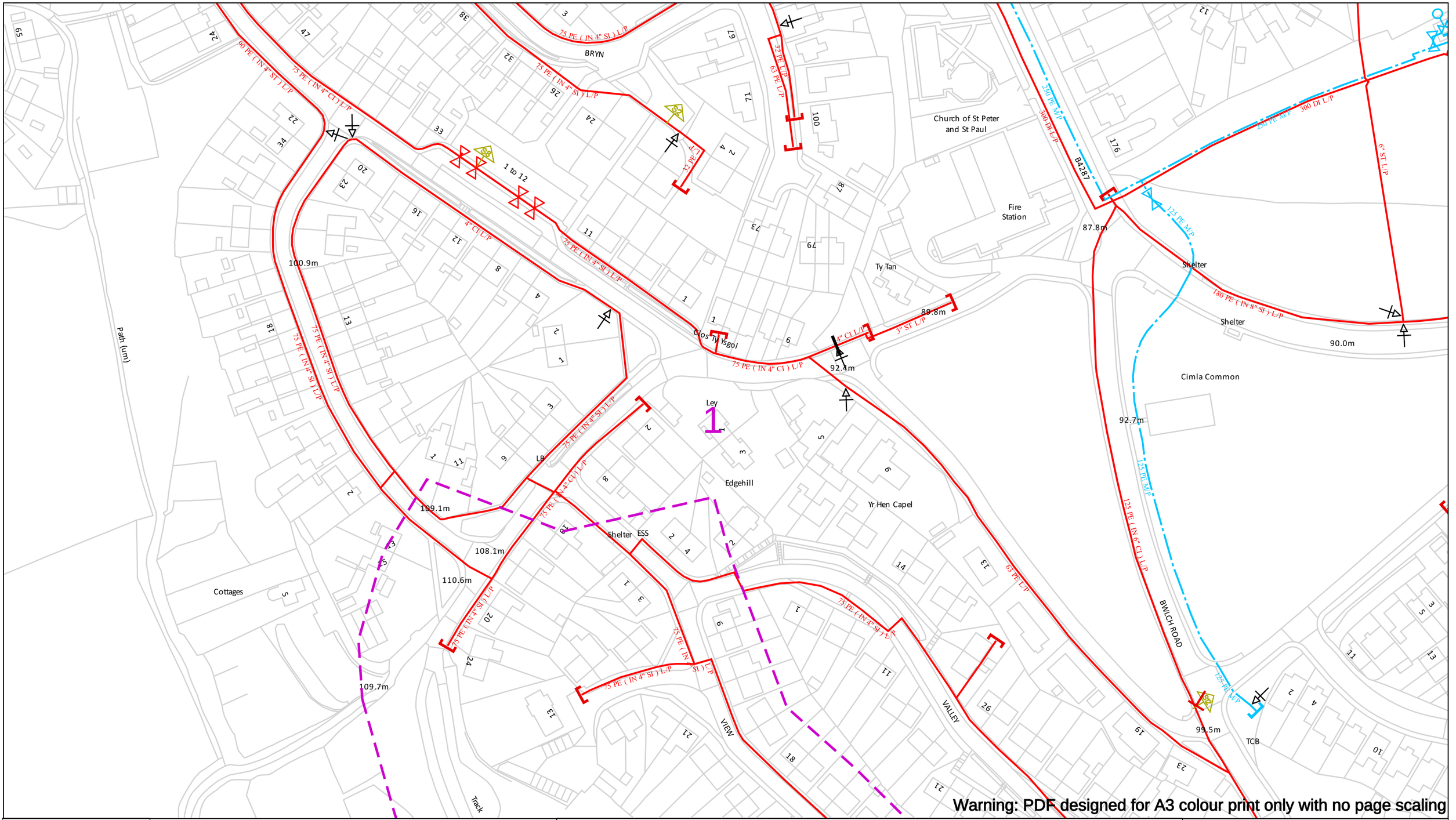
Dial
Call 029 2027 8912 before you start work.

Investigate
Before you dig, make sure you know what's below.

Go ahead
Done your research? Now you can dig safely.

We need 10 days' notice

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Contact Us
Mapping Enquiries: 02920 278 912
General Enquiries: 0800 912 2999

Date Requested: 22/10/2024
Job Reference: 35140372
Site Location: 276075 196028
Requested by:
Mr Duncan Phillips
Your Scheme/Reference: 8398.03

Scale: 1:1250 (When plotted at A3)

IMPORTANT NOTICES

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- The plan only shows those pipes owned by Wales & West Utilities (WWU) as its role as a licensed Gas Transporter
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- It is your responsibility to ensure this information is provided to all persons working near our plant
- If in doubt call the WWU dig team on 02920 278912

In case of an emergency call 0800 111 999

100m

Dig Sites

Area:

Line:

Low Pressure (LP) 21mbar – 75mbar

Medium Pressure (MP) 350mbar – 2bar

Intermediate Pressure (IP) 2bar – 7bar

High Pressure (HP) >7bar

Line/Fire Valve

Governor Station

Change of Diameter

End Cap

Depth of cover

WALES&WEST UTILITIES

Smell gas?
Call the Gas Emergency Service on 0800 111 999.

Dial before you dig

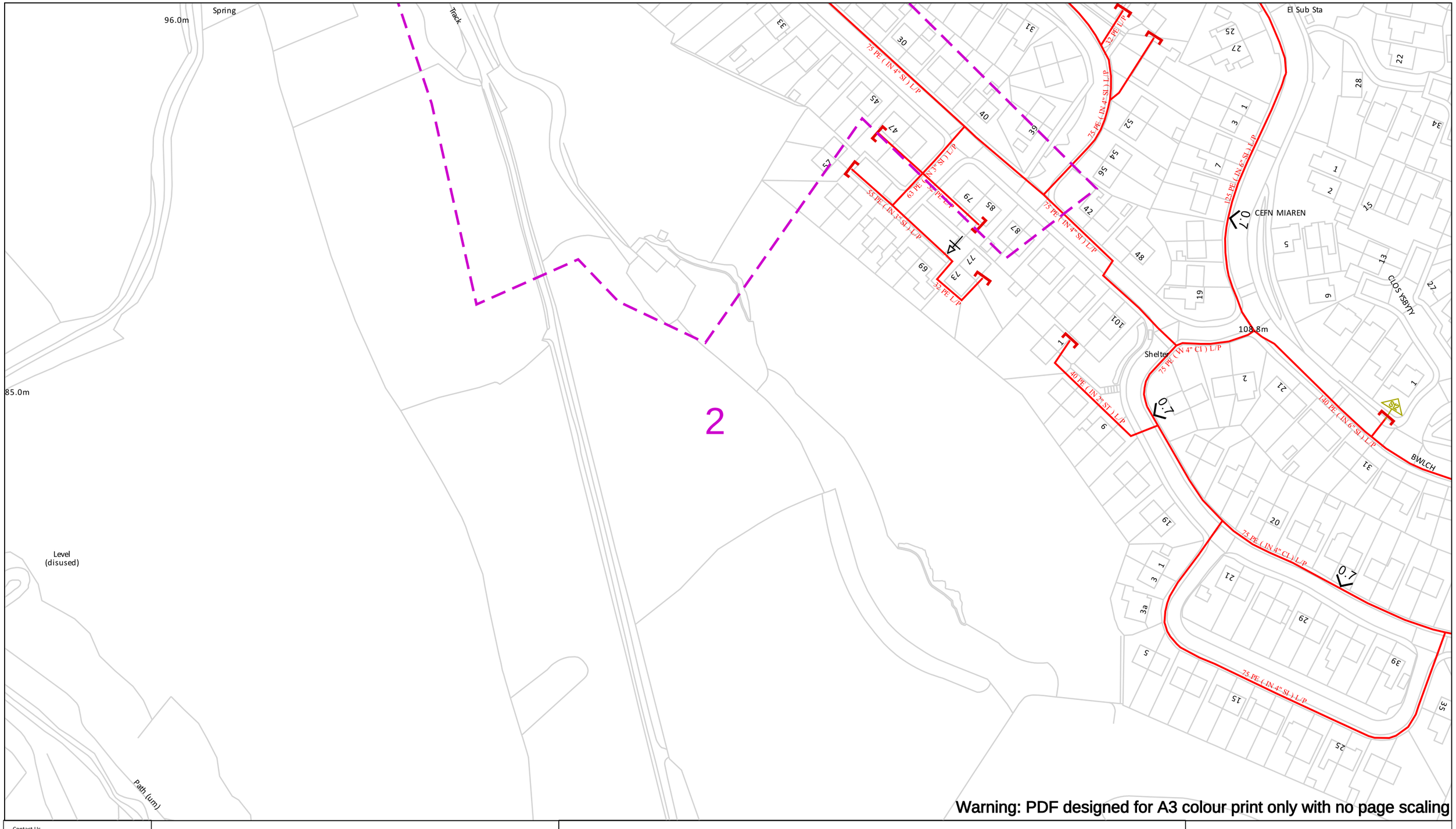
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Date Requested: 22/10/2024
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IMPORTANT NOTICES

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- The plan only shows those pipes owned by Wales & West Utilities (WWU) as its role as a licensed Gas Transporter
- Service pipes, valves, syphons, stub connections etc. may not be shown but their presence should be anticipated
- You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used
- It is your responsibility to ensure this information is provided to all persons working near our plant
- If in doubt call the WWU dig team on 02920 278912

In case of an emergency call 0800 111 999

100m

Dig Sites

Area: Line:

Low Pressure (LP) 21mbar – 75mbar
Medium Pressure (MP) 350mbar – 2bar
Intermediate Pressure (IP) 2bar – 7bar
High Pressure (HP) >7bar

Line/Fire Valve
Governor Station
Change of Diameter
End Cap
Depth of cover

WALES&WEST UTILITIES

Smell gas?
Call the Gas Emergency Service on 0800 111 999.

Dial before you dig

Dial
Call 029 2027 8912 before you start work.

Investigate
Before you dig, make sure you know what's below.

Go ahead
Done your research? Now you can dig safely.

We need 10 days' notice

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Wales & West Utilities Limited

General Conditions to be observed for the Protection of Apparatus and the Prevention of Disruption to Gas Supplies.

General conditions affecting the design, construction or maintenance of services and/or structures or other works in the vicinity of Wales & West Utilities (WWU) plant, pipelines and associated installations:

These general conditions apply only to the gas apparatus and pipes operated by WWU. It is possible that there may be other gas transporters with apparatus in the vicinity, therefore you should ensure that you have made enquiries of them and have complied with their requirements.

1. GRAPHIC REPRESENTATION OF GAS MAINS

Any plans supplied or marked up by WWU will indicate the **APPROXIMATE** location of its apparatus. This information is provided as a general guide only; its accuracy cannot be guaranteed and is given without obligation or warranty. Service pipes are not shown but their presence should be anticipated. No liability whatsoever is accepted by WWU, its agents or servants for any error, omission, discrepancy or deviation. Plans on site should be current, i.e. no older than 28 days from the date of issue. Gas pipes owned by other Gas Transporters, or otherwise privately owned, may be present in this area (pink areas indicated on our plans). Information with regard to such pipes should be obtained from the relevant owners.

Should you require assistance on site locating WWU apparatus, please contact our Plant Protection Team on **02920 278912.**

2. METHODS OF WORKING

The following methods of work shall not normally be permitted within the limits of distance indicated (relative to the established pipe position). Any variances must have consent from WWU before works commence on site:

Mechanical Excavation	**3m** (**1m** for low pressure mains)	Hydraulic Testing	**8 m**
Piling / Pile removing / Boring	**15m**	Welding or other hot works*	**15m**
Directional Drill Operations	**15m**	Explosives	**250m**

* NOTE: Welding or other hot works involving naked flames shall be carried out at a safe distance to the satisfaction of a WWU Engineer. A check should be made prior to the commencement of works, to ensure a gas free atmosphere exists. It is also necessary to monitor the atmosphere at regular intervals for the duration of the works. In no case shall such activities take place in any Wales & West Utilities Easement without the written consent and in the presence of a WWU representative.

WWU must be consulted prior to carrying out any excavation work within **10m** of any above or below ground gas installations or pipeline. No excavation works may commence within **50m** of a High Pressure or Very High Pressure Pipeline unless the pipeline has been located by tracing and its precise route identified.

In addition to the above methods of working, WWU must be contacted prior to any External Wall Installation (EWI) schemes, proposed solar farms and wind turbine installations.

No work shall be undertaken near, nor heavy plant or equipment moved over, any gas pipeline or apparatus until all of the conditions specified by WWU have been complied with.

Where WWU have apparatus in the vicinity of your work, any damage to it could have serious consequences. In view of this and in the interests of safety, a meeting should be arranged before the commencement of work on site between WWU representatives, representatives of the promoting authority, the contractors and any other interested parties. At this meeting the suggested program of site works and plant safety should be discussed. It is essential that this meeting is convened well in advance of commencement on site. Access to WWU plant and facilities for inspection by WWU staff must not be affected. Where formal consent has been given, **A MINIMUM OF SEVEN DAYS NOTICE IS REQUIRED** before carrying out work in WWU easements, or the appropriate notice under the New Roads & Street Works Act (NRSWA) where existing plant is situated within the public highway.

Further guidance can also be sought from the document **HS(G)47 – Avoiding Danger from Underground Services** from the HSE website**.**

3. PROXIMITY OF OTHER PLANT

A minimum clearance of **600 millimetres (mm)** should be allowed between all plant being installed and an existing gas main operating above 2 bar medium pressure (MP), whether the adjacent plant is parallel to or crossing the gas pipe. For mains operating at MP or below, this distance can be reduced to 300mm. **NO APPARATUS SHOULD BE LAID OVER AND ALONG THE LINE OF A GAS PIPE, IRRESPECTIVE OF CLEARANCE**.

No manhole or chamber shall be built over or around a gas pipe and no work should be carried out which results in a reduction of cover or protection over a pipe without consultation with and the agreement of WWU staff.

4. PROTECTION

Where any works cross or run in close proximity to WWU apparatus, periodic visits must be made by a WWU engineer. His requests for protection or support to the apparatus shall be immediately observed.

Suitably designed crossing points are to be constructed to the satisfaction of a WWU Engineer. These crossing points shall be clearly indicated by the erection of bunting and crossings at other places should be prevented.

Backfill material adjacent to WWU apparatus shall be soft fill or sand, containing no stones, bricks, or lumps of concrete etc., placed to a minimum 150mm around the mains and is to be well compacted by hand. No power consolidation shall take place above the main until 300mm of soft fill has been compacted by hand.

Wales & West Utilities Limited

5. DAMAGE TO COATINGS

Where a gas pipe is coated with special wrapping and this is damaged, even to a minor extent, WWU must be notified so that repairs can be made to prevent future corrosion and subsequent leakage. **WHERE MINOR DAMAGE TO COATING IS REPORTED TO WWU PRIOR TO BACKFILL, THE NECESSARY REPAIR WILL BE MADE FREE OF CHARGE**.

6. CATHODIC PROTECTION

Where WWU apparatus is cathodically protected either by sacrificial anode or impressed current systems and where new apparatus is to be laid and is to be similarly protected, WWU will require to carry out interaction tests to determine whether its own system is adversely affected. The cost of any mutually agreed remedial action will be recharged to the authority installing the new apparatus. If any bond wires, test leads etc., used in connection with cathodic protection systems are damaged or found to be in poor condition, broken or disconnected, WWU must be notified prior to backfilling so that a repair can be made.

