Neal Hunter
Rhodos Properties (No22) Ltd
101 New Cavendish Street
1st Floor South
London
United Kingdom
W1W 6XH

Date: 03 August 2026
Ref: S1188-4515

Dear Neal,

Re: Gellinudd Care Home - Remediation Completion Assessment

On behalf of Rhodos Properties (No22) Ltd, T&P Regeneration Limited (T&P) is pleased to provide this Remediation Completion Assessment which summarises the remedial works completed with respect to the residential redevelopment of the above site.

Background and Context

The site is approximately centred on National Grid Reference 273660, 204316. The nearest postcode is SA8 3DX. A site location plan is included within Appendix A.

Information presented to T&P Regeneration Ltd (T&P) indicates that the proposed development is intended to comprise the construction of 16No residential flats and a number of communal living spaces with associated areas of communal soft landscaping with hard landscaped access and parking. A proposed layout drawing is included within Appendix A.

Previous Reports

Relevant reports pertaining to the site are listed in Table 1. Pertinent information is summarised in this letter where appropriate. However, reference should be made to these reports directly for further detail.

Table 1 Summary of Previous Reports

Date	Title	Reference	Author
June 2024	Gellinudd Care Home, Swansea Ground investigation Report	P1188/CC-1206	T & P Regen
May 2026	Gellinudd Care Home, Gellinudd Remediation Strategy (Issue 2)	P1188/CS-1272	T & P Regen

A ground investigation was completed by T&P in 2024. Underlying geology was found to be clay, gravel and sandstone of the Swansea Member beneath surface topsoil or tarmacadam. Made ground was present across the site, comprising surface sandy gravel. Associated laboratory testing found all tested contaminants in the made ground and other materials were found to be below the adopted human health and phytotoxic screening levels. However, made ground was found to include numerous anthropogenic materials such as concrete, brick, plastic and asphalt and therefore unlikely to provide a favourable growth medium for future planting.

Remedial action was recommended to comprise excavation of soils to a minimum 150mm below finish level or the top of the natural soils, whichever was least, to provide a more favourable growth medium. Levels were to be reinstated to reflect engineering requirements utilising either chemically and physically suitable imported topsoil or using on-site reworked topsoil following riddling of anthropogenic materials.

Objectives

The purpose of this letter is to demonstrate that the remedial objectives defined within the Remediation Strategy have been met, in support of discharge of relevant planning and NHBC conditions.

Summary of activities

Verification activities have been undertaken in accordance with the requirements set out within Section 6.1 of the Remediation Strategy.

Plot Inspection

In accordance with the Remediation Strategy, visual inspections were undertaken on 30th July 2026 in 3No areas of soft landscaping. Inspection findings are presented in Table 2.

Table 2 Summary of Hand Pit Inspections

Pit ID	Inspection Location	Soils Encountered	
		Description	Depth (mbgl)
HP101	Public open space area in north of site.	Dark brown slightly sandy slightly gravelly CLAY. (Topsoil)	0.00 – 0.20
		Firm brown slightly gravelly CLAY.	0.20 – 0.30
HP102	Public open space area in northeast of site.	Dark brown slightly sandy slightly gravelly CLAY. (Topsoil)	0.00 – 0.17
		Brown clayey GRAVEL.	0.17 – 0.20
HP103	Public open space area in southeast of site.	Dark brown slightly sandy slightly gravelly CLAY. (Topsoil)	0.00 – 0.20
		Brown clayey GRAVEL.	0.20 – 0.23

Topsoil within areas of the site assessed as suitable for re-use based on previous ground investigation data was stripped and stockpiled as part of enabling works prior to construction. The stockpiled soil was riddled to remove anthropogenic materials and an appropriate texture for re-use was achieved. Following the end of construction, the processed soils were reinstated in areas of the site intended for use as public open spaces.

