

REVIEW OF PHASE 1 DESK STUDY

**Unit 1 & 2, Day's Park, Neath
Abbey Road, SA10 7BR**

Day's Rental

SO-26-051

Solmek Ltd

12 Yarm Road
Stockton-on-Tees
TS18 3NA
Tel: 01642 607083

www.solmek.com

info@solmek.com

Introduction

Solmek have been requested by ARC Building and Project Management Ltd on behalf of Day's Rental, to undertake a review of a Phase 1 Desktop Study in connection to of a site at Day's Park, Neath Abbey Road, Neath Abbey, SA10 7BR completed by Spectrum Geo Services.

Site Description

The National Grid Reference for the centre of the site is approximately 274300, 197530. It is understood that the site is already developed with two industrial units with parking surrounding both units with both units having undertaken refurbishment of their interior. At this stage Solmek have not been made aware of any future development proposals on the site.

Review of Desktop Study

Site History

Review Site History - Spectrum Geo Services Report

The Desk Top Study reports the site as undeveloped until c.1950 to c.1951 when a factory to the south of the site is recorded crossing into the site. With nothing else recorded until c.1987 to c.2003 when a garage is recorded onsite.

Surrounding the site the earliest map (c.1876 to c.1879) record a road which is now the A474 running west to east along the northern boundary of the site with a lodge gate house to Court Herbert on the other side of the road. The Swansea railway line ran to the south of the site. To the west, in Neath Abbey was the Neath Abbey Colliery.

The surrounding area doesn't change until c.1950 to c.1951 when to the southeast, a printing works had been constructed. The clothing factory extends to the south. By c.1964 to c.1965 the printing works have changed to a Window Factory. Further east is an Omnibus Depot. A pond has been constructed to the west of the western boundary c.1968. A warehouse has been built to the east (c.1987 to c.2003)

Solmek Site History

The earliest historical map (c.1876 to c.1877) recorded the site as undeveloped agricultural land with a stream that runs along the western edge of the site forming a municipal boundary for the Borough of Neath which is culverted below a road which is running east to west along the northern boundary of the site with the lodge gatehouse is recorded c.60m to the north of the site, Court Herbert c.180m and a quarry c.240m are recorded to the northwest of the site. To the south the railway lines are recorded c.50m from the site with the Towing Path c.150m from the site. Neath Abbey Colliery is recorded c.250m to the west of the site with multiple railway lines running through it.

By c.1899 the quarry c.240 to the northwest of the site is recorded as old quarry likely having stopped operation.

The maps for c.1918 to c.1919 record Neath Abbey Colliery having changed to Court Herbert Colliery and having expanded towards the site being just c.130m to the west of the site.

Then by c.1935 to c.1940 Court Herbert Colliery has ceased operation with the railway lines throughout having been removed with refuse heaps recorded across the former colliery.

The site is recorded (c.1951 to 1952) to having a clothing factory in the southern portion of the site. The printing works it recorded c.20m to the southwest of the site. On the site of the former colliery a concrete works is recorded c.230m from the site.

By c.1964 to c.1965 the site remains unchanged however the concrete works to the west of the site is expanded, an Omnibus depot is recorded c.90m to east. A sewage tank is recorded c.100m to the southwest.

The historic maps (c.1968 to c.1970) record a large pond is recorded c.20m to the west of the site with another pond c.180m to the west. The pond c.20m to the west is no longer recorded by c.1972. The printing works is converted to a window frame factory and expanded southwards.

Then in c.1987 historic maps record a garage on site. The land where the pond was c.20m from the site now has a large roundabout recorded across the area.

By c.1993 the clothing factory in the southern portion of the site is no longer recorded.

The historic maps (c.2000) record the southern portion of the site as being a carpark associated with the garage onsite, and a warehouse is recorded c.20m to the south of the site. The concrete works to the west is no longer recorded and a large supermarket is recorded in its place.

Present day (c.2026) the site is currently comprises an industrial unit with associated parking surrounding them. The depot is now a builder's merchants, and the window frame works is now a derelict brown site. The old quarry to the northwest and part of the colliery appear to have been left and vegetation has taken over both areas.

Anticipated Ground Conditions

Review of Ground Conditions - Spectrum Geo Services Report

The following excerpt was taken straight from the Spectrum Geo Services Phase 1 Desktop Study from sections 3.2, 4.4 and 4.7;

According to the Geo and Enviro Insight report, the site and surrounding land does not contain made ground, however given the surrounding development, it is likely that some thickness of made ground may be present.

Information published by the British Geological Survey (BGS) suggests the site to be underlain by a sequence comprising; Glaciofluvial Sheet Deposits, Devensian - Sand and gravel. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period. Swansea Member - Sandstone. Sedimentary bedrock formed between 309.5 and 308 million years ago during the Carboniferous period.

The solid geology is that of Coal Measures Cyclothems, dipping approximately 10degrees north. The Swansea 4ft seam outcrops to the north off the site, with what is likely to be the Loughor Little outcropping to the south, beneath the site area.

Review of Ground Conditions – Solmek Comments

The British Geological Survey GeoIndex Onshore Viewer contradict the original report and record the site to be underlain by Landscaped ground which is an area where the land surface (natural or artificial) has been extensively remodelled, but where it is impracticable or impossible to delineate separate zones of Made ground, Worked Ground or Disturbed Ground which suggests that made ground could be significantly thicker than originally suggested.

Underlying the Landscaped ground is Glaciofluvial sheet deposits which comprise sand and gravel which matches up with the report however this is then underlain by Sand, Silt and Clay Tidal Flat Deposits. Historical Boreholes within c.60m of the site boundary (SS79NW80 & SS79NW80) record superficial deposits to a depth of c.22m. Additionally Boreholes (SS79NW112) which are at similar elevation to the site along the A465 either side of the Tenant Canal Towpath record superficial deposits to a depth of at least c.50m bgl which could potential relate to the site.

The solid Geology below the site is recorded to be the Swansea Member Sandstone which is a Green-grey Pennant Sandstone with thin mudstone, siltstone and seatearth interbed with mainly thin coals.

Coal Mining

Review of Coal Mining - Spectrum Geo Services Report

Coal measures are known to underlie the site, the principal ground gasses associated with the Coal Measures are methane (CH₄) hydrogen sulphide (H₂S) and carbon dioxide (CO₂). All of these gases are considered detrimental to human health. Methane is potentially explosive in particular concentrations while H₂S and CO₂ are considered to be asphyxiants. CON29M states that there are no recorded incidents within the boundary. There are potential workings between 50 and 180m depth.