7. HOT WORKS

Even when a gas free atmosphere exists care must be taken when carrying out hot works in close proximity to gas plant in order to ensure that no damage occurs. Particular care must be taken to avoid damage by heat or naked flames to plastic gas pipes or to the protective coatings on other pipes.

8. DEMOLITION

Live gas services must be disconnected **PRIOR** to demolishing any property, arrangements must be made for WWU to check for the presence of any live gas services.

9. TREE PLANTING

WWU must be contacted prior to all tree-planting works above or near our apparatus. Further information can then be made available.

10. DEEP EXCAVATIONS

Any work involving deep excavations (1.5m or more) will be subject to the "Model Consultative Procedure for Pipeline Construction involving Deep Excavations". This may require the diversion of WWU apparatus prior to the commencement of your works. Detailed plans and cross sections will be required in order to determine the effect of these works on WWU apparatus.

11. RENEWABLE ENERGY INSTALLATIONS

Wind Turbines – WWU must be advised of any planned development of wind turbines in the vicinity of an above 2 bar gas pipelines to ensure the development does not impact on the future safe operation of the pipeline. Industry guidance states that any wind turbine must be sited no closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of the pipeline.

Solar Farms – WWU must be contacted regarding planned solar farms being considered in the vicinity of WWU gas pipelines.

EWI – WWU must be contacted regarding any EWI scheme to ensure the scheme does not impact upon WWU's apparatus.

12. LEAKAGE FROM GAS MAINS OR SERVICES

If damage or leakage is caused or an escape of gas is smelt or suspected the following action should be taken at once:

- Remove all personnel from the immediate vicinity of the escape.
- Inform the 24hr Gas Emergency Service on **0800 111 999**
- Prevent any approach by the public, prohibit smoking, and extinguish all naked flames or other sources of ignition for at least 15 metres from the leakage. Do not operate any electrical switches in the vicinity of the escape.
- Assist gas personnel, Police and/or Fire Services as requested.

IN THE EVENT OF A LEAK, OBSERVE THE ABOVE BUT DO NOT ATTEMPT TO SEAL THE LEAK
REMEMBER - IF IN DOUBT; SEEK ADVICE FROM WWU

13. BUILDING PROXIMITIES

There are minimum proximity distances for buildings from WWU mains depending on both the operating pressure and the material of the main. Advice should be sought from WWU prior to building works taking place to confirm these distances. For High Pressure pipelines you must seek further guidance from the HSE and Local Authority Planning team regarding their PADHI distances regarding building proximities as these may be in addition to WWU proximity distances for a pipeline.

Temporary buildings should not be placed above any gas pipe or within 3.0 metres of mains operating above 75mbar (medium, intermediate and high pressure mains) during construction activities and in no circumstances should permanent structures be built over any pipe transporting gas.

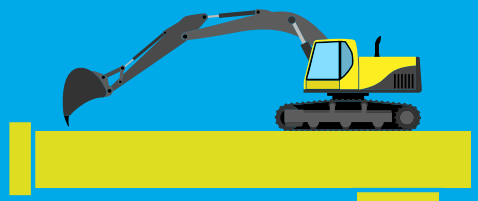
14. SITE RESPONSIBILITIES

All costs incurred by WWU for the repair of direct or consequential damage to gas plant will be rechargeable (with the exception of paragraph 5). WWU reserves the right to divert any affected apparatus or alternatively specify suitable protection of its apparatus. If proved necessary during the course of site works, the cost of which will be chargeable.

The above requirements do not relieve you of the responsibility of taking all precautions necessary to safeguard the Company's plant and to avoid risk to persons and property. The persons for whom the works are being undertaken, their servants, agents and contractors shall indemnify WWU servants, agents and contractors against any loss, damage, expenses, claims and actions incurred or brought against Wales & West Utilities, its servants, agents and contractors in consequence of the provision of these works and activities associated therewith or ancillary thereto.

KEY TO MAPS

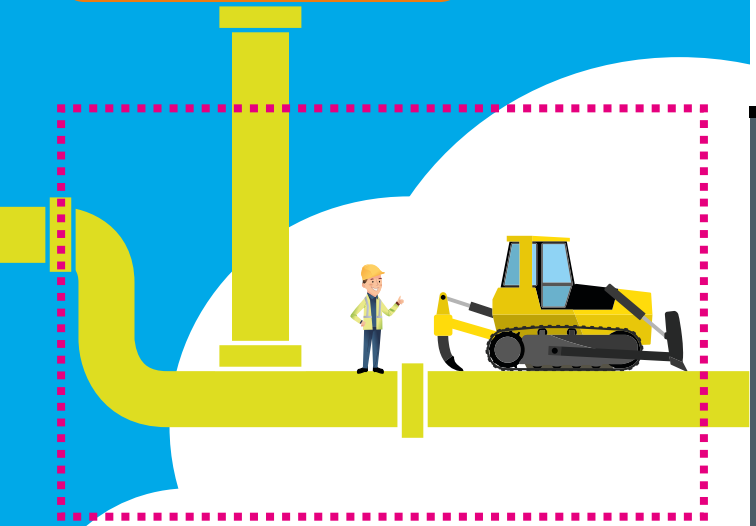
LP	Low Pressure	**CI**	Cast Iron
MP	Medium Pressure	**SI**	Spun Iron
IP	Intermediate Pressure	**DI**	Ductile Iron
HP	High Pressure	**PE**	Polyethylene
		ST	Steel



Every day, underground gas pipes get damaged by people digging without knowing what's below. This can be catastrophic. It might cause serious injury to you and others around you. The costs of repair, fines and fees can be huge. Your project will be delayed and your reputation damaged.

We have designed this leaflet to help you dig safely. And the first thing to do – long before you start work – is call us.

What's the number?
029 2027 8912



CARD POSITION (DO NOT PRINT)

We're here to
help

Need help or advice?
Call our **Plant Protection team** on
029 2027 8912
or email **dig@wwutilities.co.uk**

Smell gas?
Call the **Gas Emergency Service** on
0800 111 999.

Dial before you dig

We need **10 days'** notice



dig@wwutilities.co.uk
029 2027 8912
www.wwutilities.co.uk
facebook.com/wwutilities
@WWUtilities

Crystal Mark 21918
Clarity approved by Plain English Campaign

Dial
Investigate
Go ahead

YOUR GAS EMERGENCY AND PIPELINE SERVICE

WALES&WEST UTILITIES

Can you DIG it?

We bring the gas to homes and businesses across Wales and the south west of England. We invest money, time and effort every year to make sure our pipelines are protected – but the biggest danger to our network is you.



D is for Dial

Digging can be dangerous. Hit a gas pipe and you might cause a gas leak, a fire or explosion.

So phone us first on **029 2027 8912** or email **dig@wwutilities.co.uk**

- You can find out where our pipes are.
- You need to give us 10 working days' notice before you start working.



I is for Investigate

It's the only way to stay safe

- Before you start work, you must get a copy of our up-to-date gas plans and General Conditions and keep them with you on site.
- Use our online mapping service to find the mains pipes under your land.
- Working near a medium-, or intermediate- or high-pressure gas pipe? You might need a site visit – call us so we can arrange it.
- Plan ahead – we need at least 10 days' notice for a site visit.
- You'll also need our publication 'SSW22 Safe working in the vicinity of high-pressure pipelines and associated installations'.
- Remember, you can't work on a Wales & West Utilities wayleave or easement (land which we have rights over to maintain our gas network) without written permission.
- And you can't work near or move heavy equipment over any gas pipeline until all our conditions have been met and we agree your method of working.
- Watch the video on our website to find out more.

G is for Go ahead

- Make sure you have our up-to-date gas plans on site.
- Need extra advice? Call our Plant Protection team on **029 2027 8912** or email **dig@wwutilities.co.uk**
- Use cable- and pipe-locating devices.
- Use safe digging practices, taking every precaution to avoid damaging gas pipes, damaging yourself and damaging your bank balance. You will be billed for any costs if something goes wrong.
- If in doubt, phone us again. We're happy to help.

We need **10 days'** notice





Smell gas?

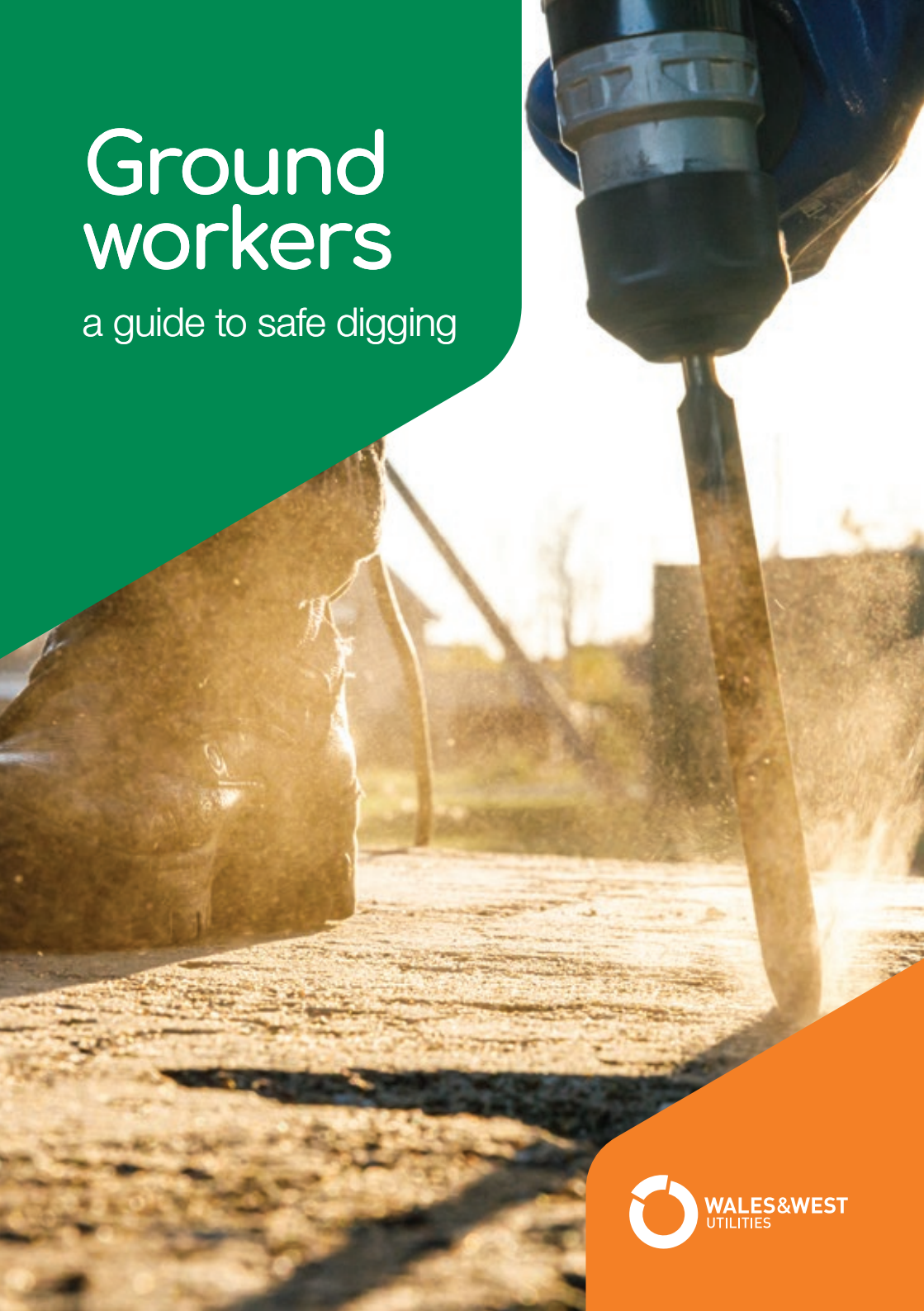
Our Gas Emergency Service is on call 24 hours a day, seven days a week, 365 days a year.

If you cause a gas leak, or think the network might be leaking, call the Gas Emergency Service immediately on **0800 111 999**.

- Get everyone away from the leak.
- Ask everyone in nearby buildings to leave until we're sure it's safe.
- Put out all naked flames and other sources of ignition and make sure no one smokes within 15 metres of the leak.
- Don't try to fix the leak by filling the hole, as gas may enter buildings.
- Don't try to operate any valves.
- Don't let anyone go near the leak.
- Help our engineers, the police or fire services if they ask.

Ground workers

a guide to safe digging



WALES&WEST UTILITIES

Gas plans

You need to obtain gas plans before any proposed excavations.



Any plans supplied or marked up by Wales & West Utilities will show the approximate location of our apparatus. The information is provided as a general guide only, its accuracy cannot be guaranteed and is given without obligation or warranty.

Service pipes are not shown but their presence should be anticipated. No liability whatsoever is accepted by us, our agents or servants for any error, omission, discrepancy or deviation.

Plans on site should be current, printed in colour and no older than 28 days from their issue date.



•Starting works

The following work methods will **not** normally be permitted within the distance limits shown (relative to the established pipe position). Any variances must have our consent before work starts:

- mechanical excavation 3m (1m for low-pressure mains)
- hydraulic testing 8m
- piling/pile removing/boring 15m
- welding or other hot works 15m
- directional drill operations 15m
- explosives 250m

You must consult us before doing any excavations within 10m of any above gas installations or pipes.

No excavations can start within 50m of a high-pressure pipeline unless it has been located by tracing and its precise route identified by us.

You must comply with all conditions specified by us before starting any work near – or moving heavy plant or equipment over – any pipeline or apparatus.

Any damage to our apparatus near your works could have serious consequences. In view of this and for safety, there should be a site meeting with our representatives and any other interested parties before you do any work near a medium, intermediate or high-pressure main.

The site meeting should cover the suggested works programme and pipeline safety. It must be held well before operations start and at least 10 days' notice is required before carrying out any work.

You can find more guidance in Avoiding Danger from Underground Services, document HSG47 on the Health and Safety Executive website.

Building proximities

There are minimum proximity distances for buildings from our mains depending on their operating pressure and pipe material. Contact us to confirm these before starting building works.

For high pressure pipelines, you must contact the Health and Safety Executive and local authority planning team for guidance on their Land Use Planning Zones as these may be in addition to our proximity distances.

Permanent or temporary buildings must not be constructed over our pipes or within the minimum building proximities. Where there is an easement – a legal agreement for our mains to be on private land – there may be further restrictions to working near our pipes.





Protection

Backfill material used near our apparatus must be soft fill or sand containing no stones, bricks or lumps of concrete etc, placed to a 150mm minimum around the mains and be well compacted by hand.

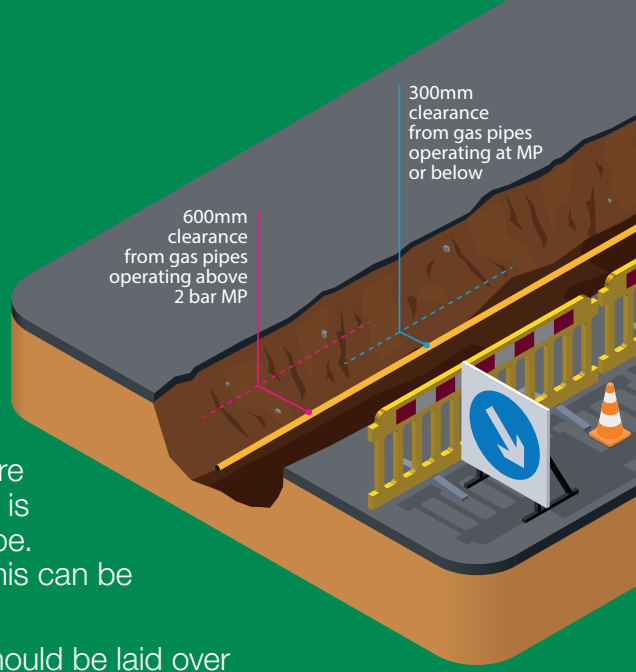
Damage to coatings

When a gas pipe is coated with special wrapping and is damaged, even to a minor extent, you must notify us so repairs can be made, free of charge, to prevent corrosion and leakage.

