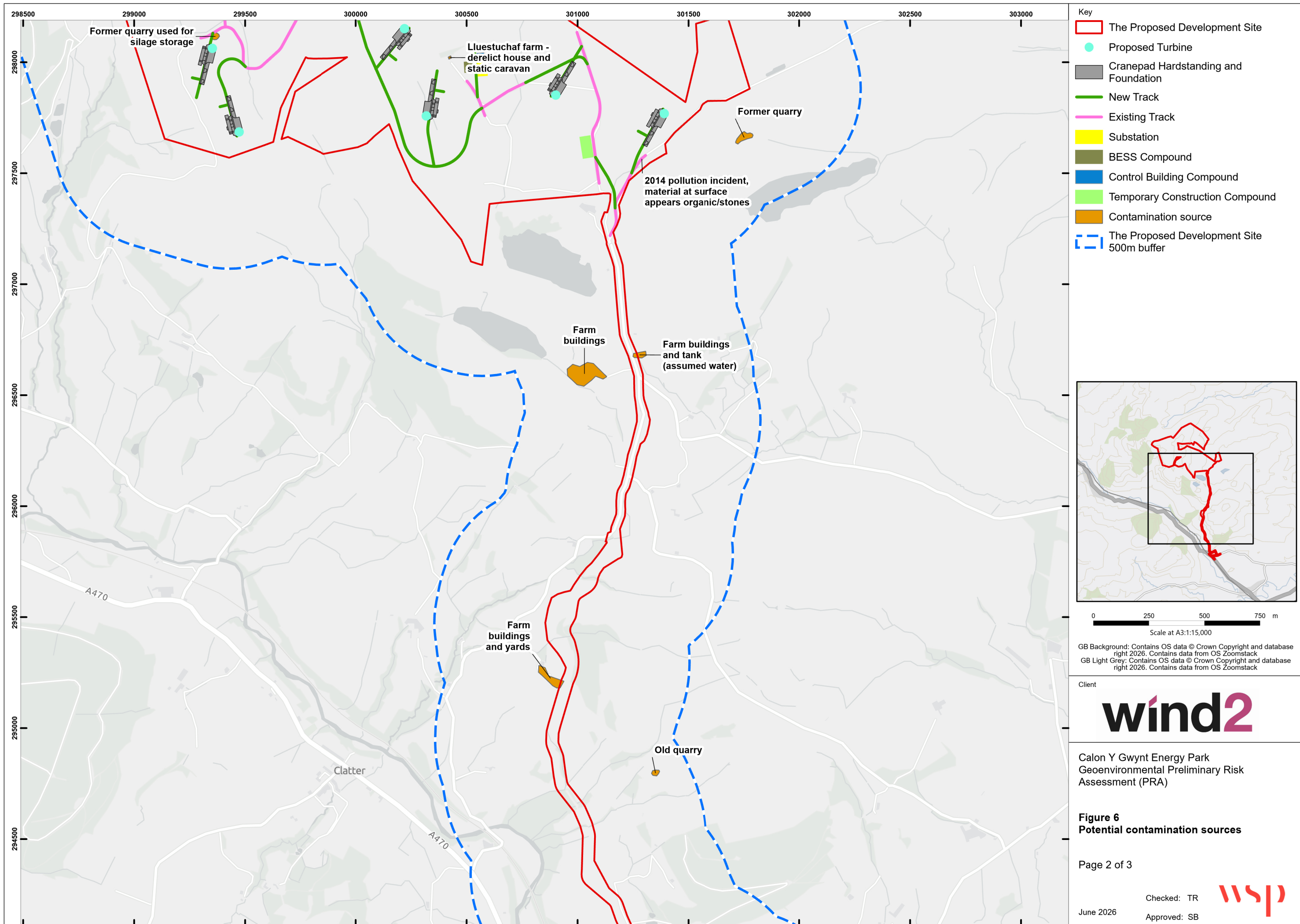