Review of Coal Mining – Solmek Comments

The site is within a Coal Mining Affected Area as defined by the Mining Remediation Authority (formerly the Coal Authority), as a result a coal mining search report was required to assess the risks posed by historic and possible future coal mining to any current or future developments on the site.

The Consultants Coal Mining Report conducted by The Coal Authority dated 20th May 2026 is Appended to the report.

The mining report highlights that the site is situated in an area where three seams have been worked below the site. The shallowest seam is recorded as Unnamed last worked 1900 at a depth of 51m with an extraction thickness of 1.2m. This coal seam likely relates to the Swansea Five Foot coal seam and with superficial deposits to a potential depth of at least c.50m bgl it is unlikely there is sufficient rock coverage above the workings.

Mine Plans (21902523) Courtherbert (Neath Abbey) shows the mine plan for Court Herbet Colliery which was recorded c.130m to the west of the site encountering the Graigola coal seam at a depth of c.129m bgl and the Tir Edmund Coal Seam at c.104m bgl with both laying below the Swansea Five Foot and both dipping down below the site likely relating to the two deeper seams recorded at c.136m bgl and c.162m bgl.

There are no shafts or adits recorded on or within 20m of the site's boundary.

Potential Contamination Sources Identified via Historical Plans

Review of Contamination Sources - Spectrum Geo Services Report

The following have been placed in the order Site Use Activity and Area – Sources – Contamination;

- The Vehicles sales and storage – Spills – Hydrocarbons, asbestos
- General factory use – Degradation of macadam material leaching into the soils. Possible old services leaks, demolition rubble – Unknown; possible hydrocarbons, metals, inorganic and organic contamination and asbestos
- Factory unit – Unknown – Unknown possible hydrocarbons, heavy metals, inorganic and organic contamination.
- Colliery – Minerals storage. Plant – Organic and non-organics. Possible hydrocarbons.
- Railway – Spills and tipped material associated with the rail use and transport – Unknown possible hydrocarbons, heavy metals, inorganic and organic contamination and asbestos.

Review of Contamination Sources – Solmek Comments

Possible contamination from historical land uses which may have impacted the site have been identified:

Made ground from materials used to infill depressions and form a level area for access or building. This may include brick, concrete, timber, ash, slag, coal and metals.

Construction/Demolition waste from construction and demolition immediately around the site over the documented history. This may include brick, concrete, timber, asbestos and metals.

Roads/Parking Areas may have utilised coal tar, which can result in high levels of PAHs and Phenols and may require disposal as hazardous waste. In addition, historically road construction used ash as a sub-base material, which could be a further source of PAHs.

Railway Contamination based on proximity to current and historic railway features isolated to the southern and south-eastern portion of the site. This may include ash, clinker, heavy metals and asbestos.

Infilled pits have potential for ground gas generation, depending on the materials used to infill the pits and also the time that has elapsed since deposition. The materials utilised as infill may themselves be contaminated with metals, hydrocarbons or asbestos.

Mining waste potential contaminants could include metals, hydrocarbons and coal tar.

Garages contaminants may include metals or organic pollutants from petroleum, diesel, oils and lubricants or metal contamination from car repairs.

Clothing Factory on-site may have produced metalloid contamination such as chromium (from chrome salts) or arsenic (arsenic sulphides) or organic contamination such as chlorinated solvents or phenols, cresols and naphthalene.

Hydrology

Review of Hydrology – Spectrum Geo Services Report

The site lies to the north of the River Neath, upon its former flood plain. Thus, it is anticipated that the predominant groundwater flow is in a southerly direction.

Review of Hydrology – Solmek Comments

The site lies northwest of the River Neath at its closest point to the site though this is c.420m from the river with the watercourse to the west of the site just c.2m from the site boundary which makes it the closest watercourse to the site with a pond c.165m to the northwest of the site and the Tenant Canal Towpath being c.150m to the south of the site which both are closer to the site.

The Envirocheck Report states there is one Licensed Discharge Consents entries within 250m of the site this relates to C.E.M Day Limited which has been in place 12th November 1981 discharging into the unnamed tributary to the west of the site, Status: New Consent, by Application (Water Resources Act 1991, Section 88).

The Envirocheck Report states there are no Records of Water Industry Act Referrals (potentially harmful discharges to the public sewer) located within 500m of the site.

The Envirocheck Report indicates that there are no Surface Water Abstractions located within 1km of the site.

Hydrogeology

Review of Hydrogeology – Spectrum Geo Services Report

The superficial hydrogeology is as a secondary aquifer, the solid geology being secondary (a). No abstraction points are local to the site.

Review of Hydrogeology – Solmek Comments

Using the Environment Agency's Policy and Practice for the Protection of Groundwater confirms the solid geology beneath the site is classified as a Secondary Aquifer – A. The overlying drift is classified as Secondary Aquifer – A.

The groundwater vulnerability is categorised as Secondary Superficial Aquifer – High Vulnerability.

The site does not lie within a Source Protection Zone. This SPZ is a Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.

The Envirocheck Report indicates that there are no Groundwater Abstractions located within 1km of the site.

The Water Framework Directive for the site states the waterbody as the Swansea Carboniferous Coal Measures. The overall rating, chemical rating and quantitative measure were all classified as Poor in 2023.

Flooding

Review of Flooding – Spectrum Geo Services Report

Surface Water Features / River Network – The River Dulais is located approximately 300 m northwest of the site. This runs in a northeast southwest direction and flows in a south-westerly direction. An unnamed watercourse is located approximately 100 m to the southwest of the site. This runs in a northeast southwest direction and flows in a south-westerly direction.

Surface Water – Flood Risk Medium Risk within 50m.

Fluvial Flood – Risk Medium Risk within 50m.

Flood Defences / Groundwater Flooding / Susceptibility and Confidence Areas – The site is at moderate risk of groundwater flooding.

Review of Flooding – Solmek Comments

The Envirocheck Report states the site is at risk of Flooding or Extreme Flooding from Rivers and the Seas without defences, based on fluvial models of the site is shown to be at risk.

The Envirocheck Report indicates that there are no flood defences, flood water storage areas or areas benefiting from flood defences and flood storage present within 250m of the site.

The Envirocheck Report states that there is Limited Potential for Groundwater Flooding to occur.