Pipeline proximity

There should be a minimum **600mm** clearance between new apparatus being installed and a main operating above 2 bar medium pressure (MP), whether the apparatus is parallel to or crossing the pipe. For mains at MP or below, this can be reduced to **300mm**.

Importantly, no apparatus should be laid over and along the line of a gas pipe.



Cathodic protection

If you are installing cathodically-protected apparatus, we will need to do interaction tests to determine if our system is affected. The cost of any mutually agreed remedial action will be charged to the authority installing the new apparatus. If any bond wires or test leads are damaged or found in poor condition, you must notify us before backfilling so a repair can be made.

Deep excavations

Any deep excavations (1.5m or more) must be done by following the Model Consultative Procedure for Pipeline Construction involving Deep Excavations.

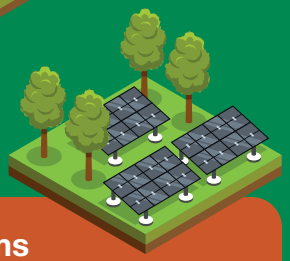
As this may need the diversion of our apparatus before your works start, you must contact us with detailed plans and cross-sections so we can determine if our pipes will be affected.

Renewable energy installations



Wind turbines

You must tell us about any planned wind turbine development near an above 2 bar gas main to ensure it does not impact the pipeline's safe operation. Industry guidance states a wind turbine must be sited no closer than 1.5 times the proposed height of its mast away from the nearest edge of the pipeline.

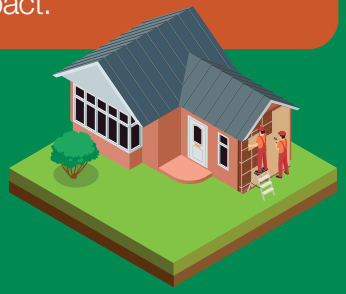


Solar farms

If a solar farm is being considered near our pipelines, you must contact us.

External wall insulation

You must also contact us about any external wall insulation scheme near our apparatus to ensure there is no impact.



Demolition

Live gas services must be disconnected before demolishing a property. Contact us to arrange a check for any live gas services.

Tree planting

We can provide information about tree-planting and you must contact us before starting any planting above or near our apparatus.

Leakage from gas mains or services

In the event of a leak, follow the instructions below – **DO NOT** attempt to seal the leak. If in doubt, **contact us**.



If damage or leakage is caused, or a gas escape is smelt or suspected, take action at once:

- Evacuate everyone from the immediate vicinity.
- Call the 24hr Gas Emergency Service on **0800 111 999**.
- Prevent any approach by the public, prohibit smoking and extinguish all naked flames or other ignition sources for at least 1**5m from the leakage**, and do not operate any electrical switches.
- Assist gas personnel, police and/or fire services, as needed.

Site responsibilities

All repair costs incurred by us for direct or consequential damage to our pipelines will be chargeable. We reserve the right to divert any affected apparatus or specify suitable protection for it if proved necessary during site works – this cost will also be chargeable.

These guidelines only apply to our apparatus and pipes. If there are other gas transporters in the area, make sure you contact them and comply with their requirements.

Need help locating our apparatus?
Contact our Plant Protection team on **02920 278912** or **dig@wwutilities.co.uk.**



Home owners

a guide to safe digging



WALES&WEST UTILITIES

Before starting works

Check you have up to date gas plans on site - they should be printed in colour and no older than 28 days from their issue date.

Any plans supplied or marked up by Wales & West Utilities will show the approximate location of our apparatus. The information is provided as a general guide only, its accuracy cannot be guaranteed and is given without obligation or warranty.



Individual gas pipes to houses are not shown but their presence should be anticipated. They usually take the shortest route to the larger pipe providing the supply. Look for any visual signs of gas presence, like a meter box or above ground entry point.

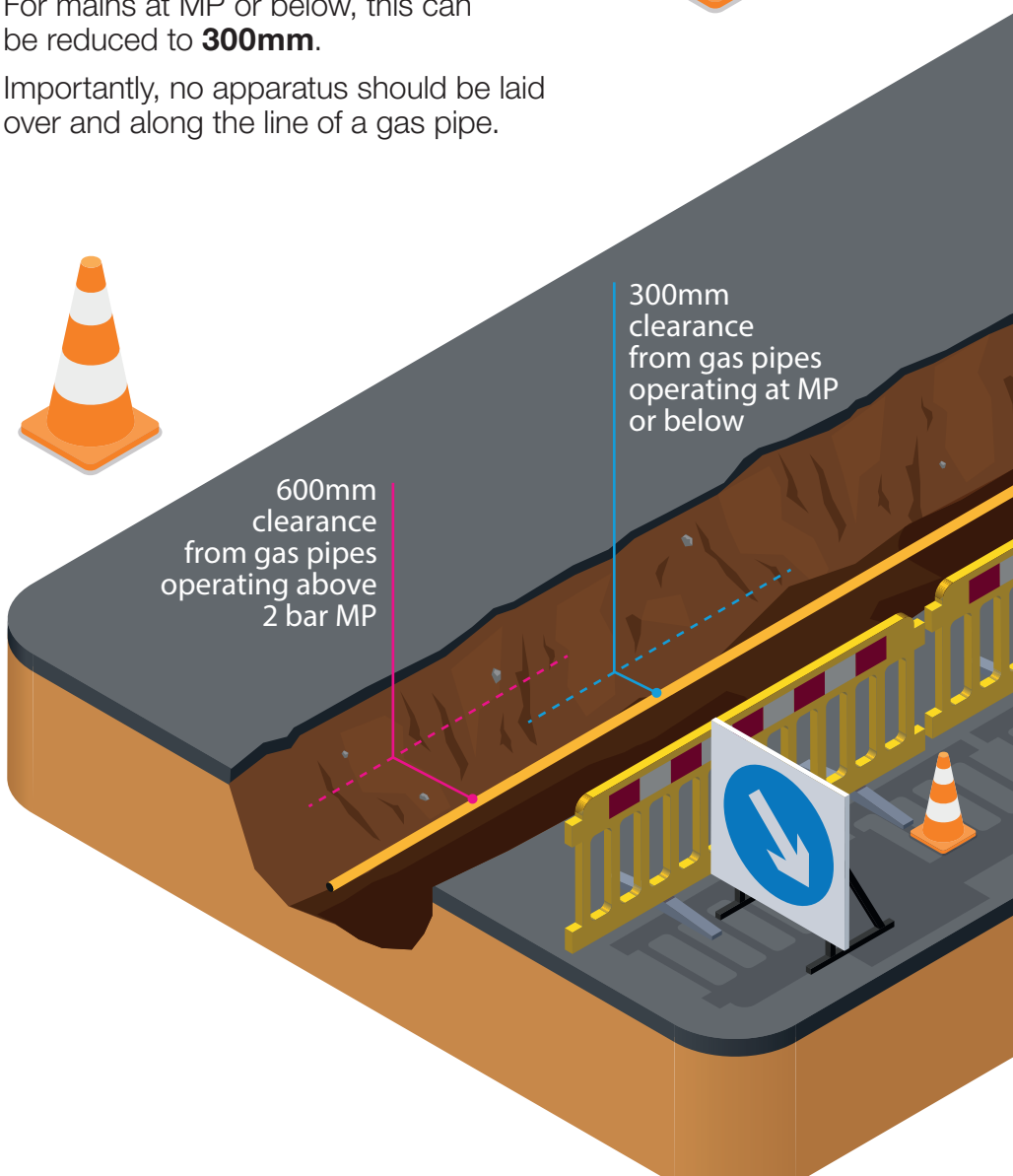
Any damage to our apparatus near your works could have serious consequences. In view of this and for safety, there should be a site meeting with our representatives and any other interested parties before you do any work near a medium, intermediate or high-pressure main.

The site meeting should cover the suggested works programme and pipeline safety. It must be held well before operations start and at least 10 days' notice is required before carrying out any work.

Clearances

There should be a minimum **600mm** clearance between new apparatus being installed and a main operating above 2 bar medium pressure (MP), whether the apparatus is parallel to or crossing the pipe. For mains at MP or below, this can be reduced to **300mm**.

Importantly, no apparatus should be laid over and along the line of a gas pipe.



Building proximities

There are minimum proximity distances for buildings from our mains depending on their operating pressure and pipe material. Contact us to confirm these before starting building works.

For high pressure pipelines, you must get in touch with the Health and Safety Executive and local authority planning team for guidance on their Land Use Planning Zones as these may be in addition to our proximity distances.



Permanent or temporary buildings must not be constructed over our pipes or within the minimum building proximities. Where there is an easement – a legal agreement for our mains to be on private land – there may be further restrictions to working near our pipes.

Protection

Backfill material used near our apparatus must be soft fill or sand containing no stones, bricks or lumps of concrete etc, placed to a 150mm minimum around the pipe and be well compacted by hand.



Demolition

Live gas services must be disconnected before demolishing a property. Contact us to arrange a check for any live gas services.

Home improvements

If you are planning any home improvements, such as an extension or conservatory, fencing, decking, landscaping or even installing a new pond, remember your gas supply could run below where you are working. Before you start, make sure you have a copy of our plans and have visited the Dial Before You DIG section on our website for safety advice.

Be careful when considering planting trees. Contact us before any tree planting above or near our apparatus as roots can potentially damage pipes and restrict future maintenance.



Leakage from gas pipes

In the event of a leak, follow the instructions below – **DO NOT** attempt to seal the leak.
If in doubt, **contact us**.



Site responsibilities

All repair costs incurred by us for direct or consequential damage to our pipelines will be chargeable. We reserve the right to divert any affected apparatus or specify suitable protection for it if proved necessary during site works – this cost will also be chargeable.

These guidelines only apply to our apparatus and pipes. If there are other gas transporters in the area, make sure you contact them and comply with their requirements.

If damage or leakage is caused, or a gas escape is smelt or suspected, take action at once:

- Evacuate everyone from the immediate vicinity.
- Call the 24hr Gas Emergency Service on **0800 111 999**.
- Prevent any approach by the public, prohibit smoking and extinguish all naked flames or other ignition sources for at least **15m from the leakage**, and do not operate any electrical switches.
- Assist gas personnel, police and/or fire services, as needed.

For more information...

call our Plant Protection team on **02920 278912** or **dig@wwutilities.co.uk**. You can also visit the Dial Before You DIG section on our website **www.wwutilities.co.uk**

You can find more guidance in Avoiding Danger from Underground Services, document HSG47 on the Health and Safety Executive website.



wwutilities.co.uk

wwutilities

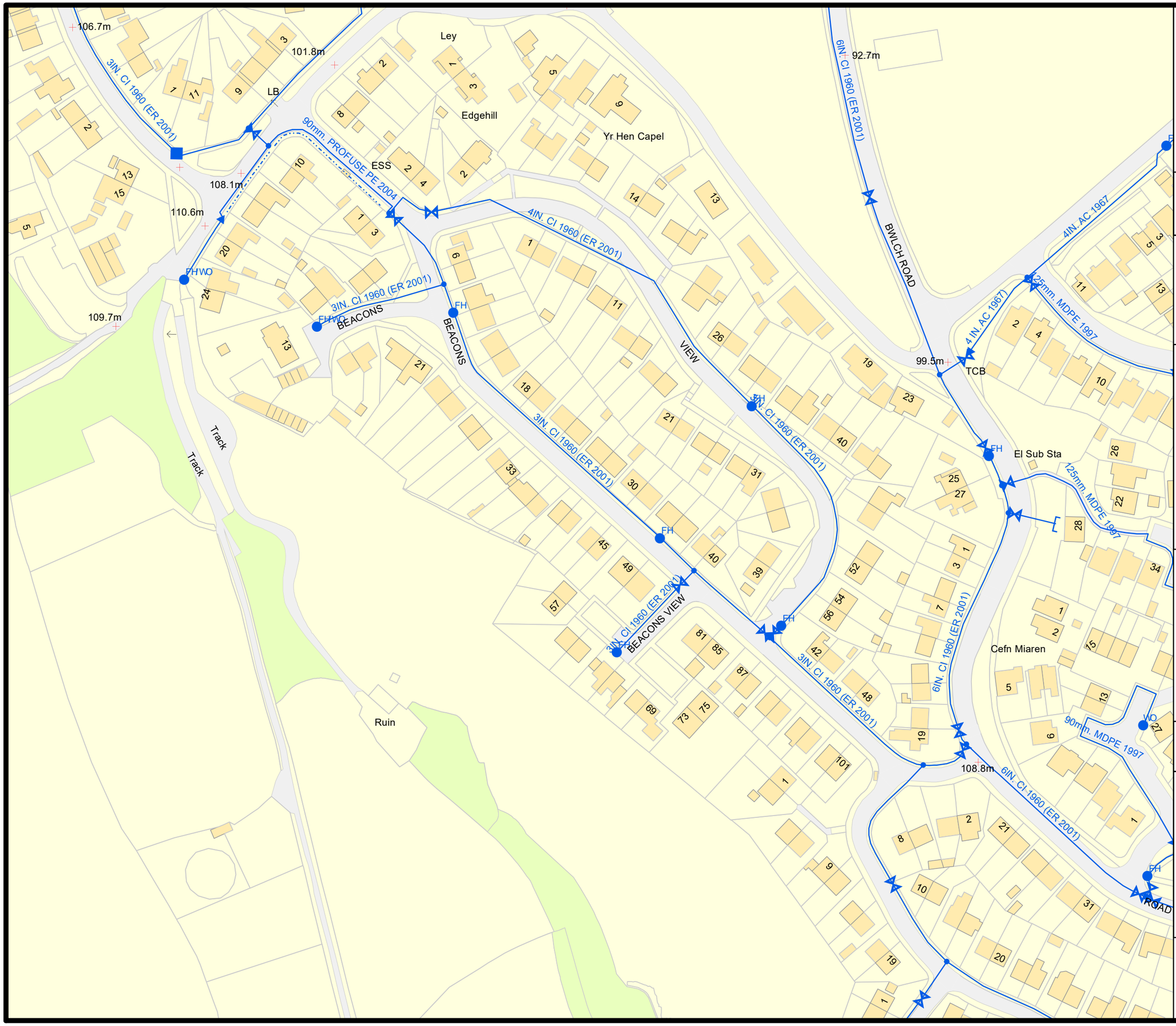
@WWUtilities

@WWUtilities

WATER

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA



Dŵr Cymru
Welsh Water

Tudor Inn, Cimla - Beacons View, Cimla, Port Talbot, SA11 3SB

N
W E
S

LEGEND

Clean network:

- Sluice valve
- Pressure reducing valve
- Meter
- Bulk meter
- Hydrant
- Cap end
- Air valve
- Stop tap
- Water Treatment Works
- Water Pumping Station
- Existing main
- Non-operational main
- Raw Water

NB: Water main symbol colour indicates the type.

