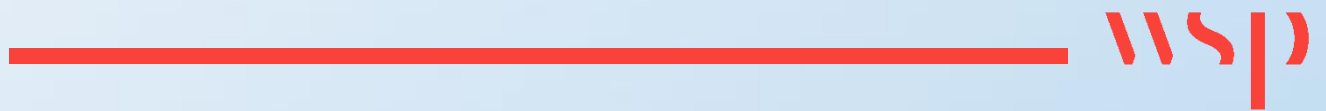


Annex 10B.4

SITE WALKOVER PHOTOGRAPHS



Calon y Gwynt Photographs, April 2026



Photo 1: Onsite barn at Y Glonc used for sheep shearing etc in the north central area of the energy park site. Possible asbestos containing materials (ACMs) in building walls/roofing, but no tipped ACMs observed.



Photos 2 and 3: Quarry offsite, to the northwest of the energy park site, some limited tipped metal and wood, including pallets but mainly rock and felled trees/ branches



Photos

4 and 5: Agricultural storage tank (no label, screwed shut) ~35m offsite to the north of the northwest corner of the energy park site - suspected to contain water or possibly animal feed but contents are unconfirmed



Photos 6 and 7: Lluestuchaf farm - derelict house and static caravan in the south-central area of the energy park site



Photo 8: Trig point, cairn and rock outcrops visible, in the south of the energy park site



Photo 9: Quarry used for silage troughs in the west of the energy park site



Photo 10: Watercourse connected to Llyn Mawr – very slow flowing, flat area in comparison to surrounding landscape



Photo 11: Llyn Mawr SSSI which is partly within the southern boundary of the energy park site



Photos 12 and 13: Unknown raised cylindrical feature – appears to be an access chamber, possibly related to a utility however this is unconfirmed – in southeast of site, near tipped material in photo 14 and 15.



Photos 14 and 15: Tipped material including soil, stone, and possibly chipped vegetation

Annex 10B.5

ZETICA UXO PDSA



PA024984 — CALON Y GWYNT

DOCUMENT DETAILS

Site name:	Calon Y Gwynt		
Reference:	PA024984	Client:	WSP
Date:	16 th October 2025	Contact:	Jamie Livingston

RECOMMENDATION

While always prudent, a detailed desk study is not considered essential in this instance.

SUMMARY OF FINDINGS

Military Activity	No significant military activity affecting the Site has been identified.
WWI Bombing	Potential targets within approximately 5km of the Site: Transport infrastructure and public utilities. No readily available records have been found indicating that the Site was bombed.
WWII Bombing	The Site was located in Newtown & Llanidloes Rural District (RD), which officially recorded 47No. High Explosive (HE) bombs, with a density of 0.3 bombs per 405 hectares (ha). Potential targets within approximately 5km of the Site: Transport infrastructure and public utilities. No readily available records have been found indicating that the Site was bombed.
Bombing Decoys	None identified within 5km of the Site.

FURTHER INFORMATION

These findings are based on a cursory review of readily available records; caution is advised if you plan to action work based on this PDSA.

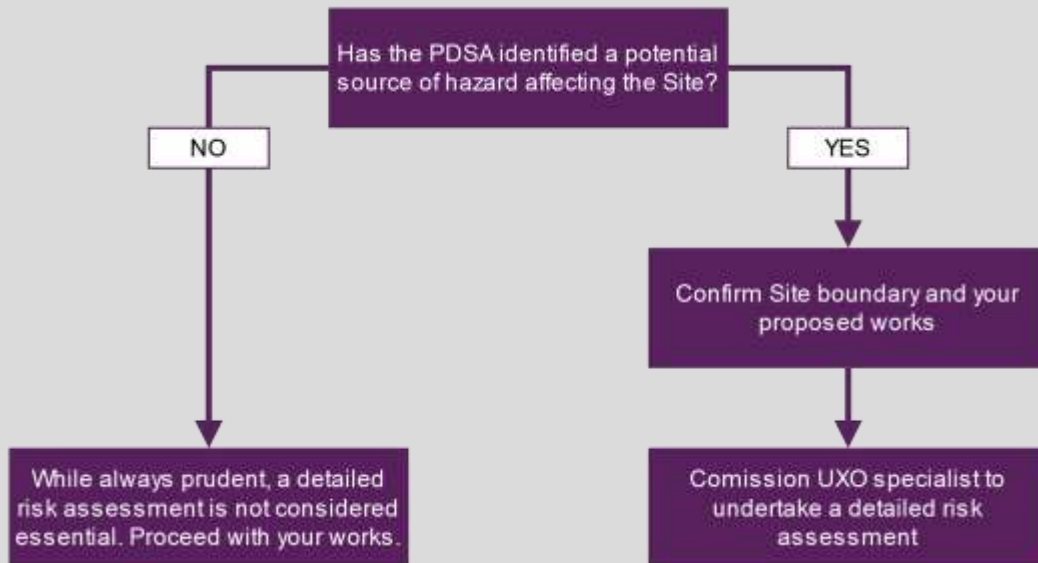
Where a potentially significant UXO hazard source has been identified on the Site, no further research has been undertaken. A detailed UXO desk study and risk assessment may identify other potential UXO hazard sources on the Site.

