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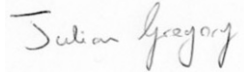
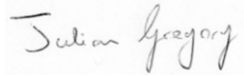


Dalziel Foods, Rogerstone – Warehouse and Carpark Extension Soil Resources Plan



ECOVIGOUR
Integrated Environmental Management



DOCUMENT INFORMATION			
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CONTENTS

1	Introduction	2
1.1	Document Background	2
2	The Project	2
2.1	Site Details:	2
2.2	Project Objectives.....	3
3	Site Background and Current Soil Conditions:	4
4	Aims of this Plan	5
5	Soils Handling and Storage:	6
5.1	General Principles for Soil Handling	6
5.2	Proposed Carpark Area:.....	6
5.3	Warehouse Area	8



1 INTRODUCTION

1.1 DOCUMENT BACKGROUND

- 1.1.1 This Soil Resources Plan has been prepared by EcoVigour on behalf of Dalziel Foods, for the management of soils and soil derivatives during the construction of a proposed extension to the existing warehouse and change of use of adjacent land to form a staff car park at Unit 6 , Afon Ebbw Road, Rogerstone, Newport, NP10 9HZ (Figure 1).
- 1.1.2 The works will broadly involve:
- ◆ Break out a section of the existing carpark and excavation for the foundations of the new warehouse structure.
 - ◆ Earthworks within the new carpark area to achieve the required line and level.
 - ◆ Installation of new surface water drainage.
 - ◆ Casting of a concrete base for the new warehouse.
 - ◆ Erection of a new steel frame building.
 - ◆ Laying and compaction of aggregates and laying of the new SUDs carpark.
 - ◆ Associated utilities connections.

2 THE PROJECT

2.1 SITE DETAILS:

- 2.1.1 The site is located in the western side of the Rogerstone community in Newport. The proposed development site is divided by Afon Ebbw Road into a northern and southern site comprising a disused bunded and overgrown area, and an operational warehouse and logistics site organised and maintained by Dalziel Foods Ltd, respectively.



Figure 1: Site Boundary.