LIGHT BLUE - Trunk
DARK BLUE - Distribution
YELLOW - Raw Water

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF) . It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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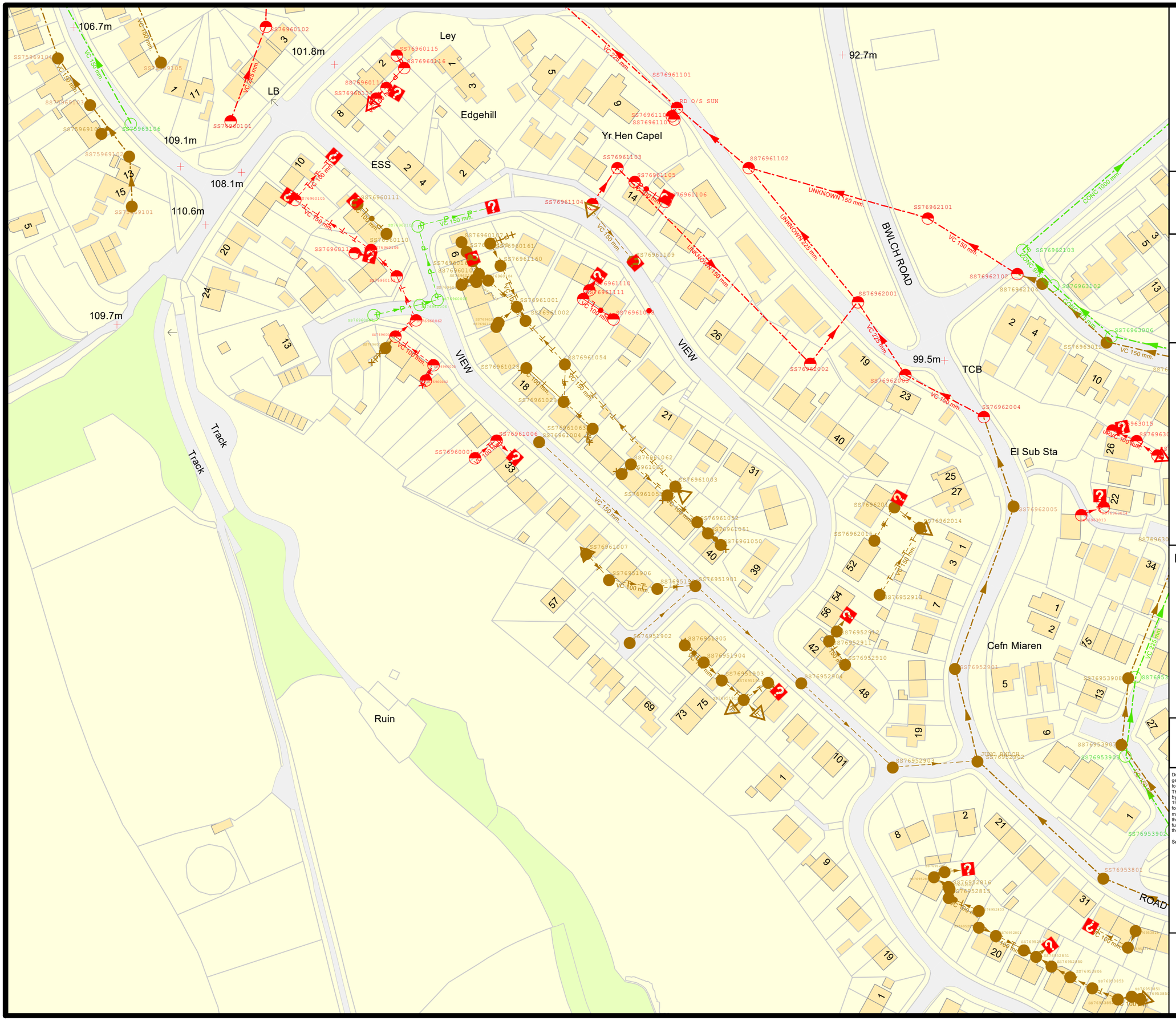
Map Ref:	276134,196024
Map scale:	1:1250
Printed by:	Warren Rees
Printed on:	23 Oct 2024

CORNERSTONE PROJECTS LTD

SEWER

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA



Dŵr Cymru Welsh Water

Tudor Inn, Cimla - Beacons View, Cimla, Port Talbot, SA11 3SB

N
W E
S

LEGEND(Representative of most common features)

Waste network:

- Foul chamber
- Surface water chamber
- Combined chamber
- Combined sewer overflow
- Special purpose chamber
- Treatment works
- Pumping station
- Outfall
- Lamphole
- Storm Overflow
- Rising main
- Gravity sewer
- Private sewer
- Private sewer subject to Sect. 104 adoption agreement
- Private Sewer Transfer
- Lateral Drain
- Inspection Chamber

NB: Sewer symbol colour indicates the type.

RED - Combined
GREEN - Surface Water
BROWN - Foul
Purple - Former S24 sewers (for indicative purposes only)

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF) . It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best Information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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Map Ref:	276134,196024
Map scale:	1:1250
Printed by:	Warren Rees
Printed on:	23 Oct 2024

CORNERSTONE PROJECTS LTD

BT

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Our Ref: Ref shown on map

email: nnhc@openreach.co.uk

Date of issue shown on map

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT:

Prior to commencement of work: for free onsite guidance and accurate up to date location of BT plant please contact our Plant Protection Service by the following methods
Email Dial before you dig CBYD@openreach.co.uk
Visit the website www.openreach.co.uk/cbyd

Thank you for your request of describing the above proposals.

Enclosed are copies of our drawing marked up to show the approximate locations of BT apparatus which is present in the immediate vicinity of your works. It is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works made near to British Telecommunications plc apparatus which may exist at various depths and may deviate from the marked route.

To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of British Telecommunications plc plant. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

In the event of BT apparatus being in the area of works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to the above address, these will be forwarded to the appropriate department for their comments.

Please ensure you quote our reference on any future correspondence.

Yours faithfully,

Openreach Plant Maps Requested

NewSite Office (addresses can be found on the New Developments contact page)

Dear Sir/Madam,

You have downloaded copies of our drawings marked up to show the approximate location of Openreach apparatus, which is present in the immediate vicinity of your works. It is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works made near to Openreach apparatus, which may, exist at various depths and may deviate, from the marked route.

To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of Openreach plant. Please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by your plant. In the event of clearance not being adequate we anticipate that your plant is either resited, or an order is placed with Openreach for rearrangements of its plant. If there are any difficulties with the Map please email cbyd@openreach.co.uk

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Please contact our Network Protection Service by Email on cbyd@openreach.co.uk giving four calendar weeks notice of your commencement date. This will provide you with on-site advice and a check of location for any Openreach apparatus.

Further to this, I hope the following points will assist you at the new development: -

Openreach has a licence obligation to provide service to any end customer requiring a connection. A Developer would not normally be charged for provision of service, our standard connection charges would apply to the end user when orders are placed with the communication provider of choice. However, should a Developer insist on an underground service in an area where Openreach plant is provided overhead, charges may be incurred.

When the Developer has obtained contract and planning permission Openreach would request a 'Clean', scaled Site Layout, Location Map and a covering letter be sent to the relevant newSite Office. We would particularly request that you give details of your programmed site start date and likely first occupancy date where possible. To obtain contact details of the newSite office covering the development area click on the URL below.

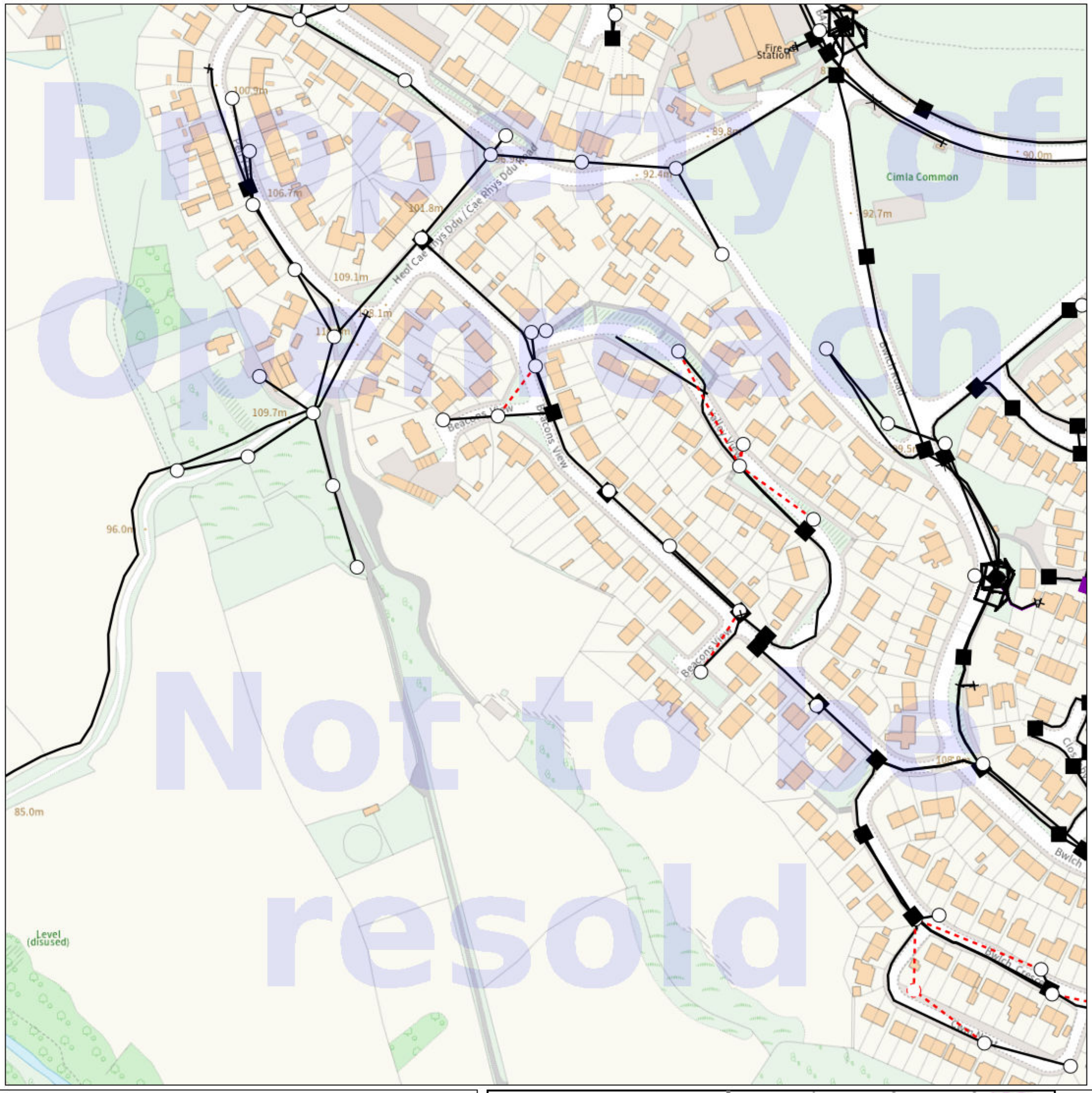
http://www.newdevelopments-openreach.co.uk/ContactUs.aspx

Where a development affects existing Openreach apparatus in the public highway, the cost of any necessary protection or diversionary works must be borne by the Developer. In this case where a budget estimate is required a Site Plan, Location Map and a covering letter should be forwarded to the Repayments Project Office. Please visit www.openreach.co.uk/alterationscontacts for contact details of the Repayments Office covering the development area.

Yours faithfully,

Openreach newSites

Maps on Demand Plant Information Reply



Property of Openreach Not to be resold

IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made newar to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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KEY TO BT SYMBOLS

	Planned	*Live*
PCP		
Pole		
Box		
Manhole		
Cabinet		

Change Of State	+	Hatchings	
Split Coupling	×	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	(K)	Duct	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

	Pending Add	*In Place*	*Pending Remove*	*Not In Use*
Power Cable				
Power Duct				N/A

BT Ref : WQN14199L
Map Reference : (centre) SS7608396034
Easting/Northing : (centre) 276083,196034
Scale : 1:500
Issued : 22/10/2024 14:20:00

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

ELECTRIC

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Our Ref: 35140372 Your Ref: 8398.03

Tuesday, 22 October 2024

Duncan Phillips
91 Market Street
Hoylake
MSY
CH47 5AA

National Grid Electricity Distribution
Mapping Centre
Toll End Road
Tipton
West Midlands
United Kingdom
DY4 0HH
www.nationalgrid.co.uk

Map Response
T 0121 623 9780
Nged.mapresponse
@nationalgrid.co.uk

Dear Duncan Phillips

Thank you for your enquiry dated Tuesday, 22 October 2024

I now enclose a copy of our plan showing existing National Grid Electricity Distribution (NGED) Electricity / National Grid Telecoms (NGT) apparatus in the vicinity of your proposed works. This information is given as a general guide only and its accuracy cannot be guaranteed. Please note that all NGED equipment on site should be assumed to be LIVE until NGED prove otherwise and provide you with confirmation to this effect in writing. Recent additions to our network, or service connections between the main cable and a building or street lamp may not be shown.

Damage to underground cables and contact with overhead lines can cause severe injury or may prove fatal. If you are excavating on site in the vicinity of either NGED Electrical apparatus or NGT Telecoms apparatus you must comply with the requirements of the following:-

Health & Safety Executive guidance HS(G)47, Avoiding Danger from underground services.

Work taking place in the vicinity of our plant is also regulated under the:-

Electricity at Work Regulations 1989, Health and Safety Act 1974, CDM Regulations 2015.

Safe working procedures should be defined and practiced

Please ensure that the use of mechanical excavators in the vicinity of our plant is kept to a minimum. NGT Telecoms ducts contain fibre cables, which are expensive to repair. Therefore, extreme care must be taken whilst working in the vicinity of these ducts, hand digging methods being used to determine their precise position.

If there are overhead lines crossing your site and your proposal involves building works which may infringe the clearance to our overhead system then you should call the relevant general enquiries number (see page 2 of this letter) for advice. Where overhead lines cross your site you must comply with the requirements of Health & Safety Executive guidance as laid down in GS6, Avoidance of Danger from Overhead Electric Lines.

Where diversions to NGED apparatus are needed to allow change to occur on site, the cost of these alterations may be charged to the persons responsible for the works.

If you require advice in connection with your proposals please contact the relevant general enquiries number (see page 2 of this letter)

Following consultation the local NGED team will where necessary prepare detailed proposals and provide a quotation for any necessary alterations and/or development of our equipment on the site.

This information is given as a guide only and its accuracy cannot be guaranteed. This plan is based on data from our Geographic Information System, which is updated every 24 hours to reflect changes to our network. The information contained in this plan reflects the most recent network GIS data, however changes to the network (including network additions and new service

National Grid Electrricity Distribution
South West - 02366894
South Wales - 02366985
East Midlands - 02366923
West Midlands - 03600574

Registered in England and Wales

Registered Office:
Avonbank
Feeder Road
Bristol
BS2 0TB

connections) may not be shown. You are advised to obtain an up to date plan on the date of commencing on-site works.

Yours sincerely
NGED Map Response Team

Contact Us

Emergency or Power Supply issues
In an emergency call 105, 24 hours a day.

General Enquiries
If you have a general enquiry, please contact us using the following information:
Telephone 0800 096 3080
Email nged.info@nationalgrid.co.uk

Mapping Enquiries
If you have an enquiry relating to this letter or the attached map plan, please contact us using the following information:
Telephone 0121 623 9780
Email nged.mapresponse@nationalgrid.co.uk

New Connections
If you require a quotation for a new or increased electricity supply or a cable diversion, please use the General Enquiries information as above or visit:
Website https://www.nationalgrid.co.uk/my-connection/new-connections

Wayleaves
If you have a wayleave or property enquiry use the General Enquiries contact information above.