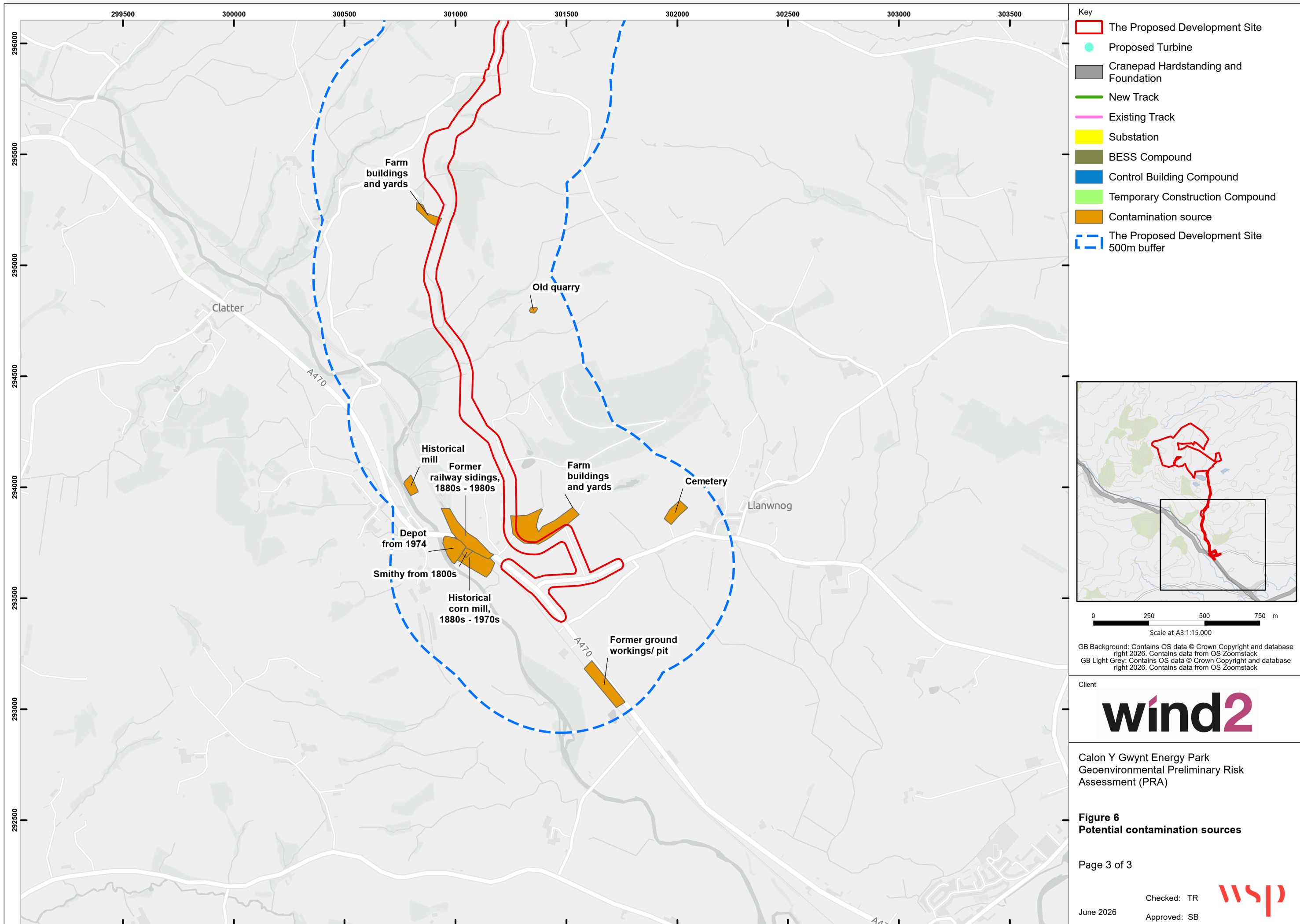