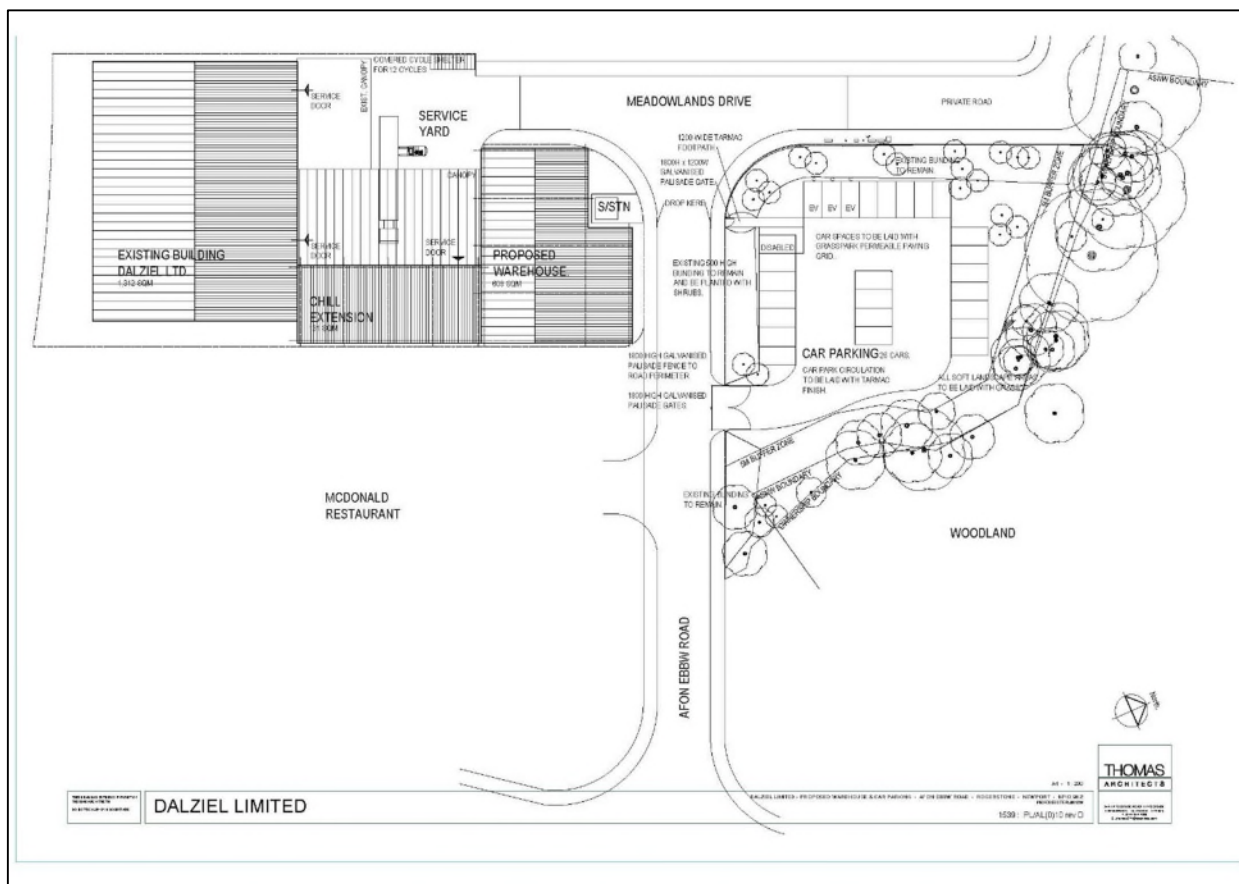


Figure 2: Layout of proposed development

- 2.1.2 The environment immediately north of the site comprises broad-leaved woodland, backed by a residential area. The east of the site is residential, with a large housing estate present. The environment to the south and west of the site is primarily industrial with two commercial and retail premises (McDonalds & Morrisons) nearby.

2.2 PROJECT OBJECTIVES

- 2.2.1 It is proposed to increase warehouse space at the site, by extending the existing warehouse, into the current staff parking area. This staff parking will be replaced with a new staff carpark on the opposite side of Afon Ebbw Road, on a triangular parcel of land, also in the ownership of Dalziel foods.
- 2.2.2 The proposed new carpark will have 26 parking spaces, including 2 no EV charging points. The carparking spaces will be constructed from Grasspark permeable paving. These are interlocking concrete segments, which allow vegetation to grow through gaps and allow surface water runoff from rainfall to drain into the underlying strata. Roadways around the carpark will be surfaced using bituminous bound materials.
- 2.2.3 The bund around the perimeter of the carpark will be retained, with a small section removed for the construction of the access and the pedestrian access. A palisade fence with vehicular and pedestrian gates will be constructed around the perimeter of the carpark to limit public access.
- 2.2.4 It will be required to remove topsoil (soils containing high volumes of vegetation roots, wood chip and other organic matter) in order to allow the engineered fill sub-soil below, to be worked for the installation of cabling for the EV Chargers and to form the carpark area.



- ### 3 SITE BACKGROUND AND CURRENT SOIL CONDITIONS:

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Figure 3: Aerial View of site in 2001



Figure 4: Aerial View of site in 2013

- 3.1.2 By 2013 the Dalziel Foods site remains unchanged but the proposed carpark site has become vegetated.
- 3.1.3 A review of the site has revealed that soils at the site are a thin layer of topsoil, with extensive root material and woodchip, with the inclusion of some litter, underlain by an inert soil, which is anticipated to be an engineered fill, used for the construction of the development plateau.
- 3.1.4 The bund around the site, appears to be comprised of sub-soils with the inclusion of demolition arisings (concrete, bituminous bound materials)
- 3.1.5 The main site is a concrete slab which was laid in 2000 as part of the creation of the development plateau. It is assumed that beneath this lies engineered fill, either based on the sub-soil from the former agricultural plots or imported fill.