LinesearchbeforeUdig
If you have an enquiry relating to the use of the LinesearchbeforeUdig website please contact LinesearchbeforeUdig using the following information:

Telephone 0345 437 7365
Email enquiries@lsbud.co.uk
Website www.lsbud.co.uk

Steps to help keep you safe

- **If you are working within 10 metres of our 33kV, 66kV, 132kV underground electricity cables or within 10 meters of an overhead electricity line you should call the relevant General Enquiries for free safety advice.**

  Safety Documents – please download our informative safety documents to help ensure that you, your staff and the public are kept safe whilst working in the vicinity of electricity.
  https://www.nationalgrid.co.uk/customers-and-community/health-safety/public-safety-advice

- **Make sure you have up to date plans** - remember that recent additions to our network or service connections between the main cable and a building or street lamp may not be shown.

- **Look for signs of service cables -** an electricity meter box or nearby streetlamp may give you an indication that service cables are present in your area of work.

- **Non NGED Network -** electricity cables, lines and equipment owned by others may also be present in addition to NGED network. They are unlikely to be shown on our plans.

- **Use a cable locator** - trace electricity cables and mark the position of them using paint or other waterproof marking on the ground.

- **Hand dig trial holes** - to confirm the position of cables in close proximity to your area of your work and use spades and shovels rather than picks, pins or forks.

- **Have an emergency plan** - so that everyone working on site understands what to do in the event of an underground electricity cable being damaged or contact being made with an overhead electricity line.

- **If you are working within 10 meters** of an overhead electricity line then it may be necessary for you to erect warning signs and markers, or height restriction goal posts. Ensure that you comply with the requirements of Health & Safety Executive guidance laid down in GS6, Avoidance of Danger from Overhead Electric Lines.

- **If you are erecting a structure** that could allow anyone standing on it, or its access device (ladder, scaffold, MEWP), to come within 3m of any overhead electric line then **you must inform us**. This is your duty and a legal requirement under the Electricity Safety, Quality & Continuity Regulations 2002.

- **If you cannot work safely** around the underground electricity cable or overhead electricity line, then you may need to get it moved to allow your works to go ahead. Call the general enquiry numbers above for guidance.

- **It is possible that cables or pipes may be embedded in concrete** - electricity cables embedded in concrete MUST be made 'dead' by Western Power Distribution or the cable owner before the concrete is broken out. Alternatively, another safe way of working should be agreed.

- **Cables are sometimes covered by tiles or a marker tape** - these can be concrete, polythene or earthenware and are a useful early warning of the presence of cables; you should avoid disturbing any tiles or tape to expose the cable. Not all cables have these warning indicators.

Overview Map of Worksite

1

2

PDF designed for A3 colour print only with no page scaling

Contact Us

Mapping Enquiries: 0121 623 9780

General Enquiries: 0800 096 3080

Date Requested: 22/10/2024
Job Reference: 35140372
Site Location: 276075 196028
Requested by:
Mr Duncan Phillips
Your Scheme/Reference:
8398.03

Scale: 1:2563 (When plotted at A3)

IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
- Advice should be sought from the National Grid Electricity Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080

Link Box

Site Location
Line/Area

Overhead Line
- PL
- Service
- LV
- HV (11kV)
- HV (33kV)
- HV (66kV)
- HV (132kV)

Underground Cable

National Grid Telecoms

Private Cables

PME Earth

Underground Earth

Pilot Cables

Pole Mounted Transformer

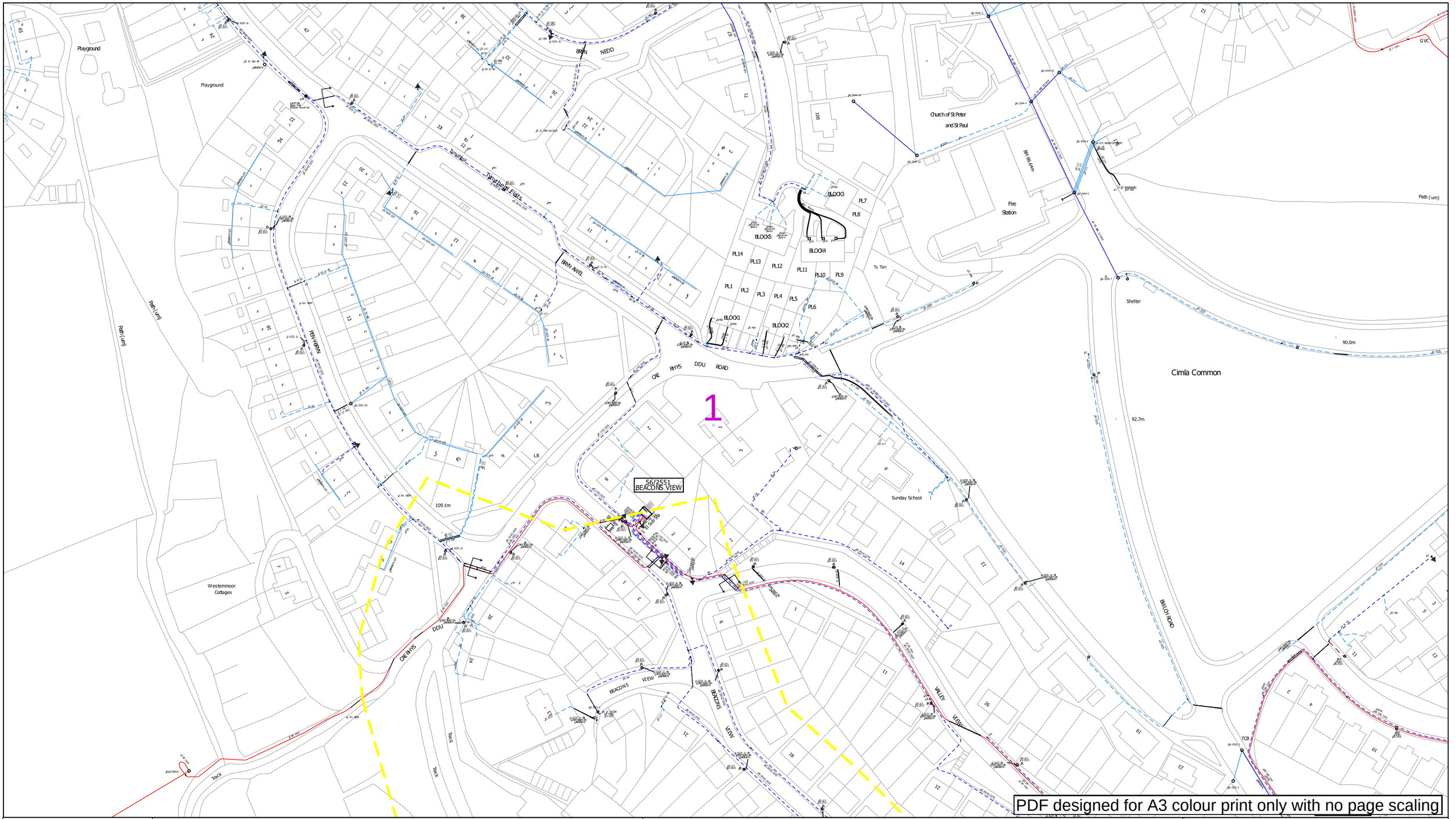
Ground Mounted Transformer

Report damage immediately KEEP EVERYONE AWAY FROM THE AREA
0800 6783 105

nationalgrid Electricity Distribution

Email: NGED.MapResponse@NationalGrid.co.uk

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General Enquiries: 0800 096 3080

Date Requested: 22/10/2024
Job Reference: 35140372
Site Location: 276075 196028
Requested by:
Mr Duncan Phillips
Your Scheme/Reference: 8398.03

Scale: 1:1250 (When plotted at A3)

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0 100m

Link Box

Site Location

Line/Area

Overhead Line

- PL
- Service
- LV
- HV (11kV)
- HV (33kV)
- HV (66kV)
- HV (132kV)

Underground Cable

National Grid Telecoms

S S

Private Cables

PME Earth

Underground Earth

Pilot Cables

P P

Pole Mounted Transformer

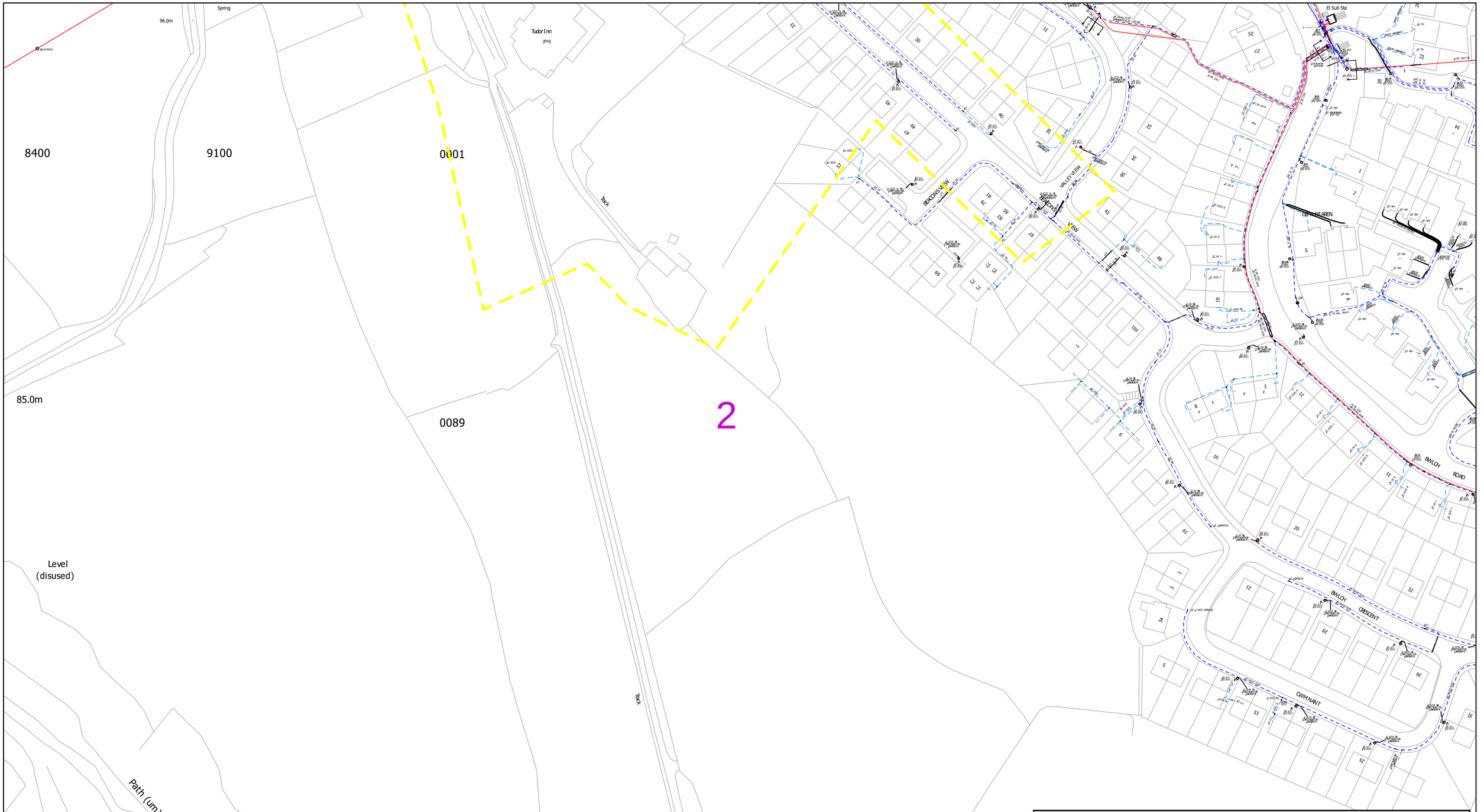
Ground Mounted Transformer

Report damage immediately KEEP EVERYONE AWAY FROM THE AREA
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nationalgrid Electricity Distribution

Email: NGED.MapResponse@NationalGrid.co.uk

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0 100m

Link Box

Site Location Line/Area

Overhead Line
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- HV (11kV)
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Underground Cable

National Grid Telecoms
S S

Private Cables
- PME Earth
- Underground Earth

Pilot Cables
P P

- Pole Mounted Transformer
- Ground Mounted Transformer

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nationalgrid Electricity Distribution

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nationalgrid

Look out, look up!

National Grid Electricity Distribution's guide to the safe use of mechanical plant in the vicinity of electricity overhead lines



nationalgrid.co.uk

The safe use of mechanical plant in the vicinity of electricity overhead lines

Every year in the UK on average, two people are killed and many more are injured when mechanical plant and machinery comes into contact or close proximity to overhead electricity lines.

This booklet has been produced for anyone who uses mobile plant, (such as Hiabs, MEWPs, tipper lorries and trailers, grab lorries, concrete conveyors and excavators) for short duration work and provides general guidance on how to avoid becoming part of these statistics.

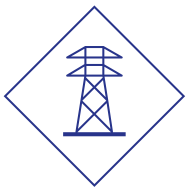
1
Before starting work

Overhead lines have the advantage that they can easily be seen, so before you set up your vehicle or plant always:

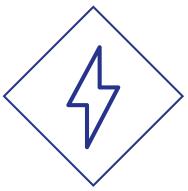
Stop and look up!



If you are working at night, or in conditions of poor visibility, you should use spotlights or a torch to carefully check that there are no overhead lines within your vehicle's reach.



If you are in any doubt about whether the lines in question are power or telephone (this is a very common mistake) – always assume that they are power lines and are live.



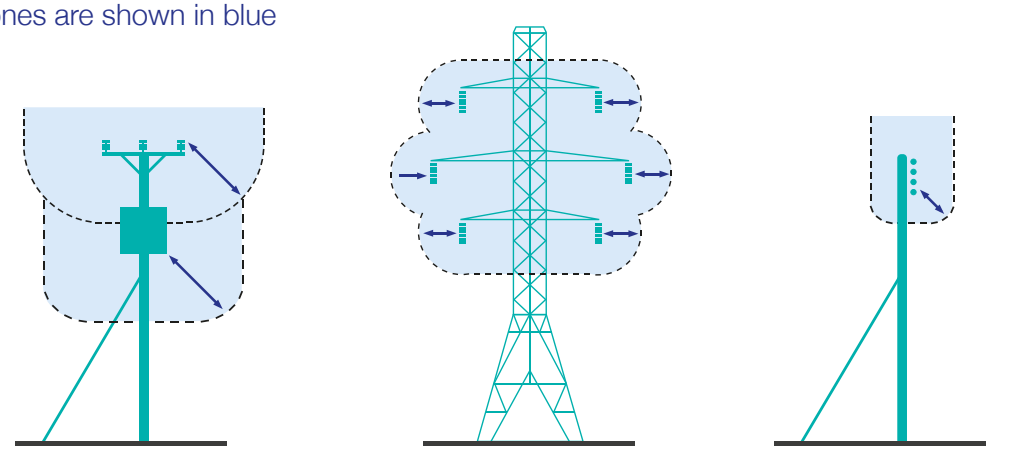
It is not normally practical for electricity companies to shroud high voltage conductors and even when low voltage conductors are shrouded, the shrouding is not designed to protect against contact by mechanical plant – again, always assume the lines are live.

2
Exclusion zones

Overhead power lines are not normally insulated and so any contact can result in serious or fatal injuries. Electricity at high voltages can also jump gaps with no warning whatsoever, so it is also dangerous to let your plant approach too close to a line. The distance that electricity can jump depends on the voltage of the line.

