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REVIEW OF EXISTING SITE INVESTIGATION INFORMATION FOR A PROPOSED
NEW INDUSTRIAL UNIT AT MARDON PARK.

G.B.V. Properties intend to construct a new industrial unit at the above location. The size of the development means it will be subject to a P.A.C. This has been given the reference Q2020/0185. As part of this process a letter from Neath Port Talbot Planning Department states under Local Context and Constraints:-

- The Council's records show that the development site is located within an area of potential historic ground contamination. As such any application submitted should be supported by the submission of a desk top assessment of ground contamination.
- Part of the site is located within a Coal Authority High Risk Area.
- Part of the site is located within a Coal Authority Low Risk Area.

Rhondda Geotechnical Services were commissioned to review all previous work carried out on behalf of G.P.V. Properties on the site immediately adjacent. This was done in support of a previous application for a unit which has now been constructed. The material consists of:-

1. Site Investigation Borehole Logs and location plan.
2. A Groundsure Site Report dated February 2018.
3. A detailed ground Investigation report by Ian Farmer Associates dated September 2018.
4. A non-residential CON29 Coal Mining Report dated February 2019.

5. A letter report from Terra Firma specifically addressing concerns raised by N.P.T. regarding the Human Health Risk posed by the Coal Authority Development High Risk Area. This is dated March 2019.

After a thorough review of all the above materials the conclusion reached is that all the above material is highly relevant to the current application and is suitable for inclusion in the P.A.C. as the desk study for the new application. It is noted that the area is in a Radon Affected Area. The recommendations of the Terra Firma Report are also noted and will also apply to the new proposal. Namely the installation of Gas Situation 2 protective measures. The Ian Farmer Report contains an intrusive investigation and the results of laboratory testing of the samples obtained. These found no contaminants above the Generic Acceptance Criteria (GAC). Whilst this can be used to aid the characterisation of the new site at desk study level, the results cannot be directly applied to the new site. During the full planning application an intrusive investigation with laboratory testing will be required to confirm the uncontaminated nature of the site. This is known as a Phase 2 Report and will contain initial recommendations for remediation beyond the gas proof membrane, but only if found to be necessary.

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