As summarised in Table 2, a minimum 150mm topsoil capping layer was verified within each of the inspection locations. No significant anthropogenic inclusions were noted, confirming completion of the above topsoil riddling process.

A plan showing the inspection locations is included in Appendix A and photographs are included in Appendix B.

Conclusions and Recommendations

Soil remediation within the public open spaces has been undertaken by the Rhodos Properties (No22) Ltd in general accordance with the Remediation Strategy. It is therefore considered that the work completed in the public open spaces is appropriate and that an acceptable growth medium has been achieved.

It is recommended that this document forms part of future property sales documentation and any groundworks/landscaping maintenance agreements. Should you have any queries, please feel free to get in touch.

Yours sincerely,

Sean Early

For T&P Regen

Appendix A – Drawings
Appendix B – Photographs

Appendix A - Drawings

Site Boundary

Base Map
Company: Bing Maps Autodesk Licence
DWG Title: -
DWG Number: -
Date: -

Drawn	Checked	Amendment	Date	Rev.
-	-	-	-	-

Client: Rhodos Properties (No 22) Ltd

Project: Gellinudd Care Home, Gellinudd

Title: Site Location Plan

T&P Regen
Unit 5, Septimus, Hawkfield Buisness Park, Bristol, BS14 0BN
Tel: 0117 927 7756
Email:Info@TP-regen.co.uk

Scale	Date	Drawn by	Check by	Rev.	Drawing No.
1:1250@A4	06/08/25	DA	IJ	-	P1188-01-001

0 50 100 1:1250 m

PLANTING SCHEDULE

Trees			
Number	Species	Girth	Specification
1	Acer campestre	14-16cm	RB :Extra Heavy Standard
1	Acer platanoides 'Emerald Queen'	14-16cm	RB :Extra Heavy Standard
1	Alnus cordata	14-16cm	RB :Extra Heavy Standard
2	Betula pendula	14-16cm	RB :Extra Heavy Standard
1	Prunus avium	14-16cm	RB :Extra Heavy Standard
1	Prunus padus	14-16cm	RB :Extra Heavy Standard
2	Sorbus aucuparia	14-16cm	RB :Extra Heavy Standard
Total :9			

Shrubs					
Number	Species	Height	Pot Size	Specification	Density
32	Bergenia cordifolia	20-30cm	3L	C	4/m²
31	Choisya ternata 'White Dazzler'	40-60cm	5L	C	4/m²
57	Geranium macrorrhizum 'ingwersen's variety'	30-40cm	3L	C	4/m²
40	Hebe buxifolia	30-40cm	3L	C	4/m²
32	Hebe rakaiensis	30-40cm	3L	C	4/m²
9	Hydrangea arborescens 'Annabelle'	40-60cm	5L	C	3/m²
32	Lonicera pileata 'Maygreen'	40-60cm	3L	C	4/m²
34	Potentilla fruticosa	40-60cm	3L	C	3/m²
62	Viburnum davidii	40-60cm	3L	C	4/m²
Total :329					

Native Hedge				
Number	Species	Height	Specification	Percentage Contribution
28	Acer campestre	60-80cm	B	10%
28	Corylus avellana	60-80cm	B	10%
110	Crataegus monogyna	40-60cm	B	40%
14	Ilex aquifolium	40-60cm	B	5%
42	Prunus spinosa	40-60cm	B	15%
28	Rosa canina	60-80cm	B	10%
28	Sambucus nigra	60-80cm	B	10%
Total :278				

Rain Garden Mix 3						
Number	Species	Height	Pot Size	Specification	Density	Percentage Contribution
22	Ajuga reptans	20-30cm	2L	C	6/m²	25%
5	Allium schoenoprasum		2L	C	6/m²	5%
12	Juncus effusus	30-40cm	3L	C	4/m²	20%
9	Osmunda regalis		3L	C	4/m²	15%
11	Polystichum setiferum		3L	C	3/m²	25%
6	Rudbeckia fulgida		3L	C	4/m²	10%
Total :65						

Hedge planting to be established in double staggered rows, 300mm between rows, plants equally spaced with 6no plants per linear metre.
Rain Garden plants to be established in single species groups of between 7 and 11.