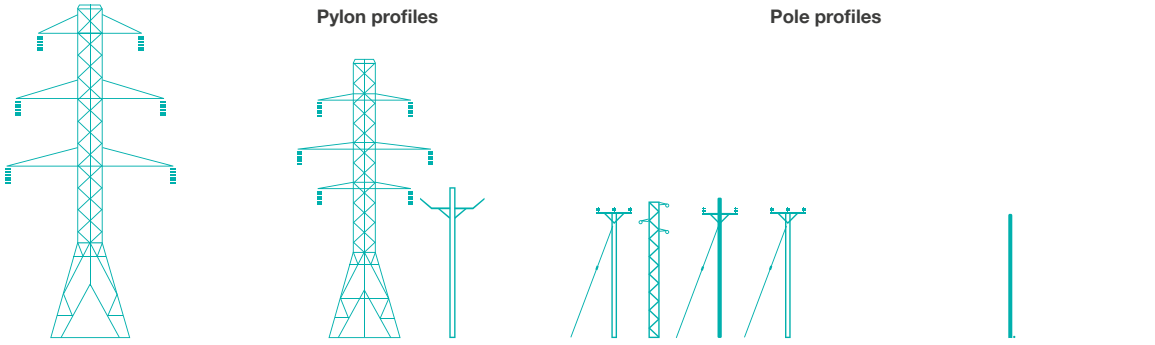
The higher the voltage, the further you must stay away from the line and any other equipment that may be fitted to the pole or pylon. This distance is called the **exclusion zone**. Examples of this are shown highlighted in the diagram below.

Exclusion zones are shown in blue



Exclusion zones for pole with transformer | **Exclusion zone high voltage (HV)** | **Exclusion zone low voltage (LV)**

You must not allow any part of your plant to enter the **exclusion zone**. The diagram below shows typical types of overhead lines and provides a guide to help you assess the line voltage of lines on wooden poles or steel pylons. The minimum **exclusion zone distance** is shown for each example.



275kV or 400kV Exclusion Zone 7m | **132kV Exclusion Zone 6m** | **11kV and 33kV Exclusion Zone 3m** | **LV 230/400V Exclusion Zone 1m**

Please note that these are absolute minimum distances that should under no circumstances be infringed. If you do – it could prove fatal. As well as staying away from the lines or equipment, you should also stay at least 600mm away from any part of poles, pylons and stay wires. Please remember that is for guidance only, and if you are in any doubt, please call us for advice before setting up your plant or starting work.

3
Stand off distances

If there are power lines in the vicinity of your work the best way to make sure you stay out of the **exclusion zone** is to position your vehicle at a **safe stand off distance** so that, even when fully extended, no part of it can accidentally reach inside the **exclusion zone.**

This **safe stand off distance** can be calculated by adding the **exclusion zone** distance for the appropriate voltage of the line to the **maximum operating reach** of your vehicle.

This is shown in the diagram opposite.

If you position your vehicle outside of the **safe stand off distance**, there is no risk of accidental contact with the lines and no danger of electricity jumping from the line to your vehicle.

If you cannot achieve a **safe stand off distance**, consider moving your vehicle to a safer location.

It may make your job a bit more difficult, but if it means you stay away from the **exclusion zone** - it will be safer.

The next best option would be to consider using smaller plant with a **maximum operating reach** that cannot enter the **exclusion zone**.

You may not be able to achieve either of these options, so, as a last resort, if you cannot avoid operating large items of plant in the vicinity of lines, you must make sure that the plant is fitted with restraints to ensure that the **exclusion zone** cannot be entered.

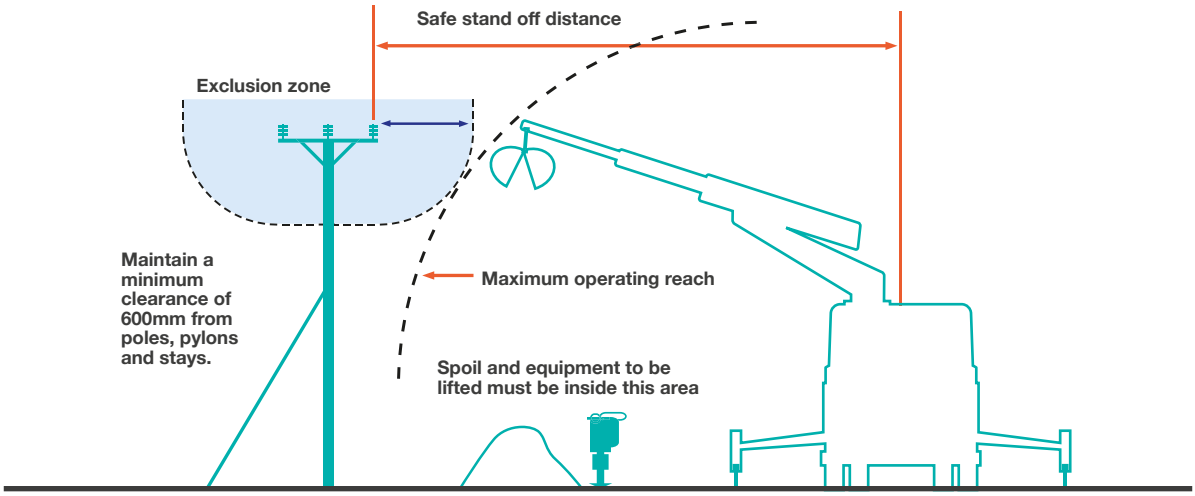
These restraints may be electrical or hydraulic systems fitted to the plant, or mechanical devices such as chains.

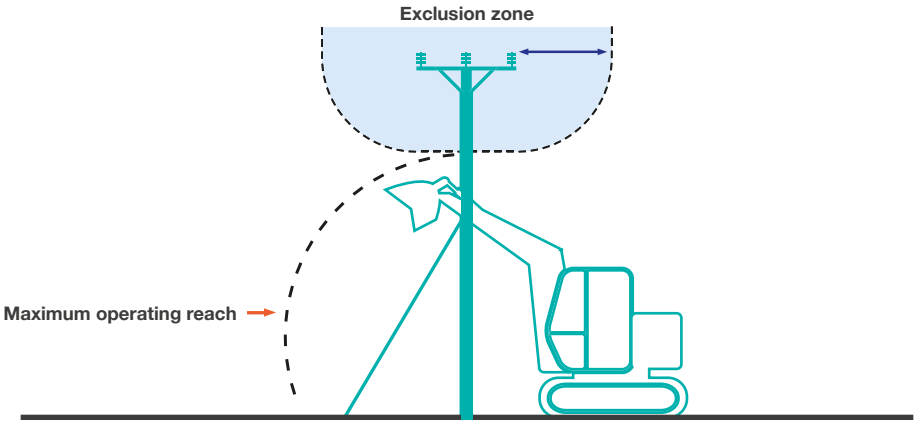
Please seek advice from the plant manufacturer for more information on choices available for your particular item of plant. If you are using a mechanical excavator to dig parallel to the line, it is good practice to position the excavator with the tracks or wheels parallel to the line, so as you move along the excavation the safe stand off distance is easily maintained.

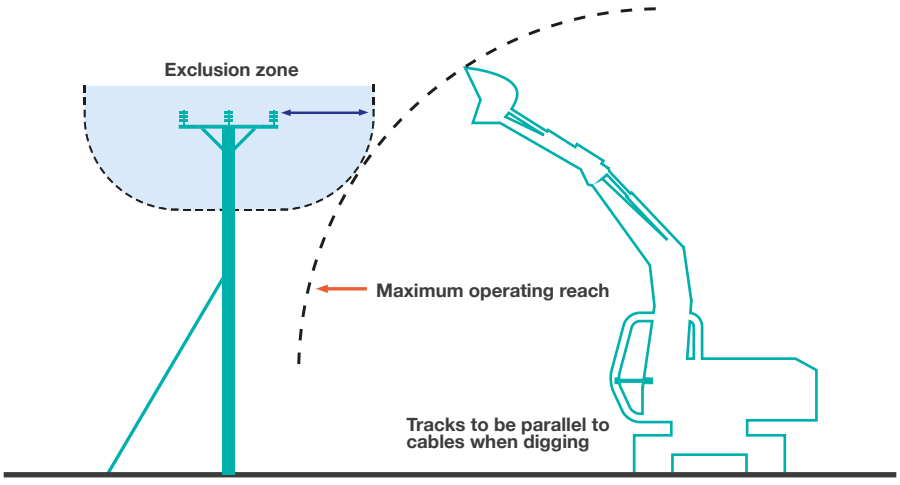
Care must also be taken to avoid non mechanical equipment, (e.g. scaffold poles, ladders and long loads such as lengths of steel or timber) from entering the exclusion zone.

Always maintain at least 600mm clearance from your plant to any of our poles, stay wires or pylons. Any contact with these by your plant could cause the line to break and fall to the ground.




Safe stand off distance
Exclusion zone
Maintain a minimum clearance of 600mm from poles, pylons and stays.
Maximum operating reach
Spoil and equipment to be lifted must be inside this area


Exclusion zone
Maximum operating reach


Exclusion zone
Maximum operating reach
Tracks to be parallel to cables when digging

4
Emergency procedures

If contact is made with an overhead line, you must immediately clear the area and suspend all work within 50m of the damage because the line could still be live, or become live again.

The operator of a machine that is in contact with an overhead line should take the following steps:

If the machine is still operable:

- lower any raised parts that are controlled from the driving position and/or drive the vehicle clear of the line, as long as neither of these actions risk breaking the line or dragging it to the ground.

If the machine is not operable or cannot be driven clear of the line:

- stay in the cab
- contact your site manager or us immediately by radio or mobile phone or as soon as possible by any other method
- instruct everyone outside the vehicle not to approach it
- do not exit the cab until given confirmation by National Grid Electricity Distribution personnel that it is safe to do so.

If the machine is inoperable or cannot be driven free and there is risk of fire or other immediate hazard:

- jump clear of the vehicle, avoiding simultaneous contact with any part of the machine and the ground
- try to land with your feet as close together as possible
- where possible, continue to move away from the vehicle using “bunny hops” with your feet together until at least 15m from the vehicle
- instruct other people in the vicinity not to approach the vehicle
- do not return to the vehicle until given confirmation by National Grid Electricity Distribution personnel that it is safe to do so.

Whatever the circumstances please contact us on our emergency number immediately and tell us what has happened.

Please be ready to provide us with a contact telephone number and an accurate location or set of directions – this will help us in getting our staff to site quickly to minimise any danger and to reduce any disruption to your work.

Our emergency number is:
105 or 0800 6783 105

Please report any damage or contact no matter how minor they may seem to you at the time.

Whilst the damage may not cause a serious problem at the time of contact it could fail later, causing danger to our staff and members of the public, disruption to our customer’s supplies, and – if we trace the damage back to you – a larger repair bill!



5
More information

Proximity Warning Systems (such as Wire Watcher – see wirewatcher.co.uk for information) may be fitted to your vehicle. Never turn these devices off or disable them in any way.

Take note of any warnings these proximity warning systems may provide but do not use the presence of such devices as a reason not to follow the advice provided in this leaflet.

For your information, we are legally obliged to report all contact with our system to the Department of Trade and Industry (DTI), and, if you are an employer, you may be obliged to report incidents involving your staff or contractors to the Health & Safety Executive (HSE). Even if no one is hurt, you could still find yourself being prosecuted for causing a dangerous occurrence.

6
Further reading

For advice related to signing and guarding at longer term work sites please also refer to National Grid Electricity Distribution booklet “Avoidance of Danger from Electricity Overhead Lines and Underground Cables”. More detailed information is also published in the following documents available from the HSE.

GS6 – Avoidance of Danger from Overhead Lines.

HS(G) 47 – Avoiding Danger from Underground Services.

Along with Forestry Industry Safety Accord (FISA) publication **FISA 804 - Electricity at Work: Forestry.**



If you require more site-specific information relating to our equipment at your location please contact us on the relevant **general enquiries number:**

0800 096 3080

Finally... please, always remember that electricity overhead lines can be very dangerous – **the general rule is stay away and stay safe!**

National Grid Electricity Distribution plc
Avonbank
Feeder Road
Bristol BS2 0TB
United Kingdom

nationalgrid.co.uk

September 2022. BLU26470/PR

nationalgrid

Avoidance of danger from electricity overhead lines and underground cables

National Grid Electricity Distribution's information to manage safety whilst working in the vicinity of our equipment.

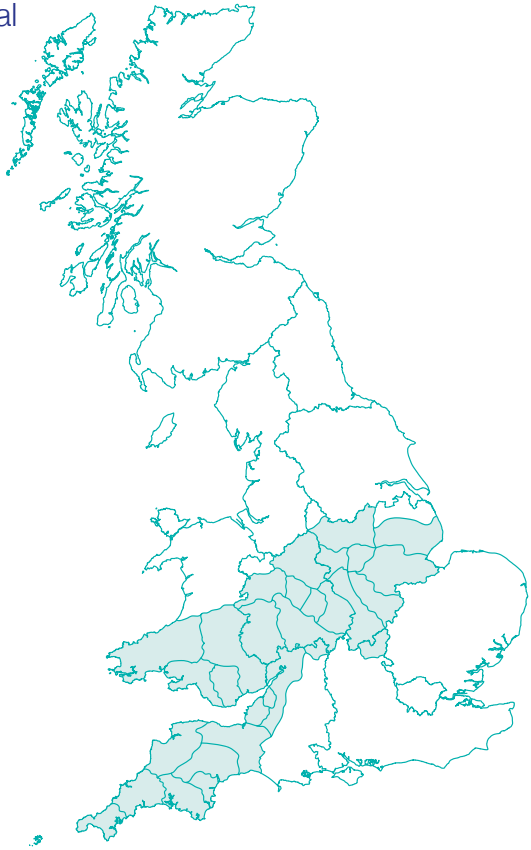


CALL 105

nationalgrid.co.uk

Avoidance of danger from electricity overhead lines and underground cables

Every year in the UK on average, two people are killed and many more are injured when mechanical plant and machinery comes into contact or close proximity to overhead electricity lines.



Although electric shock is the first thing that people associate with coming into contact with our network, those who have witnessed the effects of damage to our system are shocked by the amount of heat, light and noise that are the result of an electrical flashover.

In the Midlands, South West and South Wales, National Grid Electricity Distribution (NGED) have had to attend to incidents where people have accidentally made contact with one of our live electricity overhead lines or damaged an underground cable and became seriously injured.

A significant number of these accidents occurred whilst people were working in the vicinity of overhead and underground electrical apparatus and this booklet has been produced to provide general guidance on how you and your employees can avoid becoming one of these statistics.

Planning your work

It makes sense to consider your safety while in the vicinity of our equipment as early in your planning process as possible.

One of the first things you should do whenever you are planning your work is to check whether there is any of our equipment in the immediate vicinity. You should do this whether your work is taking place on public (e.g. highways and footpaths) or on private land.

Companies and organisations can request plans through LSBUD (Linesearch BeforeUdig) **lsbud.co.uk** – this site provides the same high quality plans and service that the NGED Webmap system has provided in the past, with the significant added benefit of searching over 40 other asset owners from a single query, including underground and overhead electricity networks, gas, high pressure fuel, water and fibre optic networks.

(Please note: not all asset owners are represented by LSBUD, and enquiries should also be made independently to all other relevant organisations).

This service allows you to request plans online and receive an information pack back via email within minutes.

Domestic/private customers should request plans using the phone number, email or postal address shown at the bottom of this section.

For instance, take a good look around your site to see if there are any visible overhead lines.

