

MATRIX PARK – PLANNING MEMORANDUM

To: Gary Sutton at DPP Planning
From: Hydrogeo
Date: 20th May 2024
Re: HYGI24I Matrix Park, Bon-y-Maen, Swansea

1.1 Introduction

Hydrogeo has been commissioned to set out details regarding the Matrix Park Site following purchase of the Site by the Client, and subsequent planning application submission for commercial redevelopment of the Site. The Site is located to the north east of the existing Matrix One office block, Bon-y-Maen, Swansea, SA6 8RE.

The Client Team propose to develop the Site for use as a commercial development with individual units constructed from larger steel-portal frame structures. Typically the commercial units are for Class B1(C), B2 & B8 uses with a proposed layout indicated in the Figure 1.

Figure 1 – Proposed Site Layout Plan



This memorandum has been produced to support the planning application document package and detail the anticipated future works at the Site required to address likely planning conditions assigned to the proposed development.

1.2 Site History

Review of historic Ordnance Survey maps has indicated that the Site is a Brownfield Site. The Site formed part of a wider brickworks and was occupied by a number of ancillary buildings, storage areas and railway sidings associated with the brickworks.

The adjoining Site to the south appears to have been developed in 2003 as office buildings and associated car parks. As part of those development works, the Matrix Park Site appears to have received a veneer of construction materials across the development area.

The Site presently appears as undeveloped land with coverage of trees, shrubs and grasses.

1.3 Expected Ground Conditions

British Geological Society (BGS) data has been reviewed to gain insight into the expected underlying ground conditions at the Site. The data includes geological maps and historical borehole / trial pit records available within the public domain.

Artificial Ground

BGS data indicates that the Site is underlain by artificial ground – Made Ground. The made ground is present as a result of the reclamation of the wider brick works site in 1990. The Site is also likely to be covered by a thin veneer of construction related rubble and associated debris following the development of the Site immediately south of the Site, as the development appears to have been utilised for the storage and stockpiling of materials during construction.

Superficial Geology

The BGS indicates that the Site is underlain by Alluvium superficial deposits – clay, silt, sand and gravel, described as *“The general term for clay, silt, sand and gravel. It is the unconsolidated detrital material deposited by a river, stream or other body of running water as a sorted or semi sorted sediment in the bed of the stream or on its floodplain or delta”*.

Bedrock Geology

The Site is mapped as underlain by sandstone bedrock of the Swansea Member of the Pennant Sandstone Formation. The BGS describes the Swansea member as *“Green-grey lithic arenites (Pennant Sandstones) with thin mudstones, siltstones and seatearths interbeds, with thin coals”*.

Historic Intrusive Investigation Records

Several historic investigation records are available on the BGS Online GeoIndex. However, none of the positions are located within the proposed planning boundary. The closest positions to the Site are located approximately 80m north of the Site, and consist of a selection of trial pit excavations excavated as part of the Swansea Enterprise Zone Site.

The ground conditions of the closest trial pits have been summarised below – and provide a likely indication on potential expected shallow ground conditions beneath the Site.

Swansea Enterprise Zone TP18

- Location: 80m north;
- Depth: 3.5m
- Date: 1989

Ground Level to 0.12m – Silty, gravelly TOPSOIL;

0.12m to 3.5m – Granular ash, clinker FILL with abundant cobbles of clinker, slag and brick, with inclusions of plastic, wire, wood, metals. [MADE GROUND]

Swansea Enterprise Zone TP19

- Location: 80m north;
- Depth: 3.7m
- Date: 1989

Ground level to 0.25m – TOPSOIL with cobbles;

0.25m to 3.7m Granular ash clinker FILL with cobbles of clinker and slag. Inclusions of metal rebar, sandstone wood, plastic, concrete and glass.

1.4 Coal Mining

The Coal Authority Interactive Viewer has been reviewed and indicates that the Site is not within a Coal Authority “*Development High Risk Area*”. No coal mining related features, including recorded shallow workings, mine shafts or outcrops have been identified within the proposed development Site, or within influencing distance of the Site.

1.5 Potential Future Works

Due to the Site being identified as a Brownfield Site, it is considered likely that the Local Planning Authority (Swansea Council) will assign standard contaminated land planning conditions to any granted planning permission, which may include the following:

- Phase I - Desk Based Study and Site Walkover;
- Phase II – Intrusive Site Investigation;
- Remediation Strategy & Verification Plan;
- Remediation Verification and Report;

Other planning conditions are likely to be assigned to the proposed development, including drainage (SuDS) and flooding related conditions, which would be dealt with under separate cover to any contaminated land conditions.