

14092/RH

7 October 2022

Lovell Partnerships Ltd
Greenmeadow Business Park
Unit 5
Cae Gwyrdd
Cardiff
CF15 7AB

For the attention of Mr Neil Thomas

Dear Sirs,

Former Whiteheads Steelworks, Mendalgief Road, Newport, NP20 2HY
NHBC Outstanding Land Quality Conditions, Ref: 216335 LQ conditions LQ5 & LQ6.
Planning Permission Number RM1-18/1039, RM2-18/1142 and RM3-21/0464
Validation of Imported Clean Cover Plots 96 to 102 and 110 to 113

Intégral Géotechnique were appointed by the Lovell Partnerships Limited to carry out the clean cover validation inspections to soft landscaped and garden areas within the above development as the site build program progresses. We can report the clean cover soil validation works within the above development site as follows.

This report (including all appendices to it and any subsequent addendums or correspondence) has been prepared for the sole benefit, use and information of the Lovell Partnerships Limited and no third party is entitled to rely on it. This report may not be used, reproduced or circulated (in whole or part) for any purpose without the written consent of Intégral Géotechnique (Wales) Limited. Intégral Géotechnique (Wales) Limited shall not be liable to any third party who does not have such written permission to rely on the report for any losses they may suffer.

This information is submitted in support of the discharge of conditions of the following consents and/or warranties.

Regulator	Reference
Local Authority Planning Permission Number	RM1-18/1039, RM2-18/1142 and RM3-21/0464
NHBC outstanding Land Quality Conditions Ref	216335 LQ conditions LQ5 & LQ6

The required remedial measures regarding the requirement to mitigate land contamination risks at the above site comprise the placement of a clean 600mm capping layer to be incorporated within the soft landscaped and garden areas of the new development. This capping layer is to be underlaid by a Hi-Visibility Geotextile Membrane.

Remedial Strategy Requirements (Clean Capping Layer)

1. The upper 600 mm of fill used in the clean capping layer in all garden and soft finished areas are to be chemically tested and UKAS accredited laboratory analysis certificates supplied. The capping system is to comprise of imported clean inert materials conforming to the Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems prepared by Welsh Land Contamination Working Group and to satisfy appropriate soil guideline values for residential developments with gardens. Samples of the topsoil and subsoil will be taken for laboratory analysis, at a frequency of 1 in every 4 gardens.
2. Topsoil brought to the site will require a laboratory analysis certificate confirming its suitability for use and sampling prior to placement to confirm its chemical suitability (minimum of three samples per source).
3. Subsoil will require a laboratory analysis certificate confirming its suitability for use and sampling prior to placement to confirm its chemical suitability (minimum of three samples per source).
4. Following placement of the imported topsoil and subsoil within garden areas, a validation trial pit excavation depth check will be undertaken at a frequency of 1 in 4 plots, so as to confirm the sufficient depth of the clean capping layer, along with observation of a Hi-Visibility Geotextile Membrane placed at the base of the capping soils. An additional sample of topsoil and subsoil will also be taken from each trial pit excavated to further confirm the chemical quality of the topsoil and subsoil on an ongoing basis.

Validation of Clean Capping Layer to Plots 96 to 102 and 110 to 113

An engineer from Intégral Géotechnique attended site on 6th October 2022 and instructed hand/machine dug trial pits for validation purposes, 3 No. trial pits within the above garden areas were examined at plots 98, 110 and 113. These trial pits were found to exhibit the required total of a minimum 600mm of clean cover soil material placed in the garden areas along with observation of the Hi-Visibility Geotextile Membrane placed at the base of the capping soils.

Various photographs of capping depths and infilled constructed gardens are shown in Figures.

Representative samples of the 'as placed' topsoil and subsoil soil materials in the above garden areas inspected have been further, sampled and sent to the accredited laboratories of i2 Analytical for chemical analysis. These soil analysis reports are not available at this time and will be forwarded on in future correspondence.

Conclusion

This report based on the above information, therefore confirms that the final remediation works regarding the capping layer depth required for plots 98 to 102 and 110 to 113 has been observed.

Provision of clean cover to the remaining plots at site and at the required inspection frequency will be provided in due course.

We trust that the above is to your satisfaction. However, if you have any queries or require any further information, please do not hesitate to contact us.

Yours faithfully,

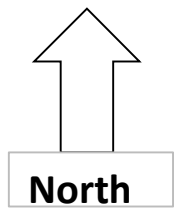
A handwritten signature in dark ink, appearing to read 'R.J. Hawkins', with a long horizontal flourish extending to the right.

Roger J Hawkins
For
Intégral Géotechnique (Wales) Limited

c.c. Neil Thomas, Lovell Partnerships Ltd

Figures.

FIGURES



NTS

14092: Current Phase of Works

Former Whiteheads Steelworks, Mendalgief Road,
Newport.

Intégral
Géotechnique

Integral House
Castlegate Business Park
Caerphilly
CF83 2AX
Tel: 029 20807991
Fax: 029 20862176



Plot 98 Depth Check



Plot 98 Trial Pit Profile

**14092: Remedial Capping Works to Gardens and
Landscape Areas**

**Former Whiteheads Steelworks, Mendalgief Road,
Newport.**

Intégral
Géotechnique

Integral House
Castlegate Business Park
Caerphilly
CF83 2AX
Tel: 029 20807991
Fax: 029 20862176



Plot 98 Membrane Placement



Plot 110 Depth Check

14092: Remedial Capping Works to Gardens and Landscape Areas

Former Whiteheads Steelworks, Mendalgief Road, Newport.

Intégral
Géotechnique

Integral House
Castlegate Business Park
Caerphilly
CF83 2AX
Tel: 029 20807991
Fax: 029 20862176



Plot 110 Trial Pit Profile



Plot 107 Infilled Garden

14092: Remedial Capping Works to Gardens and Landscape Areas

Former Whiteheads Steelworks, Mendalgief Road, Newport.

Intégral
Géotechnique

Integral House
Castlegate Business Park
Caerphilly
CF83 2AX
Tel: 029 20807991
Fax: 029 20862176



Plot 113 Depth Check



Plot 113 Trial Pit Profile

14092: Remedial Capping Works to Gardens and Landscape Areas

Former Whiteheads Steelworks, Mendalgief Road, Newport.

Intégral
Géotechnique

Integral House
Castlegate Business Park
Caerphilly
CF83 2AX
Tel: 029 20807991
Fax: 029 20862176



Plot 110 Membrane Placement



Plot 110 to 113 Infilled Gardens

**14092: Remedial Capping Works to Gardens and
Landscape Areas**

**Former Whiteheads Steelworks, Mendalgief Road,
Newport.**

Intégral
Géotechnique

Integral House
Castlegate Business Park
Caerphilly
CF83 2AX
Tel: 029 20807991
Fax: 029 20862176