You should also bear in mind that we have a very extensive network of underground cables, and we are always happy to supply a plan from our Map Response Team who can be contacted via the following;

Tel:
0121 623 9780

Email:
nged.mapresponse@nationalgrid.co.uk

It is always safer to assume that there are underground cables present in the ground until you have proven otherwise.

An online mapping service is available at: **nationalgrid.co.uk/our-network/check-before-you-dig-location-of-our-cables-and-equipment**

Working in the vicinity of underground cables

Having obtained copies of our network maps, it is important to recognise that in most cases there will be no surface indication of the presence of underground cables.





We therefore advise that you take the following actions:

- make sure that you have up-to-date copies of our cable record plans on site - not back in the office
- don't assume that these plans are to scale if they have been faxed or copied
- make sure that a competent person using a Cable Avoidance Tool (CAT) locates all of the cables shown on these plans
- mark the locations of cables on the ground surface with waterproof road paint or other permanent marker
- always assume that our cables are live unless we have informed you, in writing, otherwise
- by hand, dig trial holes to locate the exact position of all cables. Always use an insulated spade or shovel – never use a pick, fork or power tool – push the spade or shovel into the ground applying foot pressure
- look out for ducts, marker tape or tiles but do not rely on these. Even if a cable route was originally laid in a duct or with a marker tape, these may have been removed during other excavations at a later date along with all or part of the cable route
- brief all people working in the vicinity of the presence and location of all underground cables.

Under no circumstances should you attempt to work on, or interfere with, any of our underground cables

The only people qualified to work on this equipment are our operatives; who have been specifically trained and are authorised in writing to do so.

Please also be aware that:

- cable record plans are not guaranteed to be completely accurate. Kerb lines, roads and buildings may have been moved or altered since the cables were laid
- cables should ordinarily be at least 450mm deep, but don't assume this to be the case where you are working – ground levels could have changed
- not all service cables are shown on record plans, so look for cables running down poles and bear in mind that all buildings, street lights and street furniture are likely to have cables running to them. Cables feeding street furniture may be relatively shallow near to the furniture
- cables do not run in straight lines. They often "snake" through the ground avoiding surface and buried obstacles that may not be visible to you
- cables are flexible and can change direction and depth abruptly – for this reason never use mechanical excavators within 0.5m of any underground electricity cable even if you have located it with trial holes
- **no attempt should be made to break out concrete surrounding a cable. Please contact us immediately on our general enquiries number and we will discuss the options for safe working which may include making the cable dead or you moving your work site if possible. If we need to make the cable dead we may need to provide our customers with two weeks notice of the power interruption**
- our cables and joints are not designed to act as steps or to be left unsupported. If you remove support from any cable, you will need to support it using temporary hangers at not more than 0.5m intervals.
- when backfilling, please consolidate the ground under the cables, cover the cable with soil free of stones or with stone dust and replace any cable marker tiles, ducts and tape.





If you damage an underground cable

You must immediately clear the area of personnel because the cable could still be live, or become live again.

If a machine is still in contact with the cable, instruct the driver to jump clear of the vehicle, avoiding simultaneous contact with any part of the machine and the ground. Try to land with your feet as close together as possible.

Where possible, continue to move away from the vehicle using “bunny hops” with your feet together until at least 15m from the vehicle.

Please contact us on our emergency number immediately and tell us what has happened. Please be ready to provide us with a contact telephone number and an accurate location or set of directions – this will help us in getting our staff to site quickly to minimise any danger and lessen the disruption to your work.

Incident locations can be hard to describe. Using the free What3Words app will enable us to quickly and easily identify where the incident has taken place across our network.

CALL 105

Please report any damage to a cable, however superficial it might seem. The cable may not fail at the time of damage, but it could fail later, causing danger to our staff and other contractors, disruption to our customers’ supplies, and also – if we trace the damage back to you – a large repair bill.

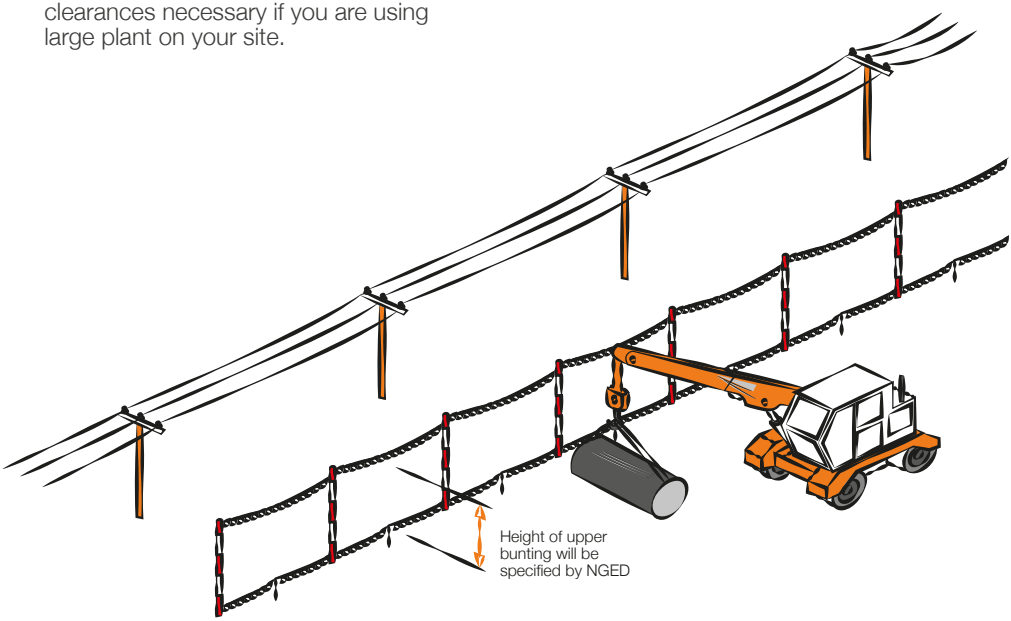
Working in the vicinity of overhead lines

Under no circumstances should you attempt to work on, or interfere with any of our overhead line equipment or service wires.

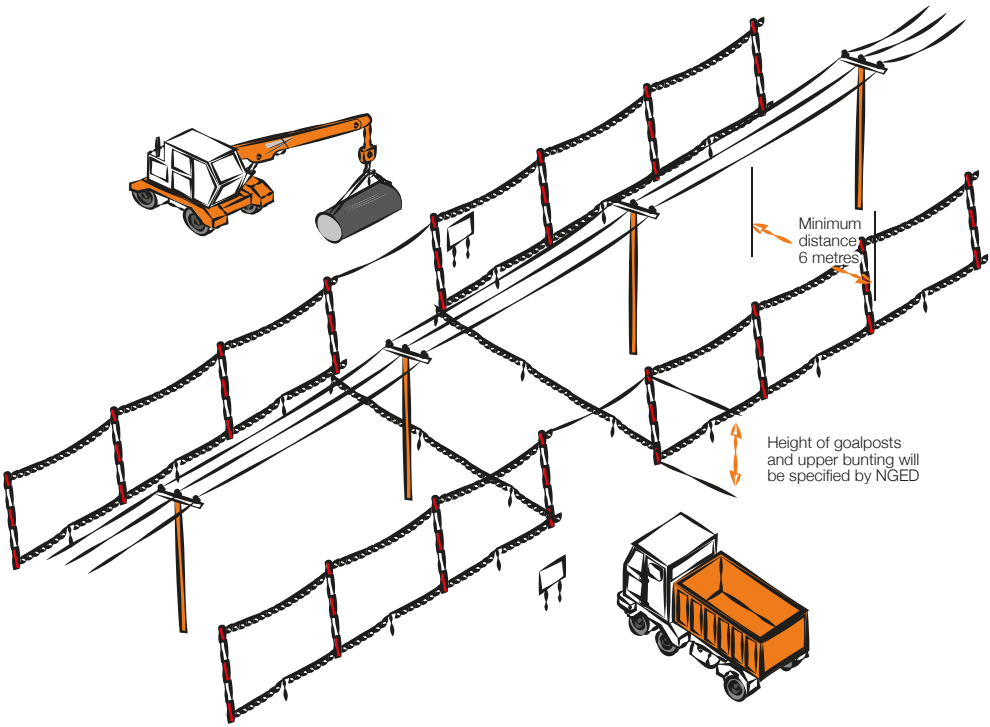
The only people qualified to work on this equipment are our operatives; who have been specifically trained and are authorised in writing to do so. Overhead lines have the advantage that, unlike underground cables, they can easily be seen.

- Always assume that our overhead lines are live unless we have informed you otherwise in writing.
- We will be able to advise you about the type and voltage of the overhead lines in question and provide you with information about the clearances that you must adhere to during your work. Please ring our regional general enquiries number for further advice.
- In some circumstances, we may be able to temporarily shroud low voltage overhead lines and services running to buildings if you need to work in the vicinity e.g. for scaffolding erection, fascia repairs and painting work on domestic properties. We don't normally charge for the shrouding of overhead lines, but please give us as much notice as possible.
- If you think that you will be working close to our overhead lines and they need shrouding – please don't start work until we have agreed what needs to be done and all safety precautions are in place.
- If you are in any doubt about whether the overhead lines in question are power or telephone (this is a very common mistake) – please ask us.
- Please note that it is not technically possible to shroud high voltage lines, so if you cannot avoid working near to our high voltage lines, contact us and we will be happy to meet with you to discus safe alternatives.

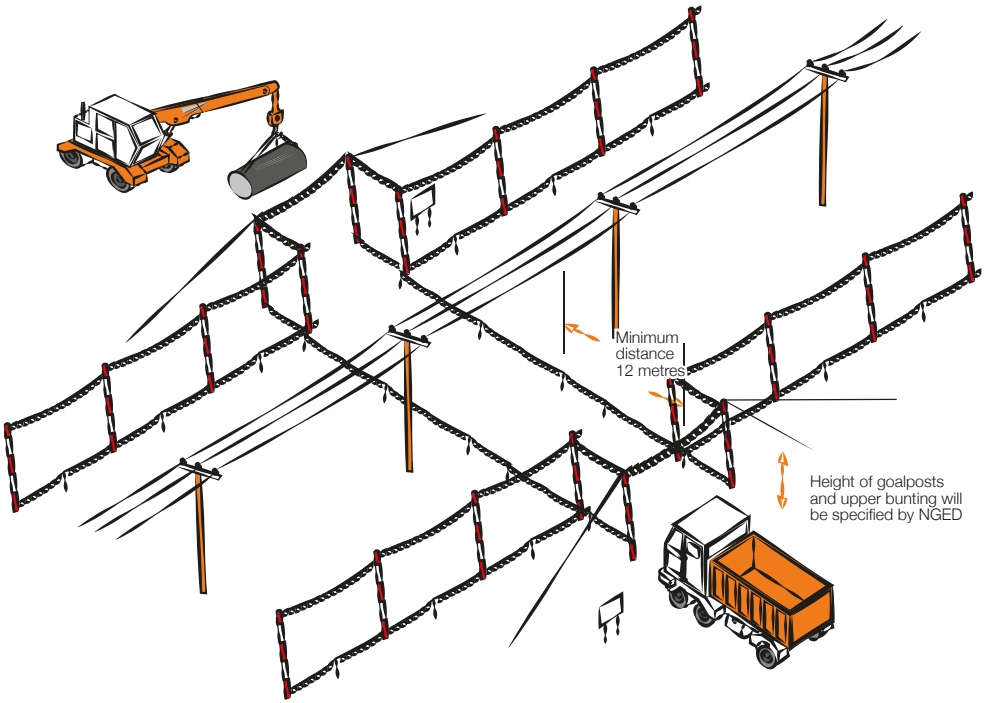
- If it is decided that work can go ahead in the vicinity of our overhead lines but there is a risk of you infringing the safety clearances from the overhead lines, you have a responsibility to erect safety barriers to segregate your works from the area around the overhead lines. The detailed requirements for these barriers are provided in the HSE document GS6 'Avoidance of Danger from Overhead Lines'. As a summary they should consist of:
  - red and white coloured posts erected at 6m intervals, with coloured bunting stretched between their tops, supplemented by low level bunting erected at 1m above ground level, supported at 3m intervals on red and white coloured posts. This is shown below.
- We are able to advise you on the height of the barriers and any additional clearances necessary if you are using large plant on your site.
- Any bunting, ropes and lanyards used should be made from an insulating material.
- These barriers should be erected parallel to the overhead line at a minimum distance of 6m horizontally from the outermost conductor of the overhead line.
- The supports may be supported by rubble or concrete filled barrels or buried directly in the ground.
- Danger notices should be fixed to all of your high level supports.
- The ground enclosed within these barriers is best regarded as "dead ground" in which all foot and vehicular traffic is forbidden, in all circumstances, for the duration of your work.



- Where it is necessary for foot and vehicular traffic to pass under the line, you will need to form a marked access way between the barriers as shown below.
- This access way should comprise of bunting erected 1m above ground, supplemented by high level “goal-posts” erected at either end.
- The goal post cross bars should be rigid, made of insulating material and positioned in a location and at a height specified by us.
- The access route should be as narrow as possible and should not normally exceed 10m in width.
- If it is necessary to make the access route wider than this, you may find it impractical to use rigid cross bars, so you may use a tensioned rope and bunting instead. If you use rope and bunting as a cross bar, you should move the entrance to the access route out to a minimum distance of 12m from the outermost conductor of the line. This is to allow for any stretching of the rope if pulled by your plant.



- If you decide to use steel wire rope to support the barrier, this must be effectively connected to earth at both ends.
- You should also install Danger Notices at all probable directions of approach and clearly display the cross bar height.
- Whatever measures you take, you should ensure that everyone working in the vicinity of overhead lines is briefed about the risks and what safety measures are in place. Do not permit anyone to carry long objects, especially scaffold poles, ladders and irrigation pipes in the vicinity of overhead lines.
- If you are working at night, or in conditions or poor visibility, you should ensure the area is well lit and that the overhead lines are clearly visible.
- You should ensure that all shrouding, barriers and signs are regularly inspected and maintained so that they remain effective.
- Overhead lines are not normally insulated and electricity at high voltages may jump, so a dangerous situation can arise just from a close approach.
- Cranes and excavators working near overhead lines are at increased risk because of the possibility of the jib/arm slewing or being raised into the overhead line, or the load swinging into the overhead line. You may therefore also need to fit plant and vehicles with restricting chains etc. to physically restrain their operation – we can advise on this if you wish.
- If you are planning to carry out tree cutting or arboriculture work in the vicinity of our overhead lines, you need to be aware that this is a complex, high risk activity and we recommend that you employ a competent tree surgeon, who complies with all of the requirements of Forestry industry Safety Accord (FISA) publication FISA 804 - Electricity at work: Forestry.



If contact is made with an overhead line

You must immediately clear the area and suspend all work within 50m of the damage because the line could still be live, or become live again. The operator of a machine that is in contact with an overhead line should:

- **If the machine is still operable and the operator is still in the cab:**
  - provided that you do not risk breaking the overhead line or dragging it to the ground, immediately lower the raised parts of the machine using only the controls in the cab and/or drive the vehicle clear of the overhead line
  - contact us immediately on our emergency number so that we can check the overhead lines
  - instruct other people in the vicinity not to approach the vehicle.
- **If the machine is not operable, cannot be driven clear of the overhead line or there is a risk that doing so will break the line or drag it to the ground:**
  - stay in the cab
  - contact your site manager or us immediately on our emergency number by radio or mobile phone or as soon as possible by any other method
  - instruct everyone outside the vehicle not to approach it
  - do not exit the cab until given confirmation by wpd personnel that it is safe to do so.
- **If the machine is inoperable or cannot be driven free and there is risk of fire or other immediate hazard:**
  - jump clear of the vehicle, avoiding simultaneous contact with any part of the machine and the ground
  - try to land with your feet as close together as possible
  - where possible, continue to move away from the vehicle jumping with both feet together until at least 15m from the vehicle. Instruct other people in the vicinity not to approach the vehicle. Contact us immediately on our emergency number
  - do not return to the vehicle until given confirmation by wpd personnel that it is safe to do so.