LEGEND

- T4 — Existing surveyed trees to be retained and protected in accordance with BS 5837:2012 as required and in accordance with the Arboricultural Report.
- Existing trees to be removed as part of the development.
- Existing groups of trees / vegetation / hedges to be retained and protected in accordance with BS 5837:2012.
- Existing groups of trees / vegetation / hedges to be removed as part of the development.
- Proposed tree planting. Refer to schedule for details.
- Proposed hedge planting. Refer to schedule for details.
- Proposed shrub planting to include pollinators. Refer to schedule for details.
- Ex — Existing grassed areas to be retained / protected / made good as required.
- 22 — Proposed amenity grassed areas to be seeded with 'A22 Low Maintenance' by Germinal or similar on min.150mm topsoil on min. 300mm subsoil as per specification. Sown at the recommended rate of 50g/m2.

Notes about birds breeding season and tree removal:
It is recommended that vegetation which needs to be removed is done prior to the bird breeding season. [1st March to 31st August]. If this is not possible within this period, the vegetation removal should be carried out under the supervision of an Ecologist.

If birds are found to be breeding in the vegetation which needs to be removed then vegetation removal in the area surrounding the nest must be delayed until the eggs have hatched and the young birds have left the nest.

TREE REPLACEMENT STRATEGY:

The existing trees to be removed are all noted in the tree report as either Category C or Category U. Whilst the majority of those being removed are Category U, it is acknowledged that they currently contribute positively to amenity and ecology and an adequate level of mitigation is required.

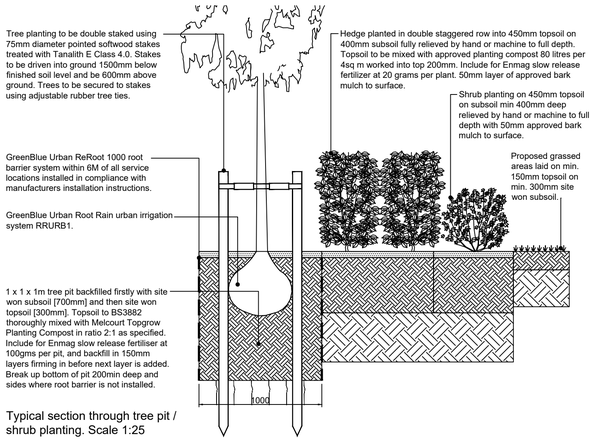
Due to the site containing a large number of existing mature trees, there is very little suitable space for replacement trees. Therefore, the replacement strategy includes an appropriate number of trees, planted in suitable locations where there is sufficient space to allow the trees to develop to their full potential.

In addition to the replacement tree planting, a new mixed native hedge is proposed along the south west boundary. This will provide a broad range of native tree and shrub species, a food source and nesting opportunities for birds.

Finally, the inclusion of new shrub planting to building edges and in rain gardens, including plants known to benefit wildlife, further enhances site ecology and biodiversity.

TABLE OF REPLACEMENT TREES

T6	Cat U poor Goat Willow to be removed.	Replace with 3no trees as space allows.
T16	Cat C young Beech to be removed.	Replace with 2no trees in same location.
T26	Cat U dying Ash to be removed.	Replace with 1no tree in nearby location.
T28	Cat U dying Ash to be removed.	Replace with 1no tree in nearby location.
G32	Cat U dying Ash group to be removed.	Replace with 1no tree in nearby location.
T34	Cat U suppressed Birch to be removed.	Replace with 1no tree in nearby location.



Typical section through tree pit / shrub planting. Scale 1:25

Planting Specification

All work and materials shall be in accordance with current British Standards components and to Code of Practice.