The site is shown to not be at risk from surface water flooding according to the government's website for Surface Water flood risk however the findings of Spectrum Geo Services classify the surrounding area as medium risk with the Envirocheck report recording the site being at low risk with the road running along the north of the site being at medium to high risk of surface water flooding therefore it is felt that a flood risk assessment be undertaken to confirm to true level of potential risk from flooding.

Sensitive Land Use

Review of Sensitive Land Use – Spectrum Geo Services Report

The proposed development site does not lie within or close to any sensitive land uses as defined by the Enviro Insight report with the exception of Designated Ancient Woodland. The Geo and EnviroInsight report records several ancient woodlands, the closest being 985m to the west of the site.

Review of Sensitive Land Use – Solmek Comments

The site does not lie within 500m of any other form of Designated Environmentally Sensitive Sites or Protected Areas. Though as stated in the Spectrum report the closest sensitive land use within c.2km of the site is an area of ancient woodland c.985m to the west of the site.

Recommendations

Planning Context and Scope

Solmek understands that the current planning application relates to a retrospective change of use from an existing commercial usage to a new commercial use, with works limited to the internal fit-out/refurbishment of the existing units. No new buildings, extensions, foundations, piling, drainage infrastructure, soakaways, soft landscaping or other intrusive ground works are understood to be proposed as part of the current application.

On that basis, the recommendations must be considered in the context of the actual development being assessed. Although the review has identified a number of potential historical contaminative sources and coal mining constraints within the wider site setting, the current works do not create a new contaminant pathway, introduce a materially more sensitive end use, or require geotechnical design information for new structural works.

Contamination Risk and Intrusive Investigation

The site is already occupied by existing commercial/industrial buildings and associated hardstanding. The proposed/internal works do not involve breaking ground or exposing soils. Existing floor slabs and external hardstanding will remain in place and will continue to act as a barrier between site users and any potentially impacted underlying soils, thus severing potential pollutant linkages.

It is therefore considered that a Phase 2 intrusive ground investigation for generic soil contamination assessment would be disproportionate for the current application. Chemical testing of soils, leachate testing, waste classification sampling, trial pitting and borehole sampling would only be justified if ground disturbance, soft landscaping, new drainage infiltration, redevelopment or exposure of soils were proposed.

For the current planning application, the contamination risk can be managed by a precautionary unexpected contamination condition, rather than by requiring intrusive investigation prior to determination or occupation.

Coal Mining and Geotechnical Constraints

The site is located within a coal mining affected area and historical coal workings are recorded beneath the wider area. These constraints are relevant to future redevelopment, new foundations, piling, increased structural loading or other significant ground works.

However, it is understood that the current application does not include any new building, extension, piling or foundation works. There is therefore no current requirement for geotechnical design parameters, foundation recommendations or investigation of shallow coal seams for structural design purposes. In this context, cable percussive boreholes, rotary boreholes to investigate coal seams and associated geotechnical laboratory testing would be disproportionate to the scale and nature of the proposed development.

If future redevelopment, extensions, piling or significant external works are proposed, a targeted coal mining and geotechnical investigation should be undertaken at that stage, informed by the final development layout and proposed foundation/loading arrangements.

Ground Gas and Radon

Potential sources of ground gas have been identified in the wider conceptual model, including made ground, possible infilled ground and historical mining-related features. However, the proposed development does not include new buildings or ground works and does not create a new ground gas pathway.

In the absence of new construction, intrusive gas monitoring wells are not considered proportionate for the current application. The practical issue for the existing buildings is whether appropriate existing-building controls are required, rather than whether new-build gas protection measures should be designed from intrusive monitoring.

The site-specific radon report indicates that the property lies within an area where the probability of exceeding the Action Level is 10% to 30%. BRE BR211 guidance is principally concerned with radon protective measures for new buildings and extensions. As the current works comprise an internal fit-out of existing commercial units, it would be more appropriate to confirm, where reasonably practicable, whether radon protection was incorporated into the existing buildings and/or undertake workplace radon monitoring in accordance with relevant occupational health requirements.

Flood Risk

The desktop review identifies potential fluvial and surface water flood considerations in the surrounding area. Flood risk is a planning and drainage matter rather than a justification for intrusive geoenvironmental investigation. If the Local Planning Authority requires further assessment of flood risk, this should be addressed separately by a suitably qualified flood risk specialist. It does not justify the intrusive SI works previously listed in this report.

Comments

Solmek has reviewed the available Phase 1 information and the consultee comments in the context of the current retrospective planning application. The Phase 1 Desk Study identifies potential land quality constraints associated with the site, including historical commercial/industrial use, possible made ground, former vehicle-related activities, coal measures/mine gas considerations, underlying Secondary A aquifers and the presence of a nearby watercourse. These constraints are acknowledged and should be appropriately managed; however, they do not, in Solmek's opinion, justify a requirement for intrusive site investigation in connection with the development currently before the Local Planning Authority.

The recommendations in the Phase 1 Desk Study should be read in context. At the time that report was prepared, detailed development proposals were not available, and the recommendations were therefore necessarily precautionary. They would be relevant to a redevelopment scheme involving new buildings, new foundations, piling, floor slab replacement, new drainage infrastructure, soakaways, soft landscaping or other intrusive groundworks. That is not understood to be the case for the current application.

The current application relates to a retrospective change of use between commercial uses and the internal fit-out/refurbishment of existing units only. No new buildings, extensions, new foundations, piling, floor slab replacement, external drainage works, soakaways, soft landscaping or other intrusive groundworks are proposed. The site will remain in commercial use and will not introduce a materially more sensitive end user. Existing buildings, concrete floor slabs, macadam surfacing and areas of hardstanding will remain in place, thereby maintaining the current separation between site users and the underlying ground.

On this basis, the potential pollutant linkages identified in the Phase 1 Desk Study are either unchanged from the existing position or are not materially engaged by the proposed development. The works do not create a new ground-related exposure pathway for construction workers, future site users or maintenance workers. They also do not introduce new preferential pathways to controlled waters, such as new infiltration drainage, soakaways, piling, foundations, service trenches or other penetrative works.

Solmek therefore considers that a full intrusive Phase 2 investigation, remediation strategy and verification process is not necessary or proportionate for the current retrospective internal fit-out/change of use application. In particular, Solmek does not consider that the following works are justified for the development currently proposed:

- Intrusive Phase 2 ground investigation for soil or groundwater contamination;
- Trial pits or boreholes for geotechnical assessment;
- Rotary drilling to investigate coal workings;
- Ground gas or groundwater monitoring wells;
- Soakaway testing or CBR testing; or
- Geotechnical or chemical laboratory testing associated with new construction, foundation design, waste classification or material reuse.