Whatever the circumstances please contact us on our emergency number immediately and tell us what has happened. Please be ready to provide us with a contact telephone number and an accurate location or set of directions – this will help us in getting our staff to site quickly to minimise any danger and lessen any disruption to your work.

CALL 105

Please report any damage or contact no matter how minor they may seem to you at the time. The damage may not cause a serious problem at the time of damage, but it could fail later, causing danger to our staff and members of the public, disruption to our customers' supplies, and – if we trace the damage back to you – a large repair bill.

More information

For your information, we are legally obliged to report all contact with our system to the Health and Safety Executive (HSE), and, if you are an employer, you may be obliged to report incidents involving your staff or contractors to the HSE.

Even if no one is hurt, you could be prosecuted for failing to report such an incident.

More detailed general information on this subject is available in the following publications from the HSE:

- HSG(47) – Avoiding Danger from Underground Services
- GS6 – Avoidance of Danger from Overhead Lines
- along with Forestry Industry Safety Accord (FISA) publication FISA 804 – Electricity at Work: Forestry

If you require more site-specific information relating to our equipment at your location please contact us on our general enquiry number:

Our general enquiry number is:
0800 096 3080

Finally

Please, always remember that electricity cables and overhead lines can be very dangerous – the general rule is **stay away and stay safe.**

National Grid Electricity Distribution plc
Avonbank
Feeder Road
Bristol BS2 0TB
United Kingdom

nationalgrid.co.uk

September 2022. BLU26501/PR

CORNERSTONE PROJECTS LTD

THIRD PARTY SEARCHES

91 Market Street Hoylake Wirral CH47 5AA
Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Enquiry Confirmation

LSBUD Ref: 35140372

Date of enquiry: 22/10/2024
Time of enquiry: 14:04

Enquirer

Name	Mr Duncan Phillips	Phone	01516325142
Company	Cornerstone Projects	Mobile	Not Supplied
Address	91 Market Street Hoylake MSY CH47 5AA		
Email	searches@cornerstoneprojects.co.uk		

Enquiry Details

Enquiry type	Initial Enquiry
Work category	Development Projects
Work type	Commercial/industrial
Work type buffer*	75 metres
Start date	23/10/2024
End date	23/10/2024
Scheme/Reference	8398.03
Search location	XY= 276083, 196034
Confirmed location	276075 196028
Site size	33245 metres square
Site Contact Name	Not Supplied
Site Phone No.	Not Supplied
Description of Works	

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)

Do not proceed until all Members listed below have confirmed that your works can continue.

Asset Owner	Phone/Email	Emergency Only	Status
National Grid Electricity Distribution	08000963080	08006783105	Await response
Wales and West Utilities	02920278912	0800111999	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

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Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/linesearchbeforeudig-support) for further guidance.
This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.
Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LinesearchbeforeUdig (LSBUD) accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.
Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

List of not affected LSBUD members
(LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

AllPoints Fibre	Angus Energy	AWE Pipeline
B & D Energy Limited	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
Box Broadband	BP Exploration Operating Company Limited	BPA
Cadent Gas	Cambridge Water	Cambridgeshire County Council Climate Change and Energy Services
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
CNG Services Ltd	Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd
D.S.Smith	Diamond Transmission Corporation	DIO (MOD Live Pipelines)
Drax Power Limited	EDF Energy Renewables Ltd	EET Fuels
EirGrid	Eleclink Limited	Electricity North West Limited
Energy Assets Networks	ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited
EP Langage Limited	ESB CCGT Power station (Carrington Gas Pipeline)	ESP Utilities Group
Esso Petroleum Company Limited	euNetworks Fiber UK Ltd	EXA Infrastructure
Exolum Pipeline System	Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited
G.Network Communication Ltd c/o JSM Group Ltd	Gamma	Gas Networks Ireland (UK)
Gateshead Energy Company	Gigaclear Ltd	Greenlink Interconnector Ltd
Harbour Energy	Heathrow Airport LTD	Humbly Grove Energy
IGas Energy	INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)
INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)
Kensa Utilities	Last Mile	Liverpool City Region Connect
Mainline Pipelines Limited	Manchester Jetline Limited	Manx Cable Company
Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited	MUA Group Limited
National Gas Transmission	National Grid Electricity Transmission	National Grid Ventures
Neos Networks	Northern Gas Networks Limited	Northumbrian Water Group
NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd	NYnet Ltd
Ogi	Oikos Storage Limited	Ørsted
Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Portsmouth Water	Premier Transmission Ltd (SNIP)
Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)
SABIC UK Petrochemicals	SAS Utility Services Ltd	Scottish and Southern Electricity Networks
Scottish Power Generation	Seabank Power Ltd	SES Water
SGN	Shell	Shell NOP

Enquiry Confirmation
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South Staffs Water	SP Energy Networks	Spring Fibre Limited
Squire Energy Networks	SSE Generation Ltd	SSE Transmission
SSE Utility Solutions Limited	Storengy	Tata Communications (c/o JSM Construction Ltd)
TfL – London Underground HV Cables (Road Side Cables)	toob Limited	Total (Colnbrook) c/o Penspen
Total Finaline Pipelines	Transmission Capital	Trojan Energy Limited
UK Power Networks	Uniper UK Ltd	University of Cambridge Granta Backbone Network
Vattenfall	Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd
Voneus Limited	VPI Power Limited	Welsh Power
West of Duddon Sands Transmission Ltd	West Sussex OpenNetwork (Cooperative National Infrastructure)	Westminster City Council
Winnington CHP Ltd	Zayo Group UK Ltd c/o JSM Group Ltd	

Non-LSBUD members (Asset owners not registered on LSBUD)
(The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding.
Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.)

Asset Owner	Preferred contact method	Phone	Status
Bring Energy	nrswa@bringenergy.com	0800 130 3600	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Dwr Cymru Welsh Water	https://contact.dwrcymru.com/en	0800 917 2652	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lumen Technologies	plantenquiries@ocugroup.com	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Neath Port Talbot (Highways)	streetworks@npt.gov.uk	01639686868	Not Notified
Sota	sota.plantenquiries@ocugroup.com		Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

Disclaimer
Please refer to LSBUD's Terms of Use for full terms of use available at www.lsbud.co.uk
The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LSBUD will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LSBUD, including but not exclusively those set out above. Therefore, LSBUD cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LSBUD and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

QUALITY CHECK

Checked and issued by:	J Jackson
Name:	Jacob Jackson
Date:	23/10/24
Plans are valid until:	21/01/25
Unless noted otherwise plans are valid for three months from date of issue - please note the date shown above is approximate. After the above date please contact us to arrange a refreshed utility search pack at www.cornerstoneprojects.co.uk Please refer to www.cornerstoneprojects.co.uk/terms.html for full Terms and Conditions.	

Cornerstone Projects Ltd is a UK wide desktop underground utility search expert:

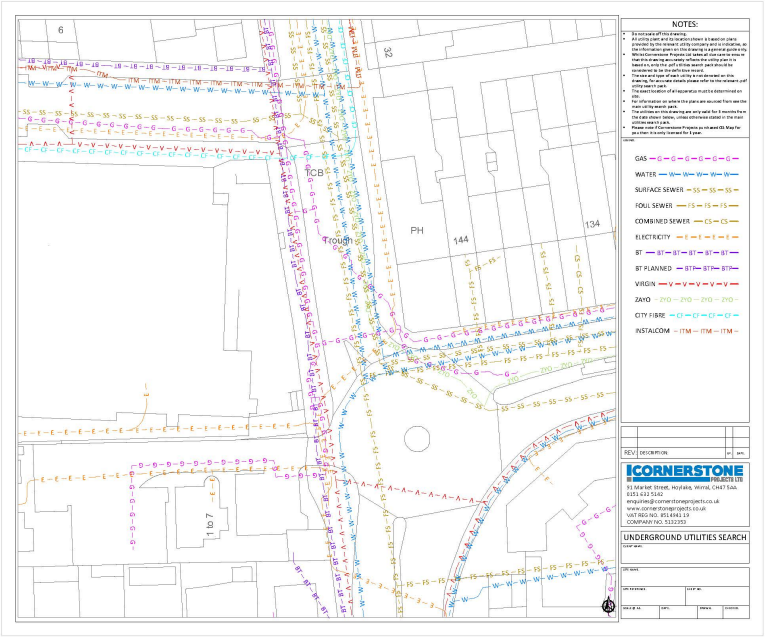
- Market leading pricing and response times
- Comprehensive utility database
- 20 Years plus experience
- Over 94,000 completed searches
- Over 7,000 registered businesses
- Searches to PAS 128 survey level D
- ISO9001 certified company

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Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Want an easier way to interpret your utility search results?

Searching through your utility results can be time consuming and complex. Here at Cornerstone, we have the ability to produce one consolidated drawing which will allow you to view all your results on a single plan. Moreover, as the utilities are drawn in separate layers, you will also be able to turn different layers on and off to allow you to focus on individual utilities.



We can produce your consolidated drawing in .dwg (CAD) format from £60.00 + VAT.
We can also convert this into a Smart .PDF starting from £35.00 + VAT.

Call us on 0151 632 5142 or **email** enquiries@cornerstoneprojects.co.uk for a quote for this site. Please provide your site name/reference.

Planning work near overhead lines? We can now help obtain the overhead heights (GS6 guidance) from the utility provider from as little as £23.50 per crossing. Find out more here

Need help with administering road opening licences, capacity checks or gaining quotes from the utility companies for connecting or diverting services?

Section 50 /Road Opening Licence – We will complete the application required to obtain the Section 50 and/or road opening licence on your behalf – our fee is from as little as £150.00+VAT plus Council charges.

Capacity check – We will complete an application to determine whether a utility has sufficient capacity for your proposed development and if not, what budget costs would be required to reinforce the network – our fee is from as little as £150.00+VAT per utility plus disbursements.

New Connections/Disconnections/Diversions – We will complete the administration required to obtain quotes from the utilities to connect/disconnect/divert from as little as £150.00+VAT per utility, plus disbursements

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GENERAL GEOTECHNICAL CONSTRUCTION ADVICE

1. The locations of all buried services should be accurately determined prior to detailed design in order that zones of influence, easements, diversions etc. can be considered. Care should be undertaken that any field drains encountered are carefully and satisfactorily blocked to prevent water seeping through the drains and into any excavations.

2. A site strip should be undertaken with all surface vegetation and topsoil either stockpiled for future re-use or disposed at a suitable licensed facility. In particular, all areas of Japanese Knotweed should be excavated and disposed in accordance with published guidelines.

3. All areas of hardstandings or old foundations, basements or other substructures should be broken out and either processed for re-use on site or disposed of at a suitable licensed landfill facility.

4. For all spread foundation options, formations should be cleaned, and subsequently inspected by a suitably qualified engineer prior to placing concrete. Should any soft, compressible or otherwise unsuitable materials be encountered they should be removed and replaced by lean mix concrete or suitable compacted granular material. A blinding layer of concrete should be placed after excavation and inspection in order to protect the formation against softening and disturbance.

5. Generally, all foundations should be placed wholly within the same material type, unless specific geotechnical inspection and assessment has been undertaken.

6. The location of the exploratory holes undertaken as part of this report should be accurately surveyed in order that their precise location is known and that appropriate precautions can be taken when building over or near to these locations.

7. Appropriate precautions should be adopted to prevent the disturbance of foundations or services by roots associated with trees or hedges where shallow foundations are considered within the influence zone of such trees and hedges. Any such roots should be removed from foundation excavations and the foundations located below such disturbance strata. Where the natural soil bounded by the foundations could increase in volume greater than that outside the foundations (e.g. where a shallow foundation is sited over a previous tree or severed major roots) a compressible material / loose backfill should be placed on the faces of the footing.

8. Where the distance from foundations to existing trees/hedgerows is less than twice the foundation depth, as determined by NHBC Practice Note 3 (1985), a compressible material or loose backfill shall be placed on the outside of the foundation to absorb potential forces.

GENERAL NOTES

1. Earth Science Partnership (ESP) believes that providing information about limitations is essential to help clients identify and therefore manage their risks. These risks can be mitigated through further investigation or research, but they cannot be eliminated. This report may not be used for any purpose other than that for which it was commissioned.

2. This report includes available factual data for the site as obtained only from the sources described in the text. The data are related to the site on the basis of the site location and boundary information provided by the client. The findings and opinions conveyed in this assessment are based on the information obtained from a variety of sources as detailed in the report, which ESP believe are reliable. Nevertheless, ESP cannot and does not guarantee the authenticity or reliability of the information it has relied on. It is possible that the assessment failed to indicate the existence of further sources of information on the site. Assuming such sources do exist, their information could not have been considered in the formulation of the opinions and findings in this report. It should be recognised that different conditions on site may have existed between and subsequent to the various map surveys.

3. In preparing this report it has been assumed that all past and present occupants of the site have provided all relevant and other information, especially relating to known or potential hazards. This report is not required to identify insufficiencies or mistakes in the information provided by the user/owner or from any other source, but has sought to compensate for these where obvious in the light of other information.

4. Reports are normally prepared and written in the context of a stated purpose, and should not, therefore be used in a different context. Furthermore, new information, improved practices and legislation may necessitate an alteration to the report in whole or in part after its submission.

5. The opinions presented in this report are based on the findings derived from a site inspection, investigations and a review of historical and other records. The report details any indicators that may suggest that hazardous substances exist at the site at levels likely to warrant mitigation. Not finding such indicators does not mean that hazardous substances do not exist at the site. The most recent site inspection was undertaken as detailed within the report. Circumstances on sites are subject to change and certain indicators of the presence of hazardous substances that may have been latent at the time of this inspection may subsequently have become observable.

6. The work carried out for the assessment can only investigate a small portion of the subsurface conditions. Certain indicators or evidence of hazardous substances may have been outside the limited portion of the subsurface investigated, latent at the time of the work or only partially intercepted by the works, and thus their full significance could not be appreciated. In this regard, groundwater levels are particularly susceptible to variation and it should be noted that groundwater levels are subject to diurnal, seasonal, and climatic changes and are solely dependent on the time the ground investigation was carried out and the weather before and during the investigation.

7. Accordingly, it is possible that the assessment failed to indicate the presence or significance of hazardous substances. Assuming such substances exist, their presence could not have been considered in the formulation of the report's findings and opinions. The conclusions resulting from this study and contained in this report are not necessarily indicative of future conditions or operating practices at or adjacent to the site. Where differing ground conditions or suspect materials are encountered during future site works, additional specialist advice should be sought to assess whether the new information will materially affect the recommendations currently provided herein and whether further consideration is required. Any limiting factors should be assessed by an appropriately qualified specialist.

8. The assessment was prepared for the sole internal use and reliance of the Client. The report shall not be relied upon by or transferred to other parties without the express written authorisation of the Earth Science Partnership. If an unauthorised party comes into possession of the report, they rely on it at their peril and the authors owe them no duty of care and skill.

9. The copyright in this report and other plans and documents prepared by the ESP is owned by them and no such report, plan or document may be reproduced, published or adapted without their consent. Complete copies of this report may, however, be made and distributed by the Client as an expedient in dealing with matters related to its commission.