SITE CLEARANCE

a - Remove general builders rubble, litter and any stones greater than 75mm in size from the areas to be planted. Such materials are to be collected and taken to the Contractors tip or disposed of on site as directed.

EARTHWORKS
Planting Areas

a - Approved topsoil, both site won and imported, shall be led onto site and spread evenly on the approved formation to give a finished depth of 150mm for grassed areas, 450mm for shrub planted areas and 1000mm depth for tree pits. All topsoil to be placed on a minimum of 300mm depth of subsoil.
b - Finished levels of topsoil in grassed areas to be 25mm above adjoining paving. Finished level of topsoil in shrub beds to be 50mm lower than adjacent edge to allow placing of bark mulch.
c - Supply and spread approved fertiliser such as SAI Enmag or similar standard at the rate of 70g/m to be worked into top 200mm.

CULTIVATIONS AND PLANTING
Planting Areas

a - Shrub beds shall be cultivated prior to planting to produce a medium tilth and all weeds, stones and other debris arising from this work are to be collected and removed from site.
b - Spread approved tree and shrub planting compost over the planting beds at a rate of 20 litres/m² and work into the top 200mm.
c - Shrubs to be sited in locations, numbers and densities shown in the planting schedule and on the soft landscape drawings. Shrubs to be placed to achieve an even spacing and matching of shapes. All shrubs are to be planted at the depth at which they have previously been growing, allowing for soil settlement after planting.
d - Surfaces of shrub planting areas shall be left clean and neat with a raked surface between the planting during and on completion of planting.
e - Immediately after planting all containerised plants shall be watered with 5 litres of water per plant.
f - All grass edges to be cut vertically with an edging iron to a depth of 100mm. Resultant edges to be clean and straight or an even smooth radius. Edges to be left neat and tidy with ground on shrub side meeting cut face at an even gradient. All cuttings to be removed from site.
g - A 50mm layer of matured conifer bark to be spread over planting areas and tops of tree pits, at least 75% of which shall exceed 60mm particle size and shall contain a minimum of wood particles, the bark is to be pest, disease and weed free.

Tree Planting - Planting Pits

a - Excavate tree pits as follows:-
Standard / Feathered trees -1000 x 1000 x 1000mm
Semi-Mature trees - 1500 x 1500 x 1000
b - Loosen base to a further depth of 200mm and scarify sides. Dispose of unsuitable excavated material off site to approved tip.
c - Trees to be double staked with stakes positioned parallel to the adjacent kerb line or paving. Tree stakes to be pressure treated, minimum diameter 65mm and pointed at one end. Stakes to be driven into the pit before planting to a minimum depth of 300mm below the base of the pit:-
d - Trees to be planted in pit to a depth and orientation related to the original growing position in the nursery and backfilled with the excavated topsoil mixed with approved tree and shrub planting compost in the following amounts:-

Feathered trees	-	60 litres/tree
Standard trees	-	95 litres/tree
Heavy standard trees	-	120 litres/tree
Semi-mature trees	-	150 litres/tree

e - Trees to be tied to the supporting stakes with adjustable reinforced rubber tree ties with solid rubber spacers, positioned at an approved point suitable to the habit of the tree.
f - Proposed trees within 3m distance from buildings or services, or within 2.5m of roads/parking areas are to have root barriers installed.
g - Water to be applied to all trees and transplants on the same day as planting:-

Feathered trees	-	36 litres/tree
Standard trees	-	36 litres/tree
Heavy Standard trees	-	42 litres/tree
Extra Heavy standard	-	48 litres/tree

Grass Seeding

a - Areas for seeding to have topsoil depths of min. 150mm apart from wildflower areas where seed should be sown directly onto subsoil.
b - One month prior to sowing, areas shall be harrowed to a depth of 100mm followed by chain harrowing to a depth of 50mm to produce a fine tilth. Finished surfaces to be rolled with a Cambridge roller.
c - All weeds, stones and other debris arising from this work shall be collected and removed from site to the Contractors tip.
d - All grassed and broad-leaved plants which emerge between cultivations and seeding shall only be treated with an approved translocated herbicide before sowing.

