

Project name: The Crescent, Corporation Road (ref: 18/0973)
Technical note title: Interim verification report
Author: Kurt Gilmore BSc (Hons) FGS
Approval: Matthew Holbourn MSc BSc (Hons) FGS
Revision: P01 Date 17/02/26

Introduction

The following technical note addresses the comments raised by the local planning authority with regards to implementation of planning application approval reference 18/0973.

For context, Hydrock (now Stantec) undertook site investigation and produced a Remediation Strategy and Verification Plan to support planning application for the site, including a consultation period to agree the remediation methodology with NRW.

The final Remediation Strategy and Verification Plan (COR-HYD-XX-XX-RP-GE-0004_S2_P02) was approved by NRW and the pre-commencement condition attached to 18/0973 discharged.

The client (Hedyn Wales) has subsequently implemented the approved permission (18/0973) through minor works in November 2024. This comprised vegetation clearance, setting out the line of the approved access road, excavation of 100mm of soil and forming a temporary haul road (on the route of the approved access road).

Local Authority Comments

Following the commencement of works by the client and notification of the local authority of the works, the local authority raised the following comments with regards to the works undertaken in respect of the application for a Certificate of Lawful Development.

'We note that approval 24/0445 agreed to the methodology set out in the Remediation Strategy and Verification Plan (October 2024). In terms of the verification plan paragraph 7.3 of that report states:

7.3 Verification Report

A verification report is required to show that the site is suitable for use.

It is recognised that visits to assess the completed works will be undertaken on a phased basis and are unlikely to be undertaken in one visit. The reporting will be completed once all verification visits are complete, however, interim technical notes of site visits can be provided if required.

8. Reuse of Soils and Materials Management

At the time of writing, it is considered that all cut materials are to be disposed of off-site and the upfilling is to be completed with imported clean naturally occurring soils. As such an MMP is not considered necessary. If this changes an MMP may be required prior to any excavation on site.

In our view for us to accept that the operational development is good under Hart that we will need an intermediate 'Technical Note' as described above addressing the Verification Report bullet points and confirming materials management was as per Section 8 of the report."

Stantec review of works undertaken

Stantec has undertaken a general review of the enabling works undertaken to date and carried out a site visit on 26/01/26 to inspect the site conditions.

The client confirmed that their contractor (DT Civils) undertook vegetation clearance in the area of the proposed access route / temporary haul road and subsequently set out the line of the approved access road within the site using GPS data and profile boards at a 3m offset. A tracked excavator was used to grade high spots along the route and remove the top 100mm of material to allow for the formation of a temporary haul road.

Excess material removed from the temporary haul road has been stockpiled on site near the site access point.

Stantec inspected the temporary haul road surface and stockpiled material during their site visit on 26/01/26, with photos included in Annex A.

Impact on ground model

Stantec has reviewed photos of the site condition prior to the commencement of enabling works and compared these to the site conditions encountered during the visit on 26/01/26.

Stantec has not identified any material change in the overall ground model that could impact receptors at the site as part of the access route enabling works, with no material being imported to site and only minor removal and stockpiling of existing site soils.

Baseline groundwater monitoring of Stantec boreholes will be required prior to the commencement of the main earthworks phase at the site (as per NRW consultation). Stantec has scheduled the baseline groundwater monitoring to take place in March 2026.

It is noted in Section 8 of the Remediation Strategy that *'it is considered that all cut materials are to be disposed of off-site and the upfilling is to be completed with imported clean naturally occurring soils. As such an MMP is not considered necessary'*.

Stantec understands that the materials excavated from the area during enabling works are scheduled for removal off site as a waste prior to the main earthworks and surcharging phase, and therefore an MMP is not required. Evidence of removal of this material will be required to form part of the final Verification Report.

Based on the review of the enabling works carried out to date and Stantec's site inspection undertaken on 26/01/26, no deviations from the approved Remediation Strategy and Verification Plan (ref. COR-HYD-XX-XX-RP-GE-0004_S2_P02) have been identified. The enabling works have been limited to vegetation clearance, setting out of the temporary haul road, and excavation of the top 100mm of soil which effectively forms the first action in the formation of the future access road. There has been no importation of material to the site. The minor excavations undertaken do not materially affect the ground model or present any increased risk to identified receptors.

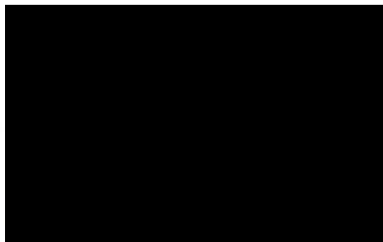
All soils removed during the operational work / road formation have been stockpiled on site pending off-site disposal as waste; evidence of removal will be included within the final Verification Report. In accordance with the agreed approach with NRW, baseline groundwater monitoring is scheduled for March 2026 and will be completed prior to commencement of the main earthworks phase.

Overall, the works completed to date are consistent with the approved remediation methodology, and no additional regulatory action is required at this interim stage.

Kind Regards,

Kurt Gilmore, BSc (Hons) FGS

Principal Geo-Environmental Consultant



Annex A – Photographs



Figure 1: Start on site 18/11/24 – original site conditions



Figure 2: Completion of commencement works and subsequent creation of temporary haul route



Figure 3: Stantec site visit 26/01/26 - extent of works and haul road



Figure 4: Stantec site visit 26/01/26 - stockpile of material removed from haul road levelling