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Annex 10B.2

GENERAL LIMITATIONS



REPORT LIMITATIONS - GROUND AND WATER

GENERAL

1. WSP UK Limited has prepared this report solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed and outlined in the body of the report.
2. Unless explicitly agreed otherwise, in writing, this report has been prepared under WSP UK Limited standard Terms and Conditions as included within our proposal to the Client.
3. Project specific appointment documents may be agreed at our discretion and a charge may be levied for both the time to review and finalise appointments documents and also for associated changes to the appointment terms. WSP UK Limited reserves the right to amend the fee should any changes to the appointment terms create an increase risk to WSP UK Limited.
4. The report needs to be considered in the light of the WSP UK Limited proposal and associated limitations of scope. The report needs to be read in full and isolated sections cannot be used without full reference to other elements of the report and any previous works referenced within the report.

PHASE 1 GEO ENVIRONMENTAL AND PRELIMINARY RISK ASSESSMENTS

Coverage: *This section covers reports with the following titles or combination of titles: phase 1; desk top study; geo environmental assessment; development appraisal; preliminary environmental risk assessment; constraints report; due diligence report; geotechnical development review; environmental statement; environmental chapter; project scope summary report (PSSR), program environmental impact report (PEIR), geotechnical development risk register; and, baseline environmental assessment.*

5. The works undertaken to prepare this report comprised a study of available and easily documented information from a variety of sources (including the Client), together with (where appropriate) a brief walk over inspection of the Site and correspondence with relevant authorities and other interested parties. Due to the short timescales associated with these projects responses may not have been received from all parties. WSP UK Limited cannot be held responsible for any disclosures that are provided post production of our report and will not automatically update our report.
6. The opinions given in this report have been dictated by the finite data on which they are based and are relevant only for the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, WSP UK Limited reserves the right to review such information and, if warranted, to modify the opinions accordingly.
7. It should be noted that any risks identified in this report are perceived risks based on the information reviewed. Actual risks can only be assessed following intrusive investigations of the site.
8. WSP UK Limited does not warrant work / data undertaken / provided by others.

REPORT LIMITATIONS - GROUND RISK AND REMEDIATION

INTRUSIVE INVESTIGATION REPORTS

Coverage: *The following report titles (or combination) may cover this category of work: geo environmental site investigation; geotechnical assessment; GIR (Ground Investigation reports); preliminary environmental and geotechnical risk assessment; and, geotechnical risk register.*

9. The investigation has been undertaken to provide information concerning either:
 - i. The type and degree of contamination present at the site in order to allow a generic quantitative risk assessment to be undertaken; or
 - ii. Information on the soil properties present at the site to allow for geotechnical development constraints to be considered.
10. The scope of the investigation was selected on the basis of the specific development and land use scenario proposed by the Client and may be inappropriate to another form of development or scheme. If the development layout was not known at the time of the investigation the report findings may need revisiting once the development layout is confirmed.
11. For contamination purposes, the objectives of the investigation are limited to establishing the risks associated with potential contamination sources with the potential to cause harm to human health, building materials, the environment (including adjacent land), or controlled waters.
12. For geotechnical investigations the purpose is to broadly consider potential development constraints associated with the physical property of the soils underlying the site within the context of the proposed future or continued use of the site, as stated within the report.
13. The amount of exploratory work, soil property testing and chemical testing undertaken has necessarily been restricted by various factors which may include accessibility, the presence of services; existing buildings; current site usage or short timescales. The exploratory holes completed assess only a small percentage of the area in relation to the overall size of the Site, and as such can only provide a general indication of conditions.
14. The number of sampling points and the methods of sampling and testing do not preclude the possible existence of contamination where concentrations may be significantly higher than those actually encountered or ground conditions that vary from those identified. In addition, there may be exceptional ground conditions elsewhere on the site which have not been disclosed by this investigation and which have therefore not been taken into account in this report.
15. The inspection, testing and monitoring records relate specifically to the investigation points and the timeframe that the works were undertaken. They will also be limited by the techniques employed. As part of this assessment, WSP UK Limited has used reasonable skill and care to extrapolate conditions between these points based upon assumptions to develop our interpretation and conclusions. The assumption made in forming our conclusions is that the ground and groundwater conditions (both chemically and physically) are the same as have been encountered during the works undertaken at the specific points of investigation. Conditions can change between investigation points and these interpretations should be considered indicative.
16. The risk assessment and opinions provided are based on currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values. Specific assumptions associated