Minor Grading

a - Finished levels of amenity grass areas to be 25mm above adjoining paving or kerbs. Levels to be arranged to give gentle falls for drainage purposes.
b - New areas to be married in to adjoining soiled areas.

Final Cultivations

a - The surface for seeding should be 25mm deep and free from weeds and stones.

Sowing
Grass Seed Mixes

a - Germinal Seeds Ref: 'A22 Low Maintenance' sown at recommended rate of 50g/m², or similar approved.

Procedure

a - The Contractor shall purchase fresh grass seed each season throughout the contract period. The grass seed shall be made up of certified seeds under EEC regulations. The seed shall have a certified germination of not less than 10% and a certificate of purity of not less than 90%. Total weed seed and other crop seeds content shall not be more than 15. Seeds shall be obtained at least 21 days before sowing.

b - The Contractor shall be required to submit certificates for all deliveries of grass seed stating the seed source, mixture percentage, percentage purity and germination period. All seed shall be delivered in original sealed bags.
c - Amenity grass seed mixes are to be sown onto a minimum of 150mm depth of topsoil on min. 300mm subsoil.
d - After sowing, all amenity grass areas are to be consolidated using an approved type ringed roller.
e - Sowing shall be carried out in suitable weather conditions in transverse directions. After sowing, ground to be lightly raked and all stones over 12mm gauge shall be removed.

Turfed Areas

a - Ensure soil below is prepared correctly, level and lightly watered before laying the turf. Each row of turf should be laid so that joints are offset by min 300mm. Start laying along a straight side in a row butt jointing the ends tightly together.
b - Do not stretch the turf, always push the turf into a joint. Avoid gaps, but if they do occur fill them in with a light soil/sand mixture. Ensure complete contact between the soil and the underside of the turf and if necessary use a flat board or head of a rake to lightly firm down the turf.
c - Immediately after laying, start watering. Ensure that the new turf is never short of water. Water repeatedly for at least two weeks and/or until the turf is well established. Once established, weekly watering during dry periods should be adequate. First cut to be undertaken once grass sward is long enough to cut.

Grass Subsidence/Damage

a - Any subsidence of seeded or turfed areas below the specified levels shall be made good and re-seeded. These works shall be rectified a the Contractor's expense.
b - The Contractor shall make good any damage caused by work personnel, plant or material whilst carrying out and maintaining the work on site

Watering

a - Contractor shall be entirely responsible for all watering necessitated by dry weather and it shall be undertaken by stationary rotary sprays.

Completion

a - Grass areas shall be accepted as having reached practical completion only when germination has proved satisfactory and healthy weed free swards have been established.

MAINTENANCE

General

a - The Contractor shall be responsible for the maintenance of the planting and grassed areas for a 12 month period following the completion of the works and will be responsible for any defects due to faulty materials, including plant failures, or workmanship during this time.
b - The Contractor shall carry out maintenance work at suitable intervals and in suitable weather conditions.
c - 48 hours notice in writing shall be given before commencement of any maintenance operations. Failure to do so will result in non payment for any supposed work carried out.

Defects Liability Period

a - Any trees, shrubs and grass found to be defective or missing for any reason before practical completion shall be replaced by the Contractor entirely at his own expense.
b - Thereafter any failures within 12 months of the date of practical completion shall also be replaced to the original specification by the Contractor entirely at his own expense, in the next planting season.
c - Thereafter any failures within the next 4 years shall also be replaced to the original specification in accordance with the planning conditions.

Weed Control

a - Keep shrub beds and areas around trees free from annual and perennial weeds by hand weeding. All arisings to be removed from site. Allow 7 no. visits per year.
b - Apply translocated herbicide to shrub beds using weed wiper. Allow 3 visits a year with dead weed growth removed after each visit.