With regard to coal mining and mine gas, the site is located within an area where such constraints may be relevant to future redevelopment or new structural works. However, in the absence of new buildings, extensions, piling, foundations or increased structural loading, intrusive coal mining investigation or rotary drilling is not considered necessary for the current application. Should future redevelopment or penetrative works be proposed, this matter should be reviewed at that time and a targeted coal mining/geotechnical assessment undertaken if required.

With regard to radon, this should not be used as justification for intrusive ground investigation. If the Local Planning Authority considers that a specific control is required in relation to radon, this should be addressed by existing-building measures, such as confirmation of any existing protection where available and/or workplace radon monitoring, rather than by intrusive investigation of the ground.

Flood risk is a separate planning and drainage matter. If further flood risk information is required by the Local Planning Authority, this should be obtained from an appropriately qualified flood risk specialist.

Flood risk should not be used to require intrusive contaminated land, ground gas, coal mining or geotechnical investigation for the current internal fit-out/change of use application.

This opinion is specific to the current retrospective change of use and internal fit-out/refurbishment of the existing commercial units. It should not be taken as confirmation that the site is unconstrained for future redevelopment. If future works include extensions, new buildings, piling, new foundations, floor slab replacement, new underground services, external drainage, soakaways, soft landscaping or other intrusive ground disturbance, a targeted Phase 2 investigation should be undertaken at that time, with the scope proportionate to the works then proposed.

Potential Planning Control

If the Local Planning Authority considers that planning controls are required, Solmek recommends that these are limited to controls that are directly relevant to the works proposed under the current application. A requirement for full intrusive site investigation, remediation and verification prior to occupation is not considered necessary or proportionate where the application is retrospective and does not include intrusive groundworks.

For the avoidance of doubt, this permission relates to the change of use and internal fit-out/refurbishment of the existing commercial units only. It is understood no ground-breaking works, new foundations, piling, floor slab replacement, new underground services, soakaways, infiltration drainage, soft landscaping or other intrusive groundworks are approved as part of this permission.

Solmek considers that the following approach would provide an appropriate and proportionate level of control:

If any such works are proposed in the future, details shall be submitted to and approved in writing by the Local Planning Authority before those works are undertaken. The submitted details shall include an assessment of ground conditions and land contamination risks, where required, proportionate to the nature and extent of the works then proposed.

If, during any ground-breaking works associated with the development, contamination not previously identified is encountered, including but not limited to hydrocarbon odours, staining, underground tanks, inspection pits, asbestos-containing materials, unusual made ground or impacted groundwater, works shall cease in the affected area and the Local Planning Authority shall be notified as soon as reasonably practicable.

A suitably qualified environmental consultant shall assess the contamination and, where necessary, a scheme for investigation, risk assessment and/or remediation shall be submitted to and agreed in writing by the Local Planning Authority before works recommence in the affected area. Any agreed remedial measures shall be implemented and verified, where required, before the affected area is brought back into use.

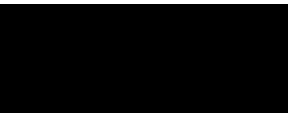
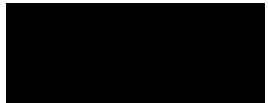
No new infiltration drainage or soakaways are proposed as part of the current application. Should infiltration drainage or soakaways be proposed in the future, they should not be installed unless it has first been demonstrated to the satisfaction of the Local Planning Authority that they would not create an unacceptable risk to controlled waters.

No penetrative foundation works or change of loadings to existing foundations are proposed as part of the current application. Should piling, penetrative foundations or other deep intrusive works be proposed in the future, details of the proposed works and an assessment of potential risks to groundwater and ground stability shall be submitted to and approved in writing by the Local Planning Authority before those works are undertaken.

References

1. BGS GeoIndex Onshore Viewer
2. BGS Map Portal 1:10,000 Scale Map SS79NW, Solid and Drift – 1970
3. BGS Map Portal 1:50,000 Scale Map Swansea, Bedrock and Superficial – 2011
4. UK Health Security Agency – UK Radon Map
5. UK Health Security Agency Report for Radon Risk
6. UK Government Check Long Term Flood Risk Map – Surface Water

7. BGS Mine Plans MRA Catalogue Number 7873 – Item ID 21902523
8. Envirocheck Report – 402857658_1_1
9. Consultants Coal Mining Report – 51003571699001
10. Zetica UXO Risk Map

Revision	Date	Prepared By	Signed
Final	May 2026	B Edmond <i>Engineering Geologist</i>	
		Checked By	
		L Cassidy <i>Associate Director</i>	
		Approved By	
		L Richards <i>Associate Director</i>	

APPENDIX A: Mining Report



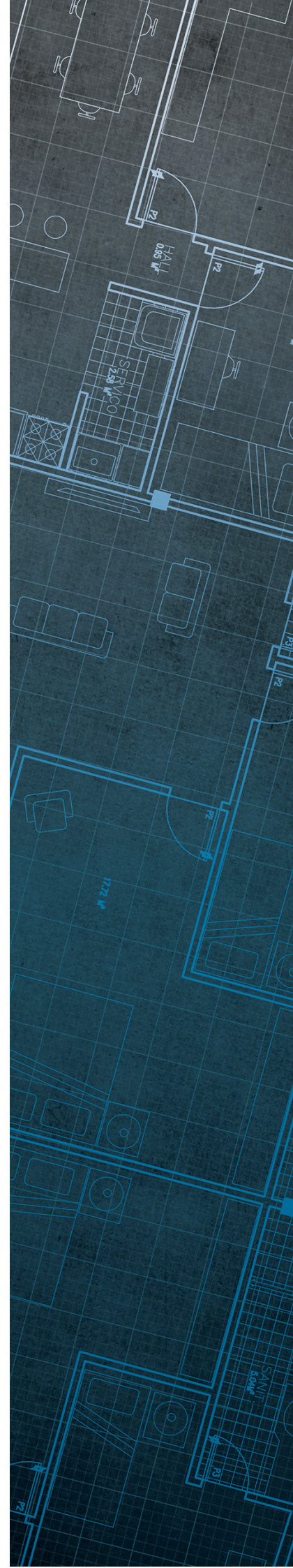
The Coal
Authority

Consultants Coal Mining Report

Days Trade Park Neath
Neath Abbey Road
Neath
Neath Port Talbot
SA10 7BR

Date of enquiry:	20 May 2026
Date enquiry received:	20 May 2026
Issue date:	20 May 2026