REPORT LIMITATIONS - GROUND RISK AND REMEDIATION

with the WSP UK Limited risk assessment process have been outlined within the body or associated appendix of the report.

17. Additional investigations may be required in order to satisfy relevant planning conditions or to resolve any engineering and environmental issues.
18. Where soil contamination concentrations recorded as part of this investigation are used for commentary on potential waste classification of soils for disposal purposes, these should be classed as indicative only. Due consideration should be given to the variability of contaminant concentrations taken from targeted samples versus bulk excavated soils and the potential variability of contaminant concentrations between sampling locations. Where major waste disposal operations are considered, targeted waste classification investigations should be designed.
19. The results of the asbestos testing are factually reported and interpretation given as to how this relates to the previous use of the site, the types of ground encountered and site conceptualisation. This does not however constitute a formal asbestos assessment. These results should be treated cautiously and should not be relied upon to provide detailed and representative information on the delineation, type and extent of bulk ACMs and / or trace loose asbestos fibres within the soil matrix at the site.
20. If costs have been included in relation to additional site works, and / or site remediation works these must be considered as indicative only and must be confirmed by a qualified quantity surveyor.

EUROCODE 7: GEOTECHNICAL DESIGN

21. On 1st April 2010, BS EN 1997-1:2004 (Eurocode 7: Geotechnical Design – Part 1) became the mandatory baseline standard for geotechnical ground investigations.
22. In terms of geotechnical design for foundations, slopes, retaining walls and earthworks, EC7 sets guidance on design procedures including specific guidance on the numbers and spacings of boreholes for geotechnical design, there are limits to methods of ground investigation and the quality of data obtained and there are also prescriptive methods of assessing soil strengths and methods of design. Unless otherwise explicitly stated, the work has not been undertaken in accordance with EC7. A standard geotechnical interpretative report will not meet the requirements of the Geotechnical Design Report (GDR) under Eurocode 7. The GDR can only be prepared following confirmation of all structural loads and serviceability requirements. The report is likely to represent a Ground Investigation Report (GIR) under the Eurocode 7 guidance.

DETAILED QUANTITATIVE RISK ASSESSMENTS AND REMEDIAL STRATEGY REPORTS

23. These reports build upon previous report versions and associated notes. The scope of the investigation, further testing and monitoring and associated risk assessments were selected on the basis of the specific development and land use scenario proposed by the Client and may not be appropriate to another form of development or scheme layout. The risk assessment and opinions provided are based on currently available approaches in the generation of Site Specific Assessment Criteria relating to contamination concentrations and are not considered to represent a risk in a specific land use scenario to a specific receptor. No liability can be accepted for the retrospective effects of any future changes or amendments to these values, associated models or associated guidance.



REPORT LIMITATIONS - GROUND RISK AND REMEDIATION

- 24. The outputs of the Detailed Quantitative Risk Assessments are based upon WSP UK Limited manipulation of standard risk assessment models. These are our interpretation of the risk assessment criteria.
- 25. Prior to adoption on site they will need discussing and agreeing with the Regulatory Authorities prior to adoption on site. The regulatory discussion and engagement process may result in an alternative interpretation being determined and agreed. The process and timescales associated with the Regulatory Authority engagement are not within the control of WSP UK Limited. All costs and programmes presented as a result of this process should be validated by a quantity surveyor and should be presumed to be indicative.