Mulch

a - Bark mulch to be reinstated to original depths at the end of each growing season. Allow 1 no. visit per year.

Watering

a - All planting shall be watered with a low pressure hose during dry spells, within the first year of growth only, at the following rates:-

Feathered/standard trees	-	36 litres/tree/visit
Heavy standard trees	-	42 litres/tree/visit
Semi-mature trees	-	48 litres/tree/visit
Shrubs	-	5 litres/plant/visit

Fertiliser

a - At the end of the establishment period, 30gms of slow release fertiliser to be applied around each plant. Allow 1 no. visit at end of Year 2

Grass Cutting

a - Areas sown with amenity mix:
16no. visits between April and October. Grass areas to be cut to a height of c.40mm. NB: in drought conditions adjust cutting heights to c.60mm. In very wet conditions, all operations involving grass cutting shall cease until conditions allow operations to continue without damaging the surfacing, levels and contours of the ground. Allow for sweeping clean of all paths and roads of grass cuttings at each mowing
c. IN ALL CASES all arisings are to be removed from site.

Firming In

a - All plants and tree stakes loosened by planting operations, wind or frost shall be firmed in. Allow 1 no. visit per year.

Litter Collection

a - Whole site to be kept in a clean and tidy condition throughout the establishment period. Litter to be removed from site. Allow 20 no. visits per year.

REV.	DESCRIPTION.	DATE.	REV.	DESCRIPTION.	DATE.	REV.	DESCRIPTION.	DATE.
A	Amended to reflect changes to site layout. LH/DP	25.11.24						
B	Amendments to rain gardens following SAB comments. LH/DP	30.07.25						
C	Amended to reflect latest site layout. LH/DP	05.01.26						

IMPORTANT CDM / H&S NOTE
The designers would draw the readers attention to key residual construction health and safety hazards that have not been eliminated from the designs shown on the drawings by the design process. These hazards are identified below:
Working on or adjacent to the public highway.
Working adjacent to waterbodies during storm conditions.

Any construction personnel including operatives intending to construct the designs shown on this drawing should ensure that they have been thoroughly briefed by the principle contractor on all health and safety matters and have sight of:
1. The full designers and contractors hazard risk assessments and risk registers.
2. The developed construction phase health and safety plan.
3. The contractors construction method statements.

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PROJECT
Gellinudd, Pontardawe

DRAWING TITLE
Soft Landscape Proposals

DRAWING No.	SCALE (A1)	DATE	DRAWN	CHKD
1235.01 Rev C	1:200	Oct/24	LH	DP

Note: Do not scale this drawing. Use figured dimensions in all cases. Check all dimensions on site. Report any discrepancies to dp landscape architecture before proceeding. This document is copyright and must not be used, amended or reproduced in any form without written consent from dp landscape architecture ltd.

Site Boundary

Verified Public Open Space

Inspection Hand Pit Locations
(HP101 - HP103)

Base Map
Company: - DP Landscape Architure
DWG Title: - Soft Landscape Proposals
DWG Number: - 1235.01 Rev C
Date: - October 24

Drawn	Checked	Amendment	Date	Rev.
-	-		-	-

Client: Rhodos Properties (No 22) Ltd

Project: Gellinudd Care Home, Gellinudd

Title: Verification Plan (VPOS)

Scale	Date	Drawn by	Check by	Rev.	Drawing No.
Sbars@A3	04/08/26	DA	JH	-	P1188-01-004

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Appendix B - Photographs

PLATE 01 – HP01 Inspection Location

PLATE 02 – HP02 Inspection Location

PLATE 03 – HP03 Inspection Location

PLATE 04 – Site Overview

PLATE 05 – Site Overview

PLATE 06 – Site Overview

PLATE 07 – Site Overview

PLATE 08 – Site Overview