Visit www.zeticauxo.com to learn more about Zetica's detailed UXO desk studies and other UXO services. Click [here](#) for more information about the most common UXO hazard sources in the UK.

If you have any further queries, please don't hesitate to contact us at uxo@zetica.com or 01993 886 682.

NEXT STEPS

Follow the steps below to determine the appropriate course of action:



Potential UXO hazard identified? If the PDSA has identified a potential source of UXO hazard affecting your site, then a detailed UXO risk assessment is recommended.

No obvious source of UXO hazard? If the PDSA has not identified any obvious source of potential UXO, works can proceed.

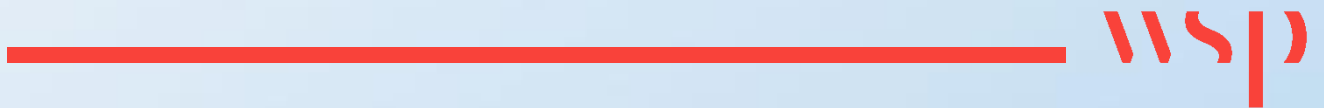
It is good practice to raise awareness of the background UXO risk in the UK as part of a standard site induction. This will ensure that appropriate action is taken in the unlikely event that UXO is discovered.

Don't skip a stage: If you skip the detailed risk assessment stage, you could end up undertaking unnecessary work (e.g. trying to detect a UXO hazard that has already been removed).

Similarly, a detailed risk assessment might find that the UXO hazard is worse than expected and has a greater potential to cause harm, requiring a different mitigation approach than would otherwise be undertaken.

Annex 10B.6

RISK ASSESSMENT METHODOLOGY



RISK ASSESSMENT METHODOLOGY

The environmental risk assessment aims to assess the significance of each potential contaminant linkage. The key to the classification is that the designation of risk is based upon the consideration of both:

- **The magnitude of the potential consequence** (i.e. severity). It takes into account both the potential severity of the hazard and the sensitivity of the receptor.
- **The magnitude of probability** (i.e. likelihood). It takes into account both the presence of the hazard and receptor and the integrity of the pathway.

The definitions for the qualitative risk assessment have been taken from "Guidance for the Safe Development of Housing on Land Affected by Contamination" Annex 4 R&D Publication 66: 2008 Volume 2.

The Likelihood Probability Classifications of SPR Linkage being realised is presented in **Table 10B.6.1**.

TABLE 10B.6.1 **LIKELIHOOD PROBABILITY CLASSIFICATIONS OF SPR LINKAGE BEING REALISED**

Classification	Definition	Examples
Unlikely	There is pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.	a) Elevated concentrations of toxic contaminants are present below hardstanding. b) Light industrial unit <10 yrs old containing a double skinned UST with annual integrity testing results available.
Low Likelihood	There is pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a long period such an event would take place, and is less likely in the shorter term.	a) Elevated concentrations of toxic contaminants are present in soils at depths >1m in a residential garden, or 0.5-1.0m in public open space. b) Ground/groundwater contamination could be present on a light industrial unit constructed in the 1990s containing a UST in operation over the last 10 years – the tank is double skinned but there is no integrity testing or evidence of leakage.
Likely	There is pollutant linkage and all the elements are present and in the right place which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short-term and likely over the long-term.	a) Elevated concentrations of toxic contaminants are present in soils at depths of 0.5-1.0m in a residential garden, or the top 0.5m in public open space. b) Ground/ groundwater contamination could be present from an industrial site containing a UST present between 1970 and 1990. The tank is known to be single skin. There is no evidence of leakage although there are no records of integrity tests.