Our reference:	51003571699001
Your reference:	SO-26-051



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

Ben Edmonds

Enquiry address

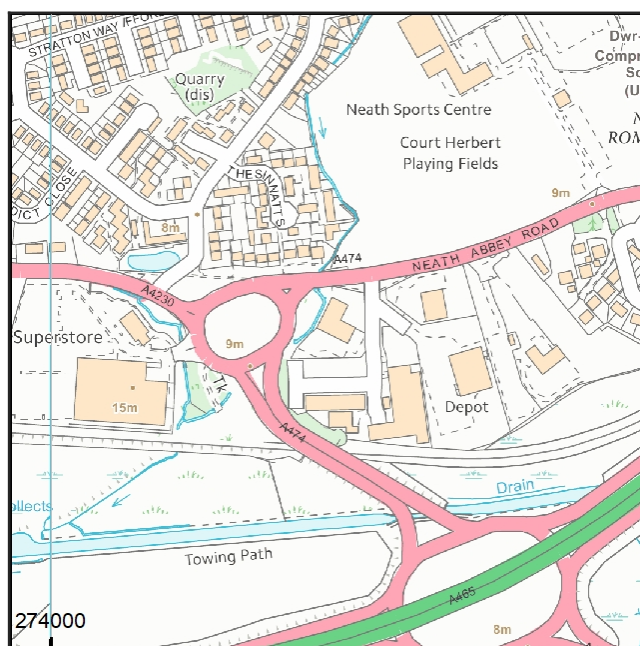
Days Trade Park Neath
Neath Abbey Road
Neath
Neath Port Talbot
SA10 7BR

How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

reports@miningremediation.gov.uk



Approximate position of property



Reproduced by permission of
Ordnance Survey on behalf of
HMSO. © Crown copyright and
database right 2018. All rights
reserved.

Ordnance Survey Licence number: AC0000820577

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	UNNAMED	Coal	4CXS	51	Beneath Property	7.7	North-East	120	1900
unnamed	UNNAMED	Coal	4CXW	121	West	9.8	North-East	61	1919
unnamed	UNNAMED	Coal	4CXY	136	Beneath Property	6.3	North-East	160	1913
unnamed	SWANSEA NO.3	Coal	4CXN	162	Beneath Property	8.6	North-East	160	1920

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

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

9888	SWR2654	R12044
SW1929	SW1984	SWR1669
SW1916	R12040	SWR1681

Our records show we have more plans than those shown above which could affect the enquiry boundary.

For assistance in identifying the specific abandoned mine plans relevant to your requirements, **please contact us at InformationManagers@MiningRemediation.gov.uk**.

Outcrops

No outcrops recorded.

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.

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

None recorded within 50 metres of the enquiry boundary.

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.

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.

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.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please email us at reports@miningremediation.gov.uk.

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 **email us at reports@miningremediation.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.

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.

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

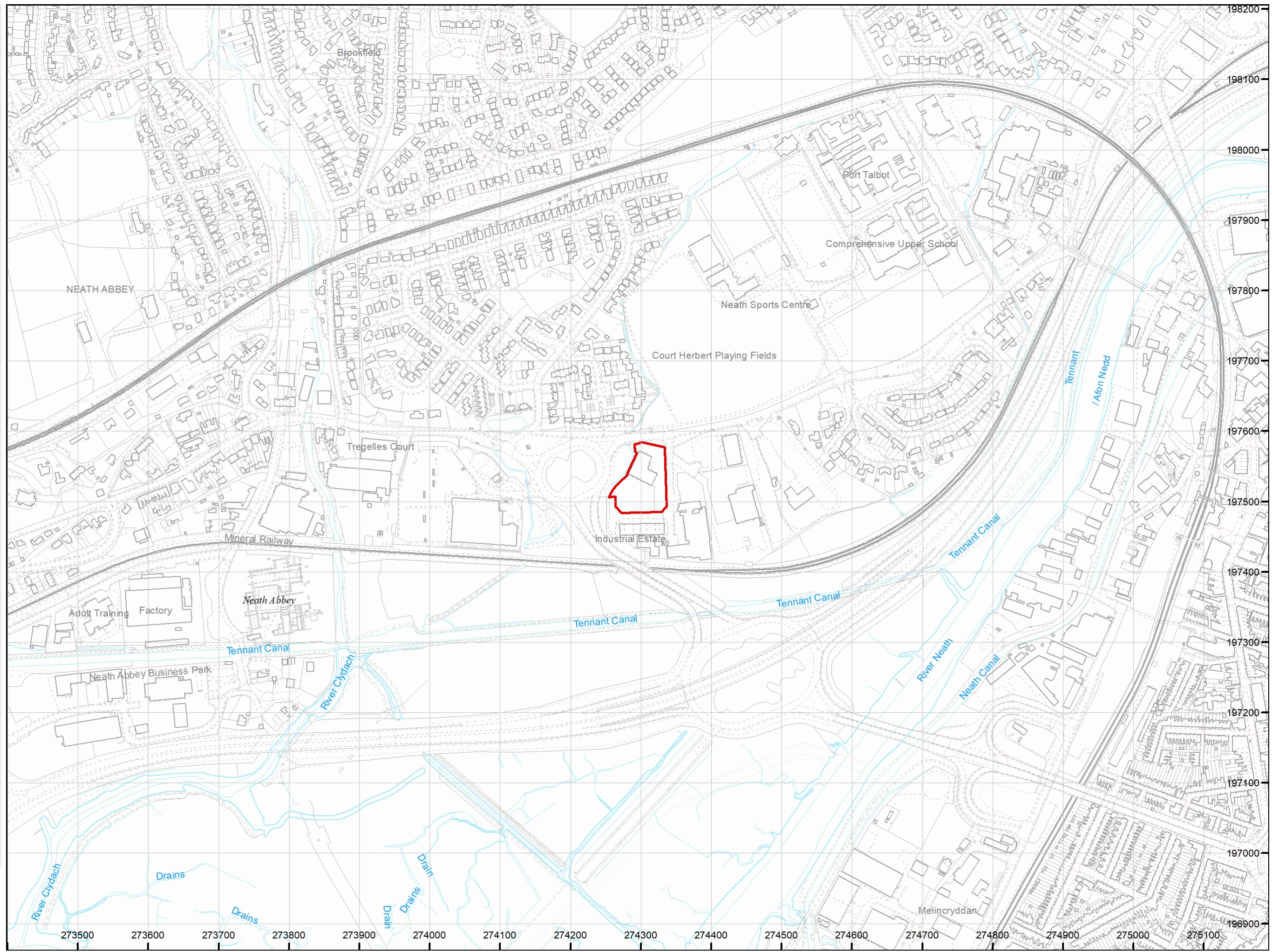
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

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 

How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
reports@miningremediation.gov.uk



APPENDIX B:

Notes on Guidance & Limitations

UK BACKGROUND

Environmental Protection Act 1990: Part 2A Revised Statutory Guidance (April 2012)

This revised document explains how the Local Authority should decide if land, based on a legal interpretation, is contaminated. The document replaces the previous guidance given in Annex 3 of DEFRA Circular 01/2006, issued in accordance with section 78YA of the 1990 Environmental Protection Act.