4 AIMS OF THIS PLAN

- 4.1.1 The aim of the SMP is the preservation of the soil resource at the site during construction, operation and decommissioning - avoiding both the loss of soil material from the site and the loss of soil functional capacity for supporting agricultural production.



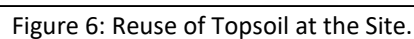
5 SOILS HANDLING AND STORAGE:

5.1 GENERAL PRINCIPLES FOR SOIL HANDLING

- 5.1.1 The handling and storage of soil storage bunds at the site should follow the guidance given in the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. Soil stripping and storage will be mostly confined to topsoil with very little excavation of subsoil.
- 5.1.2 It may be required to store subsoil from trench excavations, to be used as backfill for trenches. Where there is any requirement to store subsoil, this will be in bunds separate to the of topsoil material. If it is required to store sub-soil in proximity to topsoil, a geotextile separation layer will be used over the topsoil bund to prevent the two materials mixing.
- 5.1.3 The agreed SMP will require the recording of material source area, location and maximum dimensions of the soil storage bunds.
- 5.1.4 Topsoil should be stripped separately from the underlying subsoil. Topsoil at the site will be a thin layer, which has generated from the growth and decomposition cycle of plants at the site, since the creation of the development plateau in 2000. The land was formerly agricultural and hence it is likely that the underlying sub-soil is productive and hence forms a good growing medium. This is supported by the amount of tree and scrub cover at the site, prior to it being cleared in 2019.
- 5.1.5 A geotextile membrane separation layer should be used between subsoils and sub-base aggregates, during the construction build up.
- 5.1.6 Soil handling work should not commence until the soil has dried to below the plastic limit. Work should be suspended for rainfall. If the rainfall is sufficient to wet the soil at the surface to a plastic consistence, then work should not restart until it has dried sufficiently to return to a friable consistence.

5.2 PROPOSED CARPARK AREA:

- 5.2.1 It will be required to remove topsoil (soils containing high volumes of vegetation roots, wood chip and other organic mater) in order to allow the engineered fill sub-soil below, to be worked for the installation of cabling for the EV Chargers and to form the carpark area.
- 5.2.2 Prior to topsoil stripping, the site should be treated with a non-residual herbicide such as Roundup Pro-Biactive. This should be applied a minimum of two weeks prior to topsoil stripping during dry conditions. This will kill vegetation and reduce the potential for the growth of pernicious weeds within topsoil when it is re-laid.
- 5.2.3 Topsoil will be stripped from the site using an excavator and will be screened using a screening bucket on the excavator to remove plant roots and other organic materials / litter. This material will be removed from site and the resulting topsoil will be stored in an L shaped bund on the northern and western boundaries. This bund should not be more than 2m in height to prevent the material at the centre of the stockpile becoming anaerobic. Topsoil should not be stored for more than 9 months.
- 5.2.4 This material will be used to topsoil into the GrassPark areas, to form landscape areas and to cover the bund to encourage plant growth.
- 5.2.5 It is likely that there will be weed growth on topsoil bunds, if storage is during the plant growth season. This should be periodically treated using a glyphosate based herbicide, such as RoundUp Probiactive to remove weed growth from the bund. This will also aid with the landscape establishment once the soils are relaid as it will reduce the amount of undesirable plants within the soils.





5.3 WAREHOUSE AREA

- 5.3.1 Within the main site, it will be necessary to break out sections of the existing concrete slab in order to construct the new warehouse. It is envisaged that due to current and finish site levels, that this material will be removed from site to be recovered as a recycled aggregate.
- 5.3.2 There will be some limited excavation into the sub-soil beneath the slab, but this will be restricted to trenches for utilities and drainage. Excavated material will be stored locally and re-used as backfill, with any surplus disposed of as inert waste via a permitted waste management company. The slab will then be replaced on virtually a like for like basis, with the small addition of a segment in the NE corner of the site.