GEOTECHNICAL DESIGN REPORT (GDR)

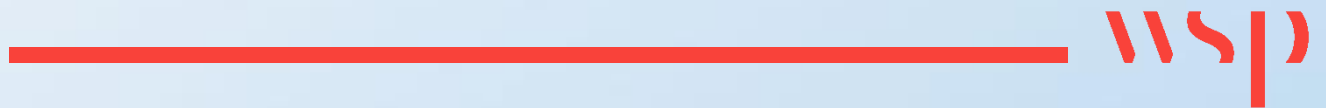
- 26. The GDR can only be prepared following confirmation of all structural loads and serviceability requirements. All the relevant information needs to be provided to allow for a GDR to be produced.

MONITORING (INCLUDING REMEDIATION MONITORING REPORTS)

- 27. These reports are factual in nature and comprise monitoring, normally groundwater and ground gas and data provided by contractors as part of an earthworks or remedial works.
- 28. The data is presented and will be compared with assessment criteria.

Annex 10B.3

GROUNDSURE REPORT AND HISTORICAL MAPS



Calon y Gwynt

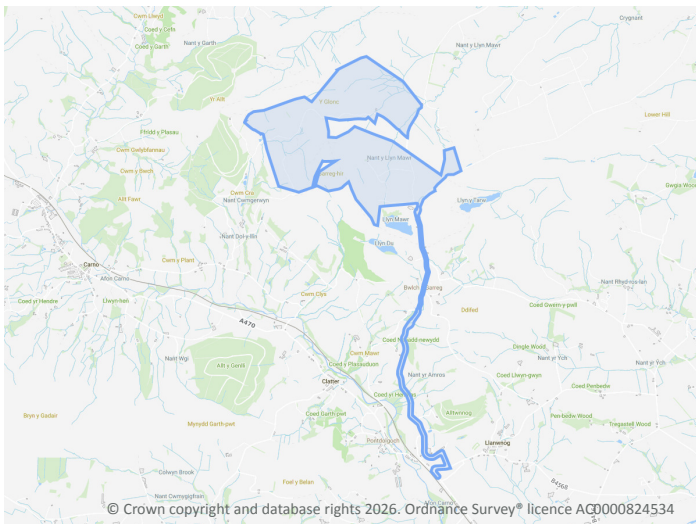
Order Details

Date: 13/03/2026
Your ref: PO P122102UK001
Our Ref: WSP-G6Z-YIV-SZC-JAF

Site Details

Location: 300247 298109
Area: 376.53 ha
Authority: [Powys County Council](#) ↗

Site plan



Quick Links

[Summary of findings](#) [p. 2](#) >

[OS MasterMap site plan](#) N/A: >10ha

[Aerial image](#) [p. 9](#) >

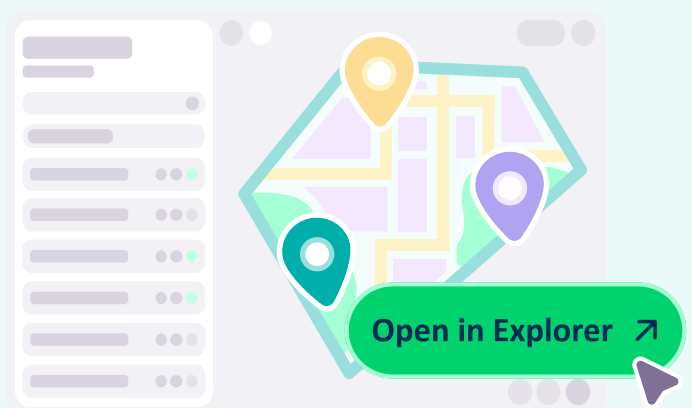
[Insight User Guide](#) ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	1	0	20	24	-
16 >	1.2 >	Historical tanks >	1	0	0	0	-
17	1.3	Historical energy features	0	0	0	0	-
17 >	1.4 >	Historical petrol stations >	0	0	0	1	-
17 >	1.5 >	Historical garages >	0	0	0	1	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	1	0	24	28	-
21 >	2.2 >	Historical tanks >	1	0	0	0	-
22	2.3	Historical energy features	0	0	0	0	-
22 >	2.4 >	Historical petrol stations >	0	0	0	1	-
22 >	2.5 >	Historical garages >	0	0	0	2	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
24	3.1	Active or recent landfill	0	0	0	0	-
24	3.2	Historical landfill (BGS records)	0	0	0	0	-
25	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
25	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
25	3.5	Historical waste sites	0	0	0	0	-
25	3.6	Licensed waste sites	0	0	0	0	-
25 >	3.7 >	Waste exemptions >	0	0	43	6	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
30 >	4.1 >	Recent industrial land uses >	0	2	5	-	-
31	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
31	4.3	Current or recent petrol stations	0	0	0	0	-
31	4.4	Electricity cables	0	0	0	0	-
31	4.5	Gas pipelines	0	0	0	0	-



32	4.6	Sites determined as Contaminated Land	0	0	0	0	-
32	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
32	4.8	Regulated explosive sites	0	0	0	0	-
32	4.9	Hazardous substance storage/usage	0	0	0	0	-