The main objectives of the Part 2A regime are to *“identify and remove unacceptable risks to human health and the environment”* and to *“seek to ensure that contaminated land is made suitable for its current use”*.

Part 2A uses a risk based approach to defining contaminated land whereby the “risk” is interpreted as *“the likelihood that harm, or pollution of water, will occur as a result of contaminants in, on or under the land”* and by *“the scale and seriousness of such harm or pollution if it did occur”*.

For a relevant risk to exist a contaminant, pathway and receptor linkage must be present before the land can be considered to be contaminated. The document explains that *“for a risk to exist there must be contaminants present in, on or under the land in a form and quantity that poses a hazard, and one or more pathways by which they might significantly harm people, the environment, or property; or significantly pollute controlled waters.”*

A conceptual model is used to develop and communicate the risks associated with a particular site.

To determine if land is contaminated the local authority use various categories from 1 to 4. Categories 1 and 2 include *“land which is capable of being determined as contaminated land on grounds of significant possibility of significant harm to human health.”*

Categories 3 and 4 *“encompass land which is not capable of being determined on such grounds”*.

PRELIMINARY CONCEPTUAL MODEL

Preliminary Conceptual Models are undertaken in accordance with CIRIA C552. The Preliminary Conceptual Model assesses the consequence and the likelihood of a risk being realised to provide a risk classification, using the tables detailed below.

CONSEQUENCE OF RISK BEING REALISED (Based on C552 CIRIA, 2001)

Classification	Definition	Example
Severe	Short-term (acute) risk to human health, the environment, an element of the development or other aspect with is likely to result in <i>significant harm</i> , damage or both.	High concentrations of cyanide on the surface of an informal recreational area. Major spills of contaminants from site into controlled water. High concentrations of explosive gas in the subsurface environment that have a clear unobstructed pathway into buildings.
Moderate	Chronic damage to human health, a plausible chance that an event will occur, although the timeline is not immediate to be in the short-term.	Appreciable concentration of contamination that over the longer-term will cause significant harm i.e. high lead concentration in topsoil. Shallow mine workings that are potentially unstable but may remain in a satisfactory or stable conditions for a number of years.
Mild	Low level pollution of non-sensitive water, a feasible hazardous scenario although the timeline of such occurring can probably be considered in 10's of years.	The effect of high sulphate concentrations on structural concrete. Pollution of non-classified groundwater.
Minor	Harm, although not necessarily significant to human health, or with respect to other aspects of the development, which are considered implausible in terms of occurrence, or will have little consequential impact.	The presence of contaminants at such low concentrations that protective equipment is required during site works. Any damage to structures is minimal and will not be structural in characteristics.

PROBABILITY OF RISK BEING REALISED (C552 CIRIA, 2001)

Classification	Definition
High Likelihood	There is a viable pollutant linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence that the receptor has been harmed or polluted.
Likely	There is a viable pollutant linkage and all elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a viable pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a viable pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

RISK CLASSIFICATION MATRIX (C552 CIRIA, 2001)

Risk = Probability x Consequence		Consequence			
		Severe	Moderate	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Moderate/low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

HUMAN RECEPTORS

Human exposure to contaminants present in soils can occur via several pathways. Direct exposure pathways include dermal absorption after contact with contaminated ground, inhalation of soil or dust, inhalation of volatilised compounds, and inadvertent soil ingestion (or deliberate soil ingestion in the case of some children). Other indirect pathways include human ingestion of plants grown in contaminated soil or contaminated ground or surface water. Contaminants associated with wind blown dust can affect humans on surrounding sites.

VEGETATION

Plants can be affected by soil contamination in a number of ways resulting in growth inhibition, nutrient deficiencies and yellowing of leaves. Contaminants are taken up by plants through the roots and through foliage. Contaminants identified as being highly phytotoxic include boron, cadmium, copper, lead, nickel, and zinc.

To establish if the levels of contaminants present on a site may pose a risk to vegetation the results of the contamination testing are compared to a series of threshold values published in 'Code of Good Agricultural Practice for the Protection of Soil'.

GROUNDWATER AND SURFACE WATER RECEPTORS

The principal pathway by which soil contamination may reach the water environment is through a slow seepage or leaching to groundwater or surface water. The potential for contaminants to migrate along such pathways is dependent on the chemical and physical characteristics of the contaminants and the local hydrogeology. Surface watercourses may also accumulate contamination as contaminated sediments are deposited within the water body.

Where the site investigated overlies major/principal aquifers (and in some cases minor/secondary aquifers depending on certain conditions), groundwater Source Protection Zones and areas in close proximity to groundwater abstractions, contamination test results have been compared with the Water Supply (Water Quality) Regulations 1989 and The Water Supply (Water Quality) Regulations 2000.

Should a surface water receptor, such as a fresh water environment (river, canal, stream, lake etc), or marine environment be considered sensitive in relation to a site, then test results are compared with DEFRA & SEPA Environmental Quality Standards (2004). Many of the Environmental Quality Standards are hardness (CaCO_3) depended. Where no hardness values are available, Solmek assume conservative values (of between 0 and 50mg/l).

In the absence of vulnerable ground and surface water environments, Solmek may compare any test results with the Environment Agency Leachate Quality Threshold Values.

DETAILED QUANTITATIVE RISK ASSESSMENT (DQRA)

In line with Environment Agency's guidance document Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*, a DQRA for groundwater/human health may be required following a Phase 2 investigation and before the preparation of a Phase 3 Remediation Strategy. For human health DQRA, a site specific assessment criteria is undertaken using CLEA Software Version 1.06. For groundwater DQRA, the Environment Agency Remedial Targets Worksheet Version 3.1 is used.