Classification	Definition	Examples
High Likelihood	There is pollutant linkage and an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution	a) Elevated concentrations of toxic contaminants are present in soils in the top 0.5m in a residential garden. b) Ground/groundwater contamination could be present from chemical works, containing a number of USTs, having been in operation on the same site for over 50 years.

“Potential Consequence of Contaminant Linkage” gives an indication of the sensitivity of a given receptor to a particular source or contaminant of concern under consideration. It is based on full exposure via the particular linkage being examined. The classification of consequence is presented in **Table 10B.6.2**.

TABLE 10B.6.2 OUTLINE OF HAZARD CONSEQUENCE CLASSIFICATIONS FOR RECEPTOR TYPES FROM CONTAMINATION IMPACT:

Classification	Human Health	Controlled Water	Ecology	Property Structures/ Crops and animals	Examples
Severe	Highly elevated concentrations likely to result in “significant harm” to human health as defined by the EPA 1990, Part 2A, if exposure occurs.	Equivalent to EA Category 1 pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce.	Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long-term maintenance of the population.	Catastrophic damage to crops, buildings or property.	Significant harm to humans is defined in circular 01/2006 as death, disease*, serious injury, genetic mutation, birth defects or the impairment of reproductive functions. Major fish kill in surface water from large spillage of contaminants from site. Highly elevated concentrations of Hazardous or priority substances present in groundwater close to small potable abstraction (high sensitivity). Explosion, causing building collapse (can also equate to immediate human health risk if buildings are occupied).
Medium	Elevated concentrations which could result in “significant harm” to human health as defined by the EPA 1990, Part 2A if exposure occurs.	Equivalent to EA Category 2 pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce.	Significant damage to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long-term maintenance of the population.	Significant damage to crops, buildings or property.	Significant harm to humans is defined in circular 01/2006 as death, disease*, serious injury, genetic mutation, birth defects or the impairment of reproductive functions. Damage to building rendering it unsafe to occupy e.g. foundation damage resulting in instability. Ingress of contaminants through plastic potable water pipes.

Classification	Human Health	Controlled Water	Ecology	Property Structures/ Crops and animals	Examples
Mild	Exposure to human health unlikely to lead to "significant harm".	Equivalent to EA Category 3 pollution incident including minimal or short lived effect on water quality; marginal effect on amenity value, agriculture or commerce.	Minor or short lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long-term maintenance of the population.	Minor damage to crops, buildings or property.	Exposure could lead to slight short-term effects (e.g. mild skin rash). Surface spalling of concrete.
Minor	No measurable effects on humans	Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems.	Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems.	Repairable effects of damage to buildings, structures and services.	The loss of plants in a landscaping scheme. Discoloration of concrete.

The risk matrix to link the likelihood and consequence is shown in **Table 10B.6.3**.

TABLE 10B.6.3 RISK MATRIX

Likelihood:	Unlikely	Low Likelihood	Likely	High Likelihood
Potential Consequence:				
Severe	Moderate/low risk	Moderate Risk	High Risk	Very High Risk
Medium	Low	Moderate/low risk	Moderate Risk	High Risk
Mild	Very low risk	Low Risk	Moderate/low risk	Moderate Risk
Minor	Very low risk	Very low risk	Low Risk	Low Risk

The overall risk definitions are summarised in **Table 10B.6.4**.

TABLE 10B.6.4 RISK DEFINITIONS

Risk	Definition
Very Low	It is a low possibility that harm could arise to a designated receptor, but it is likely at worst, that this harm if realised would normally be mild or minor.
Low	It is possible that harm could arise to a designated receptor from identified hazard, but it is likely at worst, that this harm if realised would normally be mild. It is unlikely that the site owner/or occupier would face substantial liabilities from such a risk. Further investigative work (which is likely to be limited) to clarify the risk may be required. Any subsequent remediation works are likely to be relatively limited.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely, that the harm would be relatively mild. Further investigative work is normally required to clarify the risk and to determine the potential liability to site owner/occupier. Some remediation works may be required in the longer term.
High	Harm is likely to arise to a designated receptor from an identified hazard at the site without remediation action. Realisation of the risk is likely to present a substantial liability to the site owner/or occupier. Investigation is

Risk	Definition
	required as a matter of urgency to clarify the risk. Remediation works may be necessary in the short-term and are likely over the longer term.
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without remediation action OR there is evidence that severe harm to a designated receptor is already occurring. Realisation of that risk is likely to present a substantial liability to be site owner/or occupier. Investigation is required as a matter of urgency and remediation works likely to follow in the short-term.