32	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
33	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
33	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
33	4.13	Radioactive Substance Authorisations	0	0	0	0	-
33 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	2	-
34	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
34	4.16	Pollutant release to public sewer	0	0	0	0	-
34	4.17	List 1 Dangerous Substances	0	0	0	0	-
34	4.18	List 2 Dangerous Substances	0	0	0	0	-
35 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	1	1	0	2	-
35	4.20	Pollution inventory substances	0	0	0	0	-
36	4.21	Pollution inventory waste transfers	0	0	0	0	-
36	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
37 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
42 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
44 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
55	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
55	5.5	Groundwater vulnerability- local information	None (within 0m)				
56 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	1	0	11
59	5.7	Surface water abstractions	0	0	0	0	0
59	5.8	Potable abstractions	0	0	0	0	0
60	5.9	Source Protection Zones	0	0	0	0	-
60	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m



61 >	6.1 >	Water Network (OS MasterMap) >	140	13	147	-	-
85 >	6.2 >	Surface water features >	1	10	84	-	-
85 >	6.3 >	WFD Surface water body catchments >	4	-	-	-	-
85 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
86 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
87 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
88	7.2	Historical Flood Events	0	0	0	-	-
88	7.3	Flood Defences	0	0	0	-	-
88	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
88	7.5	Flood Storage Areas	0	0	0	-	-
89 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
90 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
91 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
93 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	1	0	0	0	0
95	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
95	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
95	10.4	Special Protection Areas (SPA)	0	0	0	0	0
95	10.5	National Nature Reserves (NNR)	0	0	0	0	0
96	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
96 >	10.7 >	Designated Ancient Woodland >	4	0	5	8	88
100 >	10.8 >	Biosphere Reserves >	1	0	0	0	0
100	10.9	Forest Parks	0	0	0	0	0
100	10.10	Marine Conservation Zones	0	0	0	0	0
101	10.11	Green Belt	0	0	0	0	0