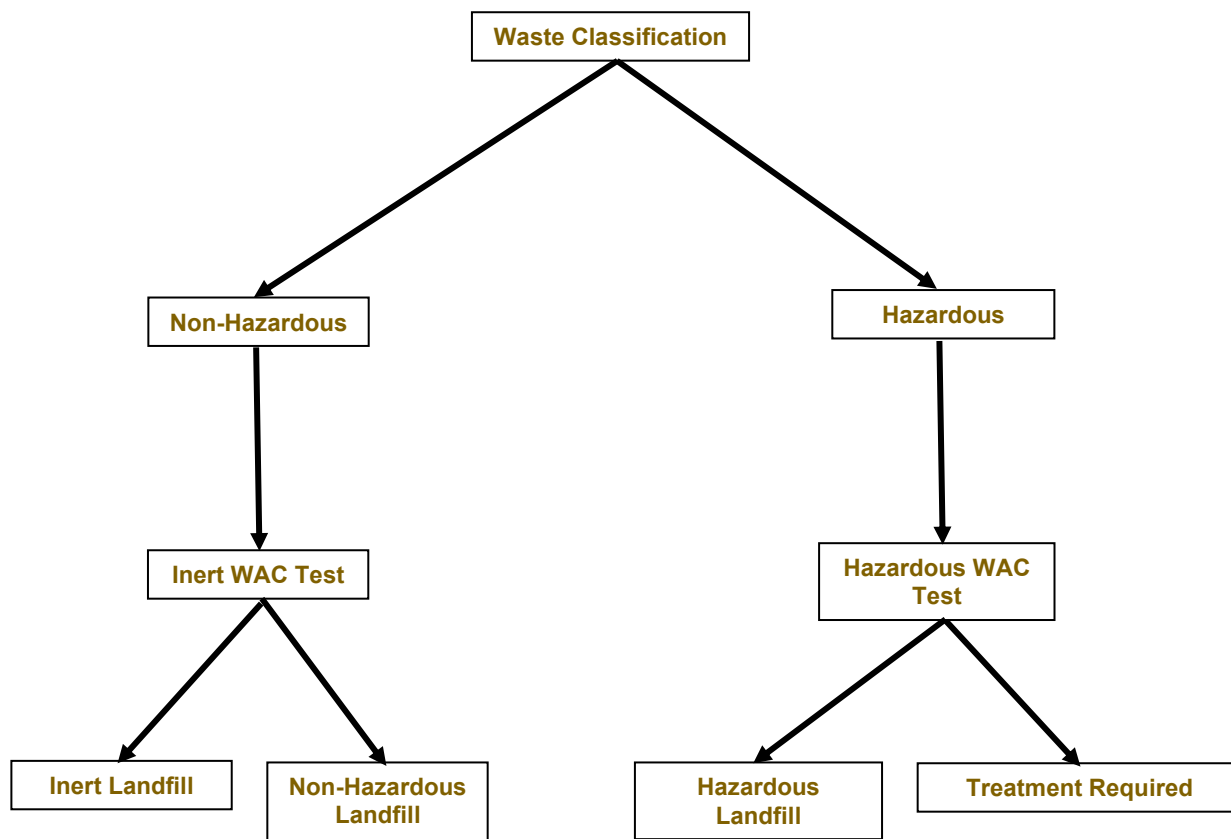
WASTE CLASSIFICATION AND WASTE ACCEPTANCE CRITERIA

During the site strip and construction activities, material may be required to be removed from site. Any such material would require classification, in line with Environment Agency Technical Guidance *Waste Classification: Guidance on the classification and assessment of waste (2015)*. This would classify the material as either Non-Hazardous or Hazardous Waste.

Once the material has been classified, determining the suitable landfill for disposal is governed by landfill directive Waste Acceptance Criteria (WAC) testing, with landfills categorized as Inert Waste, Stable Non-Reactive Hazardous Waste and Hazardous Waste. The WAC testing relates to materials that are to be exported from a site/development to landfill, and do not directly relate to human health specifically. The testing results are generally presented as certificates which can be used by site owners/contractors etc, which should be presented to the accepting waste facility or waste contractor.

If waste classification and/or WAC testing are not undertaken, material taken off site may be subject to WAC testing by the appropriate waste disposal company. The decision on whether or not to accept waste, or whether further testing is required, is at the discretion of the waste disposal company.

The below flow chart provides further information on the waste classification process.



CONSTRUCTION MATERIALS

Materials at risk from possible soil contaminants include inorganic matrices such as cement and concrete and also organic material such as plastics and rubbers. Acid ground conditions and high levels of sulphates can accelerate the corrosion of building materials. Where pH and soluble sulphate analysis has been undertaken, Solmek compare the test results with the guidelines presented within BRE Special Digest 1, 2005 (3rd Edition) 'Concrete in Aggressive Ground'. Plastics and rubbers are generally used for piping and service ducts and are potentially attacked by a range of chemicals, most of which are organic, particularly petroleum based substances. Drinking water supplies can be tainted by substances that can penetrate piping and water companies enforce stringent threshold values.

The levels of potential contaminants should be compared to thresholds supplied in the UK Water Industry Research (UKWIR) publication "Guidance for the selection of Water Supply Pipes to be used in Brownfield Sites" (January 2011). A Brownfield Site is defined in the document as "Land or premises that have not previously been used or developed that may be vacant or derelict". It should be noted that Brownfield sites may not be contaminated. The guidance does not apply to Greenfield Sites however water companies may have their own assessment criteria which should be checked by the developer. The table below outlines the pipe material selection threshold concentrations.

Parameter group	Pipe Material (Threshold concentrations in mg/kg)					
	PE	PVC	Barrier pipe (PE-AL-PE)	Wrapped Steel	Wrapped Ductile Iron	Copper
Extended VOC suite by purge and trap or head space and GC-MS with TIC	0.5	0.125	Pass	Pass	Pass	Pass
+ BTEX + MTBE	0.1	0.03	Pass	Pass	Pass	Pass
SVOCs TIC by purge and trap or head space and GC-MS with TIC (aliphatic and aromatic C5-C10)	2	1.4	Pass	Pass	Pass	Pass
+ Phenols	2	0.4	Pass	Pass	Pass	Pass
+ Cresols and chlorinated phenols	2	0.04	Pass	Pass	Pass	Pass
Mineral oil C11-C20	10	Pass	Pass	Pass	Pass	Pass
Mineral oil C21-C40	500	Pass	Pass	Pass	Pass	Pass
Corrosive (Conductivity, Redox and pH)	Pass	Pass	Pass	Corrosive if pH <7 and conductivity >400µS/cm	Corrosive if pH <5, Eh not neutral and conductivity >400µS/cm	Corrosive if pH <5 or >8 and Eh positive
Specific suite identified as relevant following site investigation						
Ethers	0.5	1	Pass	Pass	Pass	Pass
Nitrobenzene	0.5	0.4	Pass	Pass	Pass	Pass
Ketones	0.5	0.02	Pass	Pass	Pass	Pass
Aldehydes	0.5	0.02	Pass	Pass	Pass	Pass
Amines	Fail	Pass	Pass	Pass	Pass	Pass

REQUIREMENTS OF PARTIES WITHIN THE DEVELOPMENT PROCESS

Interested parties involved in the development process may use the data in different ways and there may be varying views and interpretation of the factual data. Local Authority staff may have a view on contamination and human health and the wider environment. The Environment Agency are concerned principally with the protection of Controlled waters. Building insurers, funders and purchasers may be primarily concerned with issues of potential commercial blight. Purchasers are also not always fully informed, and perceptions on issues associated with risk can affect the decision to purchase. Developers and construction organisations will focus on financial aspects of dealing with the contamination in the context of the development and construction programme.

RISKS & LIABILITIES FROM CONTAMINATION

In simple terms, risks associated with contamination may be considered in terms of 1) statutory risks and 2) development related risks. If contamination is severe or forms a potential hazard based on its potential to affect groundwater, surface water or human health, a statutory risk may be present, and as such, if the risk is not reduced, criminal proceedings may be instigated by a government body or local authority.

If the contamination is less severe or not considered to be mobile, it may be considered a commercial liability which could, in theory remain untreated, but which may at a later date affect the value of the property, or, with changing legislation, become a statutory risk. Commercial liabilities could give rise to civil proceedings by third parties if there are grounds for action.

♣Solmek conditions of offer, notes on limitations & basis for contract (ref: version1/2026)

These conditions accompany our tender and supercede any previous conditions issued. Solmek will prepare a report solely for the use of the Client (the party invoiced) and its agent(s). No reliance should be placed on the contents of this report, in whole or in part by 3rd parties. The report, its content and format and associated data are copyright, and the property of Solmek. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from Solmek. A charge may be levied against such approval, the same to be made at the discretion of Solmek.

Solmek cannot be held liable and do not warrant, or otherwise guarantee the validity of information provided by third parties and subsequently used in our reports. Solmek are not responsible for the action negligent of otherwise of subcontractors or third parties.

Site investigation is a process of sampling. The scope and size of an investigation may be considered proportional to levels of confidence regarding the ground and groundwater conditions. The exploratory holes undertaken investigate only a small volume of the ground in relation to the overall size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions as encountered within each of the exploratory holes. There may be different ground conditions elsewhere on the site which have not been identified by this investigation and which therefore have not been taken into account in this report. Reports are generally subject to the comments of the local authority and Environment Agency. The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that mobile contamination, ground gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Solmek cannot be held liable for any unrecorded or unforeseen obstructions between exploratory boreholes and trial pits. This includes instances where previous structures on the site (buried man made structures) or the presence of boulder clay (cobbles and/or boulder obstructions) have been anticipated. All types of piling operations should make allowance for obstructions within the construction budget to accommodate this. Unrecorded ancient mining may occur anywhere where seams that have been worked and influence the rock and soil above. Dissolution cavities can occur where gypsum or chalk is present. Rotary drilling is the recommended technique to prove the integrity of the rock.

Where the scope of the investigation is limited via access to information, time constraints, equipment limitations, testing, interpretation or by the client or his agents budgetary constraints, elements not set out in the proposal and excluded from the report are deemed to be omitted from the scope of the investigation.

Desk studies are generally prepared in accordance with RICS guidelines. Environmental site investigations are generally undertaken as 'exploratory investigations' in accordance with the definitions provided in paragraph 5.4 of BS 10175:2011 in order to confirm the conceptual assumptions. You are advised to familiarize yourself with the typical scope of such an investigation. No pumping of water will be undertaken unless a licence or facilities/equipment have been arranged by others.

Where the type, number or/and depth of exploratory hole is specified by others, Solmek cannot and will not be responsible for any subsequent shortfall or inadequacy in data, and any consequent shortfall in interpretation of environmental and geotechnical aspects which may be required at a later date in order to facilitate the design of permanent or temporary works.

All information acquired by Solmek in the course of investigation is the property of Solmek, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. Solmek reserve the right to use the information in commercial tendering and marketing, unless the Client expressly wishes otherwise in writing. The quoted rates do not include VAT, and payment terms are 30 days from dispatch of invoice from our offices. Quotes are subject to a site visit.

We have allowed for 1 mobilisation and normal working hours unless otherwise stated. The scope of the investigation may be reviewed following the desk study and/or fieldwork. The presence or otherwise of Japanese Knotweed or other invasive plants can be difficult to identify especially during winter months. If Japanese Knotweed or other invasive species are suspect, it should be confirmed by an ecologist. We have not allowed for acquiring services information, and cannot be responsible for damage to underground services or pipes not shown to us or not clearly shown on plans. Costs incurred will be passed on to you, and in commissioning Solmek you understand and accept that you/your agent have a contractual relationship with Solmek & you accept this. Our rates assume unobstructed, reasonably level and firm access to the exploratory positions and adequate clear working areas and headroom. We have priced on the basis that you or your client have the necessary permissions, wayleaves and approvals to access land. All boreholes and pits are backfilled with arisings except where gas monitoring pipes are installed with stopcock covers. Solmek are not responsible for any uneven surfaces as a result of siteworks and rutting and backfilled excavations may require re-levelling and/or making good by others after fieldwork is complete, and Solmek has not allowed for this. No price has been provided or requested for a return visit to remove pipework and covers. Hourly rates apply to consultancy only and do not include expenses unless otherwise shown. If warranties are required, legal costs incurred will be passed on to you assuming Solmek agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.

We reserve the right to pursue full payment of the invoice prior to release of any information including reports. We advise you/your client that we may elect to pursue our statutory rights under late payment legislation, and will apply 8% to the base rate for unreasonably late payments. Solmek are exempt from the CIS Scheme. Solmek offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. Solmek are not responsible for acts, negligent or otherwise of subcontractors and as a matter of policy cannot indemnify any other parties. Professional indemnity Insurance is limited to ten times the invoice net total except where stated otherwise by Solmek. Solmek give notice that consequential loss as a direct or indirect result of Solmek's activities or omission of the same are excluded.