101	10.12	Proposed Ramsar sites	0	0	0	0	0
101	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
101	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
101	10.15	Nitrate Sensitive Areas	0	0	0	0	0
102	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
103	10.17	SSSI Impact Risk Zones	0	-	-	-	-
103	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
104	11.1	World Heritage Sites	0	0	0	-	-
105	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
105	11.3	National Parks	0	0	0	-	-
105 >	11.4 >	Listed Buildings >	0	1	1	-	-
106	11.5	Conservation Areas	0	0	0	-	-
106 >	11.6 >	Scheduled Ancient Monuments >	7	0	5	-	-
107	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
108 >	12.1 >	Agricultural Land Classification >	Grade 5 (within 250m)				
112 >	12.2 >	Open Access Land >	5	1	2	-	-
112	12.3	Tree Felling Licences	0	0	0	-	-
112	12.4	Environmental Stewardship Schemes	0	0	0	-	-
113	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
114	13.1	Priority Habitat Inventory	0	0	0	-	-
114	13.2	Habitat Networks	0	0	0	-	-
114	13.3	Open Mosaic Habitat	0	0	0	-	-
114	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
115 >	14.1 >	10k Availability >	Identified (within 500m)				
117 >	14.2 >	Artificial and made ground (10k) >	0	1	1	3	-

119 >	14.3 >	Superficial geology (10k) >	35	6	15	22	-
123 >	14.4 >	Landslip (10k) >	0	0	1	1	-
124 >	14.5 >	Bedrock geology (10k) >	15	3	13	9	-
126 >	14.6 >	Bedrock faults and other linear features (10k) >	11	3	7	4	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
128 >	15.1 >	50k Availability >	Identified (within 500m)				
129	15.2	Artificial and made ground (50k)	0	0	0	0	-
129	15.3	Artificial ground permeability (50k)	0	0	-	-	-
130 >	15.4 >	Superficial geology (50k) >	31	8	17	18	-
134 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
134	15.6	Landslip (50k)	0	0	0	0	-
135	15.7	Landslip permeability (50k)	None (within 50m)				
136 >	15.8 >	Bedrock geology (50k) >	14	3	10	10	-
138 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
139 >	15.10 >	Bedrock faults and other linear features (50k) >	13	4	9	6	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
141 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
142 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
144 >	17.2 >	Running sands >	Low (within 50m)				
146 >	17.3 >	Compressible deposits >	High (within 50m)				
148 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
150 >	17.5 >	Landslides >	Moderate (within 50m)				
153 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
155 >	18.1 >	BritPits >	1	0	1	2	-
157 >	18.2 >	Surface ground workings >	2	2	21	-	-
158	18.3	Underground workings	0	0	0	0	0
158	18.4	Underground mining extents	0	0	0	0	-



158	18.5	Historical Mineral Planning Areas	0	0	0	0	-
158 >	18.6 >	Non-coal mining >	3	0	0	1	2
159 >	18.7 >	JPB mining areas >	Identified (within 0m)				
160	18.8	The Coal Authority non-coal mining	0	0	0	0	-
160	18.9	Researched mining	0	0	0	0	-
160	18.10	Mining record office plans	0	0	0	0	-
161	18.11	BGS mine plans	0	0	0	0	-
161	18.12	Coal mining	None (within 0m)				
161	18.13	Brine areas	None (within 0m)				
161	18.14	Gypsum areas	None (within 0m)				
161	18.15	Tin mining	None (within 0m)				
162	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
163	19.1	Natural cavities	0	0	0	0	-
163	19.2	Mining cavities	0	0	0	0	0
163	19.3	Reported recent incidents	0	0	0	0	-
163	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
165 >	20.1 >	Radon >	Between 3% and 5% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
167 >	21.1 >	BGS Estimated Background Soil Chemistry >	91	15	-	-	-
173	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
173	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
174	22.1	Underground railways (London)	0	0	0	-	-
174	22.2	Underground railways (Non-London)	0	0	0	-	-
175	22.3	Railway tunnels	0	0	0	-	-
175 >	22.4 >	Historical railway and tunnel features >	0	0	4	-	-
175	22.5	Royal Mail tunnels	0	0	0	-	-



176	22.6	Historical railways	0	0	0	-	-
<u>176</u> >	<u>22.7</u> >	<u>Railways</u> >	0	2	15	-	-
177	22.8	Crossrail 2	0	0	0	0	-
177	22.9	HS2	0	0	0	0	-